



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

File ID: 2021-3047

Substitute

8/8/2023

Public Hearing: YES  NO

Department: GIS Department

### **SUBJECT:**

Commission District(s): Commission Districts 2 & 6

Resolution to Consider Abandonment of a 0.66-Acre Section (2,892 Square Feet) of Oxford Road NE Right of Way

Information Contact: Stacy Greer

Phone Number: (404) 371-2257

### **PURPOSE:**

To consider adopting a resolution to abandon a 0.066-acre section of Oxford Road NE right of way that has ceased to be used by the public to the extent that no substantial public purpose is served by said right of way.

### **NEED/IMPACT:**

State law requires that a public hearing be held on a potential abandonment of right of way.

The adjoining property owner has requested that 0.066-acre section of Oxford Rd NE right of way be abandoned. The subject property is zoned "C-1" and valued at \$35,200 by appraisal. Sale of the property would return it to the tax roll. The subject property is no longer needed for right of way purposes by DeKalb County; no substantial public purpose is served by its continued existence.

The County Attorney's Office has reviewed the attached resolution and has approved it as-to-form.

### **FISCAL IMPACT:**

Not known at this time.

### **RECOMMENDATION:**

Adopt the attached resolution to abandon a section of a segment of Oxford Rd NE right of way and authorize the Chief Executive Officer to execute all necessary documents.

**RESOLUTION**

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, TO CONSIDER THE ABANDONMENT OF A PORTION OF THE PUBLIC RIGHT-OF-WAY LOCATED ON OXFORD ROAD NE IN LAND LOT 3 OF THE 18<sup>th</sup> DISTRICT OF DEKALB COUNTY, GEORGIA.**

**WHEREAS**, the owner of the property adjoining a public right-of-way of Oxford Road have requested the abandonment of the right-of-way, located in Land Lot 3 of the 18th District of DeKalb County consisting of approximately 0.066-acres and identified in Exhibit "A" (the "subject property"); and

**WHEREAS**, the subject property is no longer needed for road purposes by DeKalb County, no substantial public purpose is served by its continued existence and, therefore, pursuant to O.C.G.A. § 32-7-2(b)(1), the subject property may be abandoned as a public road; and

**WHEREAS**, the abandonment and subsequent sale of the subject property would serve the public purpose of continuing the productive use of the property and returning the property to the tax rolls of DeKalb County; and

**WHEREAS**, notice of a public hearing has been provided to all property owners located thereon and notice has been published once a week for a period of two weeks pursuant to O.C.G.A. § 32-7-2 (b)(1); and

**WHEREAS**, a public hearing has been conducted regarding the proposed abandonment as required by O.C.G.A. § 32-7-2 (b)(1).

**NOW, THEREFORE, BE IT RESOLVED** by the governing authority of DeKalb County, Georgia, that:

1) Pursuant to O.C.G.A. § 32-7-2 (b)(1), the county shall notify all landowners on or adjacent to the subject property of the proposed abandonment and provide publication of the proposed abandonment as provided by law; and

2) That the Chief Executive Officer is authorized to dispose of said property by quitclaim deed for no less than its fair market value as provided in O.C.G.A. § 32-7-4, provided that nothing herein shall be construed to deprive any person or other legal entity of any private right which might have been acquired pursuant to purchase according to any recorded plat or to affect any existing easements, for utilities or other purpose, held by a legal entity other than DeKalb County, Georgia. Provided further that the county hereby reserves for itself, its successors and assigns, (1) easements relating to the existence, location, access, repair and maintenance of water and sewer lines, hydrants, valves and meters upon, over, across and under the above-described property and (2) an easement upon, over, across and under the above-described property for the collection, direction, concentration, discharge, ponding or retention of rain waters, surface waters or other waters from the roads, streets, alleys, parks, lots, ditches, culverts, drains, lakes, rivers, streams, ponds and properties of DeKalb County, Georgia, or properties devoted to a public use. Notwithstanding the foregoing, DeKalb County reserves the right to reject any and all bids submitted as a result of this Resolution.

**(SIGNATURES OF FOLLOWING PAGE)**

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Robert J. Patrick**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Michael L. Thurmond**  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

\_\_\_\_\_  
**Barbara H. Sanders-Norwood, CCC**  
Clerk Board of Commissioners and  
Chief Executive Officer  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

**APPROVED AS TO SUBSTANCE:**

\_\_\_\_\_  
**Viviane H. Ernstes**  
County Attorney  
DeKalb County, Georgia

\_\_\_\_\_  
**Stacy Gear**  
Director  
Geographical Information Systems  
DeKalb County, Georgia



**EXHIBIT "A"**

Written Description

R.O.W. Area # 1

To be Abandoned

All that tract of land located in Land Lot 3 of the 18<sup>th</sup> District, DeKalb County Georgia and being more particularly described as follows:

Commencing at the intersection of Oxford Road NE (Right-of Way varies) and the westerly line dividing Nanasa Property and Tracts A of Lots 1 and 2 Block 48 on the southerly side of Decatur Road; Thence in a southwesterly direction 466 Feet to a PK Nail Set, being the Point of Beginning; Thence South 34 Degrees 56 Minutes 56 Seconds East a distance of 30.50 feet to a PK Nail Set; Thence South 53 Degrees 56 Minutes 46 Seconds West a distance of 32.00 feet to a point; Thence North 34 Degrees 57 minutes 20 Seconds West a distance of 30.72 feet to a point; Thence North 54 Degrees 20 Minutes 46 Seconds East a distance of 32.00 feet to a PK Nail Set, being the Point of Beginning.

Said tract containing 979 Square Feet.

Written Description

R.O.W. Area # 2

To be Abandoned

All that tract of land located in Land Lot 3 of the 18<sup>th</sup> District, DeKalb County Georgia and being more particularly described as follows:

Commencing at the intersection of Oxford Road NE (Right-of Way varies) and the westerly line dividing Nanasa Property and Tracts A of Lots 1 and 2 Block 48 on the southerly side of Decatur Road; Thence in a southwesterly direction 466 Feet to a PK Nail Set; Thence South 34 Degrees 56 Minutes 56 Seconds West a distance of 30.50 feet to a PK Nail Set, being the Point of Beginning; Thence South 34 degrees 56 Minutes 56 Seconds East a distance of 60.00 feet to a point; Thence South 54 Degrees 41 Minutes 36 Seconds West a distance of 32.00 feet to a point; Thence North 34 Degrees 56 Minutes 38 Seconds West a distance of 59.58 feet to a point; Thence North 53 Degrees 56 Minutes 46 Seconds East a distance of 32.00 feet to a PK Nail Set, said point being the Point of

Beginning. Said tract containing 1,913 Square Feet.

**PROPOSED LAND SWAP**

PERMANENT EASEMENT CONVEYED BY WINDHOLZ, HUNTER &  
ASSOCIATES, LLC TO DEKALB COUNTY: 5,469 SQUARE FEET (0.12 ACRE)

RIGHT OF WAY IN FEE SIMPLE CONVEYED BY DEKALB COUNTY TO  
WINDHOLZ, HUNTER & ASSOCIATES, LLC: 3,133 SQUARE FEET (0.07 ACRE)

SOUTHWEST SIDE OF OXFORD ROAD NE  
BETWEEN NORTH DECATUR ROAD AND CLIFTON ROAD  
18<sup>TH</sup> DISTRICT, LAND LOT 3  
UNINCORPORATED DEKALB COUNTY, GEORGIA

AS OF

APRIL 27, 2023  
(MOST RECENT DATE OF INSPECTION)

**FILE #11256.00R**

**CARR, RAHN & ASSOCIATES, INC.**

PHONE: 404-836-7921

[mrahn@carratlanta.com](mailto:mrahn@carratlanta.com)

[www.carratlanta.com](http://www.carratlanta.com)

PREPARED BY

MATTHEW J. RAHN, MAI

**CARR, RAHN & ASSOCIATES, INC.**  
**Real Estate Appraisers and Consultants**

DENNIS H. CARR, MAI  
MATTHEW J. RAHN, MAI

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ASSOCIATES  
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DANIEL M. BURGESS

PHONE: (678) 686-5575  
FAX: (678) 686-5595

May 1, 2023

Windholz, Hunter & Associates, LLC  
c/o Ms. Michèle L. Battle  
Battle Law, P.C.  
3562 Habersham at Northlake  
Building J, Suite 100  
Tucker, Georgia 30084

RE: **Proposed Land Swap**

Property conveyed by Windholz, Hunter & Associates, LLC – 5,469 square feet (0.12 acre);

Right of way in fee simple conveyed by DeKalb – 3,133 square feet (0.07 acre);  
1459, 1463, 1467, & 1473 Oxford Road, NE;  
Atlanta, DeKalb County, Georgia

Dear Ms. Battle:

As requested, we have reviewed documentation related to a proposed property swap along Oxford Road NE in Unincorporated DeKalb County, Georgia. It is our understanding that DeKalb County is contemplating swapping 0.07-acre of right of way for a 0.12-acre permanent easement of property owned by Windholz, Hunter & Associates, LLC. Reportedly, the 0.07-acre owned by DeKalb is abandoned right of way and is not needed. The 0.12-acre of land owned by Windholz, Hunter & Associates, LLC is low-lying floodplain and is critical for a sanitary sewer and access easement.

The effective date of this analysis and valuation is April 27, 2023, the most recent date of inspection.

**CARR, RAHN & ASSOCIATES, INC.**  
**Real Estate Appraisers and Consultants**

Windholz, Hunter & Associates, LLC  
c/o Ms. Michele L. Battle, Battle Law, P.C.

May 1, 2023  
Page 2

This report was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as set forth by the Appraisal Foundation and in accordance with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the rules and regulations of the Georgia Real Estate Appraisers Board.

Submitted herewith is our appraisal report containing all pertinent facts and data gathered in our investigation. Reference is made to the "Limiting Conditions and Assumptions" and "Certification" of the appraisers which are included within the report.

A "Summary of Salient Facts and Conclusions" follows this letter. It has been a pleasure to serve you in this matter.

Respectfully Submitted,

**CARR, RAHN & ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Matthew Rahn".

Matthew J. Rahn, MAI  
State of Georgia Certified General Real Property Appraiser (CG303999)

**REPORT OF AN APPRAISAL  
OF**

**PROPOSED LAND SWAP**

PERMANENT EASEMENT CONVEYED BY WINDHOLZ, HUNTER &  
ASSOCIATES, LLC TO DEKALB COUNTY: 5,469 SQUARE FEET (0.12 ACRE)

RIGHT OF WAY IN FEE SIMPLE CONVEYED BY DEKALB COUNTY TO  
WINDHOLZ, HUNTER & ASSOCIATES, LLC: 3,133 SQUARE FEET (0.07 ACRE)

SOUTHWEST SIDE OF OXFORD ROAD NE  
BETWEEN NORTH DECATUR ROAD AND CLIFTON ROAD  
18<sup>TH</sup> DISTRICT, LAND LOT 3  
UNINCORPORATED DEKALB COUNTY, GEORGIA

AS OF

APRIL 27, 2023  
(MOST RECENT DATE OF INSPECTION)

**FILE #11256.00R**

**CARR, RAHN & ASSOCIATES, INC.**

PHONE: 404-836-7921

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[www.carratlanta.com](http://www.carratlanta.com)

PREPARED BY

MATTHEW J. RAHN, MAI

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

<b>Project:</b>	Proposed Land Swap: Windholz, Hunter & Associates, LLC, permanent easement rights to be swapped for land owned by DeKalb County.
<b>Identification of Real Estate –</b>	
1) <b>Land to be conveyed to DeKalb County:</b>	5,469 square feet (0.12 acre) of low-lying floodplain proposed for a 20' sanitary sewer & access easement; now part of a 1.116-acre parent tract.
2) <b>Land currently owned by DeKalb County to be conveyed to Windholz, Hunter &amp; Associates, LLC:</b>	3,133 square feet (0.07 acre) of former right of way of Oxford Road to be incorporated into the owner's property.
<b>District / Land Lot:</b>	District 18, Land Lot 3.
<b>City / County:</b>	Unincorporated DeKalb County, Georgia
<b>Zoning:</b>	The Windholz, Hunter & Associates, LLC properties are zoned C-1, Local Commercial District, and R-75, Residential Medium Lot District, by DeKalb County. The properties are within the Emory Village Overlay District.
<b>Highest and Best Use:</b>	Commercial development.
<b>Rights Appraised:</b>	Fee simple.
<b>Date of Valuation:</b>	April 27, 2023 (Most Recent Date of Inspection).
<b>Date of Report:</b>	May 1, 2023.



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**ADDENDA**

EXHIBIT	I	AERIAL PHOTOGRAPH
EXHIBIT	II	LAND SWAP PLAT
EXHIBIT	III	SUBJECT PHOTOGRAPHS
EXHIBIT	IV	FEMA FLOOD MAP
EXHIBIT	V	COMPARABLE LAND SALES
EXHIBIT	VI	ENGAGEMENT LETTER
EXHIBIT	VII	E&O INSURANCE CERTIFICATE
EXBHITI	VIII	APPRAISER STATE CERTIFICATION

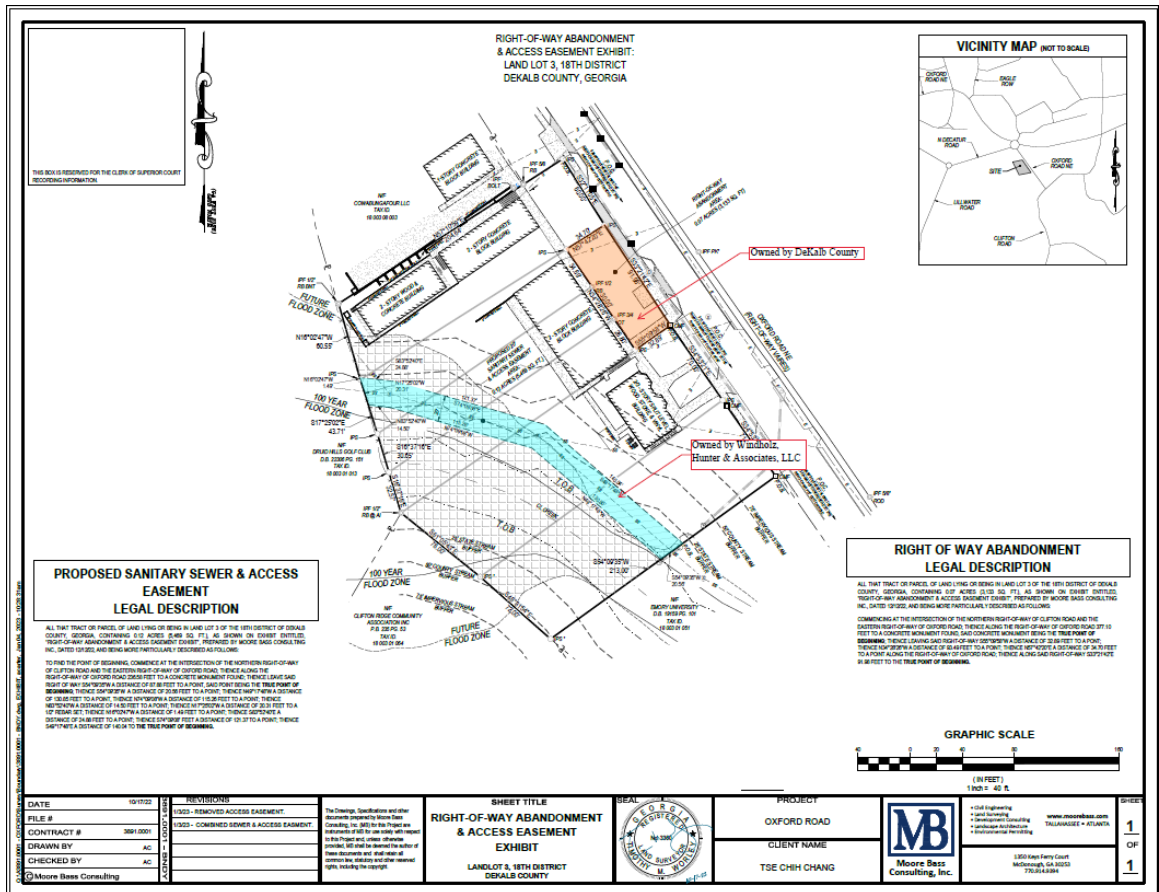
## IDENTIFICATION OF REAL ESTATE

The subject of this report includes parcels that are proposed for a land swap, briefly identified as:

- 1) A 0.12-acre (5,469 square feet) parcel proposed for sanitary & access easement dedication from Windholz, Hunter & Associates, LLC to DeKalb County;
- 2) A 0.07-acre (3,133 square feet) parcel of Oxford Road right of way to be dedicated to Windholz, Hunter & Associates, LLC.

The proposed swaps are identified on the following aerial photograph and survey.





**IDENTIFICATION OF REAL PROPERTY**

This appraisal addresses the fee simple interest in each identified subject parcel. In the case of the right-of-way dedication to DeKalb County, the property is viewed as part of the parent tract, approximately 1.116 acres. The parent tract encompasses four tax parcels – two of which are owned by Windholz, Hunter & Associates, LLC, and the other two are owned by Jones, Cordele & Associates, LLC. The two ownership entities are reportedly related. In the case of the area to be conveyed by DeKalb County, the area is considered abandoned right-of-way of Oxford Road.

## **TYPE AND DEFINITION OF VALUE**

### **Purpose of Appraisal**

The purpose of this appraisal is to provide an opinion of the market value of the fee simple interest in each identified subject parcel.

### **Market Value Definition**

Market value is defined as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.<sup>1</sup>

### **INTENDED USE**

The intended use of this appraisal is to assist the client in establishing values for a proposed land swap.

### **INTENDED CLIENT / INTENDED USER**

The client and intended user of the appraisal are Windholz, Hunter & Associates, LLC and Battle Law, P.C.

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<sup>1</sup> The Appraisal of Real Estate, 14<sup>th</sup> Edition, 2013, Published by the Appraisal Institute.

## **SCOPE OF WORK**

### **Definition**

The term “Scope of Work” means the type and extent of research and analyses in an appraisal or appraisal review assignment.

This appraisal involves the valuation of two parcels of land proposed for a land swap. In analyzing each, we reviewed tax plats, zoning and tax records, plats, aerial photographs, and other pertinent documentation. Ms. Michele L. Battle was interviewed as to the intended use of the appraisal and nature of the subject parcels.

The land valuation involved gathering an analysis of similar land sales, reflective of the highest and best use of each subject parcel.

The sales comparison approach was employed in the valuation of each parcel. The income and cost approaches were not utilized as these approaches generally do not relate to vacant land.

## **INDEPENDENCE OF THE APPRAISER**

The appraiser hereby acknowledges having had no involvement with the subject property in the previous three years.

