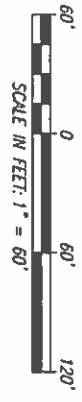


(FOR RECORDING PURPOSES ONLY)

SDP LANCASTER LLC
N/F
PID: 15 017 01 002

SDP LANCASTER LLC
N/F
PID: 15 017 02 006

TRACT A
PROPOSED LANCASTER ROAD
RIGHT-OF-WAY ABANDONMENT TRACT
(PER PG. 54 PG. 46)
13,317 SF
0.306 ACRE



ATL AGGREGATES LLC
N/F
PID: 15 017 02 005

PROJECT NUMBER:	2021111
DATE:	07.13.2022
FIELD DATE:	12.15.2021
DRAWN BY:	MRE
CHECKED BY:	MRE
FILE NAME:	LANCASTER_ABANDONMENT

RIGHT-OF-WAY LAND SWAP EXHIBIT OF:
**LANCASTER ROAD
ABANDONMENT TRACT FOR
SDP LANCASTER, LLC & DEKALB COUNTY**
LAND LOT 17
15TH DISTRICT
DEKALB COUNTY, GEORGIA

PAULSON MITCHELL
INCORPORATED

Land Planning
Boundary & Easement
Transactions
Landmark Assistance

20-A Moss Point
Road NW
Suwanee, Georgia 30088
PH: 770.888.8888
FAX: 770.888.8888
www.paulsonmitchell.com

SHEET 1 OF 1

Lancaster Road Right-of-Way Abandonment Tract
(TRACT A)

All that tract or parcel of land lying and being in Land Lot 17 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

COMMENCING at a 1-inch open-topped pipe found at the southwesterly corner of Land Lot 17, also being on the common line to Fulton County and Dekalb County; THENCE, northerly along the westerly side of Land Lot 17, also being the Fulton County and Dekalb County line, a distance of 1,932.59 feet to a point being located on the southerly side of Lancaster Road right-of-way; said point also being known as the POINT OF BEGINNING.

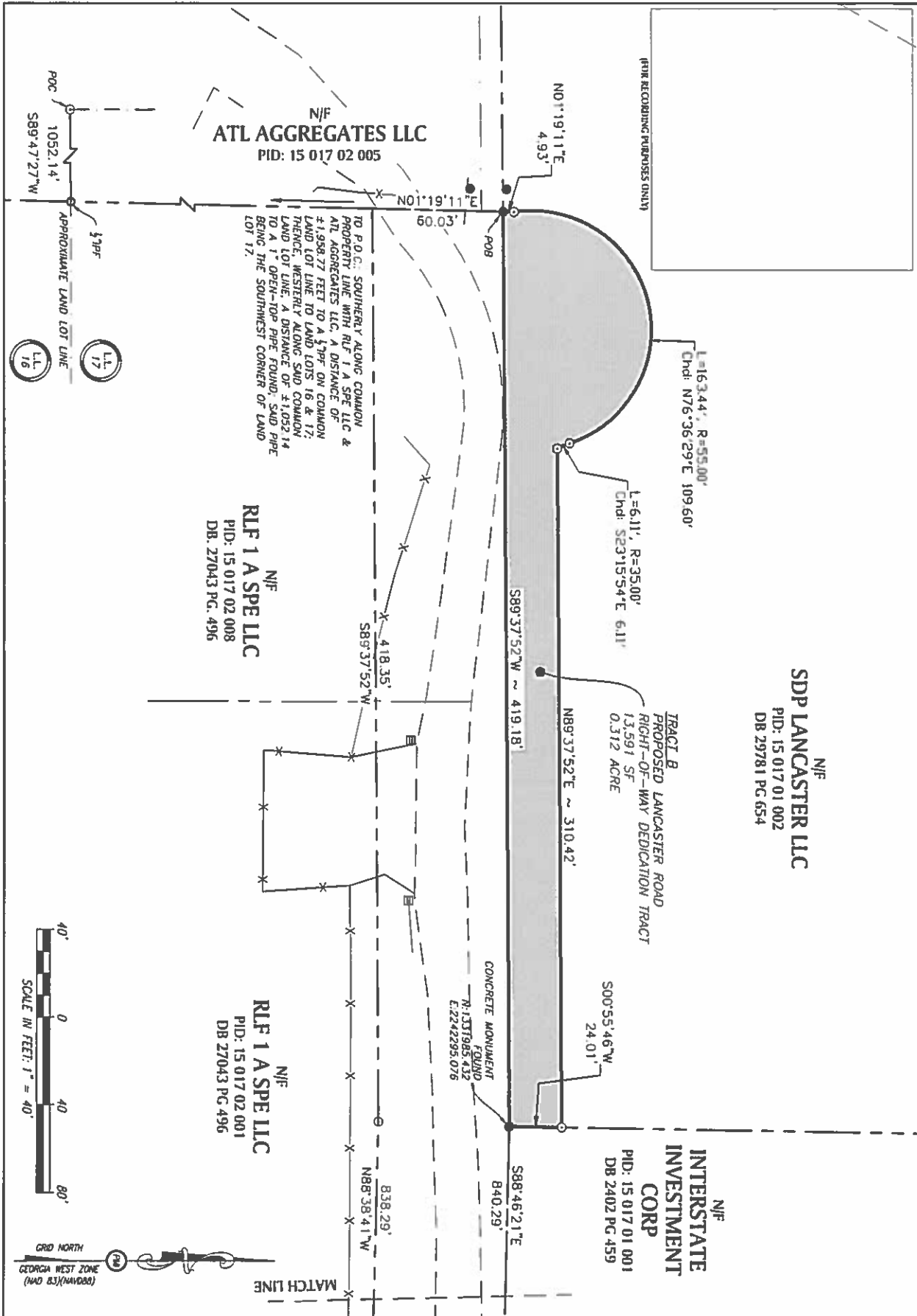
THENCE, from the POINT OF BEGINNING and northerly along said line a bearing of North 00 degrees 09 minutes 26 seconds East, a distance of 20.34 feet to a point;

