

EVALUATION REPORT

DEVELOPMENT SITE

EXIT 111, LAWRENCEVILLE-SUWANEE & OLD PEACHTREE ROADS (2955)

LAND LOTS 151 AND 152, 7TH DISTRICT

SUWANEE, GWINNETT COUNTY, GEORGIA 30024

JANUARY 2019

19/305/PEACH

**LAND  
DEVELOPMENT  
ANALYSTS**

# LDA<sup>INC</sup>

LAND DEVELOPMENT ANALYSTS

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SANDY SPRINGS, GA 30328

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TERRENCE L. LOVE, MAI

January 15, 2019

Mr. Daniel Kim  
c/o Atlanta Fine Homes  
Sotheby's International Realty  
1125 Sanctuary Parkway, Suite 400  
Alpharetta, Georgia 30009

- Re: Evaluation Report, Development Site, Exit 111, Lawrenceville-Suwanee & Old Peachtree Roads (2955), Land Lots 151 and 152, 7th District, Suwanee, Gwinnett County, Georgia 30024. Owner: Kim Kyung Sook

Dear Mr. Kim:

As requested, I have visited the subject site and its environs. Relevant recently sold comparable properties have been researched and this restricted report prepared for this vacant site.

The appraisal process and reporting requirements of this appraisal assignment will conform with the requirements set forth under the most current release of the Uniform Standards of Professional Appraisal Practice (USPAP). Furthermore the report will comply with the OCC's amended Appraisal Rule, effective June 7, 1994, as published in the Federal Register, Volume 59, No. 108; the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994; Title XI (and amendments) of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The relevant approach to valuation has been employed and the following opinion of the market value of the fee simple interest in the vacant site is concluded as of January 10, 2019, the date of my site visit and the effective date of this appraisal to stand at:

\$1,550,000

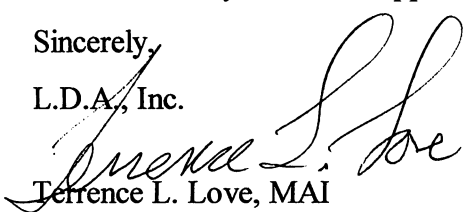
ONE MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS

The purpose of this letter is to transmit our report of five chapters and this letter is not a report when used alone. This appraisal report is prepared for the sole and exclusive use of Mr. Daniel Kim and assigns for internal purposes. It is not to be relied upon by any other parties for any purpose, whatsoever.

Thank you for this opportunity to be of service.

Sincerely,

L.D.A., Inc.

  
Terrence L. Love, MAI

President

Georgia Certification No. GC000009

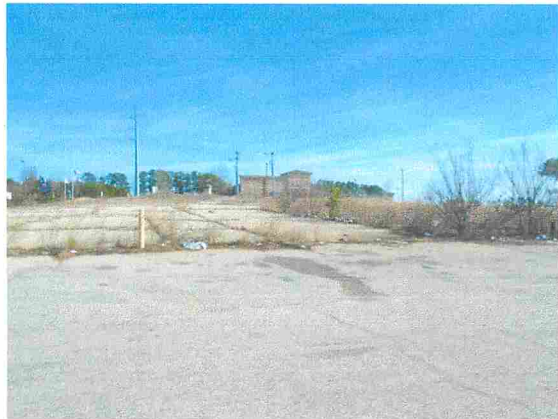
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19/305/PEACH

# SUBJECT PHOTOGRAPHS



**SUBJECT PHOTOGRAPHS**



## TABLE OF CONTENTS

	<u>Page No.</u>
i. Letter of Transmittal	
ii. Subject Photographs	
<b>I. SCOPE OF SERVICES</b>	<b>1</b>
<b>II. REGIONAL AND COMMUNITY OVERVIEW</b>	<b>7</b>
<b>III. NEIGHBORHOOD ANALYSIS/PROPERTY DESCRIPTION</b>	<b>17</b>
A. Neighborhood Analysis	17
B. Property Description	23
C. Highest and Best Use	32
<b>IV. APPRAISAL PROCESS</b>	<b>34</b>
A. Cost Approach	36
B. Sales Comparison Approach	40
<b>V. RECONCILIATION/CONCLUSION</b>	<b>50</b>
<b>APPENDIX</b>	
1. County Data for the Three Parcels	
2. Zoning Excerpt; C-2 General Commercial District	
3. Appraiser's License	
4. Certificate of Appraisal	
5. Statement of Limiting Conditions	
6. Appraiser's Resume	

## I. EVALUATION REPORT

### **Scope of Appraisal Assignment: *USPAP Guidelines Followed***

Certain modifications in the 2019-20 Uniform Standards of Professional Appraisal Practice (USPAP) became effective on January 1, 2019. The Rule states that the appraisal report must contain sufficient information to allow intended users to understand the scope of work performed; the restricted appraisal need not. Although this modification is new, this requirement has been in USPAP for many years. The relevant portion of the Scope Rule states:

**Disclosure Obligations:** Complete and proper disclosure allows clients and other intended users to rely on the assignment results. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed (restricted) because intended users rely on this disclosure to understand the type and extent of research and analyses performed in the assignment.

The appraisal process and reporting requirements of this appraisal assignment will conform with the requirements set forth under the most current release of the Uniform Standards of Professional Appraisal Practice (USPAP), the Office of the Comptroller of the Currency (OCC), the Board of Governors of the Federal Reserve System. Furthermore the report will comply with the OCC's amended Appraisal Rule, effective June 7, 1994, as published in the Federal Register, Volume 59, No. 108; the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994; Title XI (and amendments) of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA). To perform this appraisal, I have undertaken the following scope of services.

### **Limited Scope/Evaluation Report**

This is a restricted use/evaluation report for internal purposes.

Our limited scope includes:

- Providing the County's current valuation.
- Providing the County tax data and City tax if it applies.
- Providing information on the status of the taxes.
- Providing current tax plat data.
- Providing current aerial photo.
- Utilizing cost data only per request.
- Demographic data.
- Providing value check analysis.
- In most instances a single approach is used.
- Data are verified with public records and other knowledgeable sources.
- Environmental analysis is not a part of this scope of work.
- We have not performed a title search nor do we warrant that the property history, as presented herein, is completely accurate since we have relied upon the information of others. Any person or entity contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney-at-law.

### **Definition of Market Value: *Standard Bank Approved Definition***

Market value, for purposes of this report, is defined as follows:

*The most probable price which 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.<sup>1</sup>*

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:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acting in what they consider their own best interest;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*SOURCE: Office of Comptroller of the Currency (OCC), 12 CFR Part 34, Subpart C - Appraisals, 34.42(g); Office of Thrift Supervision (OTS), 12 CFR 564.2(g); Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th ed. (Chicago: Appraisal Institute, 2002), 177-178. This is also compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the updated Interagency Appraisal and Evaluation Guidelines promulgated in 2010.*

"Market value" in the Definitions section of the *Uniform Standards of Professional Appraisal Practice (USPAP)*, 2010 - 2011 Edition, addresses these common characteristics:

**MARKET VALUE:** *a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.*

### **Definition of Rights Appraised: *Fee Simple Interest***

Fee simple interest is defined as follows:

*An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.<sup>1</sup>*

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<sup>1</sup> *Uniform Standards of Professional Appraisal Practice (USPAP).*



**Intended Use of Report: *Owner, Mr. Daniel Kim***

This appraisal report is prepared for the sole and exclusive use of Mr. Daniel Kim and assigns to assist with collateral evaluation. It is not to be relied upon by any other parties for any purpose, whatsoever.

**Purpose: *Estimate Market Value of Fee Simple Interest As Is (Development Site)***

The purpose of this appraisal is the preparation of an opinion of the market value of the fee simple interest in the subject property as is (development site).