## **HISTORY**

### **Physical**

The subject parent tract is improved with commercial and residential uses and has been for many years. The 0.12-acre of land area from the parent tract, if conveyed, will reportedly be utilized for a sanitary sewer and access easement. The 0.07-acre property owned by DeKalb County, is right of way for Oxford Road that is currently utilized as a parking lot for the subject parent tract.

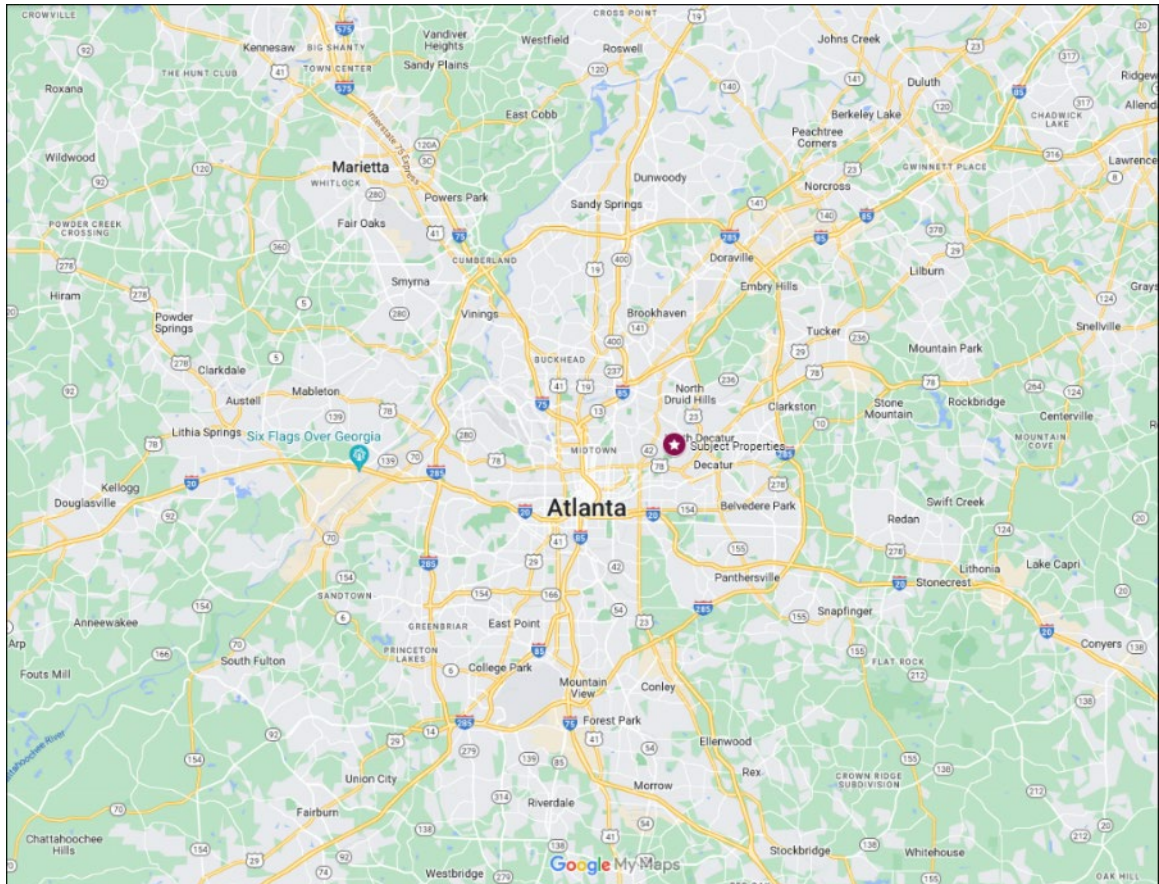
### **Title**

The 0.12-acre tract, part of a 1.116-acre parent tract, is owned by Windholz, Hunter & Associates, LLC, and Jones, Cordele & Associates, LLC, which are reportedly related entities. The 0.07-acre parcel of former right-of-way is under the ownership of DeKalb County.



## AREA DATA

### Metropolitan Atlanta

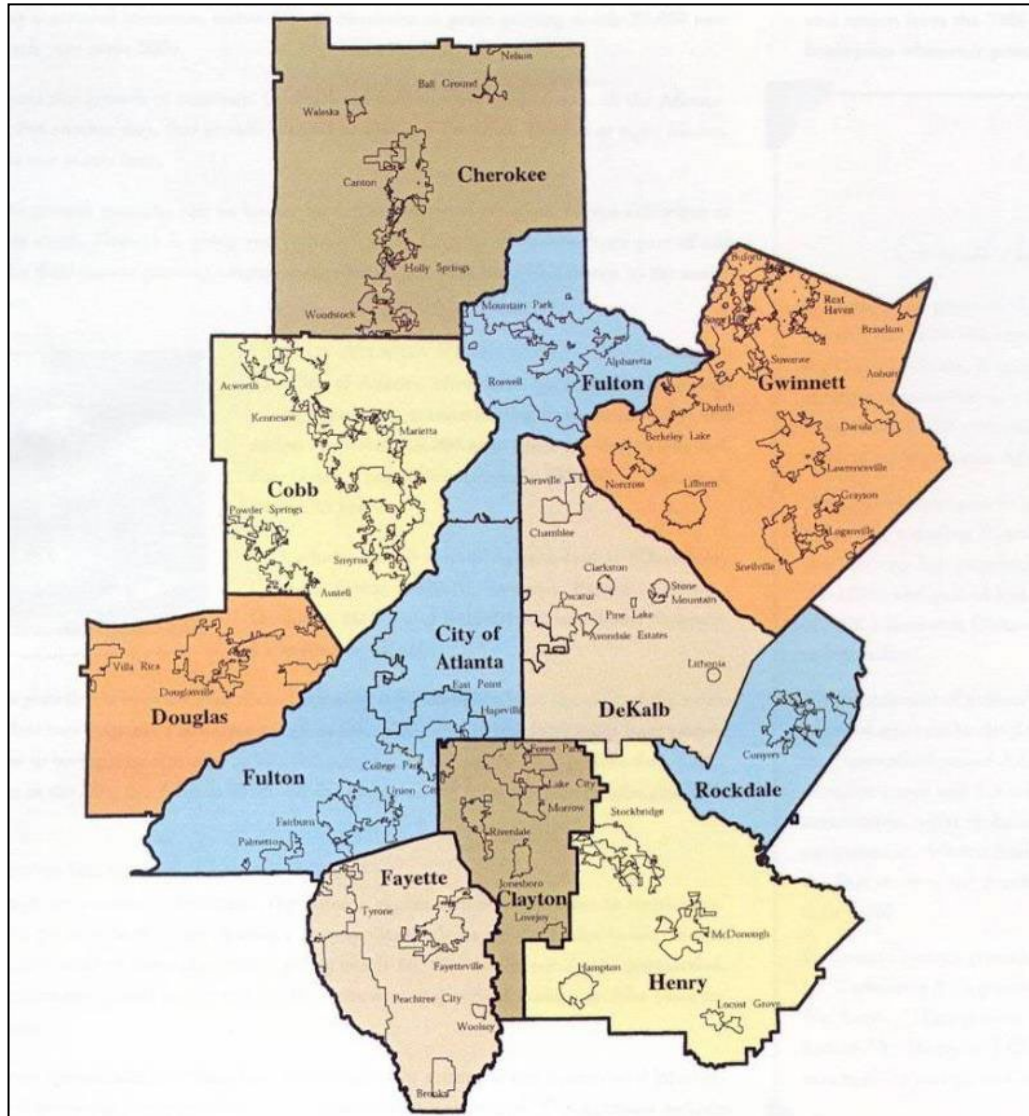


Metropolitan Atlanta is nationally recognized as the transportation, financial, governmental, and marketing center of the southeastern United States. Atlanta's development and rapid growth have been enhanced by its location near the geographic center of the southeast region. Atlanta is situated approximately 150 miles east of Birmingham; 330 miles southeast of Memphis; 235 miles southeast of Nashville; 220 miles southwest of Charlotte; 310 miles northwest of Jacksonville; and 480 miles northeast of New Orleans. This central location has spurred Atlanta's emergence as the transportation hub of the Southeast, while the absence of natural barriers has allowed growth in all directions.

Originally consisting of Clayton, Cobb, DeKalb, Douglas, Fulton, Gwinnett, and Rockdale counties, the Standard Metropolitan Statistical Area (SMSA) was expanded in 1983 to include Butts, Cherokee, Fayette, Forsyth, Henry, Newton, Paulding, and Walton counties, which then comprised the 15-County Atlanta SMSA. In 1989, the SMSA was again expanded to include three more counties and redefined as a Metropolitan Statistical

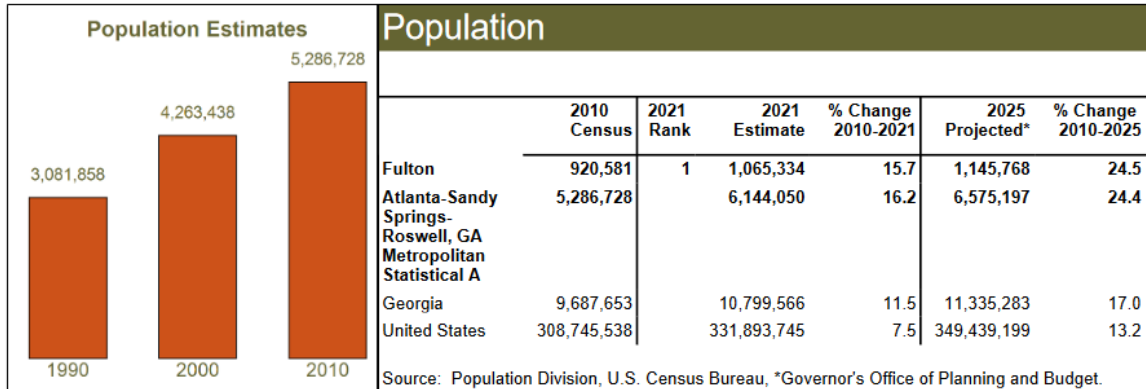
Area (MSA). In December 1992, Pickens, Bartow, and Carroll counties were added to the Atlanta MSA, while Butts County was removed.

Ten core counties have captured the preponderance of historical population growth. These counties, which include the City of Atlanta, are members of the Atlanta Regional Commission (ARC). The ARC serves as the regional planning agency. A map of the Atlanta Region follows:



Historical demographic, economic, and real estate market statistics for the region are summarized:

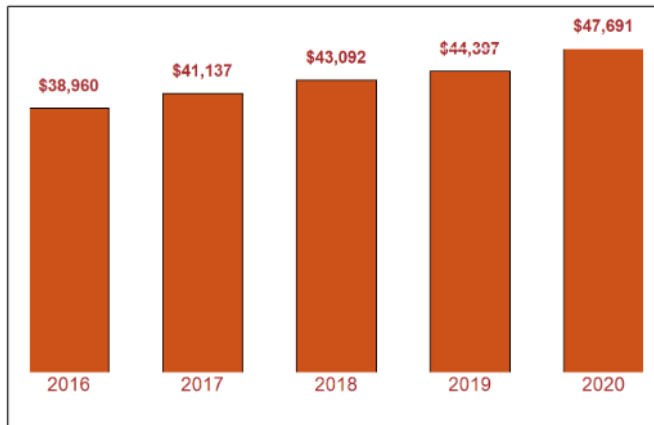
### Historical Population Statistics for the Atlanta Region



### Historical Income Statistics for the Atlanta Region

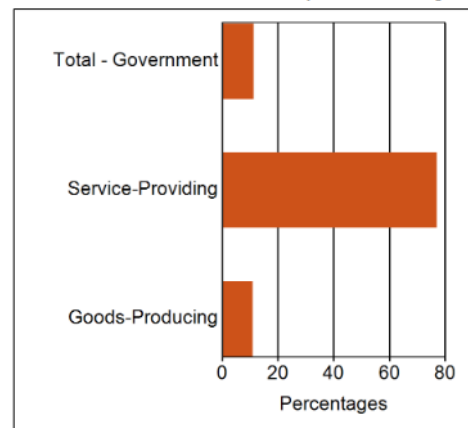
#### Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area Per Capita Income

Source: U.S. Bureau of Economic Analysis



#### Atlanta-Sandy Springs-Roswell, GA Industry Mix 2022

Source: See Industry Mix data on Page 2.





## Historical Residential Building Permits for the Atlanta Region

CBSA Totals									
Housing Unit Building Permits for: Atlanta-Sandy Springs-Roswell, GA									
	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Total Units</b>	24,337	26,683	30,342	36,357	33,711	39,441	32,836	32,343	39,466
<b>Units in Single-Family Structures</b>	14,864	16,984	19,995	23,100	24,937	26,506	26,261	28,629	31,560
<b>Units in All Multi-Family Structures</b>	9,473	9,699	10,347	13,257	8,774	12,935	6,575	3,714	7,906
<b>Units in 2-unit Multi-Family Structures</b>	50	40	30	48	30	98	42	96	78
<b>Units in 3- and 4-unit Multi-Family Structures</b>	157	217	167	102	127	87	115	228	151
<b>Units in 5+ Unit Multi-Family Structures</b>	9,266	9,442	10,150	13,107	8,617	12,750	6,418	3,390	7,677

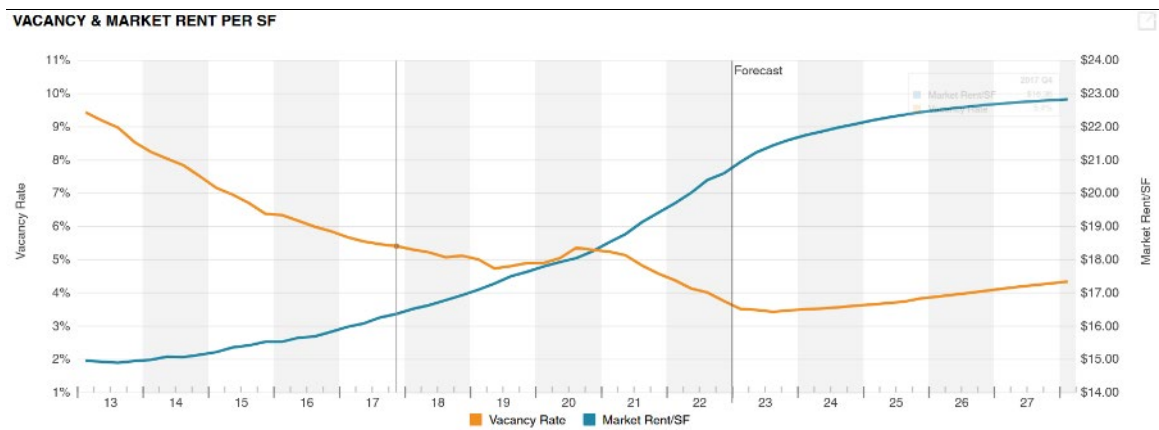
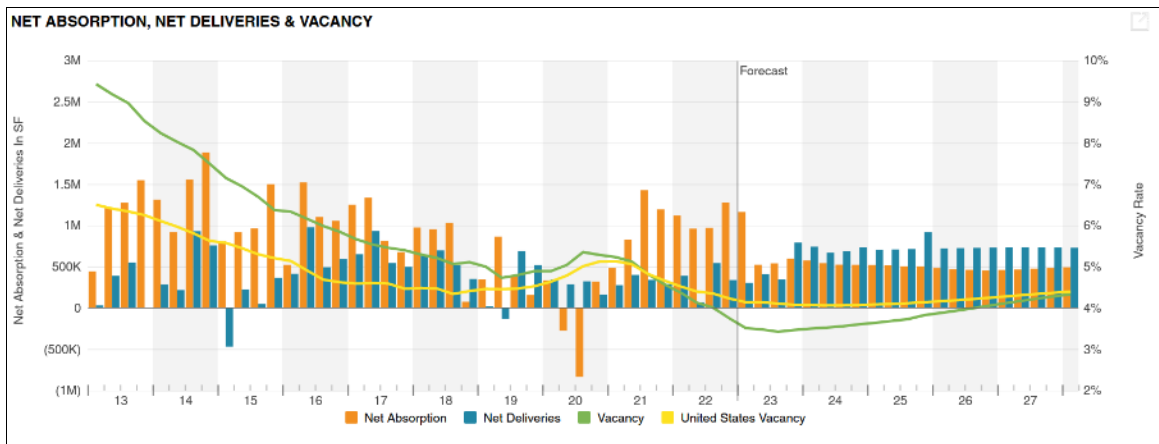
## Labor Statistics for the Atlanta Region

Annual Labor Force Activity – 2021												
ANNUAL AVERAGES												
	Labor Force			Employed			Unemployed			Rate		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
Barrow	40,112	42,115	5.0%	38,057	40,882	7.4%	2,055	1,233	-40.0%	5.1%	2.9%	-43.1%
Bartow	49,719	51,257	3.1%	46,612	49,456	6.1%	3,107	1,801	-42.0%	6.2%	3.5%	-43.5%
Butts	10,739	11,132	3.7%	10,075	10,727	6.5%	664	405	-39.0%	6.2%	3.6%	-41.9%
Carroll	54,475	56,140	3.1%	51,009	54,073	6.0%	3,466	2,067	-40.4%	6.4%	3.7%	-42.2%
Cherokee	133,045	139,406	4.8%	126,581	135,761	7.3%	6,464	3,645	-43.6%	4.9%	2.6%	-46.9%
Clayton	139,790	140,309	0.4%	125,357	131,120	4.6%	14,433	9,189	-36.3%	10.3%	6.5%	-36.9%
Cobb	414,357	423,126	2.1%	389,904	409,319	5.0%	24,453	13,807	-43.5%	5.9%	3.3%	-44.1%
Coweta	73,981	76,218	3.0%	69,397	73,661	6.1%	4,584	2,567	-44.2%	6.2%	3.4%	-45.2%
Dawson	12,319	13,115	6.5%	11,735	12,765	8.8%	584	350	-40.1%	4.7%	2.7%	-42.6%
DeKalb	395,683	400,667	1.3%	364,209	382,143	4.9%	31,474	18,524	-41.1%	8.0%	4.6%	-42.5%
Douglas	72,297	74,001	2.4%	66,930	70,771	5.7%	5,367	3,230	-39.8%	7.4%	4.4%	-40.5%
Fayette	56,444	58,170	3.1%	53,389	56,475	5.8%	3,055	1,695	-44.5%	5.4%	2.9%	-46.3%
Forsyth	120,904	127,031	5.1%	115,371	123,874	7.4%	5,533	3,157	-42.9%	4.6%	2.5%	-45.7%
Fulton	557,232	569,144	2.1%	512,593	542,664	5.9%	44,639	26,480	-40.7%	8.0%	4.7%	-41.3%
Gwinnett	481,453	492,181	2.2%	450,909	475,000	5.3%	30,544	17,181	-43.8%	6.3%	3.5%	-44.4%
Haralson	12,245	12,750	4.1%	11,525	12,303	6.8%	720	447	-37.9%	5.9%	3.5%	-40.7%
Heard	5,132	5,239	2.1%	4,798	5,036	5.0%	334	203	-39.2%	6.5%	3.9%	-40.0%
Henry	115,352	118,685	2.9%	106,831	113,693	6.4%	8,521	4,992	-41.4%	7.4%	4.2%	-43.2%
Jasper	6,756	7,065	4.6%	6,422	6,838	6.5%	334	227	-32.0%	4.9%	3.2%	-34.7%
Lamar	7,980	8,249	3.4%	7,476	7,904	5.7%	504	345	-31.5%	6.3%	4.2%	-33.3%
Meriwether	8,816	8,897	0.9%	8,061	8,429	4.6%	755	468	-38.0%	8.6%	5.3%	-38.4%
Morgan	9,142	9,521	4.1%	8,645	9,212	6.6%	497	309	-37.8%	5.4%	3.2%	-40.7%
Newton	51,901	53,410	2.9%	48,202	51,064	5.9%	3,699	2,346	-36.6%	7.1%	4.4%	-38.0%
Paulding	85,313	89,362	4.7%	80,718	86,668	7.4%	4,595	2,694	-41.4%	5.4%	3.0%	-44.4%
Pickens	14,927	15,533	4.1%	14,210	15,099	6.3%	717	434	-39.5%	4.8%	2.8%	-41.7%
Pike	8,705	8,981	3.2%	8,273	8,728	5.5%	432	253	-41.4%	5.0%	2.8%	-44.0%
Rockdale	43,989	44,591	1.4%	40,657	42,529	4.6%	3,332	2,062	-38.1%	7.6%	4.6%	-39.5%
Spalding	28,305	28,984	2.4%	26,156	27,827	5.6%	2,149	1,357	-36.9%	7.6%	4.7%	-38.2%
Walton	44,917	46,945	4.5%	42,476	45,448	7.0%	2,441	1,497	-38.7%	5.4%	3.2%	-40.7%
<b>Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area</b>	<b>3,056,030</b>	<b>3,132,224</b>	<b>2.5%</b>	<b>2,846,578</b>	<b>3,009,269</b>	<b>5.7%</b>	<b>209,452</b>	<b>122,955</b>	<b>-41.3%</b>	<b>6.9%</b>	<b>3.9%</b>	<b>-43.5%</b>
Georgia	5,072,155	5,186,969	2.3%	4,741,191	4,983,732	5.1%	330,964	203,237	-38.6%	6.5%	3.9%	-40.0%
United States	160,742,000	161,204,000	0.3%	147,795,000	152,581,000	3.2%	12,947,000	8,623,000	-33.4%	8.1%	5.3%	-34.6%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.  
Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics.

