

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:

DISTRICT 15 LANDLOT 021

DEED BOOK 20665 PAGE 773

PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS.

IMPROVED PROPERTY KNOWN AS 004221 CEDAR COMMONS WAY

AND PARCEL 15 021 04 061 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.

LESS AND EXCEPT: ALL PARCELS OTHER THAN 15 021 04 061

FORMAL REQUEST LETTER



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Writer's e-mail: nkemper@mptlawfirm.com

February 19, 2019

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancel
R. Lee Tucker, Jr.

*Of Counsel

VIA FEDERAL EXPRESS

DeKalb County Geographical Information Systems
Attention: Christopher Bell; Rhonda Joyner
330 W. Ponce De Leon Avenue, Suite 400
Decatur, Georgia 30030

Re: Purchase of Unredeemed and Unforeclosed Property (Our File No. 2590-0027)

Dear Christopher and Rhonda:

This law firm represents Westridge Builders, LLC, a Georgia limited liability company. The purpose of this letter is to formally request the purchase of DeKalb County's interest in the following twelve (12) DeKalb County Parcel IDs by our client:

15 021 04 031;
15 021 04 033;
15 021 04 034;
15 021 04 035;
15 021 04 036;
15 021 04 060;
15 021 04 061;
15 021 04 062;
15 021 04 063;
15 021 04 064;
15 021 04 065;
15 021 04 066.

Please find included with this letter a list of the tax parcels that our client would like to purchase along with all information required pursuant to that DeKalb GIS instructional pamphlet entitled "How to Purchase County Owned Properties". Finally, please find twelve (12) cashier's checks in the amount of \$75.00 each made payable to DeKalb County. These cashier's checks represent the processing fee for each parcel that our client would like to purchase from DeKalb County.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

Please feel free to contact this law firm directly should you need any additional information.

Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in blue ink, appearing to read "N. Kemper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicholas N. Kemper, Esq.

REQUEST TO PURCHASE DEKALB COUNTY PROPERTIES:

PARCEL 1:

- A. **Parcel ID:** 15 021 04 031
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 031.

PARCEL 2:

- A. **Parcel ID:** 15 021 04 033
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 033.

PARCEL 3:

- A. **Parcel ID:** 15 021 04 034
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 034.

PARCEL 4:

- A. **Parcel ID:** 15 021 04 035
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 035.

PARCEL 5:

A. **Parcel ID:** 15 021 04 036

B. **Petitioner's Name and Mailing Address:**

Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324

C. **Use:**

Residential Development

D. **DeKalb County Properties Owned by Petitioner:**

Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)

Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)

E. **Code Violation:**

None

F. **Statement:**

Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 036.

PARCEL 6:

A. **Parcel ID:** 15 021 04 060

B. **Petitioner's Name and Mailing Address:**

Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324

C. **Use:**

Residential Development

D. **DeKalb County Properties Owned by Petitioner:**

Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)

Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)

E. **Code Violation:**

None

F. **Statement:**

Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 060.

PARCEL 7:

- A. **Parcel ID:** 15 021 04 061
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 061.

PARCEL 8:

- A. **Parcel ID:** 15 021 04 062
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 062.

PARCEL 9:

- A. **Parcel ID:** 15 021 04 063
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 063.

PARCEL 10:

- A. **Parcel ID:** 15 021 04 064
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel 15 021 04 064.

PARCEL 11:

- A. **Parcel ID:** 15 021 04 065
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 065.

PARCEL 12:

- A. **Parcel ID:** 15 021 04 066
- B. **Petitioner's Name and Mailing Address:**
Westridge Builders, LLC
3340 Peachtree Road, Suite 1660
Atlanta, GA 30324
- C. **Use:**
Residential Development
- D. **DeKalb County Properties Owned by Petitioner:**
Parcel ID: 15 021 04 057 (4210 Cedar Commons Way)
Parcel ID: 15 021 04 037 (2013 Cedar Grove Road)
- E. **Code Violation:**
None
- F. **Statement:**
Petitioner, Westridge Builders, LLC, would like to purchase DeKalb County Tax Parcel
15 021 04 066.

PAYOFF AMOUNT FROM TAX COMMISSIONERS OFFICE

Bell, Christopher M.

