



Fulton County Board of Commissioners  
**Agenda Item Summary**

**BOC Meeting Date** # **17-0513**  
6/21/2017

**Requesting Agency**

Purchasing and Contract Compliance

**Commission Districts Affected**

All Districts

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to accept name change and authorizing the Department of Purchasing & Contract Compliance, to reflect the name change of 100 Peachtree Street JV Owner, LLC to 100 Peachtree Property LLC for Contract # 17SC105576A-FB. Effective upon BOC approval.

**Requirement for Board Action** *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract & necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

**Is this Item related to a Strategic Priority Area?** *(If yes, note strategic priority area below)*

Yes All People are Safe

**Is this a purchasing item?**

Yes

**Summary & Background**

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

In order to be in compliance with the Fulton County Government policies and contract agreement terms and conditions, the name change and consent to the assignment of the Contract and any purchase order by and between 100 Peachtree Property LLC has to be approved by the BOC.

The Bill of Sale and Assignment is attached as Exhibit 1

**Agency Director Approval**

**County Manager's  
Approval**

Typed Name and Title

Felicia Strong-Whitaker, Director

Phone

(404) 612-5800

Signature

Date

# 17-0513

FULTON COUNTY  
PURCHASING DEPARTMENT  
130 Peachtree St. SW Suite 1168  
Atlanta, GA 30303-3459  
Phone # (404) 612-5800

# PURCHASE ORDER Modification

Page 1 of 2

**Invoices must be forwarded to:**

Office of the Public Defender Atlanta Judicial Circuit  
100 Peachtree St. NW  
Suite 1600  
Atlanta, GA 30303

**Purchase Order Number:**

PO 490 17SC105576A-FB

**Purchase Order Date:**

01/11/17

**Delivery Date:**

12/31/17

**To:**

100 Peachtree Street JV Owner, LLC  
100 Peachtree Street  
Suite 1810  
Atlanta, GA 30303  
Contact: Savanna Milk

**Ship To Address:**

Office of the Public Defender Atlanta Judicial Circuit  
100 Peachtree St. NW  
Suite 1600  
Atlanta, GA 30303

F.O.B.:

Vendor No.: VS0000047373

**Special Instructions:**


BOC# 14-0003

BOC Date: 01/08/14

Line	Commodity Code / Description	Quantity	Unit(s)	Unit Price	Total Amount
1	97135 Land, Rental or Lease Public Defender Lease for Office Space at 100 Peachtree Street, NW, Suite 1600, Atlanta, GA 30303; BOC Item # 14-0003; monthly payments of \$68,008.50 from 1/1/2017-12/31/2017  For additional information regarding this purchase order contact Yasmeen Jackson of the Public Defender's Office at 40-612-0147.	0.00		\$ 0.00	\$ 816,102.00

DEVIATION FROM PRICES STATED IS NOT PERMITTED WITHOUT A SIGNED CORRECTED PURCHASE ORDER

NOTE: NOT VALID ORDER WITHOUT ACCEPTANCE OF TERMS AND CONDITIONS ON LAST PAGE.

Purchasing Agent	Refer Question To:	Purchase Order Total
SIGNATURE 	Buyer: Felicia Brooks Phone #: 404 612-1100	\$ 816,102.00

PURCHASING/DEPARTMENT COPY

**Marks, Latonia D**

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**From:** Lisa Lewis <100ptmgt@zellerrealty.com>  
**Sent:** Monday, June 12, 2017 10:54 AM  
**To:** Marks, Latonia D  
**Subject:** FW: ADVMAIL: YOUR REQUEST FOR FULTON COUNTY VSS REGISTRATION HAS BEEN RECEIVED

This is what I received when I signed up. I hope you find what you are looking for in this email.  
Thank you,

**Lisa Lewis**  
Tenant Service Coordinator



**Zeller Realty Group®**

100 Peachtree Street NW Suite 1810  
Atlanta, GA 30303  
678-394-3929 Direct  
100ptmgt@zellerrealty.com | www.zellerrealty.com

The information contained in this e-mail message and in any attachments may be privileged, confidential, and protected from disclosure. If you are not the intended recipient, any further disclosure, use, dissemination, distribution, or copying of this message or any attachment is strictly prohibited. If you think that you have received this e-mail message in error, please delete it and notify the sender immediately.



Please consider the environment before printing this email.

-----Original Message-----

**From:** [VENDORMAINTENANCE@CO.FULTON.GA.US](mailto:VENDORMAINTENANCE@CO.FULTON.GA.US)  
[mailto:[VENDORMAINTENANCE@CO.FULTON.GA.US](mailto:VENDORMAINTENANCE@CO.FULTON.GA.US)]  
**Sent:** Thursday, June 08, 2017 11:34 AM  
**To:** Lisa Lewis <100ptmgt@zellerrealty.com>  
**Subject:** ADVMAIL: YOUR REQUEST FOR FULTON COUNTY VSS REGISTRATION HAS BEEN RECEIVED

Lisa Lewis:

Congratulations, you have successfully submitted a request for registration in Fulton County's Vendor Self Service (VSS) System. Please remember to send a copy of your business license to Purchasing (Fax: 404-612-1714) and W-9 form to Finance (Fax: 404-224-1126). Fulton County Purchasing & Contract Compliance 130 Peachtree Street S.W. Ste 1168 Atlanta, GA 30303. Upon review and acceptance of these documents your vendor registration will be complete. In order to receive appropriate solicitations and updates, please make sure you specify all goods or services you provide. This is done by selecting corresponding commodity codes.