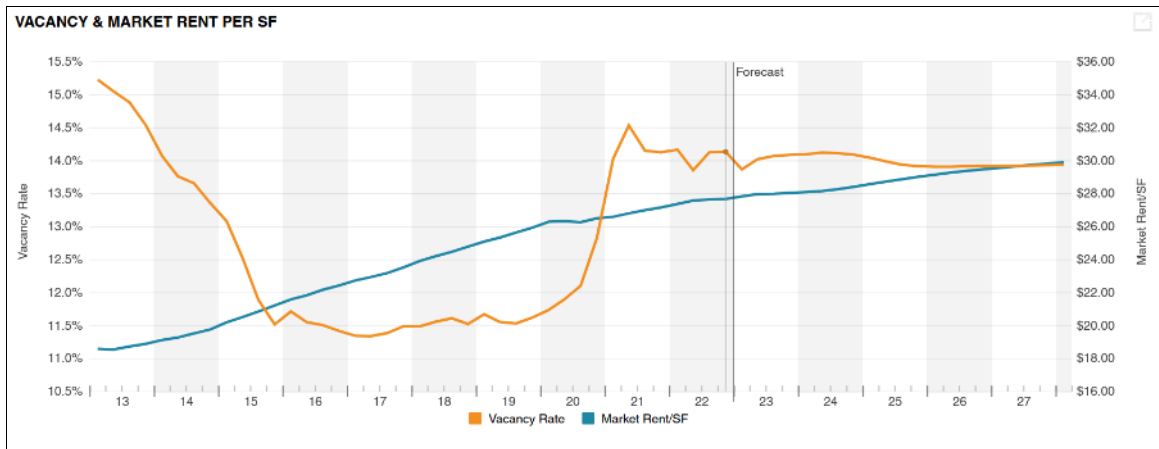
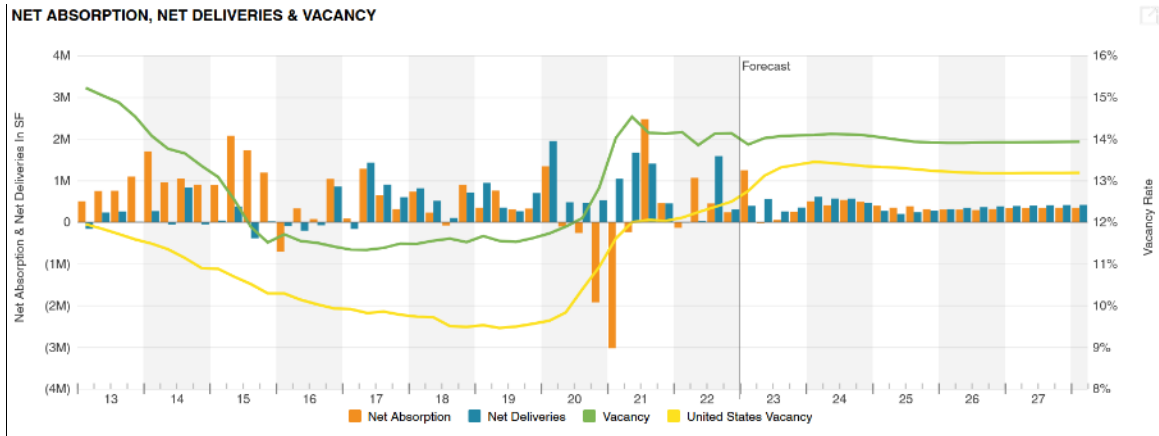
## Metro Atlanta Retail Market Statistics from Costar – Fourth Quarter 2022

AVAILABILITY	MARKET	NATIONAL INDEX	INVENTORY	MARKET	NATIONAL INDEX
Market Rent/SF	\$20.58 ↓	\$23.69 ↓	Existing Buildings	28,517 ↓	1,064,201 ↓
Vacancy Rate	3.8% ↑	4.3% ↑	Inventory SF	369M ↓	11.8B ↓
Vacant SF	13.9M ↑	504M ↓	Average Building SF	12.9K ↓	11.1K ↓
Availability Rate	3.6% ↑	5.0% ↑	Under Construction SF	1.8M ↑	64M ↓
Available SF	13.3M ↑	596M ↓	12 Mo Delivered SF	2.2M ↓	47.1M ↑
Sublet SF	331K ↓	16.9M ↓			
Months on Market	10.3	13.5			
DEMAND	MARKET	NATIONAL INDEX	SALES	MARKET	NATIONAL INDEX
12 Mo Net Absorption SF	4.2M ↑	72.3M ↓	12 Mo Transactions	1,687 ↑	48,761 ↓
6 Mo Leasing Probability	31.1%	32.9%	Market Sale Price/SF	\$203 ↓	\$242 ↓
			Average Market Sale Price	\$2.6M ↓	\$2.7M ↓
			12 Mo Sales Volume	\$4.4B ↓	\$93.5B ↓
			Market Cap Rate	6.9% ↑	6.7% ↓



## Metro Atlanta Office Market Statistics from Costar – Fourth Quarter 2022

AVAILABILITY	MARKET	NATIONAL INDEX	INVENTORY	MARKET	NATIONAL INDEX
Market Rent/SF	\$27.66 ↓	\$35.15 ↓	Existing Buildings	16,644 ↓	346,181 ↓
Vacancy Rate	14.2% ↓	12.7% ↓	Inventory SF	335M ↓	8.3B ↓
Vacant SF	47.6M ↓	1.1B ↓	Average Building SF	20.1K ↓	24.1K ↓
Availability Rate	17.9% ↓	16.0% ↓	Under Construction SF	4.6M ↑	134M ↑
Available SF	60.6M ↓	1.4B ↓	12 Mo Delivered SF	3.4M ↑	62M ↑
Sublet SF	7.6M ↓	202M ↓			
Months on Market	14.1	14.0			
DEMAND	MARKET	NATIONAL INDEX	SALES	MARKET	NATIONAL INDEX
12 Mo Net Absorption SF	1.2M ↓	(18.5M) ↓	12 Mo Transactions	1,209 ↓	20,352 ↓
6 Mo Leasing Probability	31.0%	34.5%	Market Sale Price/SF	\$232 ↓	\$338 ↓
			Average Market Sale Price	\$4.7M ↓	\$8.2M ↓
			12 Mo Sales Volume	\$4.7B ↑	\$78.8B ↑
			Market Cap Rate	7.0% ↑	6.9% ↑

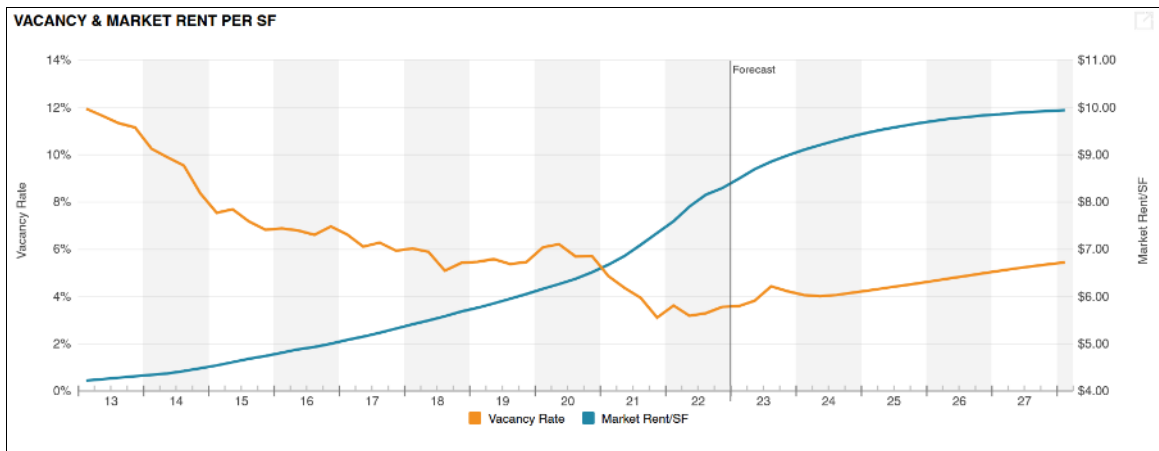
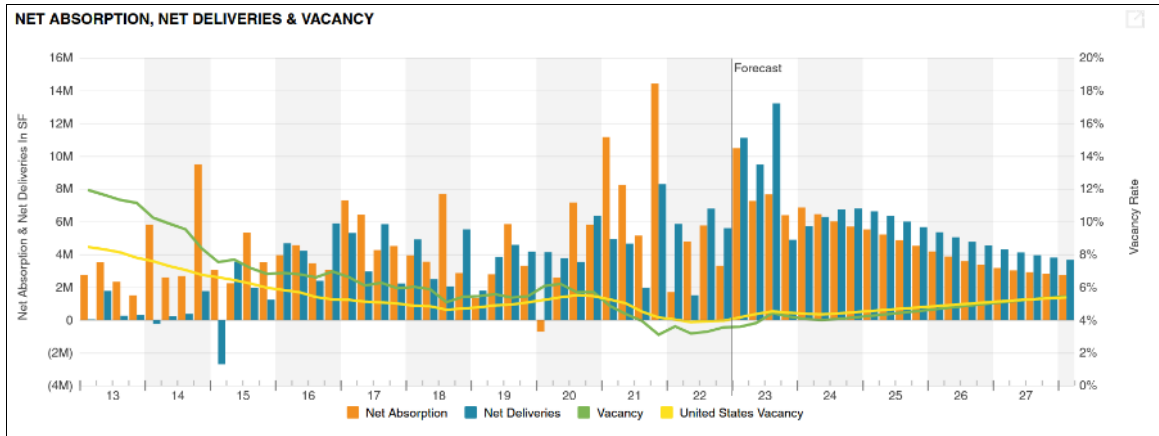


### Metro Atlanta Industrial Market Statistics from Costar – Fourth Quarter 2022

AVAILABILITY	MARKET	NATIONAL INDEX	INVENTORY	MARKET	NATIONAL INDEX
Market Rent/SF	\$8.27 ↓	\$11.07 ↑	Existing Buildings	16,683 ↓	471,356 ↓
Vacancy Rate	3.8% ↓	4.1% ↑	Inventory SF	797M ↓	18.1B ↓
Vacant SF	30M ↓	740M ↓	Average Building SF	47.8K ↓	38.4K ↓
Availability Rate	7.3% ↓	7.2% ↓	Under Construction SF	36.5M ↓	672M ↓
Available SF	60.6M ↓	1.4B ↓	12 Mo Delivered SF	21.8M ↑	423M ↓
Sublet SF	4.9M ↓	86.8M ↓			
Months on Market	4.8	5.7			

DEMAND	MARKET	NATIONAL INDEX	SALES	MARKET	NATIONAL INDEX
12 Mo Net Absorption SF	13.9M ↓	375M ↓	12 Mo Transactions	1,031 ↓	23,016 ↓
6 Mo Leasing Probability	38.7%	44.0%	Market Sale Price/SF	\$106 ↓	\$157 ↓
			Average Market Sale Price	\$5.3M ↓	\$6.2M ↓
			12 Mo Sales Volume	\$5.5B ↓	\$119B ↓
			Market Cap Rate	5.7% ↓	6.0% ↓



Metropolitan Atlanta’s position as the economic and population center of the southeastern United States is attributable to a central geographic location, an extensive transportation infrastructure including the nation’s busiest airport, extensive

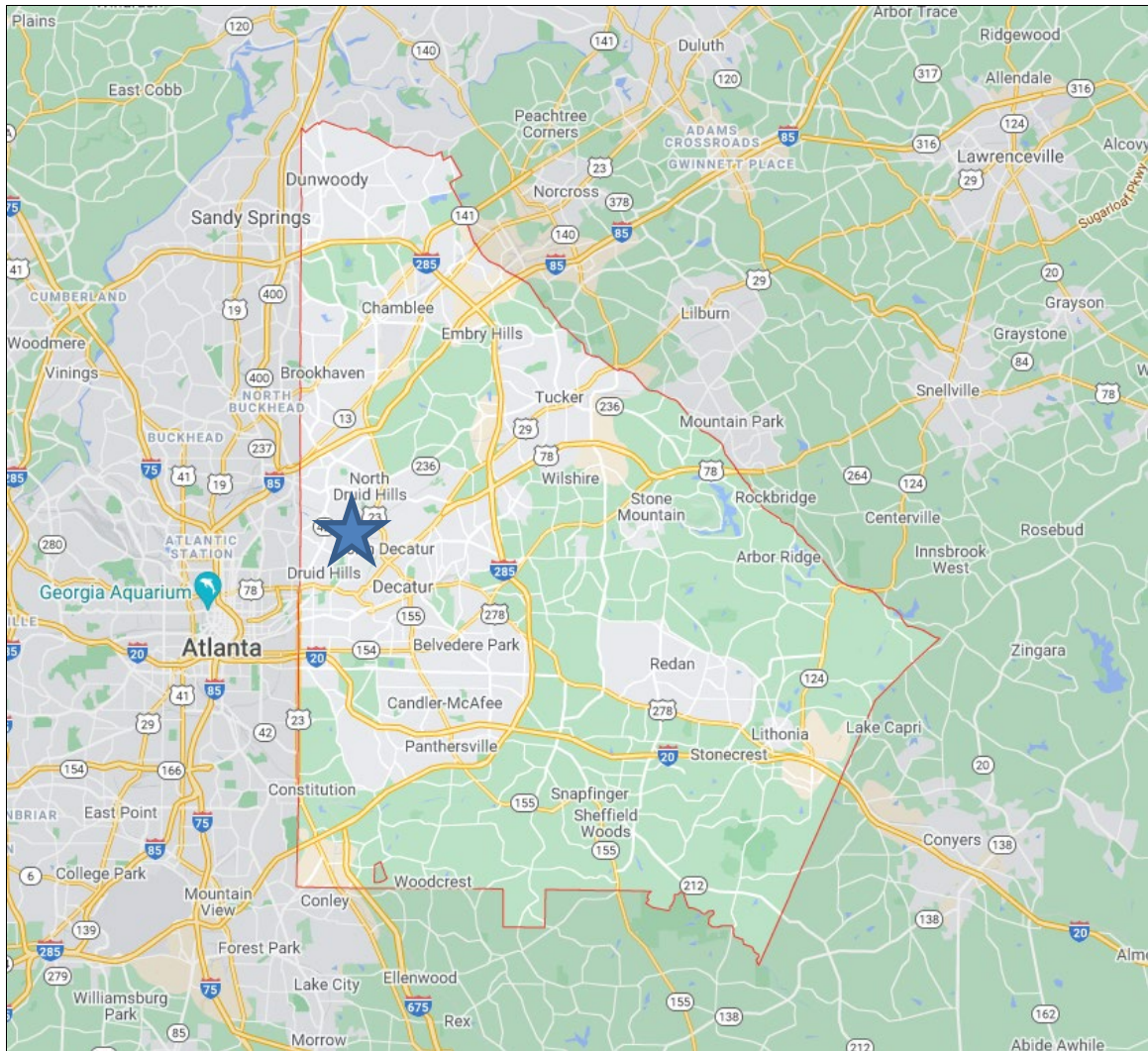
telecommunications infrastructure, and a perceived high quality of life. The international exposure associated with Atlanta's sponsorship of the 1996 Olympic Games has advanced the city's position as a recognized commercial gateway for overseas trade. A lack of natural boundaries surrounding the city has contributed to extensive urban sprawl.

The historical residential building permit data reflects Atlanta's overall market conditions in recent years. Atlanta was in a robust, overheated economy from 2001 to 2007. In the Summer of 2007, however, the economic downturn began with the collapse of the sub-prime mortgage market. Followed by the collapse of the financial markets in the Fall of 2008, Atlanta dipped into recessionary conditions which extended from 2007 through most of 2011. Most of the counties forming the MSA began to experience recovery during 2011, and steady recovery has characterized the general market since. Some counties have recovered in a dynamic fashion, but other counties still show gradual recovery.

Over the long-term, however, Atlanta's diversity should insulate the region from long lasting economic downturns, with steady increases in all market sectors anticipated for the next several years.



