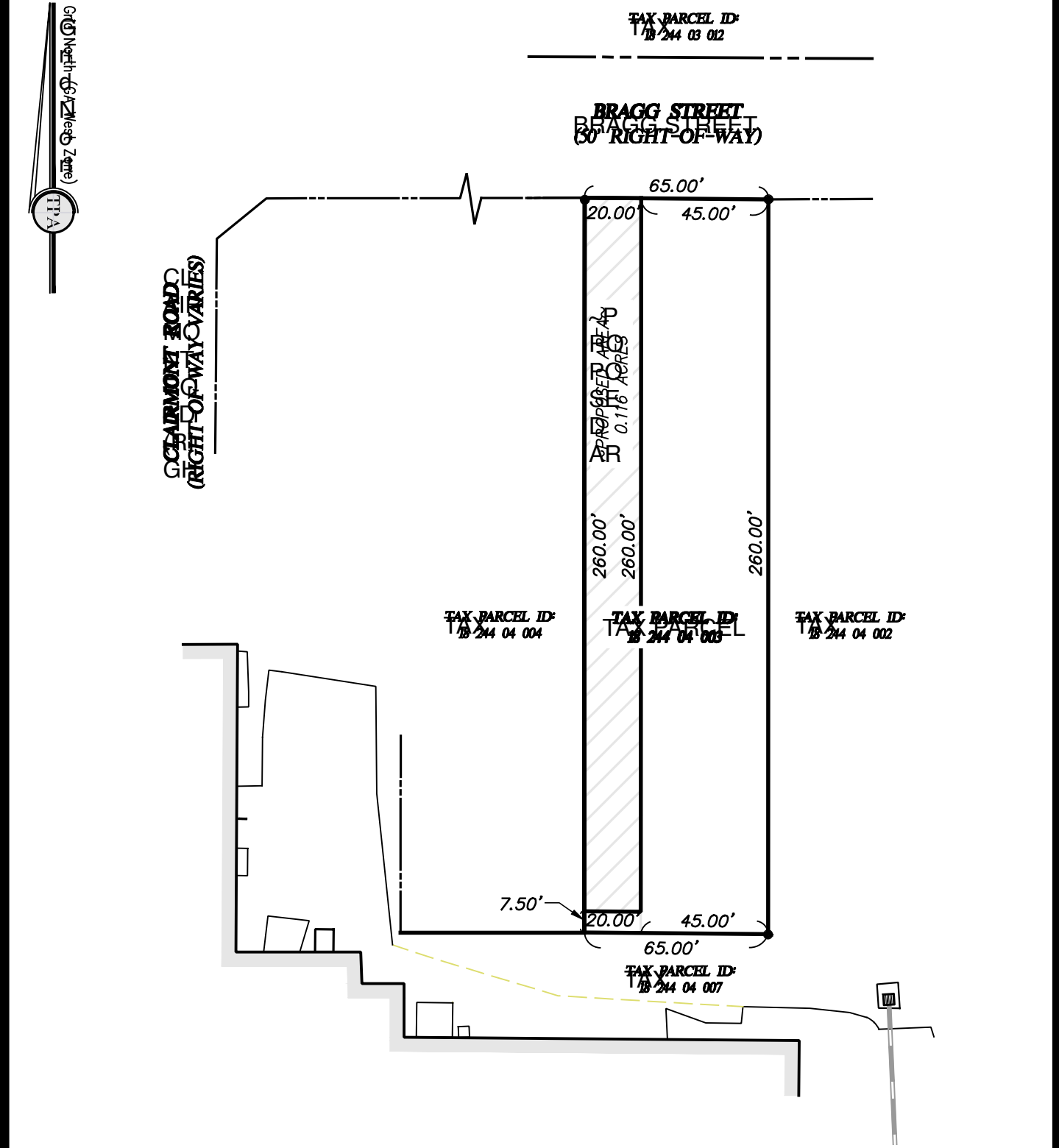


Sec. 2-181. - Disposition of county owned strips of land incapable of being used independently.

- (a) As set forth in O.C.G.A. § 36-9-3(h), and as hereinafter amended, the county may sell and convey parcels of small or narrow strips of land, so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision or other development ordinances or land use plans, or as streets, whether owned in fee or used by easement, to abutting property owners where such sales and conveyances facilitate the enjoyment of the highest and best use of the abutting owner's property.
- (b) The sale of such property to abutting property owners authorized by this section is not required to be submitted to the process of auction or the solicitation of sealed bids so long as the sale complies with all of the following requirements:
  - (1) The planning director shall make a written determination that the real property to be conveyed is so small, narrow or shaped that it is incapable of being used independently given its zoning or provisions of applicable subdivision or other development ordinances or land use plans; and
  - (2) The real property shall be surveyed by the county, and the county shall perform an appraisal to determine the fair market value of the property; and
  - (3) The sale or conveyance complies with all applicable requirements of Georgia law including any requirements set forth in O.C.G.A. § 36-9-3, and as hereinafter may be amended; and
  - (4) The planning director's written determination, the county's survey and appraisal shall be presented to the governing authority in an appropriate manner as authorized by state law, for a determination whether to authorize staff to proceed to sell the property to the abutting property owners and to impose such conditions on the sale as desired by the governing authority; and
  - (5) If so authorized by the governing authority, each abutting property owner shall be notified in writing by the purchasing director of the availability of the property and shall have the opportunity to purchase said property under the terms and conditions imposed by the governing authority; and
  - (6) In the event the sale is authorized, the purchaser or purchasers shall pay no less than fair market value for the property and the fair market value shall be solely determined by the appraisal performed by the county; and
  - (7) In the event a sale occurs, the purchaser or purchasers shall reimburse the county for all due diligence costs incurred by the county in conducting such a sale of property, including but not limited to the county's attorneys fees, closing costs, survey costs and appraisal costs.