Here are some details about your VSS account:

Your User ID (case sensitive) is: 100Peachtree Your Headquarters Account Legal Name is: 100 Peachtree Property LLC Your Headquarters Account Code is: VS0000065556 Your Vendor/Customer is: VS0000065556  
Your Location Legal Name is: 100 Peachtree Property LLC

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF AUTHORITY

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**100 Peachtree Property, L.L.C.**

a Foreign Limited Liability Company

has been duly formed under the laws of **Delaware** and has filed an application meeting the requirements of Georgia law to transact business as a **Foreign Limited Liability Company** in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above **Foreign Limited Liability Company** is hereby granted, on **04/26/2017**, a certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said application.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on 04/28/2017



Brian P. Kemp  
Secretary of State



Brian P. Kemp  
Secretary of State

OFFICE OF SECRETARY OF STATE  
CORPORATIONS DIVISION  
2 Martin Luther King Jr. Dr. SE  
Suite 313 West Tower  
Atlanta, Georgia 30334  
(404) 656-2817  
sos.georgia.gov/corporations

# 17-0513

# APPLICATION FOR CERTIFICATE OF AUTHORITY FOR FOREIGN LIMITED LIABILITY COMPANY

**IMPORTANT:** Please provide the entity's primary email address when completing this form.

Primary Email Address: kramirez@pircher.com

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1.	<u>100 Peachtree Property, L.L.C.</u> Name of Limited Liability Company		<u></u> Name Reservation Number (Optional)	
Upon qualification. Date business commenced (or proposed) in Georgia (NOTE: If date provided here is more than 30 days prior to the date the application is received by the Secretary of State, a \$500 penalty plus fees must be paid. Penalty is statutory and cannot be waived by Secretary of State.)				
2.	<u>Karla J. Ramirez / Pircher, Nichols &amp; Meeks</u> Name of Filing Person			
	<u>900 N. Michigan Avenue, Ste. 1000, Chicago, IL 60611</u> Address	<u></u> City	<u></u> State	<u></u> Zip Code
	<u>kramirez@pircher.com</u> Filer's Email Address	<u>312-915-3138</u> Telephone Number		
3.	<u>100 Peachtree Property, L.L.C.</u> Name of Limited Liability Company in State or Country of Formation			
	<u>Delaware</u> Jurisdiction (Home State or Country)	<u>March 30, 2017</u> Date of Formation in Home State or Country	<u>Perpetual</u> Period of Duration	
4.	<u>401 N. Michigan Avenue, Ste. 1300</u> Address of Principal Place of Business	<u>Chicago, IL 60611</u> City	<u></u> State	<u></u> Zip Code
5.	<u>C T Corporation System</u> Name of Registered Agent in Georgia		<u>FFInboxATL@wolterskluwer.com</u> Registered Agent's Email Address	
	<u>1201 Peachtree Street, N.E.</u> Registered Office Street Address in Georgia (post office box or mail drop not acceptable for registered office address)			
	<u>Atlanta</u> City	<u>Fulton</u> County	<u>GA</u> State	<u>30361</u> Zip Code
6.	<u>100 Peachtree Associates, L.L.C.</u> Manager's Name & Address (person with substantial responsibility for managing LLC's business activities)	<u>401 N. Michigan Avenue Suite 1300, Chicago</u> City	<u>IL</u> State	<u>60611</u> Zip Code
7.	<u>401 N. Michigan Avenue, Ste. 1300</u> Address Where Limited Liability Company's Records Are Maintained	<u>Chicago, IL 60611</u> City	<u></u> State	<u></u> Zip Code
8.	Effective Date: (Choose one) <input checked="" type="checkbox"/> Upon filing <input type="checkbox"/> Delayed effective date and/or time: _____ (A delayed effective date must be within 90 days of the filing date.)			
9.	NOTICE: Mail the following items to the Secretary of State at the above address: (1) This application; (2) The filing fee of \$225.00 payable to "Secretary of State." Filing fees are non-refundable.  This application is signed by a person duly authorized to sign such instruments by the laws of the jurisdiction under which the foreign limited liability company is organized. The foreign limited liability company undertakes to keep its records at the address shown in #7 above until its registration in Georgia is canceled or withdrawn. The foreign limited liability company, in accordance with Title 14 of the Official Code of Georgia Annotated, appoints the Secretary of State as agent for service of process if no agent has been appointed in Georgia or, if appointed, the agent's authority has been revoked or the agent cannot be found or served by the exercise of reasonable diligence.  <u>Paul M. Zeller</u> Signature of Authorized Person <u>Paul M. Zeller</u> Print Name <u>April 24, 2017</u> Date <u></u> Authorized Person <u></u> Title			

FORM 241  
(Rev 6/2016)

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF FORMATION OF "100 PEACHTREE  
PROPERTY, L.L.C.", FILED IN THIS OFFICE ON THE THIRTIETH DAY OF  
MARCH, A.D. 2017, AT 2:49 O'CLOCK P.M.



6364498 8100  
SR# 20172140984

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 202298498  
Date: 03-30-17

CERTIFICATE OF FORMATION  
OF  
100 PEACHTREE PROPERTY, L.L.C.

1. The name of the limited liability company being formed hereby is 100 Peachtree Property, L.L.C. (the "Company").
2. The address of the Company's registered office in the State of Delaware is 1209 Orange Street in the City of Wilmington, County of New Castle, State of Delaware 19801. The name of the Company's registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 30<sup>th</sup> day of March, 2017.

/s/ KARLA J. RAMIREZ

Karla J. Ramirez  
Authorized Person

3755854.1

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 02:49 PM 03/30/2017  
FILED 02:49 PM 03/30/2017  
SR 20172140984 - File Number 6364498