## DeKalb County

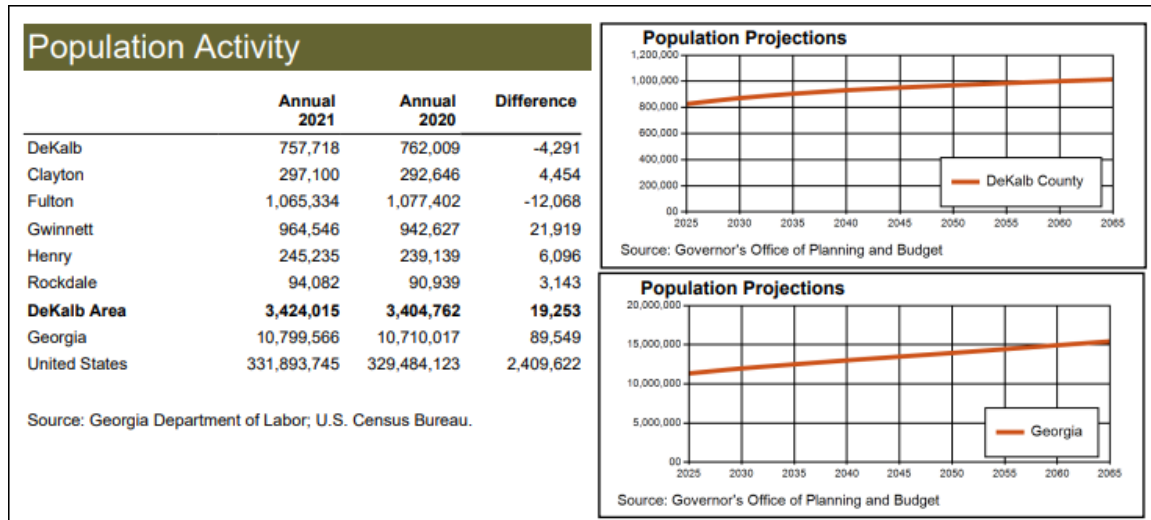


DeKalb County is situated in north-central Georgia and forms the eastern boundary of the city of Atlanta. At its closest point, the county is located approximately 2.5 miles east of the Atlanta Central Business District. It is one of the 28 counties that comprise the Atlanta Metropolitan Statistical Area (MSA) and is a member of the 10-core counties comprising the Atlanta Region.

In the 1960s, developers recognized DeKalb's potential for industrial and manufacturing activity, and the county began to develop its own economic base. As a result, there has been significant expansion over the past 30 to 50 years. In addition to a close-in location adjacent to the city of Atlanta, DeKalb County had a well planned infrastructure and had excess sewer capacity as compared to nearby Cobb and Gwinnett counties. Consequently, DeKalb County has been able to accommodate the rapid growth.

## Population

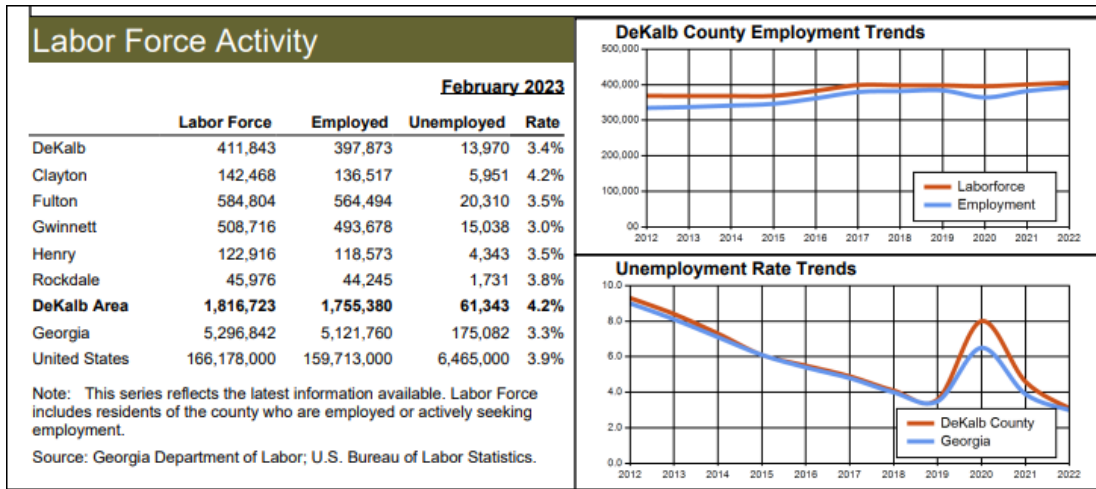
The following chart from the Georgia Department of Labor shows historic, current, and projected population for the county:



The estimated population in 2021 at 757,718 made it the fourth most populous county in Georgia and reflected an increase of 9.7% since 2010. The county's 2021 estimated population is 7.02% of the population of Georgia. Continued growth is projected through 2025. According to the ARC, nearly 25% of the available developable acres in DeKalb County were developed between 1999 and 2005, the peak years of growth. At present, the county is estimated to have an approximate 20-year supply of developable land, but this figure can change significantly depending on growth trends, and infrastructure availability, etc.

In recent years the population growth has taken place in the southern portion of the county where large land tracts allowed larger developments, and in the western and northern portions of the county where infill development on available land and/or redevelopment after clearing older improved properties has occurred. The impetus for infill development comes from increased traffic congestion in the northern suburbs and longer travel times, both of which make in-town living more desirable. As a consequence, revitalization of many in-town neighborhoods occurred as former, often deteriorated, properties gave way to redevelopment involving greater land use intensity. The trend toward in-migration gained traction in the 1990s, as gentrification began in the southern and eastern portions of the City of Decatur and in the Little Five Points, Kirkwood, Eastlake, and East Atlanta neighborhoods. The trend continues, but at a slower pace, consistent with the general economy.

## Employment



According to the February 2023 Georgia Department of Labor *Area Labor Profile* (the most recent available), the DeKalb County labor force was 411,843 with 397,673 employed, equating to an unemployment rate of 3.4%. This is only slightly higher than the State of Georgia’s unemployment rate of 3.3%, which are provided in the same report.

DeKalb County has a diversified economic base with service providers accounting for the largest employers. DeKalb’s largest employers are summarized:





### Top Ten Largest Employers - 2022\*

DeKalb	DeKalb Area	COUNTY
Childrens Healthcare of Atlanta		
Emory Healthcare, Inc.		
Emory University		
Georgia Perimeter College		
Optum Services, Inc.		
Publix Super Markets, Inc.		
State Farm Mutual Auto Insurance Company		
The Kroger Company		
United Parcel Service		
Walmart		
	Amzn Wvcs, LLC	Fulton
	Delta Air Lines, Inc.	Clayton
	Delta Air Lines, Inc.	Fulton
	Emory Healthcare, Inc.	DeKalb
	Emory Healthcare, Inc.	Fulton
	Emory University	DeKalb
	Georgia Institute Of Technology	Fulton
	Grady Health System	Fulton
	Northside Hospital, Inc.	Fulton
	State Farm Mutual Auto Insurance Company	DeKalb

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Retail employment opportunities are greatest among the five malls in the county (Perimeter Mall, Northlake Mall, South DeKalb Mall, The Mall at Stonecrest, and North DeKalb Mall). Perimeter Mall was built in 1971 and contains 1,554,288 square feet. Northlake Mall, also built in 1971, contains 1,050,000 square feet. Two other malls include the Gallery at South DeKalb (formerly South DeKalb Mall), built in 1970 and containing 800,000 square feet, and Market Square Mall (formerly North DeKalb Mall), built in 1965 (renovated in 1985) and containing 650,667 square feet. The Mall at Stonecrest, which is located in eastern DeKalb at Turner Hill Road and I-20, is the newest regional mall and contains about 1.5 million square feet.

### Service and Infrastructure

DeKalb County has a well-planned and highly developed infrastructure. Unlike Fulton, Gwinnett, and Cobb counties, DeKalb enjoys excess sewer capacity. Consequently, the county has been able to absorb and accommodate growth.

Georgia Power Company and Oglethorpe Power provide electricity to the county. The county provides water and sewer service. Natural gas is supplied by a variety of providers who rely on infrastructure operated by the Atlanta Gas Light Company.

The DeKalb County Public School System provides comprehensive educational programs for grades K-12. Higher education facilities within DeKalb County include Emory University, Agnes Scott College, Oglethorpe University, Mercer University, the DeKalb County Community College System, and two major vocational/technical schools: DeKalb Technical Institute and DeVry Institute of Technology.

## Transportation

Four interstate highways serve DeKalb County. These interstate routes include I-85, I-20, I-675, and I-285. DeKalb County is also served by the Metropolitan Atlanta Rapid Transit Authority (MARTA) which includes six rail stations and connecting bus service.

Hartsfield-Jackson Atlanta International Airport is situated approximately 2.5 miles southwest of the southwestern boundary of DeKalb County and is less than a 45-minute drive from any part of the county. This airport provides commercial, passenger, and cargo air transportation. DeKalb County is also served by DeKalb-Peachtree Airport and Stone Mountain Airport. The DeKalb-Peachtree Airport is located in the northwestern section of the county. Current plans are underway to improve the landing strips and enlarge the airport. This airport provides mostly private air transportation (there is one airline service, Southern Airways Express) as opposed to the public transportation available at Atlanta's Hartsfield Airport.

## Housing

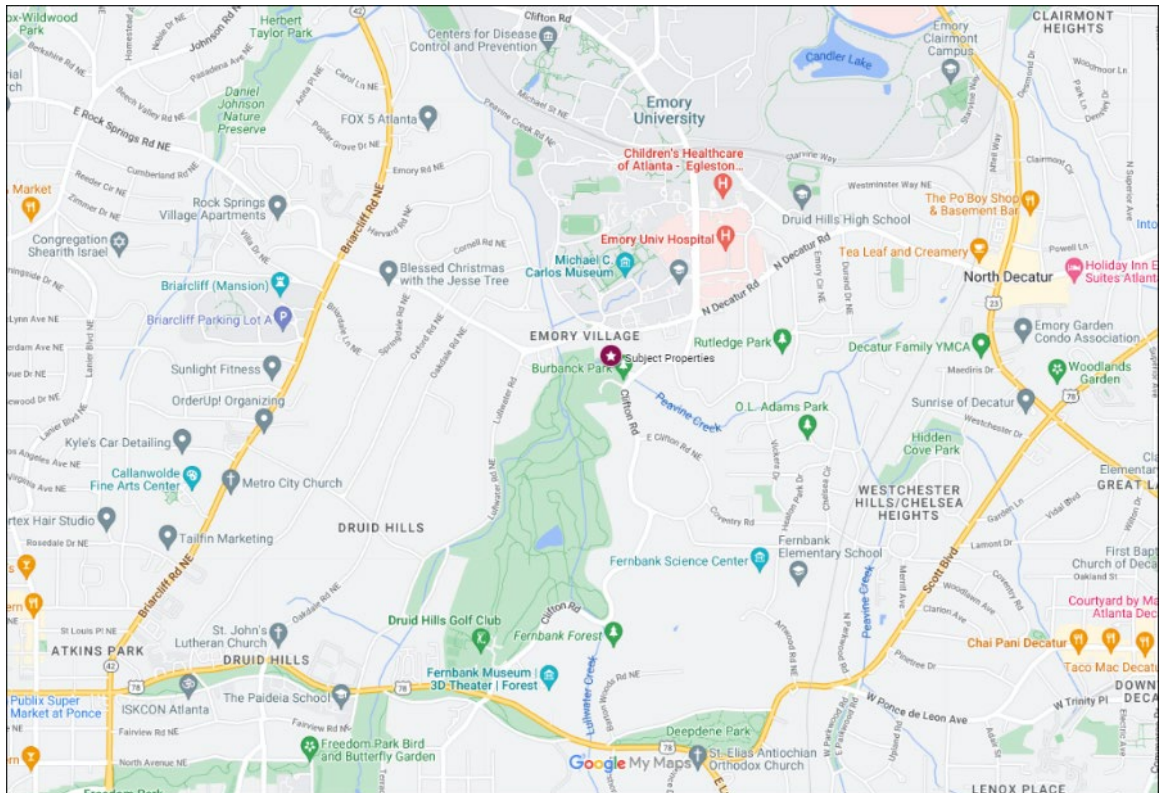
New development and redevelopment in the county slowed significantly due to the recent economic downturn. However, as shown in the following chart, since the recession, new development has generally increased annually.

County Totals							
Housing Unit Building Permits for: DeKalb County, GA							
	2015	2016	2017	2018	2019	2020	2021
<b>Total Units</b>	2,167	2,319	3,258	3,673	2,022	2,222	2,862
<b>Units in Single-Family Structures</b>	900	1,425	1,760	1,450	1,993	1,875	1,889
<b>Units in All Multi-Family Structures</b>	1,267	894	1,498	2,223	29	347	973
<b>Units in 2-unit Multi-Family Structures</b>	0	0	0	0	0	0	0
<b>Units in 3- and 4-unit Multi-Family Structures</b>	0	0	0	0	0	0	0
<b>Units in 5+ Unit Multi-Family Structures</b>	1,267	894	1,498	2,223	29	347	973

## Outlook

In summary, DeKalb County is slowly recovery from the job losses, high unemployment rates, poor lending environment, and general de-leveraging from consumers and developers that characterized all sectors of the real estate market during the recession. Long-term prospects for DeKalb are considered favorable due to the county's transportation network, diversified employment base, and quality infrastructure and services, however, signaling continued population growth and renewed real estate activity. Growth and redevelopment along the I-85 and I-20 corridors are anticipated, along with infill residential subdivisions as demand for in-town living increases.

## Neighborhood



The subject neighborhood is generally defined as the commercial node within Emory Village supporting the vast surrounding residential subdivisions. The subject property is situated on the southwest side of Oxford Road which connects with North Decatur Road to the north and Clifton Road to the south. This places the subject approximately 1.3 miles northwest of the city of Decatur in unincorporated DeKalb County and approximately 4.5 radial miles northeast of the Atlanta Central Business District.

Access to and through the subject neighborhood is good. North Decatur Road, located just north of the subject property, intersects with Briarcliff Road to the west and Clairmont Avenue to the east. is the northeastward extension of Ponce de Leon Avenue/Scott Boulevard from Atlanta and skirts northward of Decatur, the county seat of DeKalb County. Just to the northeast, Lawrenceville Highway and the Stone Mountain Freeway (U.S. Hwy. 78) provides ready access to Interstate 285 (Atlanta's perimeter expressway), located approximately 2 miles to the east. Lawrenceville Highway (U.S. Highway 29) extends northeastward and provides a major surface roadway to the Tucker and Lawrenceville business districts.

The most prominent land use in the area is the Emory University and Hospital campus, located north of North Decatur Road along Clifton Road just north of the subject. Emory

University is a top 20 research university and is recognized internationally for its esteemed medical, law, and business undergraduate and graduate programs. Student enrollment for 2010 was reportedly about 13,380 students with a university staff of about 12,560. Total employment at Emory (including hospital staff and university staff), is almost 23,700 people, making it the largest employer in DeKalb County and the third largest in metro-Atlanta. Although just outside the western boundary of the core neighborhood, Emory's estimated overall \$3.5 billion operating budget and its employment base cannot be overlooked as a significant economic neighborhood influence.

Commercial and retail development along North Decatur Road/Clairmont Avenue/Briarcliff Road is comprised of an array of various free-standing commercial properties and converted single-family residences, a mix of former automobile dealerships, single-family residences, a small condominium development, and similar uses. Development in the vicinity of Oxford Road and North Decatur Road intersection, as well as along Church Street, is comprised of smaller strip centers and free-standing retail properties are occupied by marginal quality tenants, reflecting the general market decline for retail properties in the area. Along DeKalb Industrial Way, just southeast of its intersection with Lawrenceville Highway, North DeKalb Square includes 136,000 square feet and features Kroger as its anchor. Several apartment complexes, also built in the late 1980s, are found along DeKalb Industrial Way.

Off the major surface arteries, the subject neighborhood features mostly single-family residential development. Homes are typically ranch brick residences constructed in the 1950s and 1960s. Due to the appeal of the close-in metro location, employment, and county services in or near Decatur, the demand for residences in the neighborhood has historically been strong, particularly in the developments off Scott Boulevard to the southwest, and North Druid Hills Road, west of Lawrenceville Highway. In the extended surrounding neighborhood, there are no significant land tracts available for development, and recent new residential development has involved only limited infill construction.

Overall, the outlook for the neighborhood is one of stability due to its proximity to I-285, the Atlanta CBD, Emory University / Hospital, and the city of Decatur.

### **IDENTIFICATION OF THE LAND PARCELS**

The two land areas to be swapped are summarized as follows:

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Permanent Easement Conveyed by Windholz, Hunter & Associates, LLC:	0.12 acres ( 5,469 Square Feet)
Property Conveyed by DeKalb County:	0.07 acres ( 3,133 Square Feet)

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### **Area to be Conveyed by Windholz, Hunter & Associates, LLC**

This land area is composed of 5,469 square feet (0.12 acre). The land area consists of hardwoods and open space, has an irregular shape and a gently rolling topography. The land area is encumbered with floodplain and stream buffer.

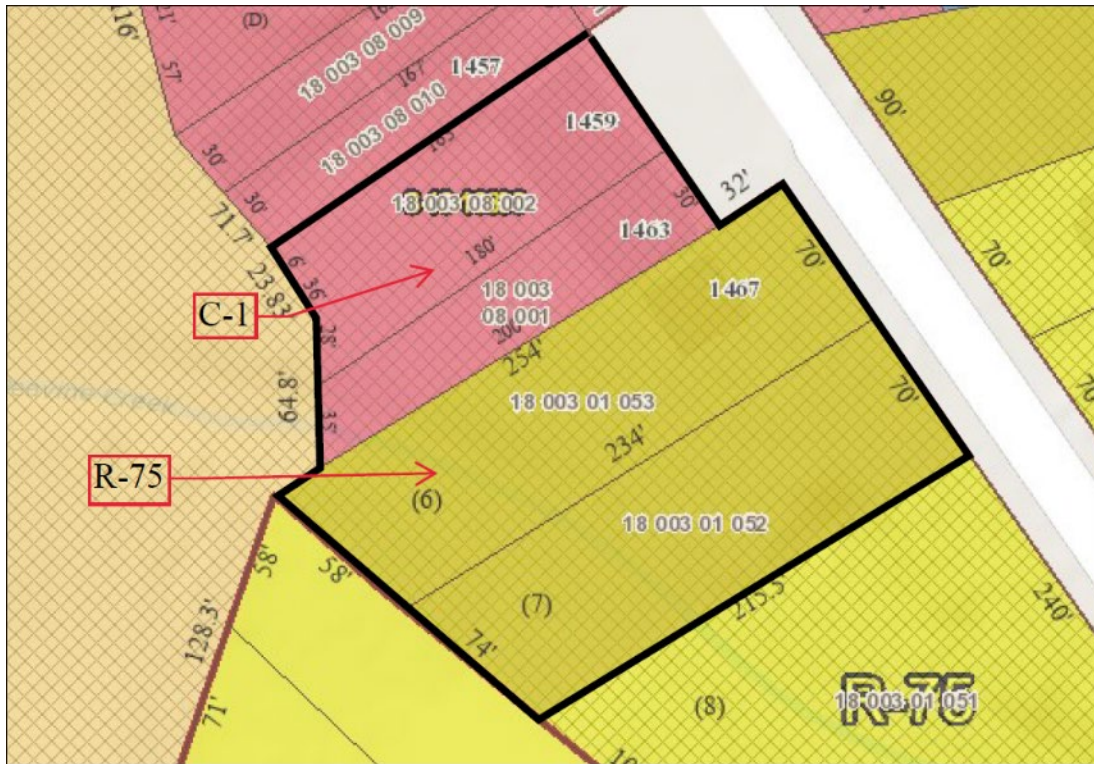
In our opinion, the tract is useable for greenspace or buffer area only. It is our understanding that DeKalb County proposes to utilize this land area for a 20' sanitary sewer and access easement.