**Property Identification: *Suwanee, Gwinnett County***

The subject is a vacant development site located at Exit 111, Lawrenceville-Suwanee & Old Peachtree Roads (2955), Land Lots 151 and 152, 7th District, Suwanee, Gwinnett County, Georgia 30024. Refer to Map 1-1, Location.

**Property History: *No Recent Sales Transaction/Listed For Sale***

The subject is 3 parcels in Suwanee, Gwinnett County. The owner per County tax records is Kim Kyung Sook. No recent sales are known. No transactions are known for the past three year reporting period. It is known to be listed for sale for an unknown price.

The property history has been provided by conversations with various individuals involved with the chain of title and if available, various documents such as contract, deeds, leases, current tax records and closing statements. No title search has been preferred, nor is this history presented warranted as completely accurate since we have relied upon the information of others. Any person or entity contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney.

**Appraiser's Competency and Experience: *Long Experience***

I have appraised a number of properties in this Metropolitan area in recent years.

**Report Type: *Evaluation Report***

This is an evaluation report.

### **Marketing and Market Exposure Time Periods**

The definition of market value requires that a reasonable time be allowed for exposure in the open market. This exposure time is presumed to have occurred prior to the date of the appraisal, while the estimated marketing period occurs after the date of appraisal.

Exposure time and marketing period could be the same, given a stable market environment with no change anticipated in market conditions. However, in many cases this is not the case. If the market is improving the marketing period would most likely be less than the exposure period. If the market conditions were anticipated to worsen, however the opposite may be true.

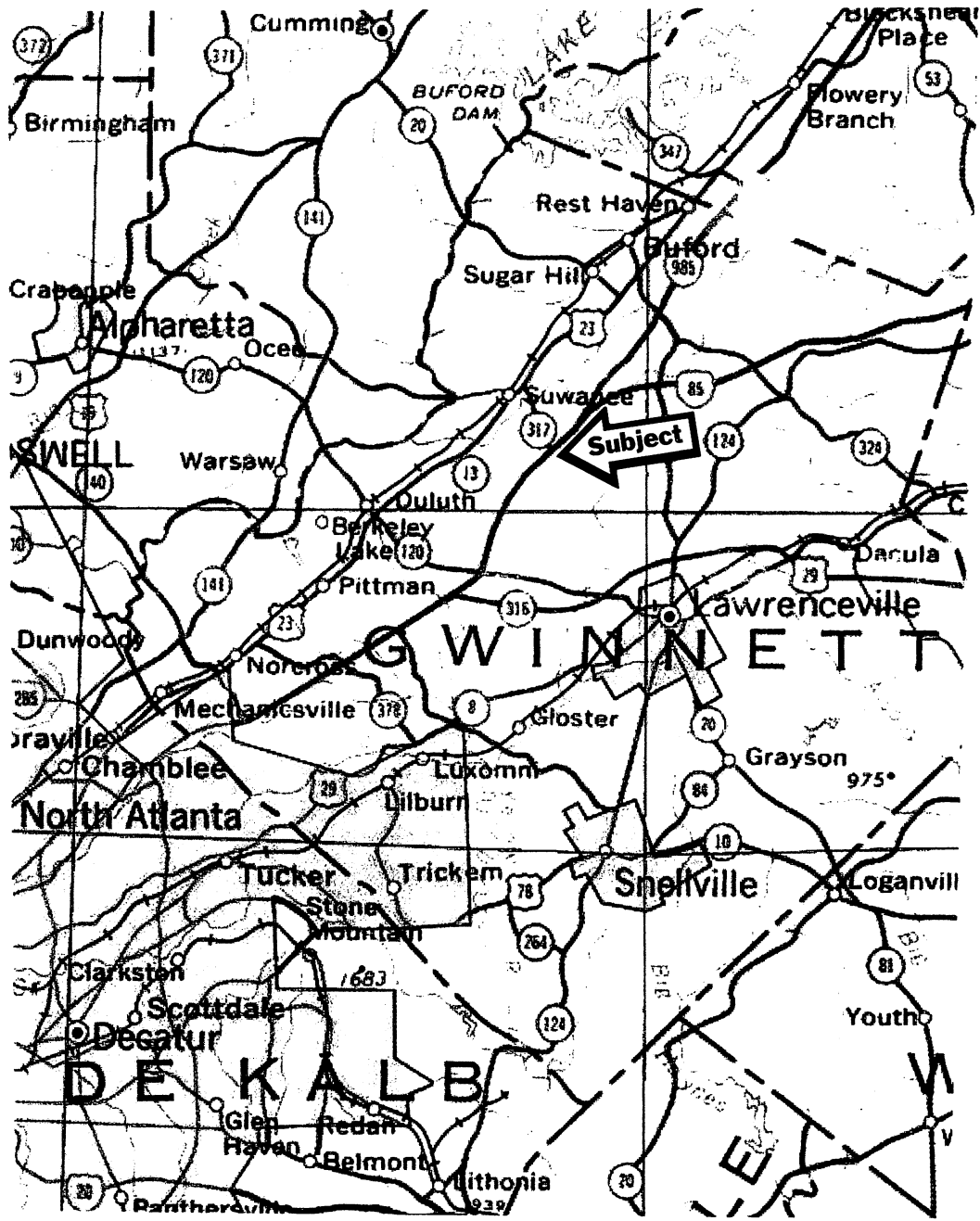
### **Market Exposure Period**

This term is defined by Statement on Appraisal Standard #6 (SMT-6) of USPAP as *"the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market"*. Exposure time can vary according to the type of real estate involved and current market conditions.

### **Extraordinary Assumptions or Hypothetical Conditions**

The opinions of value are predicated upon the assumption that the subject site is not impaired in any way, including but not limited to environmental, wetlands, soil, legal or other conditions.

A one year's market exposure period is concluded for this subject. Discounting of time in accordance with USPAP, we have considered and researched data related to "exposure time". A reasonable exposure period is related to price, time and use.



MAP 1-1, LOCATION

## II. REGIONAL AND COMMUNITY OVERVIEW

### Atlanta Region

The Atlanta Regional Commission (ARC) population and employment forecasts area has been expanded from 13 to 20 counties and now includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Henry, Newton, Paulding and Rockdale, Spalding and Walton counties.

**Economy Pushing Population Growth.** The ARC projects that the 20-county Atlanta region is set to add 3 million new residents between 2010 and 2040. This growth takes into account cycles that the Atlanta Region is accustomed to as the national economy continues to impact the Atlanta Region's growth. Unemployment is at a 49 year low.

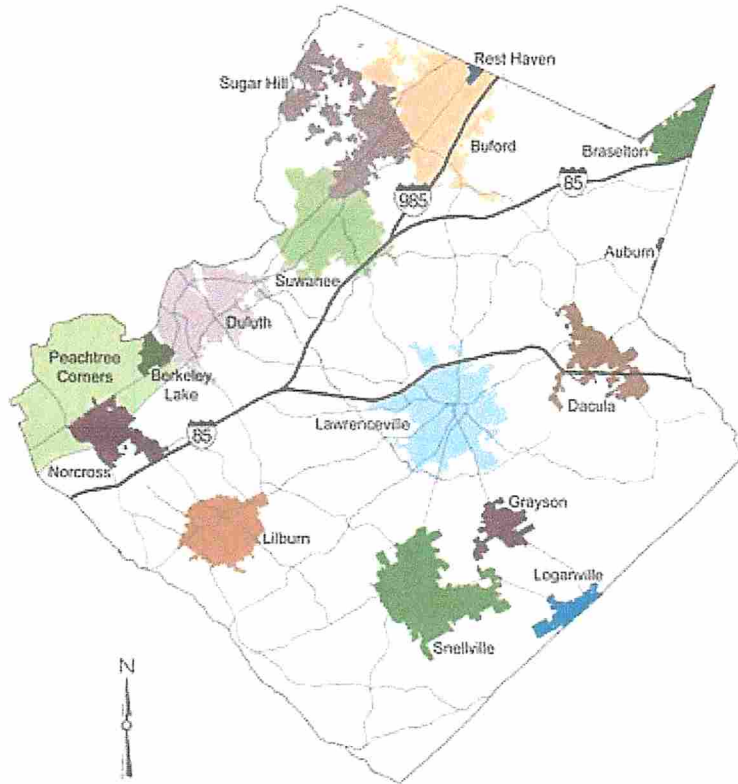
Over the last three years the 20-county region has added approximately 91,000 people per year. To put this into perspective, during the fast-growing 2000 decade, the Atlanta region was routinely adding 100,000 new residents each year.

