

**DEKALB COUNTY, GEORGIA URBAN REDEVELOPMENT PLAN –  
4380 MEMORIAL DRIVE**

**I. Existence of Urban Redevelopment Plan**

This DeKalb County Urban Redevelopment Plan – 4380 Memorial Drive (the “Urban Redevelopment Plan”) constitutes an urban redevelopment plan of DeKalb County, Georgia (the “County”) within the meaning of Section 36-61-2(24) of the Official Code of Georgia Annotated.

**II. Designation of Urban Redevelopment Area**

The Board of Commissioners of the County and the Chief Executive Officer of the County (collectively, the “Governing Authority”) determined by (i) a resolution adopted on May 13, 2025 that certain property located in the County at 4380 Memorial Drive, Decatur, Georgia 30032, as more specifically described in Exhibit A attached hereto, constituted an area that constitutes “*pockets of blight*” as defined in Section 36-61-2(15), Official Code of Georgia Annotated, and designated such area as appropriate for an urban redevelopment project as defined in Section 36-61-2(25) of the Official Code of Georgia Annotated. The property described in Exhibit A attached hereto constitutes the “Urban Redevelopment Area” for purposes of this Urban Redevelopment Plan.

**III. The Urban Redevelopment Project**

The Urban Redevelopment Area shall be rehabilitated or conserved as follows (the “Urban Redevelopment Project”) – the acquisition of the premises and the existing buildings and improvements thereon, including the related surface parking, located in the Urban Redevelopment Area, and the potential renovation and improvement thereof as may be approved by the Governing Authority in the future.

**IV. Relationship to Local Objective**

The Urban Redevelopment Project will not require any zoning change and will be accomplished in accordance with the County’s zoning ordinances, as applicable, unless exceptions are made in accordance with the law. The Urban Redevelopment Plan conforms to the general plan of the County as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

**V. Ownership of Urban Redevelopment Project**

The Urban Redevelopment Area has been designated as such by the Governing Authority, and the County will be the owner of the Urban Redevelopment Project. The owner of the Urban Redevelopment Project shall retain the right to sell and dispose of such property.

Dated: May 13, 2025

## **EXHIBIT A**

### **DESCRIPTION OF URBAN REDEVELOPMENT AREA (4380 Memorial Drive, Decatur, GA 30032)**

All that tract or parcel of land lying and being in Land Lot 251 of the 15th District, DeKalb County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly Right of Way of Memorial Drive (aka State Route 10 & 154, variable Right of Way) and the northeasterly Right of Way of Mountain Drive (aka State Route 10, variable right of way), from point thus established thence running along the northeasterly Right of Way of Mountain Drive the following courses: North 45° 27' 02" West a distance of 41.67 feet to a point; thence running along a curve to the left an arc length of 156.17 feet, (said curve having a radius of 329.14 feet, with a chord bearing of North 59° 02' 37" West, and a chord length of 154.71 feet) to an iron pin set; thence leaving the right away of Mountain Drive (aka State Route 10) North 00° 00' 26" East a distance of 80.33 feet to a 1/2" rebar found; thence North 00° 35' 02" West a distance of 1166.49 feet to a 3/4" crimp top pipe found on the District and Land Lot Line common to Land Lot 251 (15th District) and Land Lot 11 (18th District); thence running along the District Line and Land Lot Line common to Land Lot 251 and Land Lot 11 South 89° 20' 22" East a distance of 467.39 feet to a 1/2" rebar found; thence continuing along District Line and Land Lot Line South 89° 22' 09" East a distance of 689.38 feet to a 1/2" rebar found on the westerly Right of Way of Northern Avenue (variable right of way); thence leaving the District Line and Land Lot Line and running along the said Right of Way of Northern Avenue the following courses: South 00° 26' 25" West a distance of 73.81 feet to an iron pin set; thence South 03° 23' 30" West a distance of 245.21 feet to a point; thence South 01° 02' 43" West a distance of 115.81 feet to a point; thence running along a curve to the left an arc length of 144.15 feet, (said curve having a radius of 481.31 feet, with a chord bearing of South 07° 31' 57" East, and a chord length of 143.62 feet) to an iron pin set; thence South 05° 07' 14" West a distance of 77.92 feet to an iron pin set on the northerly Right of Way of Memorial Drive (variable Right of Way); thence running along the said Right of Way of Memorial Drive the following courses: South 60° 50' 48" West a distance of 76.15 feet to an iron pin set; thence North 29° 11' 03" West a distance of 3.53 feet to an iron pin set; thence South 60° 50' 45" West a distance of 28.50 feet to an iron pin set; thence South 29° 09' 15" East a distance of 3.56 feet to an iron pin set; thence running along a curve to the left an arc length of 92.55 feet, (said curve having a radius of 3681.25 feet, with a chord bearing of South 59° 05' 41" West, and a chord length of 92.54 feet) to an iron pin set; thence North 30° 37' 14" West a distance of 48.15 feet to an iron pin set; thence South 59° 03' 40" West a distance of 41.47 feet to an iron pin set; thence South 31° 15' 26" East a distance of 48.88 feet to an iron pin set; thence running along a curve to the left an arc length of 463.24 feet, (said curve having a radius of 3669.29 feet, with a chord bearing of South 54° 07' 24" West, and a chord length of 462.93 feet) to an iron pin set; thence South 65° 18' 14" West a distance of 94.21 feet to an iron pin set; thence South 55° 56' 48" West a distance of 66.81 feet to an iron pin set; thence South 49° 17' 01" West a distance of 337.18 feet to the TRUE POINT OF BEGINNING. Said tract contains 26.870 Acres (1,170,474 Square Feet).