### **Right of Way to be Conveyed by DeKalb County**

This 3,133-square foot tract is covered with asphalt and is utilized as a parking lot for the adjacent parent tract. Currently right of way for Oxford Road, the tract has a rectangular shape and is generally level. All utilities are available, including sewer.



## ZONING



The DeKalb County zoning map indicates the subject properties are zoned C-1, Local Commercial District, and R-75, Residential Medium Lot District. More importantly, the properties are within the Emory Village Overlay District.

The purpose and intent of the board of commissioners in establishing the Emory Village Overlay District is to preserve and promote a commercial district in a limited area known as Emory Village that is appropriate in size, scale, and density to serve adjacent residential neighborhoods and the adjacent Emory University campus; Ensure a compatible and diverse mix of residential, commercial, civic, cultural and recreational uses.

The following uses of land and structures shall be authorized within the Emory Village Overlay District:

- Multifamily dwelling units*
- Movie theaters*
- Places of worship*
- Bed and breakfast inns*
- Temporary outdoor sales of merchandise*
- Wine store*

Uses within all buildings shall be required to comply with all of the following requirements:

- Uses at the sidewalk levels along all public street frontages shall be restricted to the following permitted uses: movie theaters, places of worship, boutique hotel, retail uses, and service uses.
- Second stories shall only contain the following uses: authorized retail uses, movie theaters, boutique hotel, and office uses.
- Above the second story uses shall be restricted to the following: residential uses, authorized home occupation, or boutique hotel uses.
- Basement parking shall be permitted.
- Parking shall be permitted on any sidewalk level or upper story, provided that said parking is greater than thirty (30) feet in from the front façade.
- No parking shall occupy space within the first thirty (30) feet of the front façade of buildings along any story.

Pertinent restrictions follow:

Emory Village Build-to-Line Requirements	
Location	Build-To-Lines
Adjacent to contributing historic commercial structures and superseding other requirements of this table	Historic front façade location
N. Decatur Road (west of Oxford Road)	Twenty (20) feet from property line
N. Decatur Road (east of Oxford Road, unless specified)	Twenty-five (25) feet from curb line **
1485 Oxford Road	Fifteen (15) feet from curb line *
Oxford Road (east side south of N. Decatur Road, unless specified)	Twenty-five (25) feet from front lot line **
Oxford Road (west side south of N. Decatur Road)	Twenty-five (25) feet from curb line ***
Oxford Road at North Decatur Road (east corner)	As shown on regulating plan
Oxford Road (all other areas)	Front lot line

\* Curb lines shall be based on the locations established by the Emory Village streetscape and roundabout project.

\*\* Curb lines shall be based on the location established by the Emory Village streetscape and roundabout project. Where on-street parallel parking is created, the required build-to-line shall be reduced by an amount equal to the depth of said space.

\*\*\* Curb line shall be based on the location established by the Emory Village streetscape and roundabout project. Where on-street parallel parking is created, the required build-to-line shall be measured from the curb line adjacent to said space. Furthermore, where the build-to-line falls within the public right-of-way, said build-to-line shall only be required after said right-of-way has been conveyed to the adjoining property owner. In the absence of such conveyance, the build-to-line shall be the front lot line.

B. Side yard:

1. Along side lot line adjoining an R-75 district: minimum seven (7) feet and subject to [section 3.22.11](#).
  2. Along all other side lot lines: zero (0) feet or minimum separation between adjoining buildings of seven (7) feet.
- C. Rear yard: Zero (0) feet or minimum separation between buildings of seven (7) feet and subject to [section 3.22.11](#).
- D. Notwithstanding subsections A., B., C. and D. above, (sic) new buildings shall not be located between an existing contributing historic structure currently or former single-family home and the street. Additionally, within a minimum distance of fifteen (15) feet from said structure (as measured from the exterior wall) no new structure shall have a front setback less than or equal to the setback of said historic structure.

Sec. 3.22.8. - Height of buildings.

- A. The maximum height of buildings shall be based upon the zones shown on the zoning map amendment adopted pursuant to [section 3.22.3](#) which zoning map amendment shall incorporate the zone designations reflected in the [Emory Village](#) regulating plan dated March 23, 2007, adopted by the board of commissioners as part of the official zoning map amendment previously incorporated herein by reference.
- B. All buildings shall contain a story meeting the definition of sidewalk level, subject to the requirements of section 3.22.7.A.
- C. The maximum permitted building height shall be regulated by both the number of stories and the total building height, subject to the following restrictions:
1. Buildings at sidewalk level in Zones 2, 3, and 4 shall have a minimum height of twelve (12) feet and a maximum height of eighteen (18) feet above the closest build-to-line except as authorized in Zone 3 for parking levels.
  2. Buildings at sidewalk level in Zone 1 shall have a minimum height of nine (9) feet and a maximum height of twelve (12) feet above the closest build-to-line.
  3. All other stories shall have a minimum height of nine (9) and a maximum height of twelve (12) feet; and
  4. Stories of buildings not meeting the parameters of C.1. through C.3. are prohibited.
- D. Within Zones 1, 2, and 4 and unless otherwise limited by a fixed elevation above mean sea level, the maximum height of sidewalk levels and buildings in feet shall be measured from a horizontal plane established at the finished grade's highest elevation along the closest adjacent build-to-line adjoining said parcel. Parcels with more than one hundred twenty (120) feet of frontage along a build-to-line shall establish the finished grade's maximum elevation and accompanying building height limit not less than once for every one hundred twenty (120) linear feet of frontage.
- E. No building shall be less than two (2) stories in height along the build-to-line.
- F. The maximum height of buildings shall meet each requirement below within each zone:

Sec. 3.22.9. - Floor area of dwellings and buildings.

- A. The minimum floor area of each dwelling in a multifamily configuration shall be as follows:
1. A one-bedroom unit: seven hundred fifty (750) square feet.
  2. A two-bedroom unit: one thousand (1,000) square feet.
  3. A unit with three (3) or more bedrooms: one thousand two hundred (1,200) square feet.

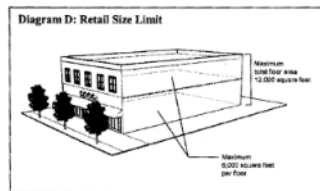


Diagram D: Rental Size Limit

- B. Retail use and service use establishments shall be subject to the following size limits.
1. With the exception of retail use with at least seventy (70) percent of floor area dedicated to the sale of food items, no individual retail use or service use shall occupy a horizontal area greater than six thousand (6,000) square feet or a total floor area of twelve thousand (12,000) square feet.
  2. Retail uses with at least seventy (70) percent of the floor area dedicated to the sale of food items and nonalcoholic beverages may occupy a maximum horizontal area of twelve thousand (12,000) square feet.
  3. No office suites may exceed one thousand five hundred (1,500) square feet. All offices must be located on the second floor of buildings except when located on the first story and accessory to a first-story retail or restaurant use.

## **HIGHEST AND BEST USE**

The “Highest and Best Use” of the parent tract owned by Windholz, Hunter & Associates, LLC is concluded to be for commercial development that is allowed within the Emory Village Overlay District. A portion of the property, however, is encumbered by floodplain and stream buffers which limit development.

The property proposed for conveyance by Windholz, Hunter & Associates, LLC: is gently rolling, fully encumbered with floodplain and stream buffer, and is suitable only for buffer area/greenspace and for density calculation purposes.



The property proposed for conveyance by DeKalb County is abandoned right of way and has no independent development potential. The highest and best use is for assemblage into the adjacent 1.116-acre subject parent tract.

### **VALUATION**

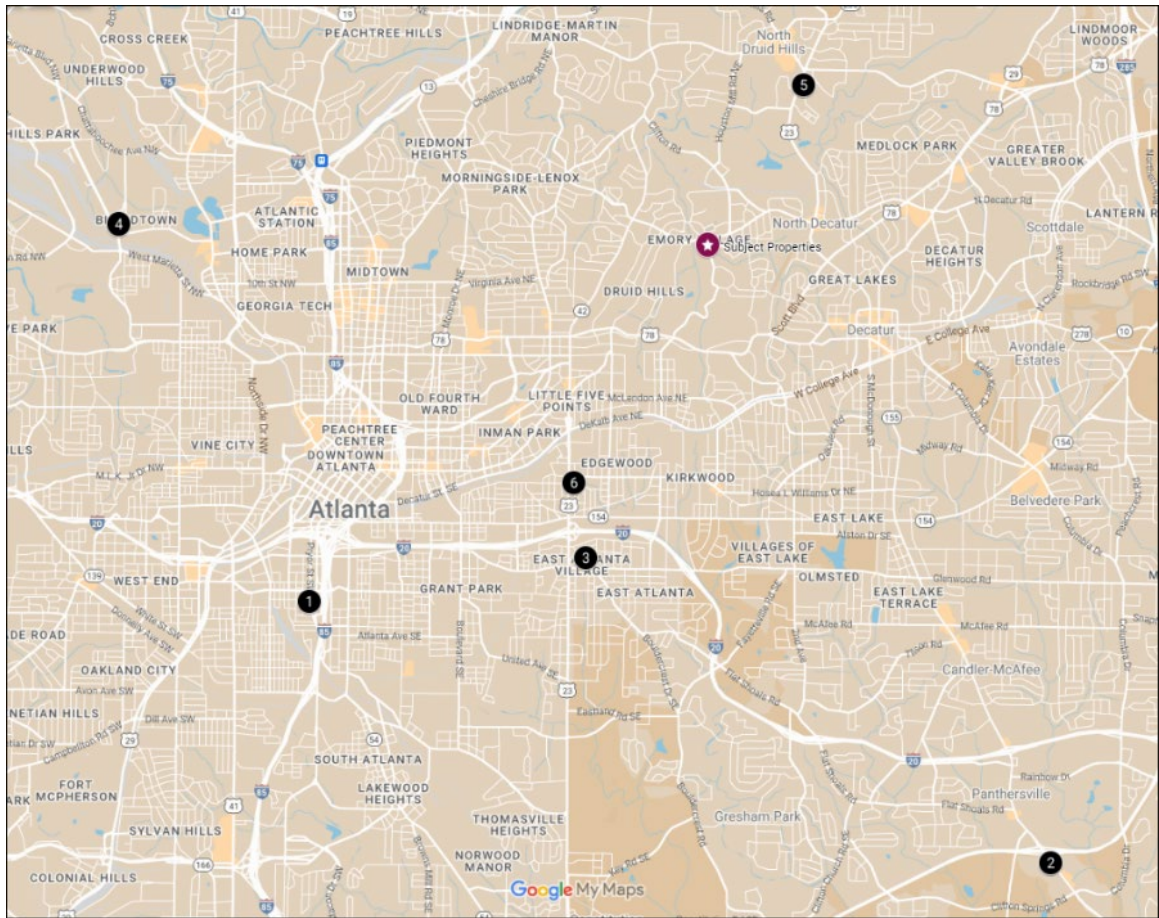
In the valuation of the subject land parcels, we have utilized the sales comparison approach. The income and cost approaches were not utilized, as these approaches generally do not relate to vacant land.

The property owned by DeKalb County is right of way along Oxford Road. It is recognized that the adjoining properties have use for the subject, but a discount would likely be realized to reflect a market transaction. Under this premise, the subject is viewed as having the equivalent utility as a landlocked tract.

In estimating the value of the Windholz, Hunter & Associates, LLC-parent tract, we have taken a two-part valuation approach. First, the subject property is valued as if having typical utility and not encumbered by floodplain and stream buffers. Secondly, a lump sum adjustment is then applied for the subject's inutility area through an analysis of case studies.

The sales analyzed for comparison purposes are documented fully in the Addenda, and they are summarized and mapped as follows:

<b>COMPARABLE LAND SALES</b>							
<b><u>No.</u></b>	<b><u>Property Location</u></b>	<b><u>Sale Date</u></b>	<b><u>Sale Price</u></b>	<b><u>Size in Acres</u></b>	<b><u>Size in SF</u></b>	<b><u>Price Per Acre</u></b>	<b><u>Price per SF</u></b>
1	717 Pryor Street	Aug-22	\$989,000	0.720	31,360	\$1,373,745	\$31.54
2	3801 Flat Shoals Parkway	Apr-22	\$850,000	0.745	32,465	\$1,140,480	\$26.18
3	462 Flat Shoals Avenue	Dec-21	\$1,575,000	0.650	28,314	\$2,423,077	\$55.63
4	1283 Marietta Boulevard	Nov-21	\$1,282,230	0.592	25,788	\$2,165,892	\$49.72
5	1923 Clairmont Road	Feb-18	\$1,590,000	1.018	44,344	\$1,561,886	\$35.86
6	1194 Wylie Street	Dec-18	\$565,000	0.380	16,553	\$1,486,842	\$34.13



The comparable land sales are transfers of fee simple interests at cash or cash equivalent prices, transactions resulting from arm's length negotiations. Therefore, no adjustments are required for rights conveyed, financing, or conditions of sale. Variances that warrant consideration for adjustment relate to location, physical characteristics, and market conditions (time of sale).

The appropriate unit of comparison is the *sales price per square foot*.

### **Parent Tract**

The land sales range from \$26.18 to \$55.63 per square foot, a wide range.

**Land Sale 1** is the sale of two vacant lots that were combined into one parcel for redevelopment. The property is located along Pryor Street and within Atlanta city limits. An upward adjustment is warranted for the generally inferior locational characteristics of this comparable. The superior topography of this sale necessitates a downward adjustment. Other physical items of comparability are considered similar to the subject

parent tract. The subject's value should be above this comparable's \$31.54 per square foot sales price.

**Land Sale 2** was developed with a Circle K convenience store after being purchased. The comparable is located along Flat Shoals Parkway and just south of Interstate 285. Locational characteristics are considered inferior to the subject, indicating an upward adjustment. Other physical items of comparability are considered similar to the subject property. Overall, the subject's value should be above the comparable's \$26.18 per square foot sale price.

**Land Sale 3** is the purchase of two contiguous vacant land tracts located along Flat Shoals Avenue and just south of Metropolitan Avenue. One of the tracts is asphalt paved and has been utilized as a parking lot. Locational characteristics are considered similar. The comparable's smaller size and superior topography indicates downward adjustments. Overall, the subject's value should be less than the comparable's \$55.63 per square foot sale price.

**Land Sale 4** is the purchase of a vacant land tract located along Marietta Boulevard and within Atlanta city limits. An upward adjustment is warranted for the generally inferior locational characteristics of this comparable. The comparable's smaller size and superior topography indicates downward adjustments. Overall, the subject's value should be slightly less than the comparable's \$49.72 per square foot sale price.

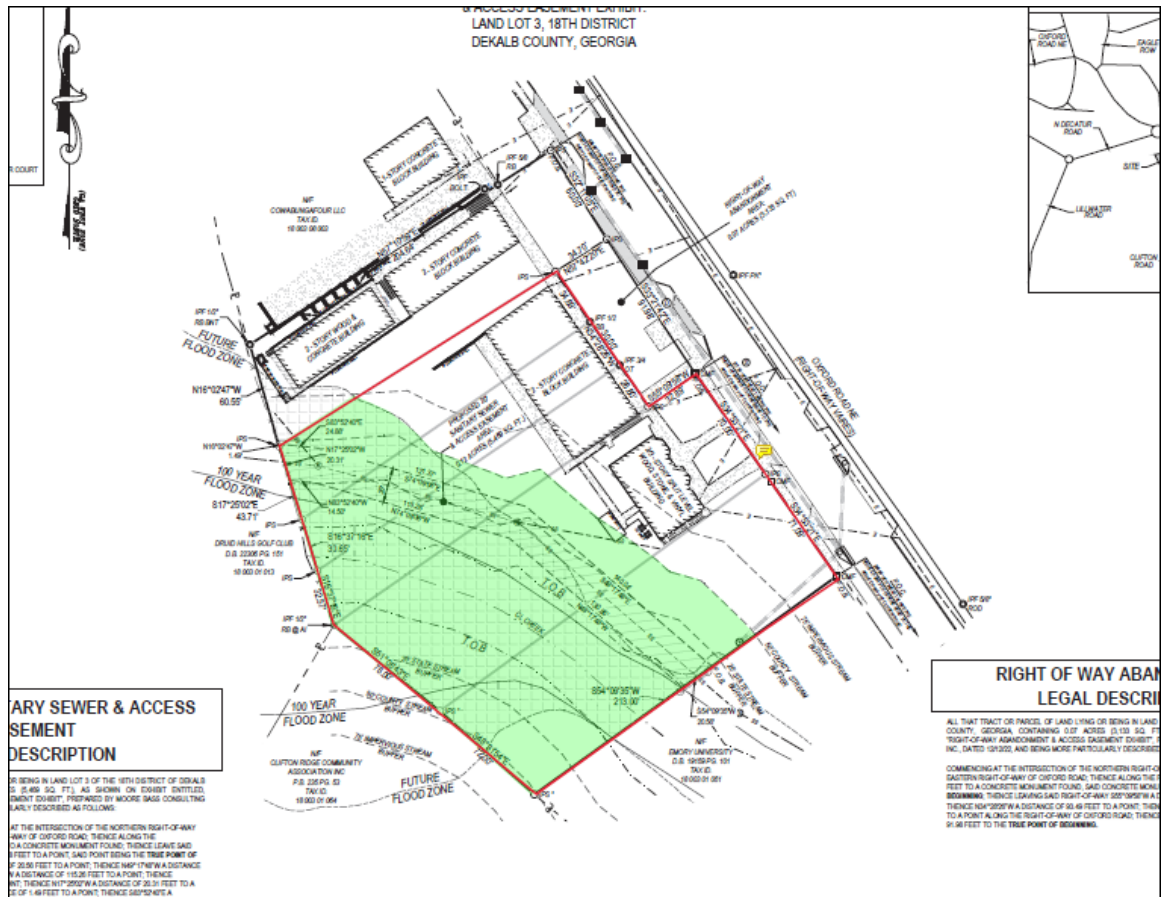
**Land Sale 5** was improved with an auto repair shop at the time of purchase. However, as of early 2023, the building has been demolished, and the property is being redeveloped with a carwash. The property was purchased in 2018; therefore, an upward adjustment is required for time. Locational characteristics are considered similar with no adjustment warranted. The comparable's similar size does not warrant an adjustment. The superior topography of this sale necessitates a downward adjustment. Overall, the subject's value should be greater than the comparable's \$35.86 per square foot sale price.