THENCE, easterly along the northerly right-of-way of Lancaster Road the following bearings and distance: North 79 degrees 37 minutes 00 seconds East, a distance of 96.69 feet to a point; THENCE North 85 degrees 47 minutes 00 seconds East, a distance of 96.14 feet to a point; THENCE, South 84 degrees 49 minutes 00 seconds East, a distance of 128.15 feet to a point; THENCE, South 88 degrees 46 minutes 00 seconds East, a distance of 123.97 feet to a point; THENCE, North 89 degrees 05 minutes 00 seconds East, a distance of 83.32 feet to a point; THENCE, South 87 degrees 46 minutes 59 seconds East, a distance of 137.52 feet to a point on the common line with ATL Aggregates LLC;

THENCE, southerly along said common line a bearing of South 01 degrees 19 minutes 19 seconds West, a distance of 20.08 feet to a point;

THENCE, westerly along the southerly right-of-way of Lancaster Road the following bearings and distances: North 87 degrees 45 minutes 03 seconds West, a distance of 137.29 feet to a point; THENCE, South 89 degrees 05 minutes 00 seconds West, a distance of 83.14 feet to a point; THENCE, North 88 degrees 46 minutes 00 seconds West, a distance of 125.03 feet to a point; THENCE, North 84 degrees 49 minutes 00 seconds West, a distance of 127.19 feet to a point; THENCE, South 85 degrees 47 minutes 00 seconds West, a distance of 93.42 feet to a point; THENCE, South 79 degrees 37 minutes 00 seconds West, a distance of 99.33 feet to the POINT OF BEGINNING.

The herein described right-of-way abandonment contains 13,317 square feet or 0.306 acre, more or less.



PROJECT NUMBER:	2021111
DATE:	07.13.2022
FIELD DATE:	12.15.2021
DRAWN BY:	MRE
CHECKED BY:	MRE
FILE NAME:	LANCASTER_ABANDONMENT

RIGHT-OF-WAY LAND SWAP EXHIBIT OF:
LANCASTER ROAD DEDICATION TRACT FOR SDP LANCASTER, LLC & DEKALB COUNTY
 LAND LOT 17
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

PAULSON MITCHELL
INCORPORATED

Land Planning
Boundary & Survey
Transmission
Landmark Accuracy

88-A Hill Street
Suite 100
Dacula, Georgia 30030
 VOIC: 770.887.9900
 FAX: 770.887.9900
 www.paulsonmitchell.com

SHEET 1 OF 1

EXHIBIT B (Page 2 of 2)
Lancaster Road Right-of-Way Dedication Tract
(TRACT B)

All that tract or parcel of land lying and being in Land Lot 17 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