From: Harkness, Rae Ann
Sent: Monday, May 13, 2019 2:56 PM
To: Bell, Christopher M.
Cc: Lewis, Shilliegh
Subject: RE: Request for Payoff Amounts

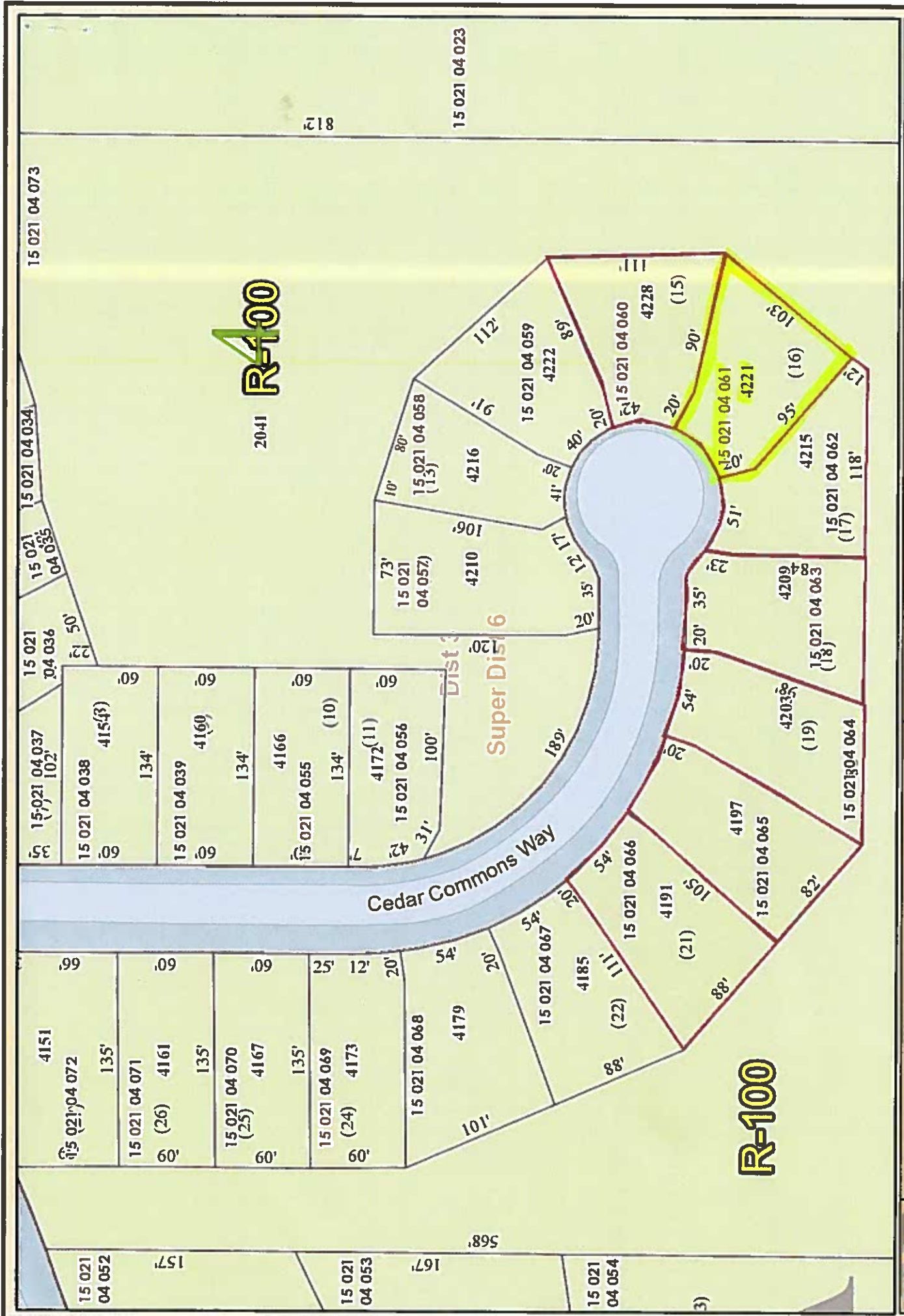
This is what I came up with....

From: Bell, Christopher M.
Sent: Monday, May 13, 2019 11:13 AM
To: Harkness, Rae Ann
Cc: Lewis, Shilliegh; Marchand Golden, Nicole
Subject: FW: Request for Payoff Amounts

Hello Rae Ann,

Can your department please provide me with a payoff amount for the parcels below? The exemptions were removed on 03/25/19 and we'd like to get this on the BOC agenda as soon as possible.

