



HALL COUNTY
GEORGIA
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Staff Use Only

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 f: 770-531-3902



AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) 3625 McEver Road LLC

Address Po Box 190, 4915 Atlanta Hwy
Flowery Branch, GA 30542

Phone Number [REDACTED]

Name of applicant(s) Thomas L. Elliott III

Address 1880 Sugarloaf Club Dr
Duluth, GA 30097

Phone Number [REDACTED]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

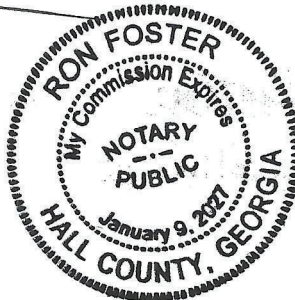
I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) [Signature]

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public



Date

01/05/2025

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/07/2025 11:02:42

BUSINESS INFORMATION

BUSINESS NAME : 3625 McEver Road, LLC
CONTROL NUMBER : 17063742
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2025

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 5153 Belle Wood Ct., Suite E, Buford, GA, 30518, USA
REGISTERED AGENT NAME : Charles Hipple, Jr
REGISTERED OFFICE ADDRESS : 5153 Belle Wood Ct., Suite E, Buford, GA, 30518, USA
REGISTERED OFFICE COUNTY : Hall

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 4915 ATLANTA HWY, P O BOX 190, Flowery Branch, GA, 30542, USA
REGISTERED AGENT NAME : Tom Elliott
REGISTERED OFFICE ADDRESS : 4915 ATLANTA HWY, P O BOX 190, FLOWERY BRANCH, GA, 30542, USA
REGISTERED OFFICE COUNTY : Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : RONALD CUTHBERT FOSTER
AUTHORIZER TITLE : Organizer

OPERATING AGREEMENT OF 3625 McEVER ROAD, LLC

AMENDMENT # 1

The Operating Agreement (the "Agreement") of 3625 McEver Road, LLC (the "Company") was effective June 17, 2017 and was made by Charles W. Hipple, Charles W. Hipple, Jr. and Oliver H. LeBlanc as the Initial Members. The definitions of certain capitalized terms used herein are located in Section 16 of the Agreement.

This Amendment #1 to the Agreement is effective as of January 1, 2023 and is made by Charles W. Hipple, Charles W. Hipple, Jr., Oliver H. LeBlanc, Thomas L. Elliott III (the "Members").

AMENDMENT #1

1. The Initial Members agree to admit Thomas L. Elliott III as a Member of the Company effective January 1, 2023. Mr. Elliott agrees to contribute \$650,000 in cash to the Company and serve as the guarantor of the Company's development and construction financing for its self storage facility located at 3625 McEver Road, Oakwood, GA for a 50% Membership Interest in the Company.

The Initial Members' Membership Interests, including Charles W. Hipple, Jr.'s profits interest, will be proportionally reduced by Mr. Elliott's 50% Membership Interest. After Mr. Elliott's admission as a Member, the Membership Interests set forth in Exhibit A of the Agreement are amended as follows:

Charles W. Hipple	15 1/3 %
Charles W. Hipple, Jr.	19 1/3 %
Oliver H. LeBlanc	15 1/3 %
Thomas L. Elliott III	50 %

2. Section 2 of the Agreement is amended to change the Company's principal office and place of business and the registered office to 5153 Belle Wood Ct., Suite E, Buford, GA 30518.
3. Section 3 of the Agreement is amended as follows:

"The purpose of the Company is to engage in the acquisition, development, operation, management, leasing, sale and any other lawful activity with respect to real estate located at 3625 McEver Road, 3634 & 3640 Pleasant Hill Road for the purpose of a self storage facility and to engage in any other business permitted to limited liability companies under Georgia law; to exercise all powers necessary to or reasonably connected with the Company's businesses which may be legally exercised by limited

liability companies under the Act; and to engage in all activities necessary, customary, convenient, or incident to such purpose."

4. Section 5.7(viii) of the Agreement is amended as follows:

"Require additional Capital Contributions or cause the Company to acquire or commit to acquire additional assets having a purchase price which exceeds \$25,000 or enter into or commit to enter into contracts having a cost exceeding \$25,000;"

5. Section 5.10 of the Agreement is amended to require a 90 day notice period before the resignation of a Manager takes effect.

6. Section 7.2 of the Agreement is amended to delete the last two sentences of this section regarding Charles W. Hipple Jr.'s profits interest. The deleted sentences are:

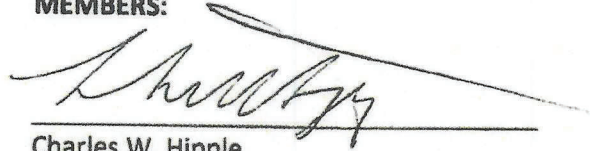
"The manner of dilution of the Membership Interest of a defaulting Member will respect the profits interest of eight percent (8%) of Charles W. Hipple, Jr., so that it is neither reduced nor increased in connection with the dilution. However, the Membership Interest of Charles W. Hipple, Jr. may be increased proportionately if he makes an additional Capital Contribution for a defaulting Member."

This deletion also applies to the definition of Membership Interest in Section 16 of the Agreement. Charles W. Hipple, Jr.'s amended Membership Interest set forth in #1 above is on the same terms as the other Members' Membership Interest and no longer contains special terms of a "profits interest".

(Signatures on following page)

IN WITNESS WHEREOF, the Initial Members, Members, and Manager hereby execute this Amendment #1 to the Agreement effective January 1, 2023.

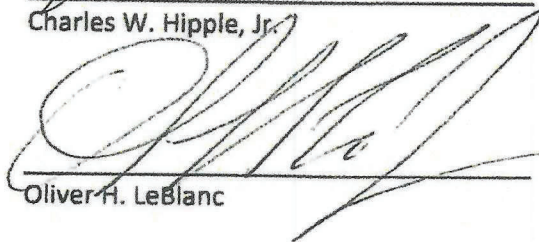
MEMBERS:



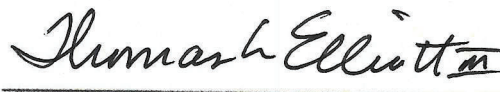
Charles W. Hipple



Charles W. Hipple, Jr.



Oliver H. LeBlanc



Thomas L. Elliott III

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

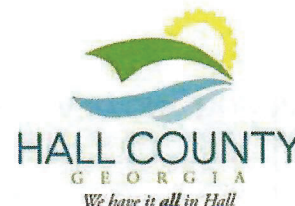
Date of Contribution: _____

Applicant's/Owner's Signature: Shuman L Elliott

Date: 2/10/25

Applicant's/Owner's Name(Printed): 3625 McEver Road LLC

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- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Thomas L. Elliott III

Date: 2/5/25

Applicant's/Owner's Name (Printed): Thomas L. Elliott III