**Land Sale 6** is a commercially zoned land tract that was developed with five townhome units subsequently being purchased. Approximately 5% of the property's rear land area is encumbered by floodplain. The property was purchased in 2018; therefore, an upward adjustment is required for time. Locational characteristics are considered similar with no adjustment warranted. The comparable's smaller size indicates a downward adjustment. Overall, the subject's value should be greater than the comparable's \$34.13 per square foot sale price.

Based on the sales presented, we conclude the market value of the fee simple interest in the subject parent tract of \$45.00 per square foot, assuming typical utility.

### Floodplain Adjustment

As previously discussed, a portion of the parent tract is encumbered by floodplain and stream buffers (0.625 acres, or 27,210 sq. ft.) with the remaining area (0.491 acres) suitable for development. The following survey illustrates the parent tract's land area encumbered by floodplain/stream buffers (highlighted green):



To estimate the per square foot value of the parent tract's floodplain encumbered land, we have conducted several Flood Plain Case Studies. These case studies analyze the diminution in land value when a subject property has floodplain influence. Details of the case studies have been retained in our files and are available upon request.

All of these case studies involve the comparison of land sales that have no floodplain encumbrance with similar sales of land with floodplain influence.

The results of these case studies follow:

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<b>SUMMARY OF FLOODPLAIN CASE STUDIES</b>		
<u>Case Study</u>	<u>Zoning</u>	<u>Percentage Contribution for Flood Impacted Parcels:</u>
1	Non-Residential	10.9%
2	Residential	0.0%
3	Non-Residential	7.3%
4	Residential	16.9%
5	Residential	18.9%
6	Non-Residential	29.5%
7	Non-Residential	32.4%
8	Non-Residential	8.0%
9	Non-Residential	8.0%

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Based on the case studies presented, we conclude a diminution in value for the parent tract's floodplain area of 85.0%. This equates to a contribution of **15.0%** (1.0 – 0.85).

Therefore, the per square foot value of the area encumbered by floodplain is **\$6.75 per square foot** (\$45.00 per square foot x 15.0%).





**Property Conveyed by DeKalb County – (0.07-acre)**

**Valuation of Subject as if Assembled**

Under this premise, it is recognized that the adjoining property has use for the subject, but a discount would likely be realized to reflect a market transaction.

The assemblage candidate is illustrated (highlighted yellow):



As previously discussed, the per square foot value for unencumbered land area on the assemblage candidate (parent tract) is \$45.00 per square foot. As such, we conclude a value for this 0.07-acre tract *assuming typical utility* at \$45.00 per square foot.

The 0.07-acre subject tract, while not technically landlocked, has similar utility to that of a landlocked tract. Considering this analysis, we have utilized case studies of landlocked properties to determine an appropriate contribution for the subject parcel. Details of the case studies are retained in our files and are available upon request.

A summary chart of these case studies follow:

**Landlocked Case Studies**

<b>Case Study #</b>	<b><u>Landlocked Sale</u></b>			<b><u>Non Landlocked Sales</u></b>			<b><u>Diminution Factor</u></b>	<b><u>Remarks</u></b>
	Date	Acres	Price/Acre	Date	Acres	Price/Acre		
1	Dec-94	1.47	\$6,802	Dec-94	0.87	\$80,400	91.54%	The parcel is landlocked. It adjoins commercial development along Old National Highway in Fulton County.
2	Apr-96	5.360	\$51,325	Aug-96	1.460	\$210,527	75.62%	The parcel is landlocked. It adjoins a public housing complex along Memorial Drive in DeKalb County.
3	May-95	1.450	\$155,172	May-95	0.930	\$236,559	34.40%	The parcel has impaired access. A commercial property along Old Milton Parkway in Fulton County.
4	Nov-99	20.180	\$1,487	Jul-00	45.590	\$4,264	65.13%	The parcel has impaired access. A residential property near the City of College Park in Fulton County.
5	Jun-03	142.390	\$3,745	Feb-02	29.870	\$9,180	59.20%	The parcel is landlocked. It adjoins residential uses east of Highway 20 in Rockdale County.
6	Jan-07 Jan-07	0.653 0.653	\$24,502 \$24,502	Apr-07 Apr-07	0.840 0.170	\$119,048 \$117,647	79.42% 79.17%	The parcel is landlocked. It adjoins residential uses along I-20 in Fulton County.
7	Feb-05	5.500	\$4,000	Jun-05	5.500	\$31,818	87.43%	The parcel is landlocked. It adjoins residential uses in southeast Atlanta in Fulton County.
8	Oct-07	4.845	\$55,728	Jan-07	2.220	\$94,595	41.09%	The Parcel is landlocked. It adjoins an industrial parcel on Old Norcross Road in Gwinnett County.
9	Apr-08 Apr-08 Apr-08	3.431 3.431 3.431	\$285,754 \$285,754 \$285,754	Jul-07 Oct-07 Jul-05	1.713 9.876 1.225	\$1,167,408 \$1,772,021 \$1,448,806	75.52% 83.87% 80.28%	0.76 acres, or 22%, of the parcel is landlocked. It adjoins residential parcels and is located on Solomon Street in Fulton County.
10	Jan-07	0.653	\$24,503	Apr-07	0.170	\$117,650	79.2%	Landlocked residential lots in southeast Atlanta. These lots are assembled and lie only one lot east of road access.
11	Apr-11 Apr-11	0.215 0.718	\$43,565 \$32,605	Apr-11	0.143	\$159,289	72.7%	Landlocked residential lots in southeast Atlanta. The first lot lies two lots from road access while the second transaction represents three non-contiguous tax parcels that require several assemblages to gain access.
12	Aug-11 Aug-11 Aug-11	0.190 0.165 0.159	\$11,337 \$12,987 \$12,439	Apr-11	0.143	\$159,289	92.88% 91.85% 92.19%	Landlocked residential lots that sold at auction. Each lot required at least three lots for assemblage to gain road access.
13	Oct-14	0.843	\$3,559	Mar-13 Mar-15	0.630 1.29	\$87,302 \$108,527	95.92% 96.72%	Landlocked parcel between rail line and old apt. project. Acq'n by apt owner provides sewer & access.

The subject property provides parking for the adjacent assemblage candidate, making a potential assemblage appealing. Conversely, the subject tract has only one assemblage candidate, which is a severely restricted market. Recognizing the appeal of the subject to the adjacent property owner, the diminution in value of the subject is concluded at **75.0%** (25.0% contribution) of the value if having full development potential. This diminution is within the range of the case studies and is considered reasonable.



### **Conclusion**

The market value conclusions follow:

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Permanent easement area to be conveyed <b>by</b> Windholz, Hunter & Associates, LLC <b>to</b> DeKalb County:	5,469 sf @ \$45.00 per Sq. Ft.	x 15% (floodplain adjustment)	= \$36,916
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**Rounded to: \$36,900**

Area to be conveyed <b>by</b> DeKalb County <b>to</b> Windholz, Hunter & Associates, LLC:	3,133 sf @ \$45.00 per Sq. Ft.	x 25% (landlocked contribution)	= \$35,246
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**Rounded to: \$35,200**

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### **EXPOSURE TIME/MARKETING PERIOD**

The exposure and marketing periods for the subject at our concluded market value opinion(s) are estimated similarly at 6 to 12 months. These are based on sales trends for similar properties and discussions with local brokers and market participants who are actively involved in the subject market.

**LIMITING CONDITIONS AND ASSUMPTIONS**

The analysis and the attached report are made subject to the following conditions and assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, plats, or drawings included herein are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
2. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in the report. The property is considered to be free and clear of existing liens, assessments, and encumbrances, except as noted.
3. The analyst assumes no liability for structural features not visible on an ordinary careful inspection, nor any responsibility for sub-surface conditions.
4. Unless otherwise noted herein, it is assumed that there are no encroachments or zoning violations of any regulations affecting the subject property.
5. The property is assumed to be under competent and aggressive management unless otherwise stated.
6. Certain information used in the report was provided by sources which are considered reliable but cannot be guaranteed.
7. Any value estimates reported herein apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interest is set forth in the report.
8. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
9. We are not required to give testimony or attendance in court by reason of this analysis or report, with reference to the property in question, unless arrangements have previously been made.
10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the author; this limitation pertains to any valuation conclusions, the identity of the analyst or the firm, and any reference to the Appraisal Institute or to the designations.

11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may have an effect on the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
12. Any forecasts or projections included in this report are utilized to assist in the valuation process and are based upon current market conditions, anticipated short-term supply and demand factors, as well as a stable economy. These forecasts are therefore subject to changes in future conditions that cannot be accurately predicted by the appraisers and could affect the future income and/or value forecasts.

**CERTIFICATION**

I certify that, to the best of my 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I hereby acknowledge having had no involvement with the subject property in the previous three years.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My 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.
8. My 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 Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
9. I have made a personal inspection of the property that is the subject of this report.
10. J. Samuel Hair, Jr., my appraisal associate, provided significant real property appraisal assistance to the person signing this certificate.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



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Matthew J. Rahn, MAI  
State of Georgia Certified General Real Property Appraiser (CG303999)

**QUALIFICATIONS OF MATTHEW J. RAHN, MAI**

Currently vice president of Carr, Rahn & Associates, Inc., a real estate appraisal and consulting firm with an office in Atlanta, Georgia. Exclusively engaged in real estate valuation and consulting since 2005.

**Type of Work Performed:**

Experience includes market research and appraisal analyses for a diverse array of property types including: commercial, industrial, and residential sites; large acreage tracts; retail and general commercial buildings; office buildings; places of worship; flood plain and green space; residential subdivisions; and multi-family properties. Additional consultation / appraisal experience includes highest and best use analysis, feasibility, and Department of Transportation acquisition analyses. Valuations performed include current, prospective, and retrospective market valuation. Interests appraised include fee simple, leasehold, and leased fee. Have also provided litigation support and qualified as an expert witness in federal and superior courts.

**Education:**

Bachelor of Science in Management, Georgia Institute of Technology (2003).

Successfully completed and received credit for numerous courses conducted by the Appraisal Institute.

**Clients:**

Lending institutions, various agencies of federal, state, and local governments, law firms, institutions, and private corporations and individuals.

**State Licensing / Certifications:**

Designated Member of the Appraisal Institute (MAI)  
Level 3 Appraiser for Georgia Department of Transportation  
State of Georgia Certified General Real Property Appraiser (303999) [Renews Annually]

# **A D D E N D A**









View of the subject parent tract and improvements facing southwest.



View of the area to be conveyed by DeKalb County.





View of the area to be conveyed by DeKalb County facing northwest.



View toward the area to be conveyed by DeKalb County facing northwest.





View of the easement area from parent tract to be conveyed by Windholz, Hunter & Associates, LLC



View of the easement area from parent tract to be conveyed by Windholz, Hunter & Associates, LLC



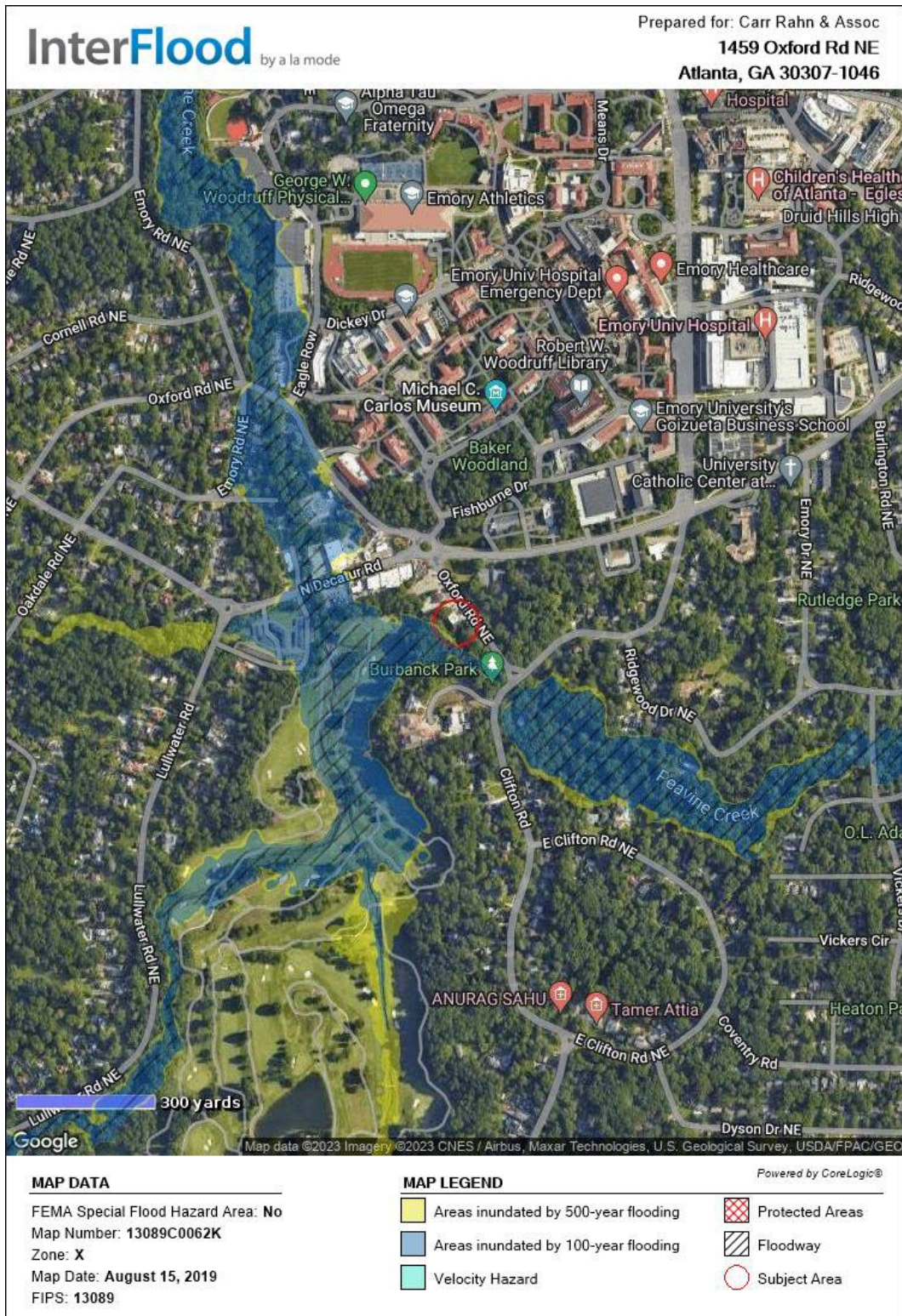


View of the easement area from parent tract to be conveyed by Windholz, Hunter & Associates, LLC



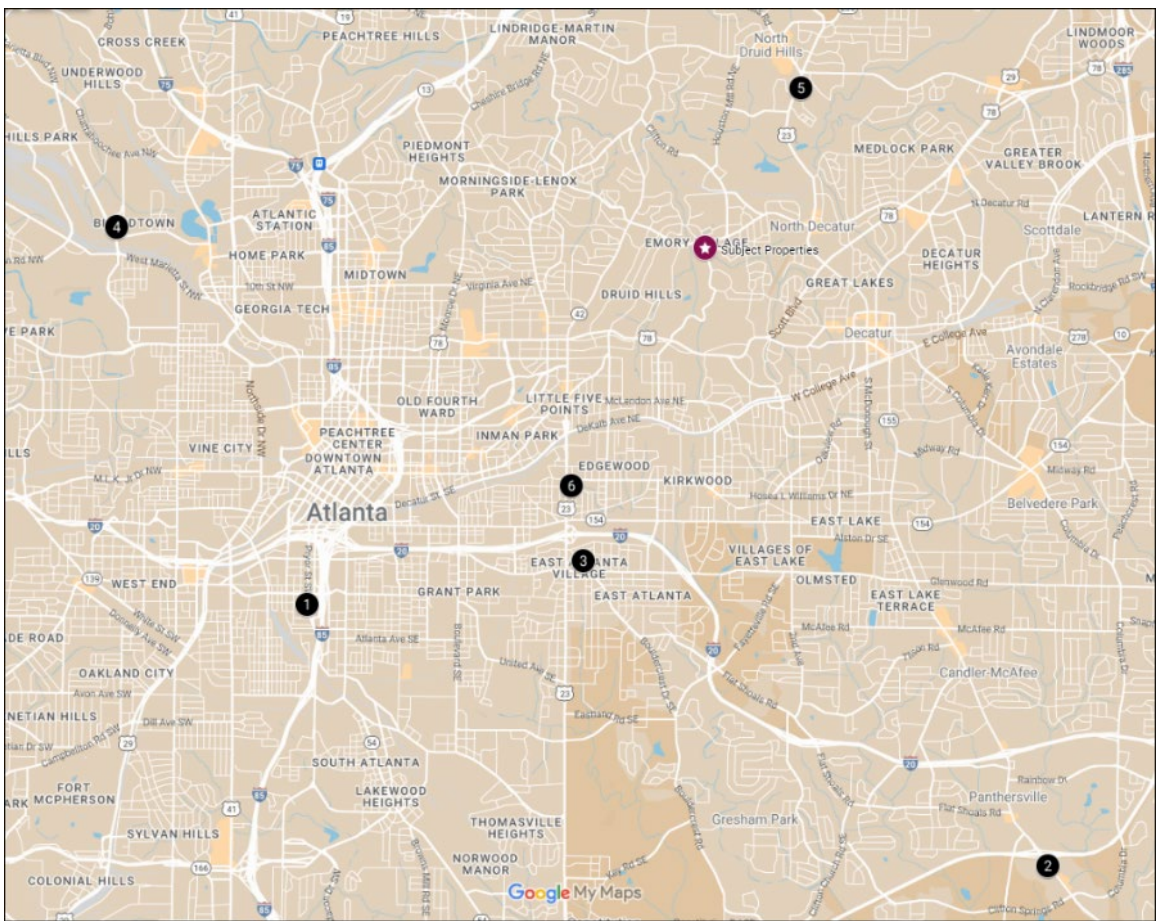
View of the easement area from parent tract to be conveyed by Windholz, Hunter & Associates, LLC







COMPARABLE LAND SALES							
No.	Property Location	Sale Date	Sale Price	Size in Acres	Size in SF	Price Per Acre	Price per SF
1	717 Pryor Street	Aug-22	\$989,000	0.720	31,360	\$1,373,745	\$31.54
2	3801 Flat Shoals Parkway	Apr-22	\$850,000	0.745	32,465	\$1,140,480	\$26.18
3	462 Flat Shoals Avenue	Dec-21	\$1,575,000	0.650	28,314	\$2,423,077	\$55.63
4	1283 Marietta Boulevard	Nov-21	\$1,282,230	0.592	25,788	\$2,165,892	\$49.72
5	1923 Clairmont Road	Feb-18	\$1,590,000	1.018	44,344	\$1,561,886	\$35.86
6	1194 Wylie Street	Dec-18	\$565,000	0.380	16,553	\$1,486,842	\$34.13