The Atlanta region's strength is partially attributable to the national economy. During strong economic periods, people move more because, firstly, job opportunities are available, thus people are moving to take new jobs. Secondly, with the housing market so tight, it is easier to sell a house, which tends to make people more mobile.

**Atlanta to Grow to 6th-largest Metro by 2025.** *Bizjournals* published the predictions for the growth of U.S. metros in the next couple of decades. Based on recent growth patterns in each state, they have determined that in 2025 NYC, L.A., Chicago and Dallas will maintain their positions as the top four, but that Houston will take over fifth place and Atlanta will move up to number six.

## Gwinnett County Overview

Gwinnett County is situated to the northeast (approximately 30 miles) of the Atlanta



Central Business District, with a total land area of 437.0 square miles, or 277,032 acres. It is bordered by Hall and Barrow Counties to the northeast; Walton and Rockdale Counties to the southeast; DeKalb County on the southwest; and Fulton and Forsyth Counties to the northwest. Incorporated areas include Auburn, Berkeley Lake, Buford, Dacula, Duluth, Grayson, Lawrenceville (County Seat), Lilburn, Norcross, Snellville, Sugar Hill and Suwanee.

Home to Fortune 1000 companies and a leader in Metro Atlanta's employment sector for many years, Gwinnett and the Atlanta Region have been named America's "Hottest Cities for Business Relocation and Expansion" by *Expansion Management Magazine*, KPMG's "Least Expensive City to do Business" and among *Site Selection Magazine's* "Top Ten Metros."

Located northeast of Atlanta, Gwinnett is home to a wide range of businesses – from industry giants like Scientific Atlanta, A Cisco Company, Merial, Sage Software and AGCO to international corporations like WIKA Instruments and Ricoh Electronics Corporation to local companies, i.e. Optimus Solutions, Cypress Care and Horizon Software International.

## **Access**

Interstates 85 and 985 traverse Gwinnett and GA 316 which links the area to Athens. A proposed Outer Loop which encircles Atlanta would run through the north and northeast sections of Gwinnett. Gwinnett has completed major improvements on GA 316. The Airport parallels GA 316, a major 4-lane thoroughfare that connects with I-85 for easy access to I-285 and Metropolitan Atlanta. Gwinnett County Airport is a major catalyst for business growth in Gwinnett County and the other major growth markets of North and Northeast Atlanta Region.

Public transportation is provided by Gwinnett County Transit, formed in 2000 to provide express, local and complementary paratransit services. The system is rated as successful and expansion is already being planned. Studies are being made of a rapid rail line (the "brain train") through Gwinnett County into Athens from Atlanta.

## **Population**

**2010 Census.** Gwinnett County is Georgia's second most populated county based on 2010 figures by the U.S. Census Bureau. Gwinnett's population grew to 805,321 in 2010, an increase of 36.9 percent from its 2000 population of 588,488. That's more than 216,800 persons who moved into Gwinnett over the past 10 years. Gwinnett was fourth largest in the 2000 census.

## **Meeting Facilities/Lodging**

Hospitality is one of the County's fastest growing industries, accounting for approximately 20,000 jobs and an economic impact of more than \$500 million. Most facilities offer some type of meeting space. Gwinnett County's visitor expenditures have exceeded \$962 million.

## **Employment**

The GA Department of Labor publishes a County profile for 2013. Gwinnett's labor force was shown to be 440,243 persons and a 2013 annual average unemployment rate of 7.1 percent (the entire State for the same period is 8.2 percent). Per the 2013 data major employers in the County included Acumen Fiscal Agent, American Security Group, Cisco Systems, Gwinnett Hospital System, NCR Corporation, Publix Supermarkets, State Farm Insurance Company, Kroger Company, Waffle House Inc. and Wal Mart.

## **Retail**

Gwinnett has about 15.0 million sq.ft. of existing retail space including approximately 3.0 million sq.ft. in regional malls. The major retail centers in Gwinnett County are (1) the Mall of Georgia (1.6 million sq.ft.) (2) Gwinnett Place (1.24 million sq.ft.) regional shopping centers. The Southeast's largest mall is the Mall of Georgia, as well as Gwinnett Place Mall. One of the newer centers is Discover Mills at Sugarloaf Parkway, GA 120 and I-85 at just under another 1 million sq.ft. Both of the older regional malls are further north on I-85.

The largest of the malls is the Mall of Georgia, located in the Mill Creek District of the County near the City of Buford. Built 1999, there are more than two hundred stores on three levels. Anchors include Belk, Dillard's, JC Penney, Macy's and Nordstrom. Other major retailers include Barnes and Noble, Dick's Sporting Goods and Haverty's. Also featured in the mall is a large village section, comprising lifestyle tenants and restaurants in an outdoor setting, as well as a 500-seat amphitheater.

**QuickFacts**

**Gwinnett County, Georgia**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

**Table**

All Topics		Gwinnett County, Georgia
Population estimates, July 1, 2017, (V2017)		920,260
<b>PEOPLE</b>		
<b>Population</b>		
Population estimates, July 1, 2017, (V2017)		920,260
Population estimates base, April 1, 2010, (V2017)		805,297
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)		14.3%
Population, Census, April 1, 2010		805,321
<b>Age and Sex</b>		
Persons under 5 years, percent		▲ 6.7%
Persons under 18 years, percent		▲ 27.2%
Persons 65 years and over, percent		▲ 9.6%
Female persons, percent		▲ 51.1%
<b>Race and Hispanic Origin</b>		
White alone, percent		▲ 55.4%
Black or African American alone, percent (a)		▲ 28.7%
American Indian and Alaska Native alone, percent (a)		▲ 0.8%
Asian alone, percent (a)		▲ 12.2%
Native Hawaiian and Other Pacific Islander alone, percent (a)		▲ 0.1%
Two or More Races, percent		▲ 2.8%
Hispanic or Latino, percent (b)		▲ 21.2%
White alone, not Hispanic or Latino, percent		▲ 37.4%
<b>Population Characteristics</b>		
Veterans, 2013-2017		37,850
Foreign born persons, percent, 2013-2017		25.0%
<b>Housing</b>		
Housing units, July 1, 2017, (V2017)		309,255
Owner-occupied housing unit rate, 2013-2017		66.6%
Median value of owner-occupied housing units, 2013-2017		\$185,200
Median selected monthly owner costs -with a mortgage, 2013-2017		\$1,500
Median selected monthly owner costs -without a mortgage, 2013-2017		\$482
Median gross rent, 2013-2017		\$1,142
Building permits, 2017		3,917
<b>Families &amp; Living Arrangements</b>		
Households, 2013-2017		283,256
Persons per household, 2013-2017		3.12
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017		87.4%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017		34.4%
<b>Computer and Internet Use</b>		
Households with a computer, percent, 2013-2017		94.6%
Households with a broadband Internet subscription, percent, 2013-2017		85.8%
<b>Education</b>		
High school graduate or higher, percent of persons age 25 years+, 2013-2017		87.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017		35.3%
<b>Health</b>		
With a disability, under age 65 years, percent, 2013-2017		5.1%
Persons without health insurance, under age 65 years, percent		▲ 16.7%
<b>Economy</b>		
In civilian labor force, total, percent of population age 16 years+, 2013-2017		69.4%
In civilian labor force, female, percent of population age 16 years+, 2013-2017		63.1%
Total accommodation and food services sales, 2012 (\$1,000) (c)		1,355,547
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)		2,700,349
Total manufacturers shipments, 2012 (\$1,000) (c)		6,847,724
Total merchant wholesaler sales, 2012 (\$1,000) (c)		30,301,017
Total retail sales, 2012 (\$1,000) (c)		12,673,392
Total retail sales per capita, 2012 (c)		\$15,051
<b>Transportation</b>		
Mean travel time to work (minutes), workers age 16 years+, 2013-2017		33.1