(Ord. No. 05-07, Pt. I, 5-10-05)



9-15-17 CLIENT COMMENT DAH

4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770)416-7511  
 Fax: (770)416-6759  
 www.travispruitt.com

Certificate of  
 Authorizaton Number 613

EXHIBIT OF  
**DEKALB COUNTY**  
**TAX PARCEL 18 244 04 003**

AUTHORIZED BY ADAM SAUER

LAND LOT 244 ~ 18TH DISTRICT  
 CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA  
 SOUTHLAND HEIGHTS SUBDIVISION

GRAPHIC SCALE - IN FEET

PLAT DATE: FEB 15, 2017
FIELD DATE: SEPT 16, 2016
SCALE: 1" = 50'
JN: 1-16-0439.699
FN: 101-A-2076
DRAWN BY: DAH
Sheet No. 1 of 1

# Description

## *Bragg Street 20 Foot Strip*

All that tract or parcel of land lying and being in Land Lot 244 of the 18<sup>th</sup> District of DeKalb County, Georgia and being shown as a 20'x260' Strip lying parallel to Lot 15 Southland Heights Subdivision on a Plat of ALTA/NSPS Asbuilt Survey (Documented as Preliminary) for SS I Chamblee, LLC and First American Title Insurance Company by McClung Surveying Services, Inc. dated 6-20-16 and being more fully described as follows;

To reach the Point of Beginning, Start at a concrete monument found located at the Northeasterly corner of a mitered intersection of the East Right-of-way of Clairmont Road (F.K.A. Jackson Avenue) (R/W Varies) and the South Right-of-Way of Bragg Street (50' R/W). Thence running East along the South Right-of-Way of Bragg Street a distance of 240.15 feet to a point located along the Easterly side of a block wall and the Point of Beginning (said point also being the Northeasterly corner of Lot 15). Thence from the Point of Beginning and continuing N89°58'30"E along said Right-of-Way a distance of 20.00 feet to a rebar set. Thence leaving said South Right-of-Way and running S00°30'03"E a distance of 260.37 feet to a rebar set. Thence running S89°36'17"W a distance of 20.00 feet to a crimp top pipe found located at the Southeasterly corner of said Lot 15. Thence running N00°30'03"W along the East Line of Lot 15 a distance of 260.50 feet to said point located along the South Right-of-Way of Bragg Street and the Point of Beginning.

Said tract or parcel of land containing 0.120± acres or 5,209± square feet.



CITY OF CHAMBLEE

DEVELOPMENT DEPARTMENT

3506 BROAD STREET CHAMBLEE, GA 30341

September 26, 2017

Re: Tax Parcel 18-244-04-003

Mario Evans  
DeKalb Peachtree Airport  
2000 Airport Road  
Administration Bldg. Room 212  
Atlanta, Georgia 30341

Dear Mr. Evans:

As the City of Chamblee Development Director, I reviewed the attached survey reflecting 0.116 acres owned by DeKalb County. The property is zoned Airport. I have determined that the size of the property is so small and narrow that it is incapable of being used independently. On August 15, 2017, the City Council approved a request for this property to be included with a re-development of the corner of Bragg Street and Clairmont Road.

Please let me know if you have any questions or need additional information.

Sincerely,

Matthew Dickson, AICP  
Development Director

- LEGEND**
- DENOTES PROPERTY LINE
  - DENOTES BUILDING LINE
  - DENOTES RIGHT-OF-WAY
  - DENOTES CONTIGUOUS
  - DENOTES BACK OF CURB
  - DENOTES BUTTER
  - DENOTES TOP OF FINISH
  - DENOTES TOP OF WALL
  - DENOTES FINISH
  - DENOTES FINISH CONCRETE FLOOR
  - DENOTES FINISH FLOOR
  - DENOTES CORRUGATED METAL PIPE
  - DENOTES FINISH
  - DENOTES LIGHT POLE
  - DENOTES POWER LINE
  - DENOTES POWER METER
  - DENOTES AIR CONDITION
  - DENOTES TELEPHONE BOX
  - DENOTES GAS METER
  - DENOTES GAS VALVE
  - DENOTES GAS LINE WARDER
  - DENOTES WATER METER
  - DENOTES WATER VALVE
  - DENOTES FIRE HYDRANT
  - DENOTES MOUNTAIN WALL
  - DENOTES ANCHOR BOX
  - DENOTES SHIP PILE
  - DENOTES SANITARY SOWER LINE
  - DENOTES SANITARY SOWER MANHOLE
  - DENOTES CLEAN OUT
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES EXIST. CLEAN OUT
  - NEW SANITARY SOWER LINE
  - NEW SHIELDED WATER LINE
  - NEW STEAM WATER LINE
  - NEW FIRE LINE
  - NEW GAS LINE
  - NEW STORM SOWER
  - NEW GATE VALVE
  - NEW FIRE HYDRANT
  - NEW DROP ALIET
  - NEW HEADLAMP
  - NEW SATCH BAG
  - NEW MANHOLE
  - NEW CLEANOUT
  - NEW JUNCTION BOX
  - NEW SPOT ELEVATION
  - NEW CONDUIT
  - NEW NUMBER OF PARKING SPACES
  - STORM STRUCTURE IDENTIFICATION
  - SANITARY STRUCTURE IDENTIFICATION
  - NEW ASPHALT PAVEMENT
  - NEW CONCRETE SIDEWALK
  - NEW CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
  - NEW HANDCAP STAMPS