COMMENCING at a 1-inch open-topped pipe found at the southwesterly corner of Land Lot 17, also being on the common line to Fulton County and DeKalb County; THENCE, easterly along the southerly line of Land Lot 17 a distance of 1,052.14 feet to a ½-inch rebar found; THENCE, northerly leaving said southerly line of Land Lot 17 a bearing of North 01 degrees 19 minutes 11 seconds East, a distance of 1,958.77 feet to a point located on the existing northerly right-of-way of Lancaster Road; said point also being known as the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and northerly along the right-of way dedication tract the following bearings and distance: North 01 degrees 19 minutes 11 seconds East, a distance of 4.93 feet to a point; THENCE, following a curve to the right with an arc length of 163.44 feet, having a radius of 55.00 feet and being subtended by a chord with a bearing of North 76 degrees 36 minutes 29 seconds East, a distance of 109.60 feet to a point; THENCE, following a curve to the right with an arc length of 6.11 feet, having a radius of 35.00 feet and being subtended by a chord with a bearing of South 23 degrees 15 minutes 54 seconds East, a distance of 6.11 feet to a point; THENCE, North 89 degrees 37 minutes 52 seconds East, a distance of 310.42 feet to a point on the common line with Interstate Investment Corp; THENCE, southerly along said common line a bearing of South 00 degrees 55 minutes 46 seconds West, a distance of 24.01 feet to a concrete monument found on the existing northerly right-of-way of Lancaster Road; THENCE, westerly along said existing right-of-way South 89 degrees 37 minutes 52 seconds West, a distance of 419.18 feet to the POINT OF BEGINNING.

The herein described right-of-way dedication tract contains 13,591 square feet or 0.312 acre, more or less.



DS Murphy Commercial, LLC
5400 Laurel Springs Parkway
Suite 108
Suwanee, Georgia 30024

www.dsmurphy.com

(678) 584-5900

July 1, 2022

Kevin Casteel
3715 Northside Parkway
Suite 425
Atlanta, Georgia 30327
kcasteel@strategicrepartners.com

RE: Appraisal of Proposed Abandonment & Dedication areas along Lancaster Road, Conley, GA 30288

Dear Mr. Casteel,

In fulfillment of our agreement as outlined in the Letter of Engagement, we are pleased to present our findings with respect to our appraisal report of the above-referenced property. The purpose of this report is to estimate the just compensation of the proposed fee simple abandonment and dedication of areas along Lancaster Road.

The proposed abandonment area is a 0.306 acre (13,317 square feet) section of Lancaster Road, while the proposed dedication area is 0.312 acres (13,591 square feet) of vacant land located just north of in-place Lancaster Road

The report is prepared for Kevin Casteel, the "Client", and it is intended only to be used by SDP Lancaster, LLC and DeKalb County, Georgia. It is our understanding the report is to be used to estimate the just compensation for the proposed abandonment and dedication of areas along Lancaster Road, Conley, Georgia 30288. Neither this report nor any section thereof may be relied upon by third parties without the express written consent of DS Murphy Commercial, LLC.

We have performed no prior services involving the proposed abandonment and dedication areas along Lancaster Road, Conley, Georgia 30288 in the three years preceding this engagement. The undersigned appraiser states that their employment is not conditioned upon their producing a specific value or a value within a value within a given range. Future employment or the payment of the appraisal fee is not dependent upon producing a specified value. The undersigned appraiser visually inspected the property on June 28, 2022.

As a result of our investigation and analysis, it is our opinion that, Subject to the limiting conditions and assumptions contained herein, the estimated just compensation for the fee simple interest of the proposed abandonment area, as of June 28, 2022, is:

THIRTY-ONE THOUSAND DOLLARS

(\$31,000)

5400 Laurel Springs Parkway
Suite 108
Suwanee, Georgia 30024

www.dsmurphy.com
Office (678) 584-5900
commercial@dsmurphy.com

Kevin Casteel
Page ii

As a result of our investigation and analysis, it is our opinion that, Subject to the limiting conditions and assumptions contained herein, the estimated just compensation for the fee simple interest of the proposed dedication area, as of June 28, 2022, is:

THIRTY-ONE THOUSAND DOLLARS

(\$31,000)

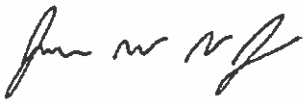
Our conclusions are based on general economic conditions as they existed at the time of our analysis and cannot account for the potential impact of any sudden or sharp rise or decline in economic conditions from that date to the effective date of our report. Events or transactions that may have occurred subsequent to the effective date of the report have not been considered. We are not responsible to update or revise this report based on such subsequent events.

The appraisal process and this Appraisal Report are intended to comply with Rule 2-2 of The Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2020.

This letter is not an appraisal report but accompanies the attached report. If this letter is separated from the report, the conclusion(s) reported herein should not be relied upon, as it may be misleading. In addition, this appraisal is subject to the specified Assumptions and Limiting Conditions defined herein. Acceptance of this report constitutes an agreement with these Assumptions and Limiting Conditions. In particular, we note that no member of our firm is an expert regarding environmental condition or structural engineering. Unless otherwise noted in the report, the assumption has been made that any improvements are in the condition described and no structural defects exist. In addition, the property is assumed to be free and clear of any environmental conditions that would impact the value of the property. If either of these assumptions are determined to be untrue, we reserve the right to amend this report.

We appreciate this opportunity to be of service. Please contact us if you have any comments or questions.

Respectfully submitted,



James Richard Hyde, Jr.
Georgia Certified General Appraiser #366319