Parcel ID
1. 15 021 04 031 \$5,518.20
2. 15 021 04 033 \$5,518.20
3. 15 021 04 034 \$5,518.20
4. 15 021 04 035 \$5,518.20
5. 15 021 04 036 \$5,518.20
6. 15 021 04 060 \$5,568.77
7. 15 021 04 061 \$5,554.00
8. 15 021 04 062 \$5,581.39
9. 15 021 04 063 \$5,564.55
10. 15 021 04 064 \$5,563.67
11. 15 021 04 065 \$5,563.67
12. 15 021 04 066 \$5,563.67



DeKalb County GIS Disclaimer
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustrative purposes only and should not be relied upon for any reason. This map and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Cedar Commons Way Parcels

Date Printed: 7/17/2019

Property Appraisal Department

[Property Overview](#)

7/17/2019 4:31:28 PM

Close
Print

Parcel ID: 15 021 04 061																																																	
To view map, click on parcel ID number.																																																	
Owner Information																																																	
<table style="width: 100%;"> <tr> <td style="width: 30%;">Tax District</td> <td>04 - UNINCORPORATED</td> <td style="width: 30%;">Zoning</td> <td>R-100 - SF RES DIST</td> </tr> <tr> <td>Jan. 1st Owner</td> <td>DEKALB COUNTY</td> <td>Land Use</td> <td>100 - Residential vacant</td> </tr> <tr> <td>Co-Owner</td> <td></td> <td>Land Unit</td> <td>0 LOT</td> </tr> <tr> <td>Current Owner</td> <td>DEKALB COUNTY</td> <td>Calculated Acreage</td> <td>0</td> </tr> <tr> <td>Co-Owner</td> <td></td> <td>Deeded Acreage</td> <td>0.2</td> </tr> <tr> <td>Owner Address</td> <td>4380 MEMORIAL DR # 100 DECATUR GA 30032-1239</td> <td>Neighborhood</td> <td>1060</td> </tr> <tr> <td>Property Address</td> <td style="background-color: yellow;">4221 CEDAR COMMONS WAY</td> <td>Property Class</td> <td>R3 - RESIDENTIAL LOT</td> </tr> </table>	Tax District	04 - UNINCORPORATED	Zoning	R-100 - SF RES DIST	Jan. 1st Owner	DEKALB COUNTY	Land Use	100 - Residential vacant	Co-Owner		Land Unit	0 LOT	Current Owner	DEKALB COUNTY	Calculated Acreage	0	Co-Owner		Deeded Acreage	0.2	Owner Address	4380 MEMORIAL DR # 100 DECATUR GA 30032-1239	Neighborhood	1060	Property Address	4221 CEDAR COMMONS WAY	Property Class	R3 - RESIDENTIAL LOT	<p style="text-align: center;">Appeal Status</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Date Notice Mailed</td> <td>5/31/2019</td> <td style="width: 50%;">2018</td> <td>A - Administrative Change EXR - Exemption Status Removed</td> </tr> <tr> <td>Appeal Code</td> <td>2019 N - C.O.A. Notice</td> <td></td> <td></td> </tr> <tr> <td>Process Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hearing Date</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Hearing Time</td> <td></td> <td></td> <td></td> </tr> </table>	Date Notice Mailed	5/31/2019	2018	A - Administrative Change EXR - Exemption Status Removed	Appeal Code	2019 N - C.O.A. Notice			Process Code				Hearing Date				Hearing Time			
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<p>You may need to download Adobe Acrobat Reader. It is available at </p> <p style="text-align: center;">Tax Year - ASMT Notice or Letter</p> <p style="text-align: center;">2019 - Notice I</p> <p>The online appeal application is unavailable. Your letter of appeal must be hand-delivered or POSTMARKED BY THE U.S. POSTAL SERVICE by the Appeal Deadline Date shown on the front of your 2019 Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.</p>																																																	
Current Appraised & Assessment Value																																																	
Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)																																												
2019	\$30,000	\$30,000	\$0	\$30,000	\$12,000																																												
Sales History																																																	
Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price																																													
22264 - 00740	11-02-2010	TD - TAX DEED	9 - PUBLIC UTILITY OR GOVERNMENT	\$1,799.00																																													
20665 - 00773	11-05-2007	WD - WARRANTY DEED	1 - MULTIPLE PARCEL SALE	\$200,000.00																																													
15614 - 00395	11-21-2003	WD - WARRANTY DEED	K - TO OR FROM RELO OR REAL EST CO	\$211,000.00																																													
<p>Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.</p>																																																	
Sales Data Search		Detailed Property Data		Property Tax Data																																													

2019