**Income & Poverty**

Median household income (in 2017 dollars), 2013-2017	\$64,496
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$27,945
Persons in poverty, percent	▲ 10.7%

 **BUSINESSES**

**Businesses**

Total employer establishments, 2016	23,151
Total employment, 2016	330,163
Total annual payroll, 2016 (\$1,000)	16,332,075
Total employment, percent change, 2015-2016	3.6%
Total nonemployer establishments, 2016	102,719
All firms, 2012	101,039
Men-owned firms, 2012	53,115
Women-owned firms, 2012	40,321
Minority-owned firms, 2012	54,158
Nonminority-owned firms, 2012	44,506
Veteran-owned firms, 2012	8,639
Nonveteran-owned firms, 2012	89,005

 **GEOGRAPHY**

**Geography**

Population per square mile, 2010	1,871.2
Land area in square miles, 2010	430.38
FIPS Code	13135



# Gwinnett

## County



### Area Labor Profile

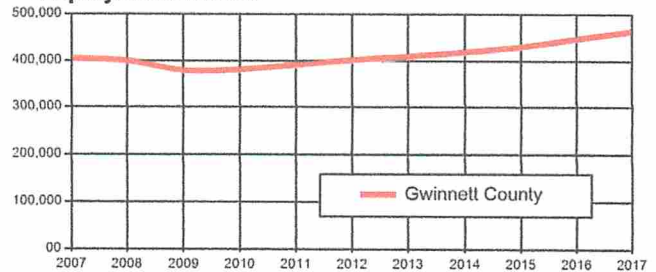
Updated: Nov 2018

### Labor Force Activity - 2017

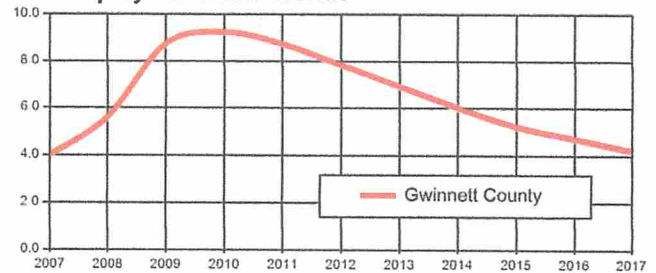
#### 2017 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Gwinnett	482,878	462,438	20,440	4.2%
Barrow	38,866	37,280	1,586	4.1%
DeKalb	394,688	375,712	18,976	4.8%
Forsyth	114,728	110,421	4,307	3.8%
Fulton	548,023	521,549	26,474	4.8%
Hall	100,338	96,413	3,925	3.9%
Jackson	35,004	33,729	1,275	3.6%
Rockdale	44,641	42,284	2,357	5.3%
Walton	44,747	42,813	1,934	4.3%
<b>Gwinnett Area</b>	<b>1,803,913</b>	<b>1,722,639</b>	<b>81,274</b>	<b>4.5%</b>
Georgia	5,061,399	4,821,622	239,777	4.7%
United States	160,320,000	153,337,000	6,982,000	4.4%

#### Employment Trends



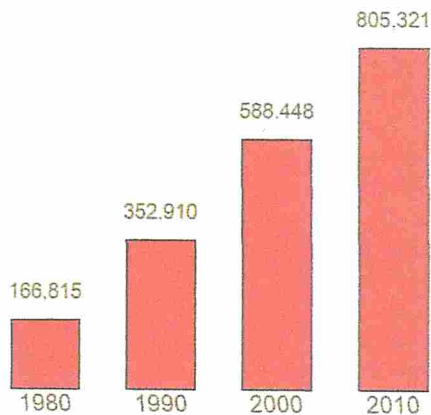
#### Unemployment Rate Trends



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.

#### Population Estimates



#### Population

	2010 Census	2017 Rank	2017 Estimate	% Change 2000-2017	2025 Projected*	% Change 2010-2025
Gwinnett	805,321	2	920,260	14.3	1,079,546	34.1
City of Lawrenceville	28,546					
Gwinnett Area	3,071,825		3,470,730	13.0	3,951,779	28.6
Georgia	9,687,653		10,429,379	7.7	11,538,707	19.1
United States	308,745,538		325,719,178	5.5	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, \*Governor's Office of Planning and Budget.

**MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR**  
**Equal Opportunity Employer/Program**  
**Auxiliary Aids and Services Available upon Request to Individuals with Disabilities**

Workforce Statistics & Economic Research; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875

# Industry Mix - 2nd Quarter of 2018

INDUSTRY	Gwinnett				Gwinnett Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
<b>Goods-Producing</b>	<b>3,286</b>	<b>49,377</b>	<b>13.9</b>	<b>1,195</b>	<b>10,001</b>	<b>186,983</b>	<b>10.5</b>	<b>1,207</b>
Agriculture, Forestry, Fishing and Hunting	21	293	0.1	1,020	149	1,257	0.1	829
Mining, Quarrying, and Oil and Gas Extraction	11	*	*	*	38	545	0.0	1,731
Construction	2,323	20,998	5.9	1,155	6,672	69,739	3.9	1,216
Manufacturing	931	27,967	7.9	1,227	3,142	115,441	6.5	1,203
Food	61	2,412	0.7	833	312	30,216	1.7	1,213
Beverage and Tobacco Product	4	483	0.1	889	59	3,508	0.2	1,014
Textile Mills	11	430	0.1	1,408	38	1,500	0.1	1,170
Textile Product Mills	38	510	0.1	765	93	1,191	0.1	694
Apparel	10	61	0.0	568	44	369	0.0	802
Leather and Allied Product	3	*	*	*	8	59	0.0	971
Wood Product	22	1,057	0.3	980	101	4,662	0.3	1,026
Paper	19	1,041	0.3	1,186	68	3,789	0.2	1,370
Printing and Related Support Activities	122	1,891	0.5	1,028	357	6,497	0.4	1,007
Petroleum and Coal Products	5	83	0.0	1,216	14	245	0.0	1,374
Chemical	72	2,471	0.7	1,325	267	7,224	0.4	1,326
Plastics and Rubber Products	33	2,096	0.6	930	131	8,425	0.5	997
Nonmetallic Mineral Product	46	1,027	0.3	1,151	160	4,723	0.3	1,204
Primary Metal	6	31	0.0	982	30	949	0.1	1,283
Fabricated Metal Product	82	2,431	0.7	918	348	8,041	0.4	1,028
Machinery	73	2,307	0.7	1,509	200	7,627	0.4	1,227
Computer and Electronic Product	89	4,132	1.2	1,850	196	6,771	0.4	1,838
Electrical Equipment, Appliance, and Component	33	1,723	0.5	1,620	85	4,600	0.3	1,559
Transportation Equipment	19	728	0.2	1,062	105	6,195	0.3	1,172
Furniture and Related Product	65	999	0.3	896	179	3,327	0.2	904
Miscellaneous	118	2,006	0.6	1,115	347	5,522	0.3	1,173
<b>Service-Providing</b>	<b>19,825</b>	<b>267,035</b>	<b>75.3</b>	<b>941</b>	<b>90,527</b>	<b>1,390,086</b>	<b>77.7</b>	<b>1,159</b>
Utilities	14	469	0.1	1,259	114	5,666	0.3	1,571
Wholesale Trade	2,343	30,377	8.6	1,341	7,149	95,038	5.3	1,514
Retail Trade	2,575	49,392	13.9	645	10,004	176,353	9.9	660
Transportation and Warehousing	613	8,016	2.3	940	2,213	73,263	4.1	1,089
Information	428	8,021	2.3	1,648	2,284	73,566	4.1	2,001
Finance and Insurance	1,316	14,542	4.1	1,343	5,770	89,411	5.0	1,863
Real Estate and Rental and Leasing	1,020	6,314	1.8	1,111	5,161	37,581	2.1	1,226
Professional, Scientific, and Technical Services	3,517	28,065	7.9	1,453	16,882	156,749	8.8	1,773
Management of Companies and Enterprises	146	8,929	2.5	1,689	688	45,284	2.5	2,179
Administrative and Support and Waste Management and Remediation Services	1,666	29,157	8.2	754	6,386	148,067	8.3	870
Educational Services	326	4,251	1.2	726	1,501	43,363	2.4	1,248
Health Care and Social Assistance	2,165	32,359	9.1	915	9,720	198,035	11.1	1,059
Arts, Entertainment, and Recreation	318	3,999	1.1	442	1,483	29,324	1.6	790
Accommodation and Food Services	1,851	34,006	9.6	339	7,650	164,754	9.2	412
Other Services (except Public Administration)	1,527	9,139	2.6	756	7,358	48,723	2.7	743
Unclassified - industry not assigned	1,464	1,282	0.4	848	6,164	4,905	0.3	1,094
<b>Total - Private Sector</b>	<b>24,575</b>	<b>317,694</b>	<b>89.6</b>	<b>980</b>	<b>100,528</b>	<b>1,577,069</b>	<b>88.2</b>	<b>1,164</b>
<b>Total - Government</b>	<b>253</b>	<b>36,922</b>	<b>10.4</b>	<b>894</b>	<b>1,551</b>	<b>211,191</b>	<b>11.8</b>	<b>1,096</b>
Federal Government	34	2,470	0.7	1,385	309	38,657	2.2	1,780
State Government	44	3,465	1.0	827	408	46,283	2.6	1,104
Local Government	175	30,987	8.7	862	834	126,251	7.1	883
<b>ALL INDUSTRIES</b>	<b>24,828</b>	<b>354,616</b>	<b>100.0</b>	<b>971</b>	<b>102,079</b>	<b>1,788,260</b>	<b>100.0</b>	<b>1,157</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>280,027</b>	<b>4,422,896</b>		<b>979</b>