**OPEN SPACE:**  
 MINIMUM OPEN SPACE REQUIRED= 30% OF SITE AREA  
 SITE AREA= 48,845 S.F.  
 OPEN SPACE PROPOSED= 8,800 S.F.= 20%  
**IMPERVIOUS SURFACE:**  
 MAXIMUM IMPERVIOUS AREA= 80% OF SITE AREA  
 SITE AREA= 48,845 S.F.  
 IMPERVIOUS AREA PROPOSED= 37,877 S.F.= 78%

**NOTE:**  
 NO LIGHT POLES ARE PROPOSED IN THE PARKING LOT. PARKING LOT LIGHTING IS TO BE PROVIDED FROM BUILDING WALLS.

**NOTE:**  
 PEDESTRIAN GUARDRAILS TO BE PROVIDED ON ALL SITE WALLS HIGHER THAN 30".



**OWNER/DEVELOPER**  
**SS I CHAMBLEE, LLC**  
 5601 GLENVIEW DRIVE, SUITE 200  
 ATLANTA, GA, 30342  
 adam@steinvest.com (770)580-2480

**24 HOUR EMERGENCY CONTACT**  
 Mr. Adam S. Chamberlain  
 (770)580-2480

**TAX PARCEL ID:**  
 18 244 04 004, 18 244 04 005, 18 244 04 006

**SITE AREA:**  
 13.3 ACRES

**DISTURBED AREA:**  
 1.3 ACRES

**SITE ZONING:** CC

**REZONING CASE:** 2016Z-02

**PROJECT DESCRIPTION:**  
 NEW SELF STORAGE FACILITY

**BUILDING SETBACK LINES:**  
 FRONT YARD : 20 FEET (CLAIMONT), 13.3 FEET (BRAGG)  
 SIDE YARD : 0 OR 7.5 FEET  
 REAR YARD : NONE

**BUILDING SUMMARY:**  
 3-STORY W/ BASEMENT  
 (CLIMATE CONTROLLED SELF STORAGE)\*\*  
 BASEMENT = 21,807 SQUARE FEET  
 1ST FLOOR = 22,989 SQUARE FEET  
 2ND FLOOR = 23,989 SQUARE FEET  
 3RD FLOOR = 23,989 SQUARE FEET  
 COSS TOTAL = 92,774 SQUARE FEET\*\*  
 (COMMERCIAL OFFICE SPACE)  
 1ST FLOOR = 2,989 SQUARE FEET  
 COMMERCIAL OFFICE SPACE TOTAL = 2,989 SQUARE FEET  
 TOTAL = 95,556 SQUARE FEET

\*\*INCLUDES 974 SQUARE FOOT RETAIL OFFICE  
 \*\*CLIMATE CONTROLLED STORAGE CONTAINS 4600 STORAGE UNITS  
 MAXIMUM BUILDING HEIGHT= 60 FEET

**FLOOR AREA RATIO:**  
 MAXIMUM F.A.R.= 2.5 MAX (422,089 SF MAX FLOOR AREA)  
 SITE AREA= 48,845 S.F.  
 FLOOR AREA= 95,556 S.F.  
 PROPOSED F.A.R.= 1.96

**PARKING SUMMARY:**

	REQUIRED*	REQUIRED**	PROPOSED	TOTAL
REGULAR PARKING:	12	14	24	50
HANDICAP PARKING:			2	2
TOTAL PARKING SPACES:	12	14	26	26**

\*ONE SPACE PER 250 SF OF COMMERCIAL OFFICE  
 \*ONE SPACE PER 500 SF OF SALES PLUS  
 ONE SPACE PER 10 STORAGE UNITS  
 \*\*INCLUDES 5 SPACES ON BRAGG STREET.