LAND SALE NO. 1



PT-61 (Rev. 2/18)		To be filed in <b>FULTON COUNTY</b>		PT-61 060-2022-037744	
<b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>			<b>SECTION C – TAX COMPUTATION</b>		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Sports Services Development Corp			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) P. O. Box 360533			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$989,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Decatur, GA 30036 USA		DATE OF SALE 8/31/2022	1A. Estimated fair market value of Real and Personal property		\$0.00
<b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Parton Property Solutions, Inc., a Georgia Corporation			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5292 Oakdale Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$989,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Smyrna, GA 30082 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$989.00
<b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 285A) 717		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Pryor Street SW		SUITE NUMBER	
COUNTY FULTON		CITY (IF APPLICABLE) Atlanta		MAP & PARCEL NUMBER 14 -0075-0005-008-9	
TAX DISTRICT GMD		LAND DISTRICT		ACRES	LAND LOT
					SUB LOT & BLOCK
<b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>					
DATE		DEED BOOK 66095	DEED PAGE 479	PLAT BOOK	PLAT PAGE
<b>ADDITIONAL BUYERS</b> None					

**Property Identification**

**Property ID** 21173  
**Property Type** Commercial Land  
**Address** 717 Pryor Street  
**City, State Zip** Atlanta, Georgia 30315  
**County** Fulton  
**Tax ID** 14 007500050089

**Sale Data**

**Seller** Sports Services Development Corp.  
**Buyer** Parton Property Solutions, Inc.  
**Sale Date** 08-31-2022  
**Sale Status** Closed  
**Deed Book/Page** 66095-479  
**Verification** Buyer  
**Verification Phone** 770-240-2005  
**Verification Date** 12-27-2022  
**Confirmed By** Daniel Burgess

**Sales Price** \$989,000  
**Adjustments (\$)** \$0  
**Adjusted Price** \$989,000

**Land Data**

<b>Land Size</b>	0.71993 acres or 31,360 SF
<b>Primary Frontage (FT)</b>	200.00
<b>Secondary Frontage (FT)</b>	159.00
<b>Utilities</b>	All available, including sewer
<b>Topography</b>	Generally level
<b>Shape</b>	Rectangular
<b>Grade</b>	At and above road grade
<b>Drainage</b>	Appears Adequate
<b>Visibility</b>	Average
<b>Access</b>	Average
<b>Flood Plain</b>	No
<b>Zoning</b>	SPI-18-SA4-City of Atlanta;

**Indicators**

<b>Sale Price/Gross Acre</b>	\$1,373,745
<b>Sale Price/Gross SF</b>	\$31.54
<b>Sale Price/ FF</b>	\$4,945.00

**Remarks**

This is the sale of two vacant lots that were combined into one parcel for redevelopment. The property sits in an area with emerging growth. The zoning and the area points towards some sort of special use. The property was vacant at the time of purchase, and it is unclear what the buyers plans for development.

LAND SALE NO. 2



PT-61 (Rev. 2/18)		To be filed in <b>DEKALB COUNTY</b>		PT-61 044-2022-008423	
<b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>			<b>SECTION C – TAX COMPUTATION</b>		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME CEDAR PROPERTIES, LLC			Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 1500 North Brown Road, Suite 130			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$850,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Lawrenceville, GA 30043 USA	DATE OF SALE 4/1/2022		1A. Estimated fair market value of Real and Personal property	\$0.00	
<b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME GX HOLDING LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1575 Northside Dr NW Building 400, Suite 470			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$850,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30318 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$850.00	
<b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 265A) 3801	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Flat Shoals Road			SUITE NUMBER	
COUNTY DEKALB	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15 -089-01-007	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
<b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>					
DATE	DEED BOOK 30246	DEED PAGE 151	PLAT BOOK	PLAT PAGE	
<b>ADDITIONAL BUYERS</b> None					

**Property Identification**

**Property ID** 21210  
**Property Type** Commercial Land  
**Address** 3801 Flat Shoals Pky  
**City, State Zip** Decatur, Georgia 30034  
**County** DeKalb  
**Tax ID** 15 089 01 007

**Sale Data**

**Seller** Cedar Properties, LLC  
**Buyer** GX Holdings, LLC  
**Sale Date** 04-01-2022  
**Sale Status** Closed  
**Deed Book/Page** 30246-151  
**Verification** Buyer-Agent  
**Verification Phone** 404-809-4923  
**Verification Date** 02-17-2023  
**Confirmed By** Daniel Burgess

**Sales Price** \$850,000  
**Adjustments (\$)** \$0  
**Adjusted Price** \$850,000

**Land Data**

<b>Land Size</b>	0.74530 acres or 32,465 SF
<b>Primary Frontage (FT)</b>	393.00
<b>Utilities</b>	All available, including sewer
<b>Topography</b>	Generally level
<b>Shape</b>	Triangular
<b>Grade</b>	At road grade
<b>Drainage</b>	Appears Adequate
<b>Visibility</b>	Average
<b>Access</b>	Average
<b>Flood Plain</b>	No
<b>Zoning</b>	C-1DeKalb County;

**Indicators**

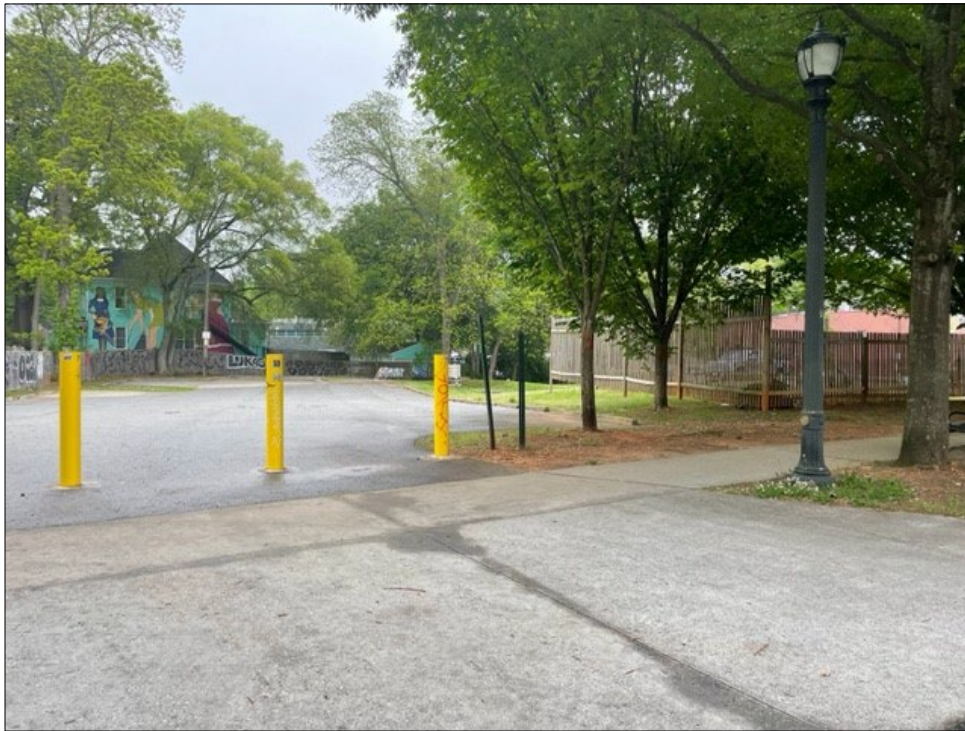
<b>Sale Price/Gross Acre</b>	\$1,140,480
<b>Sale Price/Gross SF</b>	\$26.18
<b>Sale Price/ FF</b>	\$2,162.85

**Remarks**

This is the purchase of a property that was previously improved with an auto wash and detail location. Prior to the auto wash and detailing, it was a Texaco gas station. The buyer purchased the property to demolish the existing structure and build a Circle K location.



LAND SALE NO. 3





SECTION A - SELLER'S INFORMATION (Do not use agent's information)		SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Gygax LLC		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 470 Flat Shoals Ave SE		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1,575,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30316 USA	DATE OF SALE 12/23/2021	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME 456 Flat Shoals LLC		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 514 Flat Shoals Ave SE, Suite B		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$1,575,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30316 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$1,575.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))			
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY DEKALB	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 1517703120 & 1517703121	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES
			LAND LOT
			SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)			
DATE	DEED BOOK 30001	DEED PAGE 753	PLAT BOOK PLAT PAGE
<u>ADDITIONAL BUYERS</u> None			

**Property Identification**

**Property ID** 21321  
**Property Type** Commercial Land  
**Address** 456-462 Flat Shoals Ave  
**City, State Zip** Atlanta, Georgia 30316  
**County** Fulton  
**Tax ID** 15 177 03 120 & 15 177 03 121  
**Geographic Location** Northeast side of Flat Shoals Avenue and approximately 60 feet south of Metropolitan Avenue

**Sale Data**

**Seller** Gygax, LLC  
**Buyer** 456 Flat Shoals, LLC  
**Sale Date** 12-23-2021  
**Sale Status** Recorded  
**Deed Book/Page** 30001-753  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's Length  
**Days on Market** 130  
**Verification** Ted Bradford - 404-635-0027  
**Confirmed By** Samuel Hair  
  
**Sales Price** \$1,575,000  
**Adjustments (\$)** \$0  
**Adjusted Price** \$1,575,000

**Land Data**

<b>Land Size</b>	0.65000 acres or 28,314 SF
<b>Usable Site (Acres)</b>	0.65000
<b>Usable Site (% of Total)</b>	100.0%
<b>Number of Lots</b>	2
<b>Primary Frontage (FT)</b>	160.00
<b>Utilities</b>	All available including sewer
<b>Sewer</b>	Yes
<b>Topography</b>	Generally level to slightly rolling
<b>Shape</b>	Rectangular
<b>Grade</b>	At road grade
<b>Drainage</b>	Appears adequate
<b>Visibility</b>	Average to good
<b>Access</b>	Good
<b>Flood Plain</b>	No
<b>Zoning</b>	NC-2, East Atlanta Commercial District;

**Indicators**

<b>Sale Price/Gross Acre</b>	\$2,423,077
<b>Sale Price/Gross SF</b>	\$55.63
<b>Sale Price/ Usable Acre</b>	\$2,423,077
<b>Sale Price/ Usable SF</b>	\$55.63
<b>Sale Price /Lot</b>	\$787,500
<b>Sale Price/ FF</b>	\$9,843.75

**Remarks**

This is the sale of two assembled tax parcels that are located within East Atlanta Village. East Atlanta Village is the main commercial district for the East Atlanta neighborhoods, comprising a mix of restaurants, retail stores, music venues, bars, and other destinations. A portion of the property is asphalt paved and was used as a parking lot by the adjacent property.

LAND SALE NO. 4



PT-61 (Rev. 2/18)		To be filed in <b>FULTON COUNTY</b>		PT-61 060-2021-055937	
<b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>			<b>SECTION C – TAX COMPUTATION</b>		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Allgood Self Storage, Inc., a Georgia corporation			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 274 Walnut Path SW			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$1,282,230.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30064 USA		DATE OF SALE 11/19/2021	1A. Estimated fair market value of Real and Personal property		\$0.00
<b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Kingdom at West Atlanta, LLC, a Georgia limited liability ...*			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 4828 Ashford Dunwoody Road, Suite 100			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$1,282,230.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30338 USA		Check Buyers Intended Use ( ) Residential (x) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$1,282.30
<b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER	
COUNTY FULTON		CITY (IF APPLICABLE) Atlanta	MAP & PARCEL NUMBER 17-0191-0006-049-4		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
<b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>					
DATE	DEED BOOK 64885	DEED PAGE 275	PLAT BOOK	PLAT PAGE	
<b>ADDITIONAL BUYERS</b> None					
...* This symbol signifies that the data was too big for the field. The original values are shown below. BUYER'S BUSINESS NAME: Kingdom at West Atlanta, LLC, a Georgia limited liability company					

**Property Identification**

**Property ID** 21072  
**Property Type** Commercial Land  
**Address** 1283 Marietta Boulevard  
**City, State Zip** Atlanta, Georgia 30318  
**County** Fulton  
**Tax ID** 17 019100060494

**Sale Data**

**Seller** Allgood Self Storage, Inc.  
**Buyer** Kingdom at West Atlanta, LLC  
**Sale Date** 11-19-2021  
**Sale Status** Closed  
**Deed Book/Page** 64885-275  
**Verification** Seller  
**Verification Phone** 404-610-5206  
**Verification Date** 10-27-2022

**Sales Price** \$1,282,230  
**Adjustments (\$)** \$0  
**Adjusted Price** \$1,282,230

**Land Data**

<b>Land Size</b>	0.59201 acres or 25,788 SF
<b>Primary Frontage (FT)</b>	125.00
<b>Utilities</b>	All available, including sewer
<b>Topography</b>	Rolling
<b>Shape</b>	Flag
<b>Grade</b>	Above street grade
<b>Drainage</b>	Appears adequate
<b>Visibility</b>	Average
<b>Access</b>	Average
<b>Flood Plain</b>	No
<b>Zoning</b>	MRC-3-C-City of Atlanta;

**Indicators**

<b>Sale Price/Gross Acre</b>	\$2,165,892
<b>Sale Price/Gross SF</b>	\$49.72
<b>Sale Price/ FF</b>	\$10,257.84

**Remarks**

This is the sale of a vacant lot along Marietta Boulevard, in an area characterized by commercial, industrial, and residential uses. The lot was vacant at the time of purchase and has been for some time.



LAND SALE NO. 5



SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME JWG Office Space, LLC		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 17 Executive Park Drive Suite 115		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1,590,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30329 USA	DATE OF SALE 2/28/2018	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Urban Retail, LLC		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3905 Laviata Road Suite C		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$1,590,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Tucker, GA 30084 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$1,590.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))			
HOUSE NUMBER & EXTENSION (ex 265A) 1923	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Clairmont Road	SUITE NUMBER	
COUNTY DEKALB	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 18 103 05 022	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES
		LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)			
DATE	DEED BOOK 26774	DEED PAGE 184	PLAT BOOK PLAT PAGE
ADDITIONAL BUYERS None			

**Property Identification**

**Property ID** 20568  
**Property Type** Commercial Land  
**Address** 1923 Clairmont Road  
**City, State Zip** Decatur, Georgia 30033  
**County** DeKalb  
**Tax ID** 18 103 05 022  
**Geographic Location** Southeast corner of Clairmont Road and Williamsburg Drive.

**Sale Data**

**Seller** JW Office Space, LLC  
**Buyer** Urban Retail, LLC  
**Sale Date** 02-28-2018  
**Sale Status** Recorded  
**Deed Book/Page** 26774-184  
**Property Rights** Fee Simple  
**Conditions of Sale** Arm's Length  
**Verification** Grantee  
  
**Sales Price** \$1,590,000  
**Adjustments (\$)** \$0  
**Adjusted Price** \$1,590,000



**Land Data**

<b>Land Size</b>	1.01800 acres or 44,344 SF
<b>Usable Site (Acres)</b>	1.01800
<b>Usable Site (% of Total)</b>	100.0%
<b>Utilities</b>	All available including sewer
<b>Topography</b>	Generally level
<b>Shape</b>	Parallelogram
<b>Grade</b>	At road grade
<b>Drainage</b>	Appears adequate
<b>Visibility</b>	Average to good
<b>Access</b>	Average
<b>Flood Plain</b>	No
<b>Zoning</b>	C-1;

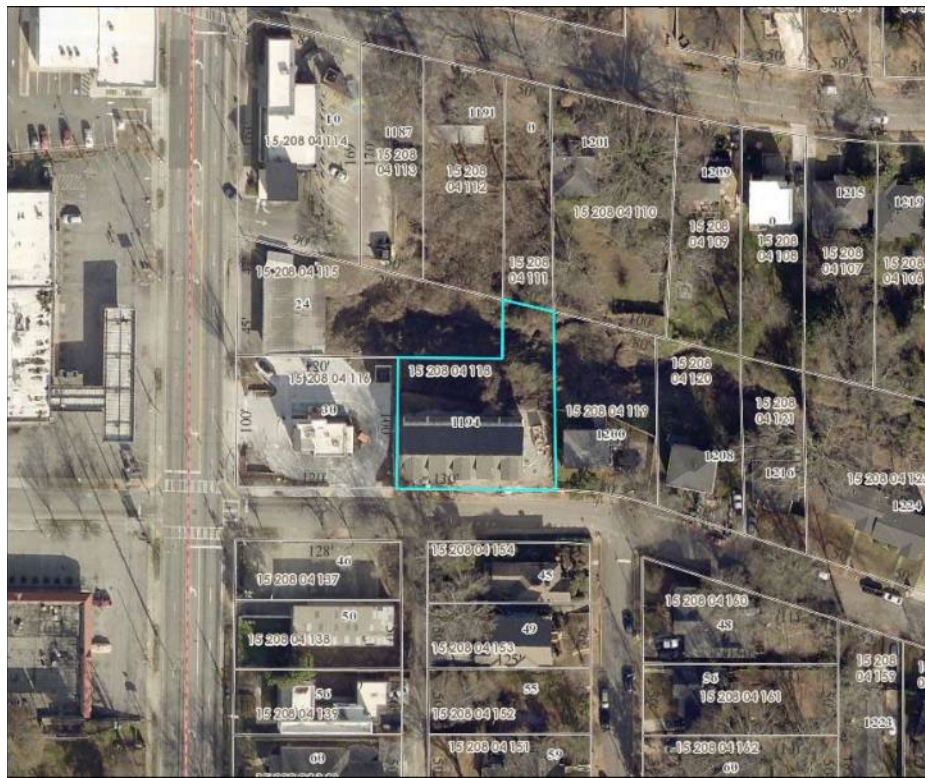
**Indicators**

<b>Sale Price/Gross Acre</b>	\$1,561,886
<b>Sale Price/Gross SF</b>	\$35.86
<b>Sale Price/ Usable Acre</b>	\$1,561,886
<b>Sale Price/ Usable SF</b>	\$35.86

**Remarks**

This is the purchase of a commercial tract for redevelopment. An auto repair shop exists on-site that is in tear-down condition. However, as of early 2023, the building has been demolished, and the property is being redeveloped with a carwash.