Note: \*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2018.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

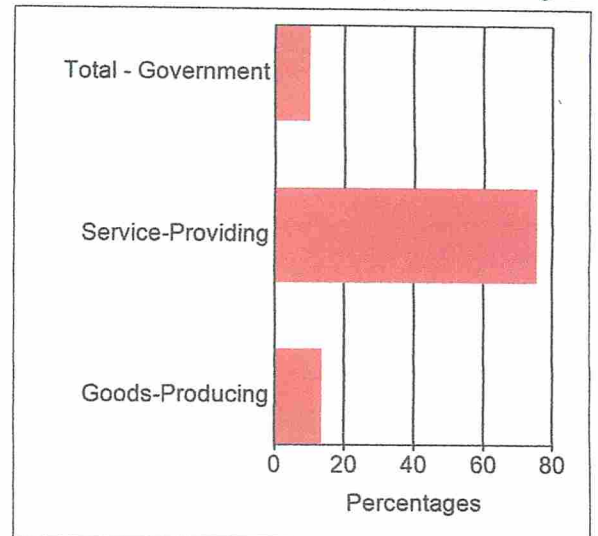
## Gwinnett Per Capita Income

Source: U.S. Bureau of Economic Analysis



## Gwinnett Industry Mix 2018

Source: See Industry Mix data on Page 2.



## Top Ten Largest Employers - 2018\*

### Gwinnett

Abm Janitorial Services  
 Cognizant Technology Solutions U S  
 Columbia Starting Sub Unit  
 Gwinnett Hospital System, Inc.  
 Primerica Life Insurance Company  
 Publix Super Market, Inc.  
 The Home Depot  
 The Kroger Company  
 Waffle House  
 Walmart

\*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 Second Quarter of 2018. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

### Gwinnett Area

Employer	COUNTY
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
Gwinnett Hospital System, Inc.	Gwinnett
Northeast Georgia Medical Center, Inc.	Hall
Northside Hospital	Fulton
Turner Sports	Fulton

## Education of the Labor Force

### Gwinnett Area

### PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	5.4%	4.4%	6.4%	4.5%	4.0%	10.9%
Some High School	8.4%	16.0%	7.7%	5.9%	6.4%	12.1%
High School Grad/GED	24.2%	29.8%	21.9%	21.4%	23.7%	29.6%
Some College	21.2%	34.9%	19.1%	18.7%	20.3%	17.7%
College Grad 2 Yr	6.2%	3.2%	6.2%	7.7%	7.4%	3.6%
College Grad 4 Yr	22.6%	10.6%	26.9%	27.4%	23.5%	15.6%
Post Graduate Studies	11.9%	1.1%	11.9%	14.5%	14.7%	10.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

# Gwinnett County

Distance from Lawrenceville to Downtown Atlanta

**31 Miles**

Distance from Lawrenceville to Hartsfield-Jackson Atlanta Int'l Airport

**42 Miles**

Population

**895,823**

Median Home Price

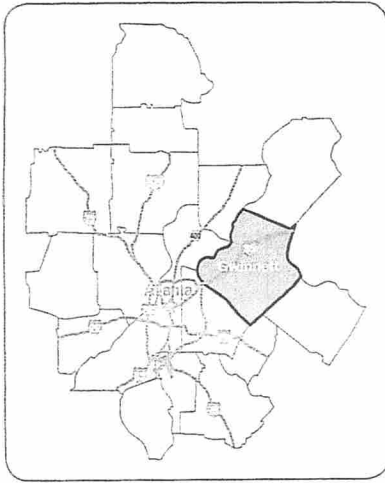
**\$204,200**

Tax Commissioner

**(770) 822-8818**

Online

**gwinnettcountry.com**



Continually listed as one of Atlanta's fastest-growing counties, Gwinnett County is prized for its access to bustling city life, booming communities and gorgeously maintained natural spaces.

The county's AAA minor league Gwinnett Braves baseball team calls Gwinnett home, drawing a myriad of visitors to the area: as does Lake Lanier; local parks, including the 12-acre Freeman's Mill Park; three regional malls; delicious local restaurants; sprawling Southern neighborhoods; and the Infinite Energy Centre event venue.

Only half an hour away from Downtown Atlanta, Gwinnett's economic opportunities span far and wide for area workers.

Professions in retail, construction, manufacturing, professional/technical services, administrative support/management, education, government, financial, legal and healthcare industries constitute a majority of the county's 300,000 jobs. The area's top five employers are Gwinnett County Public Schools, Gwinnett County Government, Gwinnett Health System, WalMart and Publix Super Markets.

The county's education system is recognized both nationally and regionally for its stellar schools. As the largest school system in Georgia, 90 percent of Gwinnett's public school graduates go on to some form of higher education.

## Education

### Public Schools

#### Gwinnett County Schools

[gwinnett.k12.ga.us](http://gwinnett.k12.ga.us)

Board of Education

(678) 301-6000

#### Buford City Schools

[bufordcityschools.org](http://bufordcityschools.org)

Board of Education

(770) 945-5035

### Independent Schools

Turn to page 103 for the independent schools listing and a map.