**BICYCLE PARKING SUMMARY:**

	REQUIRED*	PROVIDED
BICYCLE PARKING:	3	4

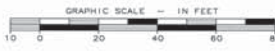
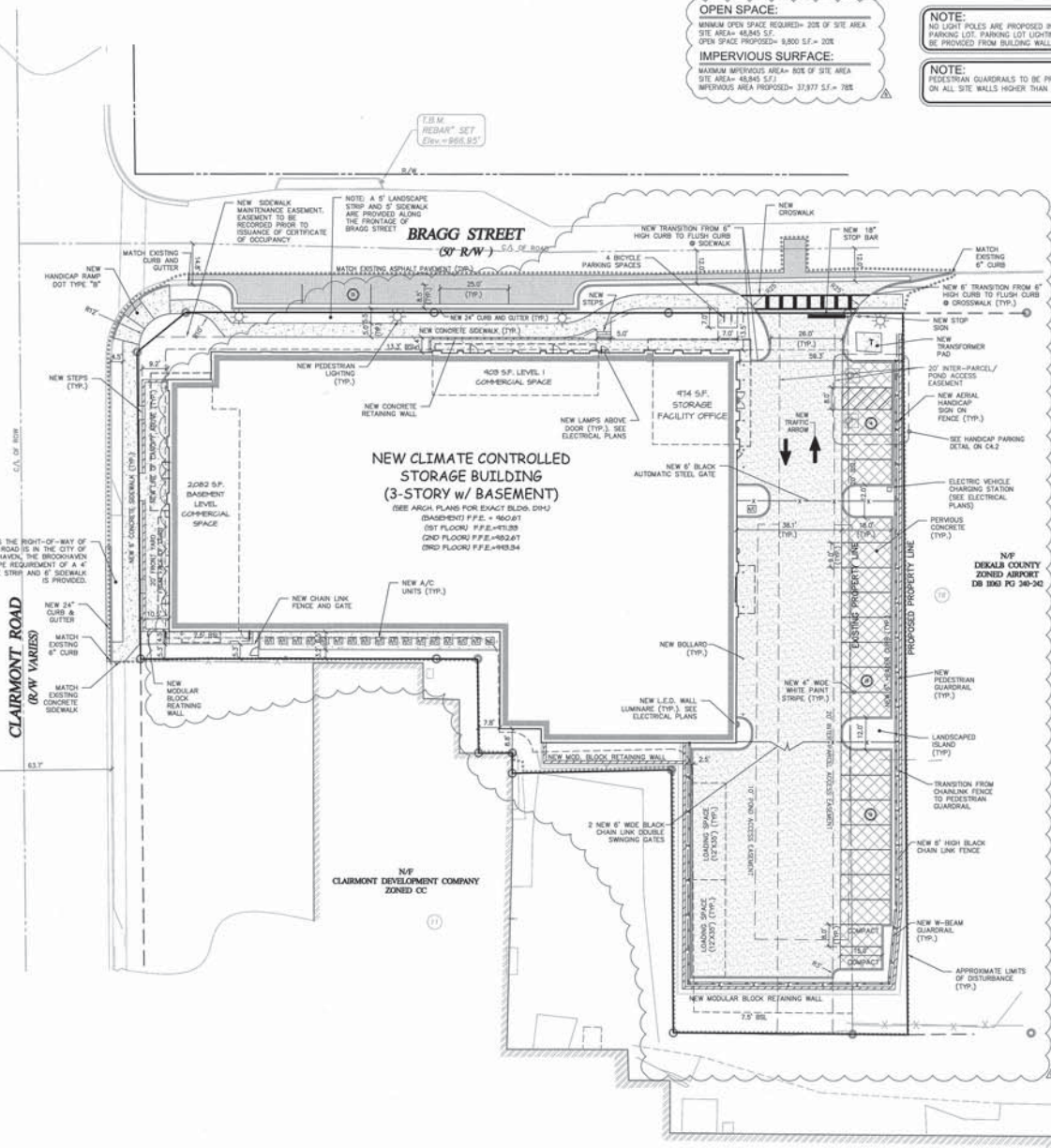
\* MINIMUM BICYCLE PARKING REQUIRED: 1 PER 20 AUTOMOBILE PARKING SPACES WITH A MINIMUM OF 3 BICYCLE PARKING SPACES.

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.  
 THERE ARE NO WETLANDS ON THE SITE.

BY THE CITY ENGINEER:  
 [Signature]  
 DATE: 09/27/2018

BY THE ENGINEER:  
 [Signature]  
 DATE: 09/27/2018

**DATE:** 09/27/2018  
**SCALE:** 1"=20'  
**DN:** 16D197PK1  
**LSV:**  
**LN1:** 116-0187  
**PN:** 16D-0104  
**Sheet No. C31**



- 06 6/15/17 BLOCK SET (LOCAL RECORD)
- 07 4/17/17 BLOCK SET (LOCAL RECORD)
- 08 3/7/17 BARRAGE & CITY ENGINEER
- 09 2/17/17 FIRE SITE CONFORMANCE
- 10 1/18/17 FIRE SITE CONFORMANCE
- 11 1/18/17 CITY ENGINEER
- 12 1/18/17 CITY ENGINEER
- 13 1/18/17 CITY ENGINEER
- 14 1/18/17 CITY ENGINEER
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- 49 1/18/17 CITY ENGINEER
- 50 1/18/17 CITY ENGINEER

4377 Park Drive, Suite 800  
 Atlanta, GA 30342  
 Phone: (770)416-7931  
 Fax: (770)416-6799  
 www.starrfruit.com  
 Contact Person: Andrew C. Bailey PE