LAND SALE NO. 6



PT-61 (Rev. 2/18)		To be filed in <b>DEKALB COUNTY</b>		PT-61 044-2019-001045	
<b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>			<b>SECTION C – TAX COMPUTATION</b>		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Stix and Stones Homes, LLC			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) PO Box 4359			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$565,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30302 USA		DATE OF SALE 12/20/2018	1A. Estimated fair market value of Real and Personal property		\$0.00
<b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Row on Wylie, LLC			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3605 Sandy Plains Road Suite 240-279			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$565,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30066 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at 10 per \$100 or fraction thereof (Minimum \$1.00)		\$565.00
<b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER	
COUNTY DEKALB	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15-208-04-118		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
<b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>					
DATE	DEED BOOK 27351	DEED PAGE 147	PLAT BOOK	PLAT PAGE	
ADDITIONAL BUYERS None					

**Property Identification**

**Property ID** 20464  
**Property Type** Commercial Land  
**Address** 1194 Wylie Street  
**City, State Zip** Atlanta, Georgia 30307  
**County** DeKalb  
**Tax ID** 15 208 04 118  
**Geographic Location** North side of Wylie Street and approximately 150 feet east of Moreland Avenue

**Sale Data**

**Seller** LHM Properties, LLC  
**Buyer** Kimball Homes, LLC  
**Sale Date** 12-20-2018  
**Sale Status** Recorded  
**Deed Book/Page** 27351-147  
**Property Rights** Fee Simple  
**Financing** Cash to Seller  
**Conditions of Sale** Arm's Length

**Sales Price** \$565,000  
**Adjustments (\$)** \$0  
**Adjusted Price** \$565,000

**Land Data**

<b>Land Size</b>	0.38000 acres or 16,553 SF
<b>Usable Site (Acres)</b>	0.38000
<b>Usable Site (% of Total)</b>	100.0%
<b>Primary Frontage (FT)</b>	130.00
<b>Utilities</b>	All available including sewer
<b>Shape</b>	Generally Rectangular
<b>Grade</b>	Level at street grade, slopes down in the rear of lot
<b>Drainage</b>	Appears adequate
<b>Visibility</b>	Average
<b>Access</b>	Average
<b>Flood Plain</b>	Yes
<b>Zoning</b>	C-1; C-1
<b>Impr. Subsequent to Sale</b>	5 townhomes
<b>Proposed No. Units</b>	5

**Indicators**

<b>Sale Price/Gross Acre</b>	\$1,486,842
<b>Sale Price/Gross SF</b>	\$34.13
<b>Sale Price/ Usable Acre</b>	\$1,486,824
<b>Sale Price/ Usable SF</b>	\$34.13
<b>Sale Price/ Proposed Unit</b>	\$113,000
<b>Sale Price/ FF</b>	\$4,346.15

**Remarks**

This is a commercially zoned land tract that was purchased for the development of 5 townhome units. Approximately 5% of the property's rear land area is encumbered by floodplain but did not reduce development potential.

**CARR, RAHN & ASSOCIATES, INC.**  
Real Estate Appraisers and Consultants

DENNIS H. CARR, MAI  
MATTHEW J. RAHN, MAI

1770 THE EXCHANGE S.E.  
SUITE 230  
ATLANTA, GEORGIA 30339-2038

ASSOCIATES  
JOHN F. PENNER  
J. SAMUEL HAIR  
DANIEL M. BURGESS

PHONE: (678) 686-5575  
FAX: (678) 686-5595

March 31, 2023

Windholz, Hunter & Associates  
c/o Ms. Michèle L. Battle  
Battle Law, P.C.  
3562 Habersham at Northlake  
Building J, Suite 100  
Tucker, Georgia 30084

RE: Proposed land swap –  
Property conveyed by owner: 5,469-  
square foot sanitary sewer & access  
easement  
Right of way in fee simple conveyed  
to owner: 3,133 square feet  
1459 & 1463 Oxford Road, NE; Atlanta,  
DeKalb County, Georgia

Dear Ms. Battle:

As requested, this letter serves to advise you of our time and fee estimate to appraise the referenced property. It is our understanding that we are to appraise the market value of the fee simple interest in the property as of the inspection date.

We have reviewed the scope and the time necessary to complete our assignment. Our fee includes an electronic copy (PDF) and one (1) hard copy of the report. Additional copies will be furnished upon request at the actual cost of reproduction.

Our appraisal will be prepared in conformance with and subject to the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Standards Board of the Appraisal Foundation.

**CARR, RAHN & ASSOCIATES, INC.**  
Real Estate Appraisers and Consultants

Windholz, Hunter & Associates  
c/o Battle Law, P.C.

March 31, 2023  
Page 2

Our fee for providing the services outlined above will be \$3,500. We estimate delivery in approximately 30 days of written authorization to proceed. This delivery schedule assumes timely receipt of the information requested and full cooperation regarding access to the property.

If this assignment should be cancelled by you at any time prior to completion, you will be billed for any time and expenses incurred to date. At that time, you would also be entitled to a copy of any data compiled.

It should be noted that we are not experts in the area of hazardous materials and/or wetlands. Unless we have been advised otherwise, our report will have a limiting condition concerning hazardous materials and/or wetlands.

If you are in agreement with this proposal, please sign the copy of this letter attached hereto and return it to us at your earliest convenience. By signing, you are acknowledging liability for payment of this fee, plus 15% attorney's fees if collection is required.

We hope we can be of service to you in this matter. Please call if you have any questions.

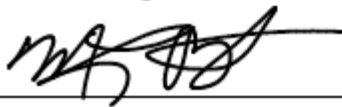
Respectfully,

CARR, RAHN & ASSOCIATES, INC.



Matthew J. Rahn, MAI  
State of Georgia Certified Real Property Appraiser (CG303999)

Above terms agreed to:



\_\_\_\_\_  
Date





# STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

**MATTHEW J RAHN**

**303999**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED GENERAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY  
Chairperson

JEANMARIE HOLMES  
KEITH STONE  
WILLIAM A. MURRAY

JEFF A. LAWSON  
Vice Chairperson

1402412037545627

MATTHEW J RAHN

# 303999  
Status ACTIVE

END OF RENEWAL  
07/31/2023

CERTIFIED GENERAL REAL PROPERTY  
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY  
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY  
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605



LYNN DEMPSEY  
Real Estate Commissioner

1402412037545627

MATTHEW J RAHN

# 303999  
Status ACTIVE

END OF RENEWAL  
07/31/2023

CERTIFIED GENERAL REAL PROPERTY  
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY  
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY  
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
229 Peachtree Street, N.E.  
Atlanta, GA 30303-1605

LYNN DEMPSEY  
Real Estate Commissioner

1402412037545627

RAHN, MATTHEW J  
CARR RAHN ASSOCIATES INC  
1770 THE EXCHANGE SE, STE 230  
ATLANTA, GA30339

Written Description

R.O.W. Area # 1

To be Abandoned

All that tract of land located in Land Lot 3 of the 18<sup>th</sup> District, DeKalb County Georgia and being more particularly described as follows:

Commencing at the intersection of Oxford Road NE (Right-of Way varies) and the westerly line dividing Nanasa Property and Tracts A of Lots 1 and 2 Block 48 on the southerly side of Decatur Road; Thence in a southwesterly direction 466 Feet to a PK Nail Set, being the Point of Beginning; Thence South 34 Degrees 56 Minutes 56 Seconds East a distance of 30.50 feet to a PK Nail Set; Thence South 53 Degrees 56 Minutes 46 Seconds West a distance of 32.00 feet to a point; Thence North 34 Degrees 57 minutes 20 Seconds West a distance of 30.72 feet to a point; Thence North 54 Degrees 20 Minutes 46 Seconds East a distance of 32.00 feet to a PK Nail Set, being the Point of Beginning.

Said tract containing 979 Square Feet.

Written Description

R.O.W. Area # 2

To be Abandoned

All that tract of land located in Land Lot 3 of the 18<sup>th</sup> District, DeKalb County Georgia and being more particularly described as follows:

Commencing at the intersection of Oxford Road NE (Right-of Way varies) and the westerly line dividing Nanasa Property and Tracts A of Lots 1 and 2 Block 48 on the southerly side of Decatur Road; Thence in a southwesterly direction 466 Feet to a PK Nail Set; Thence South 34 Degrees 56 Minutes 56 Seconds West a distance of 30.50 feet to a PK Nail Set, being the Point of Beginning; Thence South 34 degrees 56 Minutes 56 Seconds East a distance of 60.00 feet to a point; Thence South 54 Degrees 41 Minutes 36 Seconds West a distance of 32.00 feet to a point; Thence North 34 Degrees 56 Minutes 38 Seconds West a distance of 59.58 feet to a point; Thence North 53 Degrees 56 Minutes 46 Seconds East a distance of 32.00 feet to a PK Nail Set, said point being the Point of Beginning.

Said tract containing 1,913 Square Feet.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

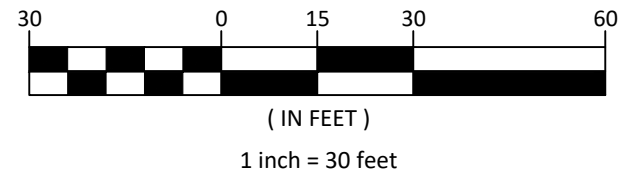


1-800-282-7411  
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Call before you dig.

### Symbols & Abbreviations

- PP POWERPOLE
- GUY WIRE
- LP LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- OHE OVERHEAD ELECTRIC
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SS SANITARY SEWER PIPING
- SEWER MANHOLE
- CLEAN OUT
- SD STORM DRAIN PIPING
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- DROP INLET
- FENCE LINE
- SW SIDEWALK
- TREE
- T.B.M. TEMPORARY BENCH MARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BLDG SETBACK LINE
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EC EDGE OF CONCRETE
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT
- IPS IRON PIN SET
- RBF REBAR FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK / SCRIBE
- SET X MARK / SCRIBE

### Graphic Scale



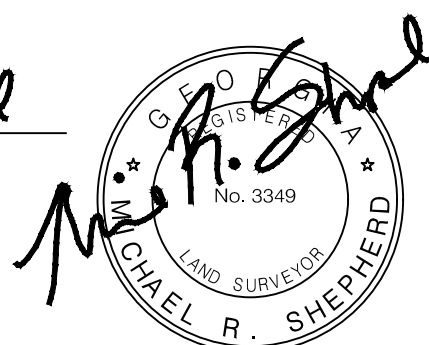
### Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 11TH DAY OF NOVEMBER IN THE YEAR OF 2020.

*Michael R. Shepherd*  
MICHAEL R. SHEPHERD, GA PLS No. 3349



### Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,784,351 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

### Utility Notes

- UTILITY SURVEY WAS NOT PERFORMED.

### Map or Plat and Survey References

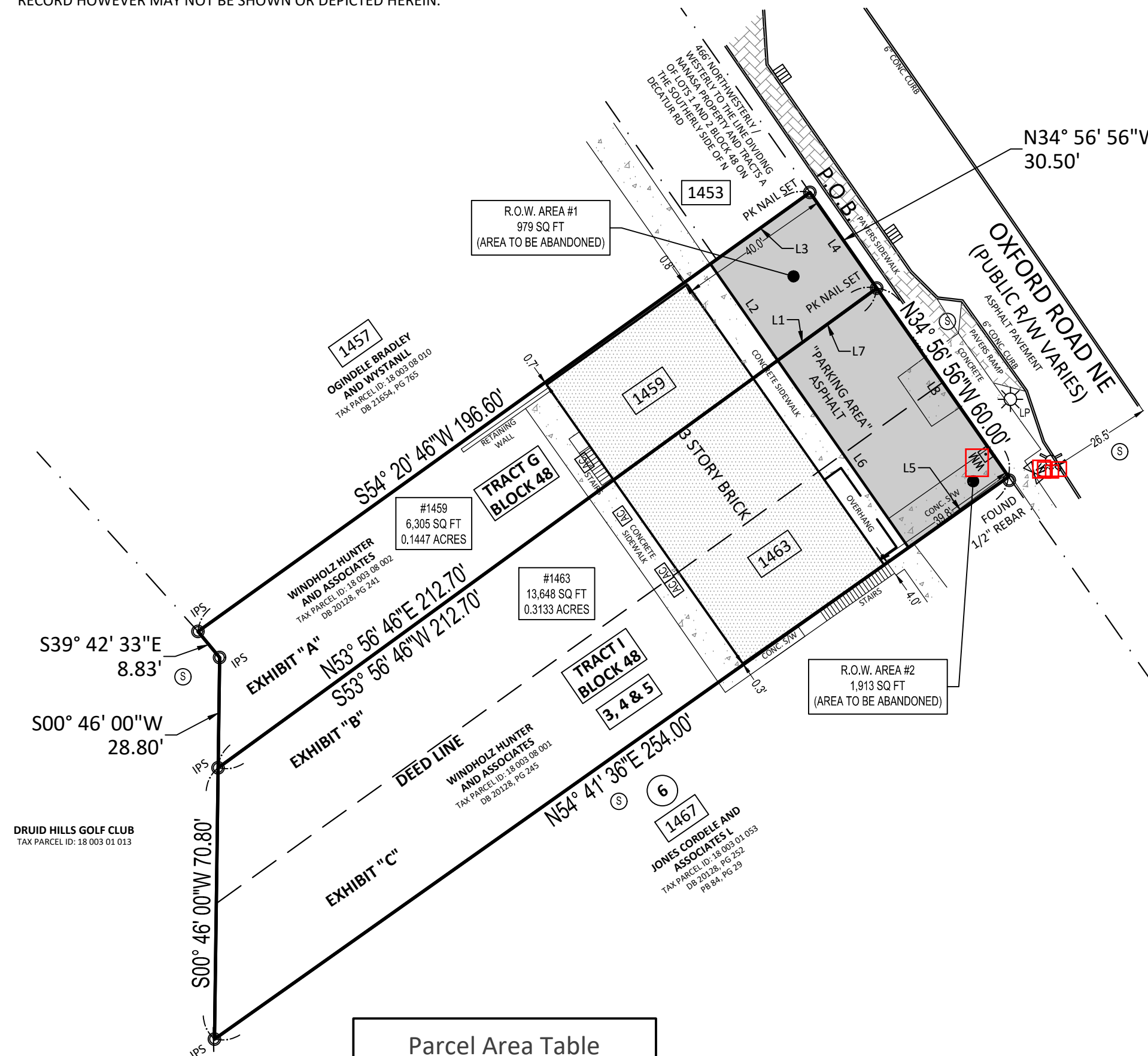
- REFERENCE DEED BOOK 20128, PAGE 241 & PAGE 245
- REFERENCE PLAT: "COMMERCIAL AREA, CLIFTON SECTION, DRUID HILLS, DATED JANUARY 1949, BY L.H. FITZPATRICK, C.E.

### FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0062K, CONTAINING A LATEST DATE OF 08/15/2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

### Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY". AND COMPLETED ON 10/30/2020 UTILIZING A GEOMAX ZOOM 90 GS ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,657 FEET, AND WAS NOT ADJUSTED.



Right of Way Area #1 Line Table

Line #	Length	Direction
L1	32.00	N53° 56' 46\"E
L2	30.72	S34° 57' 20\"E
L3	32.00	S54° 20' 46\"W
L4	30.50	N34° 56' 56\"W

Right of Way Area #2 Line Table

Line #	Length	Direction
L5	32.00	N54° 41' 36\"E
L6	59.58	S34° 56' 38\"E
L7	32.00	S53° 56' 46\"W
L8	60.00	N34° 56' 56\"W

Parcel Area Table (After Abandonment)

	Area (Sq. ft.)	Aera (Ac)
#1459	6305	0.1447
#1463	13648	0.3133
Total Area	19952	0.4580

**GRANT SHEPHERD & ASSOCIATES, INC.**  
 Construction Layout • GPS Modeling  
 Land Surveying • Site Development  
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046  
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 www.gssurveying.com  
 COA/LSF 000459

**RIGHT OF WAY ABANDONMENT PLAT**  
**FOR: WINDHOLZ HUNTER AND ASSOCIATES, LLC**  
 SITE ADDRESS: 1459 & 1463 OXFORD ROAD NE,  
 ATLANTA, GEORGIA 30307  
 LOTS 3, 4 & 5, BLOCK 48, TRACT G & I,  
 SUBDIVISION OF COMMERCIAL AREA, CLIFTON SECTION, DRUID HILLS,  
 LAND LOT 3 OF THE 18TH LAND DISTRICT, DEKALB COUNTY, GEORGIA

Sheet / Drawing Scale 1" = 30'	*Unless Otherwise Noted*
GSA Project No. 20-10-270	
Drawn By / Field Crew SH Crew No. 1	
LD/RRD 10/30/2020	
Sheet No. 01	OF 01

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION
No. 1	11/11/2020	SUBMITTAL

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.



November 13, 2020

**VIA OVERNIGHT MAIL AND ELECTRONIC MAIL**

Chris M. Bell, Real Estate Specialist  
DeKalb County GIS Department  
330 West Ponce De Leon Avenue, Suite 400  
Decatur, GA 30030

Re.: Request for Abandonment of Portion of Property  
Tax ID #s: 18-003-08-001 and 18-003-08-002  
Property Address: 1463 & 1459 Oxford Road NE, Atlanta, Georgia 30307

Dear Chris:

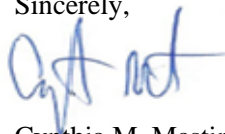
Battle Law, P.C. has been retained by Windholz Hunter and Associates (the "Petitioner"), the owner of the property located at 1463 & 1459 Oxford Road NE, Atlanta, Georgia 30307, to seek the County's abandonment of an approximate 2,892 sq. ft (0.066 acre) portion of the property depicted as the "Parking Area" on the enclosed Plat (the "Abandonment Property"), which is owned by DeKalb County and retained for use as a Right of Way. Windholz Hunter and Associates is the sole property owner of each property adjacent to the Abandonment Property.

In connection with Petitioner's request for abandonment for abandonment, Petitioner hereby submits the following details and items:

- 1) **Petitioner's Name and Address:** Windholz Hunter and Associates  
200 W Paces Ferry Rd NW  
Atlanta Ga 30305-1104
- 2) **Statement of Use:** Petitioner is expanding the parking lot area located at the rear of the property located at 1463 & 1459 Oxford Road NE, Atlanta, Georgia 30307
- 3) **Properties the Petitioner Owns in County:** 1463 & 1459 Oxford Road NE, Atlanta, Georgia 30307
- 4) **List any Code Violations:** None
- 5) **Statement to Purchase Property:** The Abandonment Property is undeveloped Right of Way that abuts the rear of the property located at 1463 & 1459 Oxford Road NE, Atlanta, Georgia 30307. The proposed abandonment will have no impact on the use of the remaining Right of Way along Oxford Road NE, but will allow the Petitioner to have addition parking areas and driveway access to Oxford Road NE.
- 6) **Survey and Tax Map:** Enclosed
- 7) **Legal Description:** Enclosed
- 8) **\$75.00 Cashier's Check:** Enclosed

Should you require any further information or additional documentation, please do not hesitate to contact us. Otherwise, please commence the abandonment process as soon as possible.

Sincerely,



Cynthia M. Mastin  
Senior Paralegal

cc: Michèle L. Battle, Esq. (via email)

# 1459 & 1463 Oxford Road Parking Lot ROW Abandonment





# 1459 & 1463 Oxford Road Parking Lot ROW Abandonment