### 5<sup>th</sup> Grades

	Total Score	Writing	Math
Gwinnett Co.	1084	545	539
Buford	1157	578	580
Georgia	1050	535	515
National	1060	533	527

	3rd ELA	3rd Math	5th ELA	5th Math	8th ELA	8th Math
Gwinnett	77%	87%	84%	82%	86%	75%
Buford	86%	94%	85%	91%	89%	92%
Georgia	67%	83%	76%	75%	79%	79%

\*% Developing Learner and above \*\*English/Language Arts

## Car Tag & License

### Tag Office:

[gwinnetttaxcommissioner.com](http://gwinnetttaxcommissioner.com)

### Driver's License:

[dds.ga.gov](http://dds.ga.gov)

### Insurance

#### State Farm Insurance

Glenn Morris Agency

(770) 338-9911, [glennmorris.net](http://glennmorris.net)

## Utilities

### Gas

Approved Natural Gas Marketers  
[psc.state.ga.us](http://psc.state.ga.us), click "Natural Gas"

#### SCANA Energy

1 (877) GO SCANA

#### Walton Gas

(770) GAS-HEAT

### Phone/Cable/Internet

#### Xfinity

1 (855) MOVEDGE

#### Charter Communications

1 (800) 955-7766

### AT&T

1 (888) 753-2909

#### Adelphia Communications

1 (888) 683-1000

#### BellSouth Entertainment

(770) 360-5000

### Electricity

#### City of Buford

(770) 945-6761

#### City of Lawrenceville

(770) 963-2414

#### City of Norcross

(770) 448-2122

### Georgia Power

1 (888) 660-5890

#### Jackson EMC

(770) 963-6166

#### Sawnee EMC

(770) 887-2363

#### Walton EMC

(770) 267-2505

### Water

#### Gwinnett County

#### Water System

(678) 376-6800

Duluth, Lilburn and Snellville use the county water system. For hook-ups in other areas:

Buford, (770) 945-6761

Lawrenceville, (770) 963-2414

Norcross, (770) 448-2122

### Garbage

The cities of Buford, Dacula, Duluth, Lawrenceville, Lilburn, Norcross, Snellville, Sugar Hill and Suwanee provide garbage pickup within their respective city limits. Contact local city halls for information.

#### Robertson Sanitation Inc.

(770) 921-7337

#### BFI Waste Systems

(770) 339-9393

### **III. NEIGHBORHOOD ANALYSIS/PROPERTY DESCRIPTION**

#### **A. Neighborhood Analysis: *Walking Distance to Other Retail***

The subject is in the immediate area of Suwanee's major intersections -- that of I-85 and Lawrenceville-Suwanee Road (Ga 317), and the site backs to Old Peachtree Road across from two shopping centers (Horizon Village Shopping Center and Shops of Horizon Corner). The latter fronts the mixed use (mostly retail) center and is diagonally across from Suwanee Center on Old Peachtree Road and Horizon Drive. Old Peachtree Marketplace is south of Ga 317.

#### **Subject Location: *At a Major Intersection***

The subject site is termed in real estate jargon as "third off the corner", which in this case is the third parcel east of the intersection of I-85 and Lawrenceville-Suwanee Road (Ga 317). A vacant 4 to 5 acre grade site wraps the small wood frame shop occupying the northeast pin corner of I-85 and Ga 317 and has a long adjoining property line along the subject's west side. A fast food restaurant is wrapped by the subject on the east.

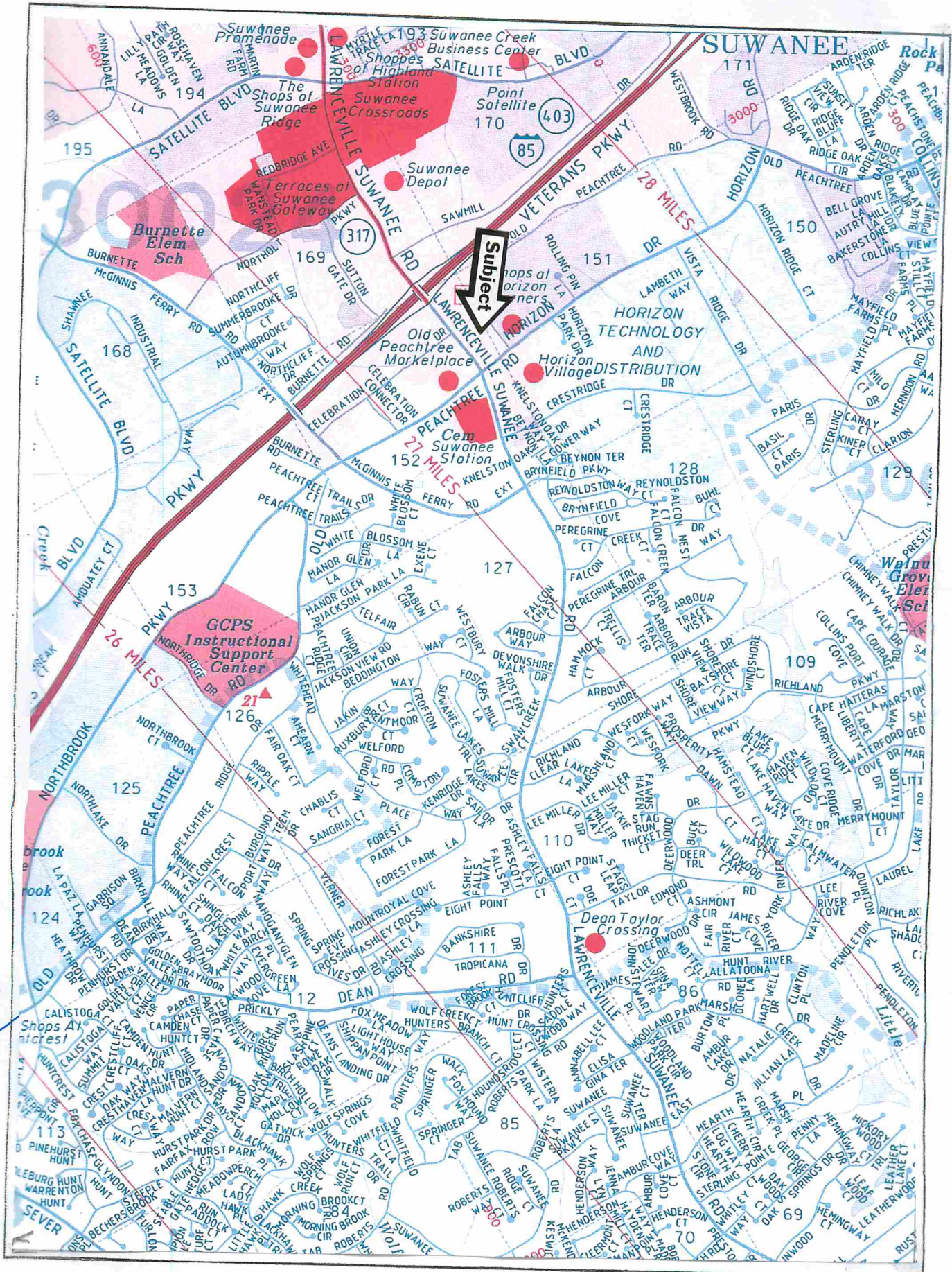
Old Peachtree Road has experienced less development than Lawrenceville-Suwanee Road (Ga 317), but similar to Horizon Drive. However, these more developed market areas support the subject's proposed commercial use. The newest development at this interchange is the Suwanee Police Headquarters diagonally southwest of the subject in the southeast pin corner of I-85 and Lawrenceville-Suwanee Road.

The site adjoins a vacant site, fast food restaurant and adjoins a Quality Inn. Refer to the following photographs. It has an easement providing access to that motel. There is no median break on Lawrenceville-Suwanee Road at the subject, but "U" turns at Horizon Drive are allowed.

**Traffic Data; High Traffic Interception: *Very Important to The Lodging Industry***

The Georgia Department of Transportation (GDOT) has provided the following traffic counts for the relevant thoroughfares.