Travis Pruitt  
 Associate, Inc.  
 LICENSED PROFESSIONAL ENGINEER

**SITE PLAN**

**THE SPACE SHOP - BRAGG STREET**

LAND LOT 244, 18TH DISTRICT, CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA

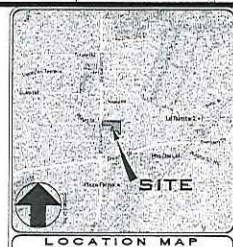
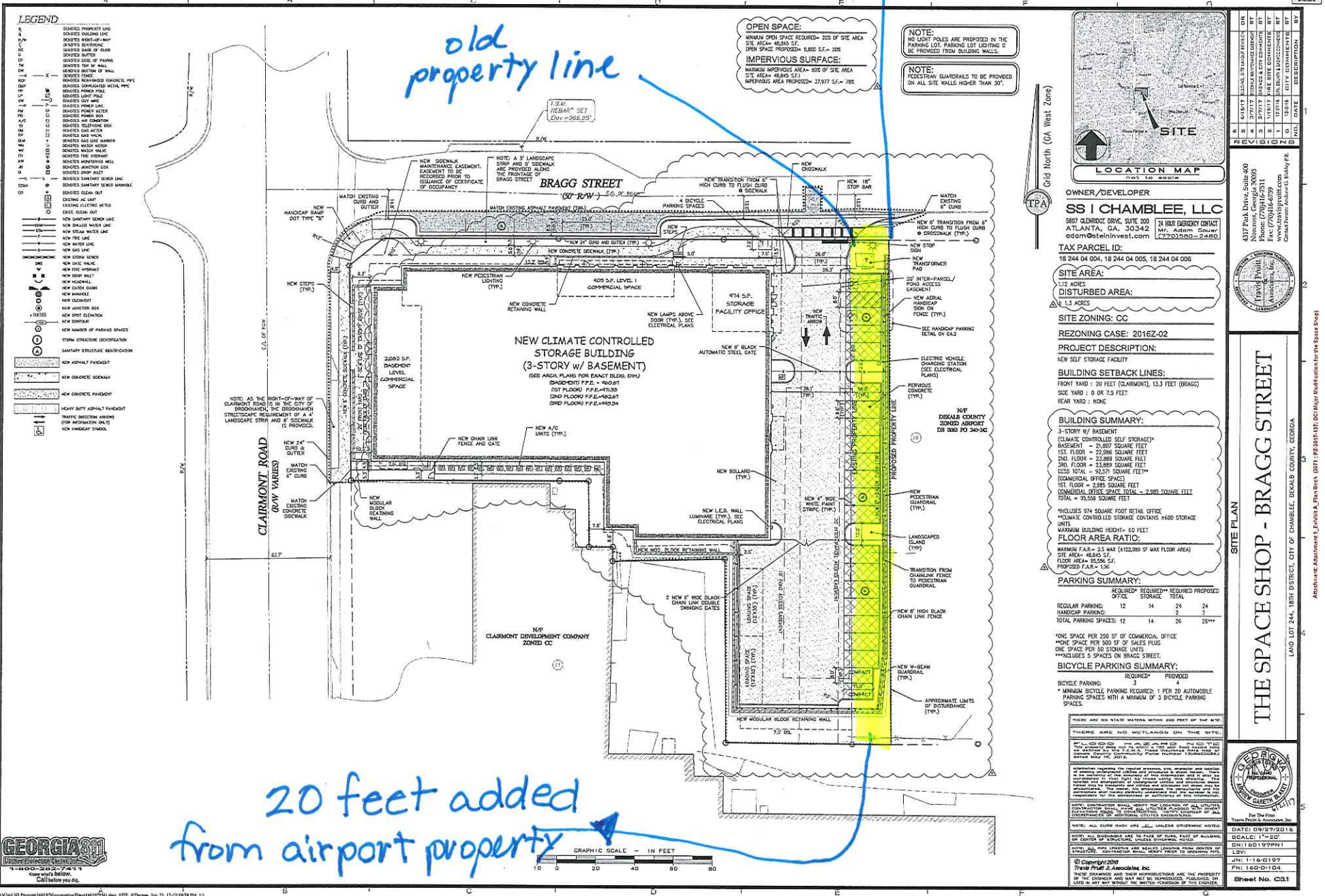
GEORGIA PROFESSIONAL ENGINEER  
 ANDREW C. BAILEY  
 LICENSE NO. 11117

THE CITY ENGINEER  
 [Signature]

new property line

old property line

20 feet added from airport property



OWNER/DEVELOPER  
**SS I CHAMBLEE, LLC**  
 5607 CLENDINE DRIVE, SUITE 300  
 ATLANTA, GA. 30324  
 Mr. Adam Sauer  
 adam@ss1chamblee.com

TAX PARCEL ID:  
 18 244 04 004, 18 244 04 005, 18 244 04 006

SITE AREA:  
 117 ACRES  
 DISTURBED AREA:  
 1.13 ACRES

SITE ZONING: CC  
 REZONING CASE: 20162-02

PROJECT DESCRIPTION:  
 NEW SELF STORAGE FACILITY

BUILDING SETBACK LINES:  
 FRONT YARD : 20 FEET (CLAIRMONT), 13.5 FEET (BRAGG)  
 SIDE YARD : 0 OR 7.5 FEET  
 REAR YARD : NONE

BUILDING SUMMARY:  
 3-STORY W/ BASEMENT  
 (CLIMATE CONTROLLED SELF STORAGE)  
 BASEMENT = 21,807 SQUARE FEET  
 1ST FLOOR = 22,996 SQUARE FEET  
 2ND FLOOR = 23,889 SQUARE FEET  
 3RD FLOOR = 23,889 SQUARE FEET  
 OCCS TOTAL = 92,571 SQUARE FEET\*\*  
 (COMMERCIAL OFFICE SPACE)  
 1ST FLOOR = 2,985 SQUARE FEET  
 COMMERCIAL OFFICE SPACE TOTAL = 2,985 SQUARE FEET  
 TOTAL = 95,556 SQUARE FEET  
 \*INCLUDES 374 SQUARE FOOT RETAIL OFFICE  
 (CLIMATE CONTROLLED STORAGE CONTAINS 4600 STORAGE  
 UNITS)  
 MAXIMUM BUILDING HEIGHT = 60 FEET

FLOOR AREA RATIO:  
 MAXIMUM F.A.R. = 2.5 MAX (112,200 SF MAX FLOOR AREA)  
 SITE AREA = 117 ACRES  
 FLOOR AREA = 115,556 SF  
 PROPOSED F.A.R. = 1.96

PARKING SUMMARY:

	REQUIRED*	REQUIRED**	PROPOSED
REGULAR PARKING:	12	14	24
HANDICAP PARKING:		2	7
TOTAL PARKING SPACES:	12	16	31***

\*ONE SPACE PER 250 SF OF COMMERCIAL OFFICE  
 \*\*ONE SPACE PER 500 SF OF SALES PLUS  
 ONE SPACE PER 20 STORAGE UNITS  
 \*\*\*INCLUDES 5 SPACES ON BRAGG STREET.

BICYCLE PARKING SUMMARY:  
 BICYCLE PARKING: REQUIRED = 3, PROVIDED = 4  
 MINIMUM BICYCLE PARKING REQUIRED: 1 PER 20 AUTOMOBILE  
 PARKING SPACES WITH A MINIMUM OF 3 BICYCLE PARKING  
 SPACES.

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.  
 THERE ARE NO WETLANDS ON THE SITE.

Professional Engineer  
 Adam Sauer  
 License No. 11111  
 State of Georgia

DATE: 09/27/2016  
 SCALE: 1"=20'  
 DN: 150197PN1  
 LBY:  
 UN: 116-03197  
 PFI: 16-00-104  
 Sheet No. C9.1

NO.	DATE	DESCRIPTION	BY
1	09/27/16	ISSUE FOR PERMIT	AS
2	09/27/16	ISSUE FOR PERMIT	AS
3	09/27/16	ISSUE FOR PERMIT	AS
4	09/27/16	ISSUE FOR PERMIT	AS
5	09/27/16	ISSUE FOR PERMIT	AS
6	09/27/16	ISSUE FOR PERMIT	AS
7	09/27/16	ISSUE FOR PERMIT	AS
8	09/27/16	ISSUE FOR PERMIT	AS
9	09/27/16	ISSUE FOR PERMIT	AS
10	09/27/16	ISSUE FOR PERMIT	AS
11	09/27/16	ISSUE FOR PERMIT	AS
12	09/27/16	ISSUE FOR PERMIT	AS
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17	09/27/16	ISSUE FOR PERMIT	AS
18	09/27/16	ISSUE FOR PERMIT	AS
19	09/27/16	ISSUE FOR PERMIT	AS
20	09/27/16	ISSUE FOR PERMIT	AS

4317 Park Drive, Suite 400  
 Norcross, Georgia 30092  
 Tel: (770) 446-6999  
 Fax: (770) 446-6999  
 www.ss1chamblee.com  
 Contact Person: Adam Sauer, PE



SITE PLAN  
**THE SPACE SHOP - BRAGG STREET**  
 LAND LOT 244, 18TH DISTRICT, CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA

Professional Engineer  
 Adam Sauer  
 License No. 11111  
 State of Georgia

DATE: 09/27/2016  
 SCALE: 1"=20'  
 DN: 150197PN1  
 LBY:  
 UN: 116-03197  
 PFI: 16-00-104  
 Sheet No. C9.1

Professional Engineer  
 Adam Sauer  
 License No. 11111  
 State of Georgia

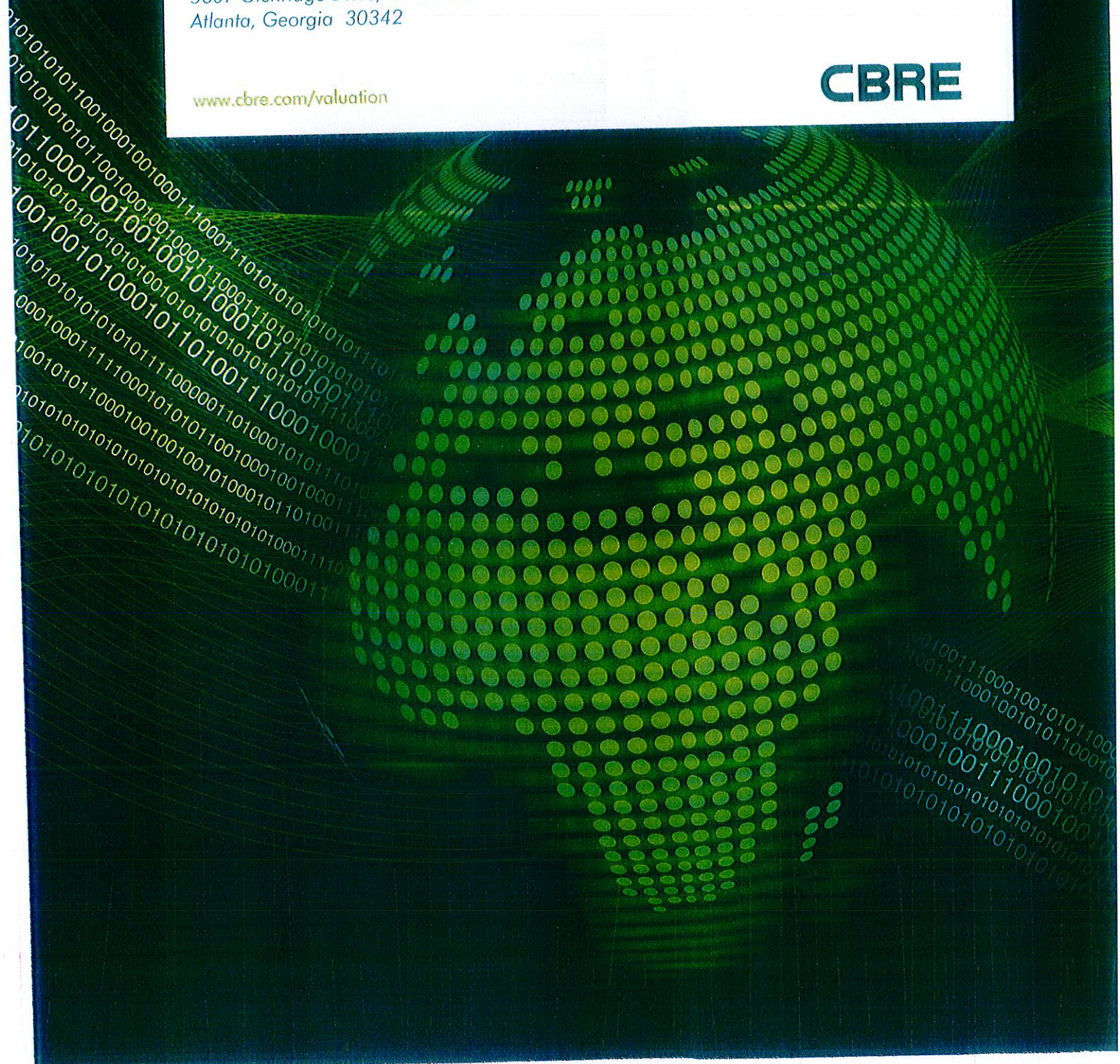
# APPRAISAL REPORT

BRAGG STREET LAND  
1971 Bragg Street  
Chamblee, DeKalb County, Georgia 30341  
CBRE, Inc. File No. 17-341AT-0979-1

Adam Sauer  
Principal  
STEIN INVESTMENT GROUP  
5607 Glenridge Drive, Suite 200  
Atlanta, Georgia 30342

[www.cbre.com/valuation](http://www.cbre.com/valuation)

**CBRE**





Valuation & Advisory Services  
Atlanta, GA 30305

T (404) 812-5184  
F (404) 812-5051

www.cbre.com

March 31, 2017

Adam Sauer  
Principal  
STEIN INVESTMENT GROUP  
5607 Glenridge Drive, Suite 200  
Atlanta, Georgia 30342

RE: Appraisal of Bragg Street Land  
1971 Bragg Street  
Chamblee, DeKalb County, Georgia  
CBRE, Inc. File No. 17-341AT-0979-1

Dear Mr. Sauer:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject a 0.388-acre site located along the south side of Bragg Street in Chamblee, Georgia. The site is zoned for commercial use and is currently vacant.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

<b>MARKET VALUE CONCLUSION</b>			
<b>Appraisal Premise</b>	<b>Interest Appraised</b>	<b>Date of Value</b>	<b>Value Conclusion</b>
As Is	Fee Simple Estate	March 30, 2017	\$115,000
Compiled by CBRE			

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.