<i>Location</i>	<i>Average Daily Traffic</i>
On Lawrenceville-Suwanee Road east of I-85	36,200
On Old Peachtree Road west of Horizon Drive	20,000



MAP 3-1, NEIGHBORHOOD LOCATION



## NEIGHBORHOOD ANALYSIS

To east on Lawrenceville-Suwanee Road



To west on Lawrenceville-Suwanee Road



To west on Old Peachtree Road



Old Peachtree Road near I-85



Construction near I-85 & Old Peachtree



Mid-rise office in SWC of I-85 & Ga 317



# NEIGHBORHOOD ANALYSIS

**Adjoins subject**



**Adjoins subject**



**Restaurant adjoining**



**Vacant lot adjoins**



**Vacant lot nearby**



**Center across Old Peachtree Road**



**NEIGHBORHOOD ANALYSIS**

**New City Police Headquarters**



**New City Police Headquarters**



**Retail shop @ I-85**



**B.1. Property Description: *Northeast Quadrant/I-85 and Lawrenceville-Suwanee Road; Exit 111***

The subject is the development site located at Exit 111, Lawrenceville-Suwanee & Old Peachtree Roads (2955), Land Lots 151 and 152, 7th District, Suwanee, Gwinnett County, Georgia 30024. This is three parcels in Gwinnett County.

<u>Parcel No.</u>	<u>Size</u>	<u>Value</u>	<u>Tax</u>	<u>Improvements</u>
(1) 7152 008	0.28 Ac.	\$54,600	\$842	Street
(2) 7152 014	2.22 Ac.	\$346,600	\$4,710	Street
(3) 7152 122	<u>0.08 Ac.</u>	<u>\$6,680</u>	<u>\$227</u>	Old paving
	<u>2.58 Ac.</u>	<u>\$407,880</u>	<u>\$5,779</u>	

Refer to Map 3-1, Neighborhood Location. The County tax and aerial plat maps are provided as well as a copy of a survey performed by Rochester and Associates dated September 3, 1997. The irregular shaped site is 2.58 acres with approximately 84 ft. frontage along Ga 317 and 310 ft. on Old Peachtree Road. No encroachments that would be detrimental were noted. Utility and access easements are the most common. The site has a driveway used by the Quality Inn in an access easement.

**Zoning, Utilities, Public Services.** The subject is zoned C2, Commercial by the City of Suwanee, permitting most commercial uses. An excerpt from that Zoning Ordinance is in the Appendix. Utilities and public services are provided. The site does not appear to have been filled, but is rough graded.

**Flood Plain, Environmental.** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Community Panel No. 1303220070C eff. 5/4/92 for the City of Suwanee there is no indication of flood hazard. A copy of the panel is enclosed in this report and is considered accurate. No hazard was noted upon the physical inspection of the property. Determination is not a function of this firm. The subject is appraised as if clear of any environmental hazard.

**Brokerage Signs.** There are for sale signs on both frontages.

## 2955 Old Peachtree Rd

Suwanee, GA 30024 - Duluth/Suwanee/Buford Submarket



GA 317

I-85



### LAND

Type:	Commercial Land	Topography:	Level
Land AC:	2.58 AC	Parcel	R7152-008
Land SF:	112,385 SF		
Dimensions:	Irregular		

### ZONING & USAGE

Zoning:	C2
Proposed Use:	Apartment Units, Commercial, Hold for Development, Hotel, Mixed Use, Motel, Neighborhood Center, Retail, Strip Center
Approvals:	Approved Plan

### CURRENT CONDITION

Grading:	Finish grade
Infrastructure:	Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, Streets, Water

### TRAFFIC & FRONTAGE

Traffic Volume:	3,668 on Old Peachtree Rd NE & Horizon Dr (2017)
	52,763 on Lawrenceville Suwanee Rd & Gwinco Blvd (2011)
Frontage:	266' on Lawrenceville Suwanee Rd
	68' on Old Peachtree Rd

Made with TrafficMetrix® Products

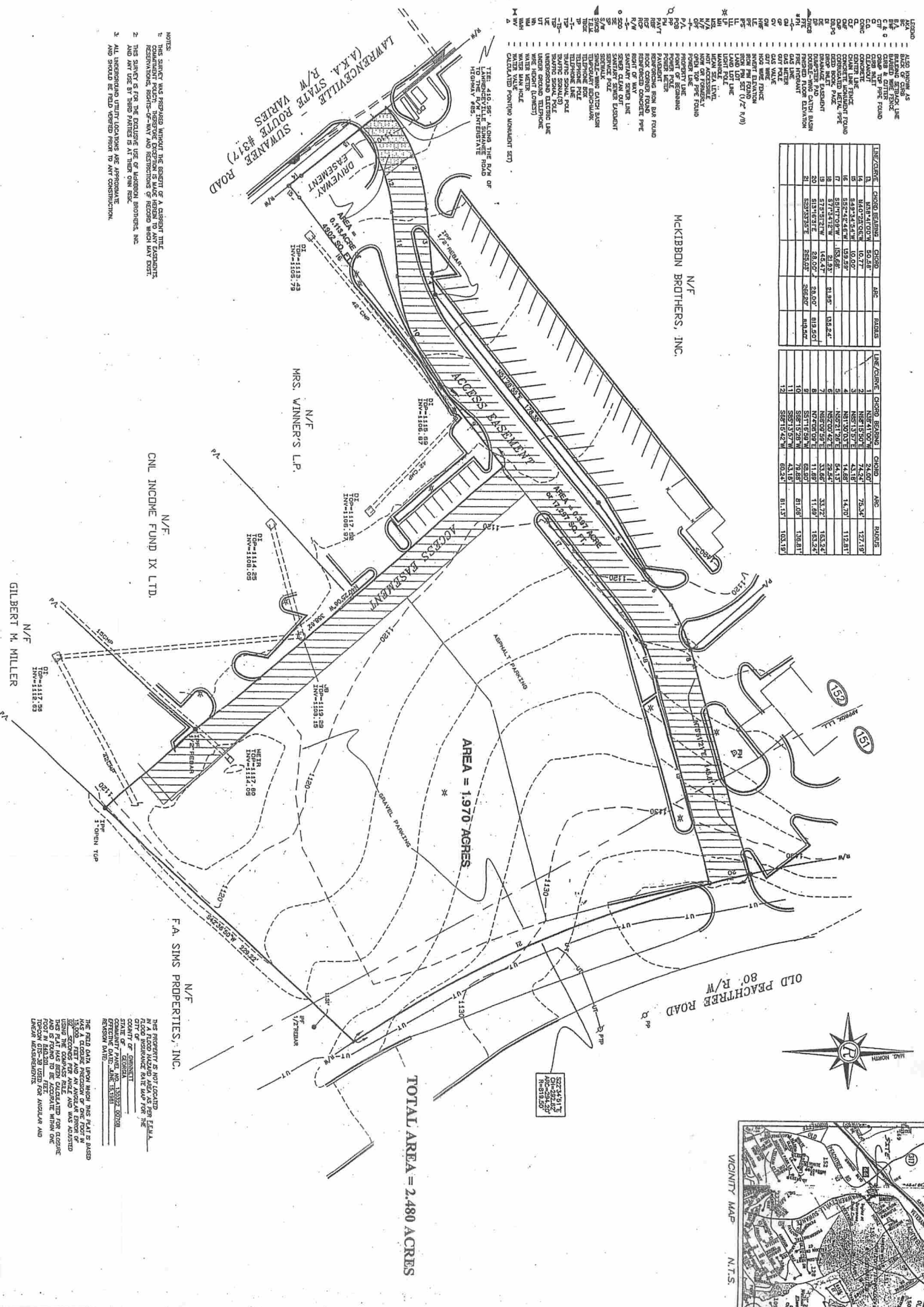
### TRANSPORTATION

Walk Score®:	Car-Dependent (46)
Transit Score®:	Minimal Transit (0)