The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



---

J. Matthew Heidt  
Appraiser  
Georgia Certification No. 328942

Phone: (404)-812-5184  
Fax: (404)-812-5051  
Email: matthew.heidt@cbre.com



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Ron Neyhart, MAI  
Senior Managing Director  
Georgia State Certification 490

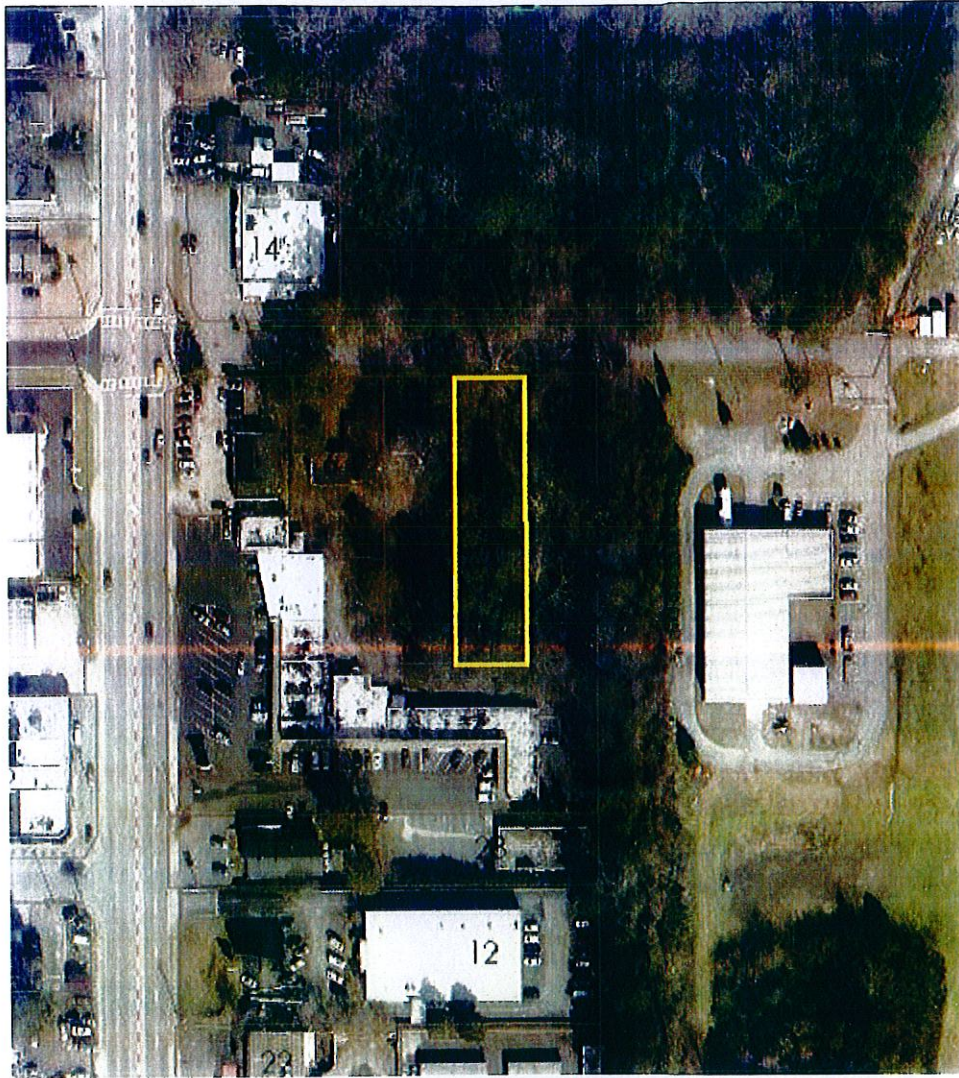
Phone: (404)-812-5020  
Fax: (404)-812-5051  
Email: ron.neyhart@cbre.com

## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Georgia.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Ron Neyhart, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, J. Matthew Heidt has not completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
12. J. Matthew Heidt has and Ron Neyhart, MAI has not made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the persons signing this report. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. J. Matthew Heidt and Ron Neyhart, MAI have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
15. We certify that, to the best of our knowledge and belief my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.

## Subject Photographs



Aerial View

*J. Matthew Heidt*  
\_\_\_\_\_  
J. Matthew Heidt  
Georgia Certification No. 328942

*Ron Neyhart*  
\_\_\_\_\_  
Ron Neyhart, MAI  
Georgia Certification No. 490

## Executive Summary

<b>Property Name</b>	Bragg Street Land	
<b>Location</b>	1971 Bragg Street, Chamblee, DeKalb County, Georgia 30341	
<b>Highest and Best Use</b>	Retail/Commercial	
As If Vacant		
<b>Property Rights Appraised</b>	Fee Simple Estate	
<b>Date of Report</b>	March 31, 2017	
<b>Date of Inspection</b>	March 30, 2017	
<b>Estimated Exposure Time</b>	9 Months	
<b>Estimated Marketing Time</b>	9 Months	
<b>Land Area</b>	0.39 AC	16,900 SF
<b>Zoning</b>	CC (c), Corridor Commercial	
<b>Buyer Profile</b>	Developer	
<b>VALUATION</b>	<b>Total</b>	<b>Per SF</b>
Land Value	\$115,000	\$6.80

### CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Fee Simple Estate	March 30, 2017	\$115,000

Compiled by CBRE

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "an assumption directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions."<sup>1</sup>

- None noted

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis."<sup>2</sup>

- None noted

<sup>1</sup> The Appraisal Foundation, *USPAP, 2016-2017 ed.*, 3.

<sup>2</sup> The Appraisal Foundation, *USPAP, 2016-2017 ed.*, 3.