LINE/CRS/CD	CHORD BEARING	CHORD	ARC	RADIUS
1	N89°41'00"W	24.62'	73.32'	127.18'
2	N82°13'57"E	43.18'	14.70'	112.81'
3	N81°30'03"E	14.83'	14.70'	112.81'
4	N82°13'57"E	43.18'	14.70'	112.81'
5	N89°41'00"W	24.62'	73.32'	127.18'
6	S89°41'00"W	24.62'	73.32'	127.18'
7	S82°13'57"E	43.18'	14.70'	112.81'
8	S81°30'03"E	14.83'	14.70'	112.81'
9	S82°13'57"E	43.18'	14.70'	112.81'
10	S89°41'00"W	24.62'	73.32'	127.18'
11	S89°41'00"W	24.62'	73.32'	127.18'
12	S82°13'57"E	43.18'	14.70'	112.81'
13	S81°30'03"E	14.83'	14.70'	112.81'
14	S82°13'57"E	43.18'	14.70'	112.81'
15	S89°41'00"W	24.62'	73.32'	127.18'

- 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO THE CENTER OF THE R/W UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO THE CENTER OF THE TRACT UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO THE CENTER OF THE BLOCK UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO THE CENTER OF THE DISTRICT UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO THE CENTER OF THE COUNTY UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO THE CENTER OF THE STATE UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS ARE TO THE CENTER OF THE UNION UNLESS OTHERWISE NOTED.
- 12. ALL DIMENSIONS ARE TO THE CENTER OF THE WORLD UNLESS OTHERWISE NOTED.
- 13. ALL DIMENSIONS ARE TO THE CENTER OF THE UNIVERSE UNLESS OTHERWISE NOTED.
- 14. ALL DIMENSIONS ARE TO THE CENTER OF THE GALAXY UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS ARE TO THE CENTER OF THE COSMOS UNLESS OTHERWISE NOTED.



**NOTES:**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE CURATIVE PLAN. NEITHER THE SURVEYOR NOR HIS EMPLOYER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE TRACT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
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- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE WORLD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE UNIVERSE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE GALAXY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND BEARINGS ARE TO THE CENTER OF THE COSMOS UNLESS OTHERWISE NOTED.

THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF GWINNETT, GEORGIA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.

DATE OF SURVEY: 12/15/12  
 SURVEYOR: MCKIBBON BROTHERS, INC.  
 PROJECT NO.: 89192.12-2302

JOB # 89192.12-2302

THIS PLAT IS FOR THE EXCLUSIVE USE OF MCKIBBON BROTHERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF MCKIBBON BROTHERS, INC.



THIS PLAT IS NOT VALID UNLESS IT BEARS THE SEAL OF THE SURVEYOR AND THE SEAL OF THE COUNTY CLERK OF GWINNETT COUNTY, GEORGIA.

GRAPHIC SCALE  
 0 15 30 60 90

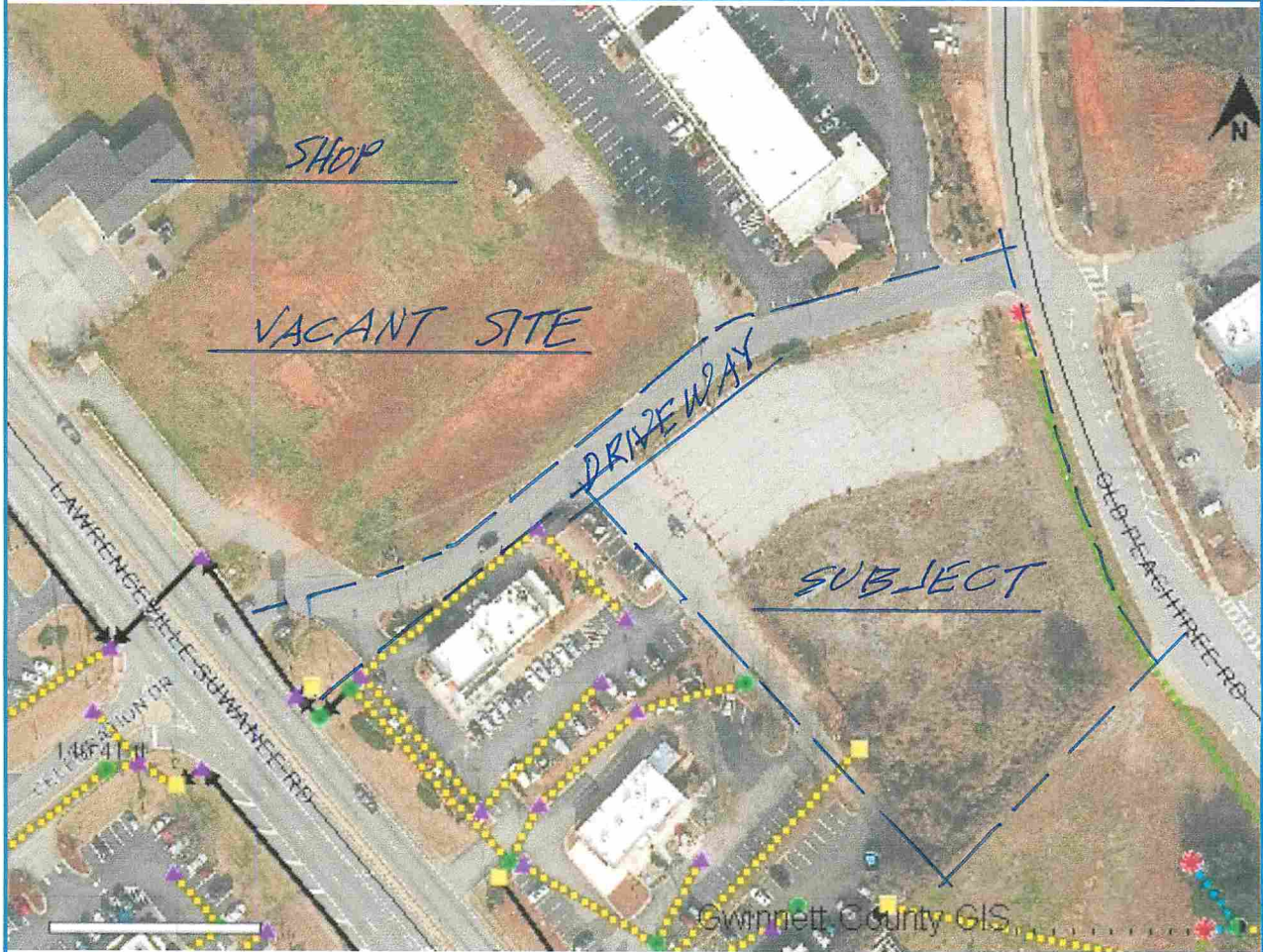
NO.	DATE	DESCRIPTION
1	7-1-99	REVISE ACREAGE
2	6-6-98	ADD ADDITIONAL TRACT

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR

**MCKIBBON BROTHERS, INC.**

LOCATED IN LAND LOT 16 IN THE 7th DISTRICT GWINNETT COUNTY, GEORGIA

**rocheste** 25  
 Rochester & Associates, Inc.  
 425 Oak Street N.W.  
 Gainesville, Georgia 30601  
 Phone (770) 540-5000 Fax (770) 540-5001  
 Website (770) 740-9990



Details of " Land Parcels "

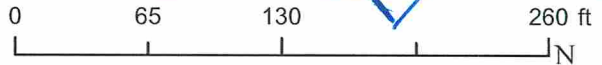
Attribute	Value
Parcel ID (PIN)	7152 008
Lot	
<b>Assessor Information</b>	
Owner 1	KIM KYUNG SOOK
Owner 2	
Location Address	2955 OLD PEACHTREE RD
Location City	SUWANEE
Tax District Tag	12DT
Property ID Link	R7152 008
<b>Owner / Property Information</b>	
PIN	R7152 008
Owner Name 1	KIM KYUNG SOOK

QUALITY INN

VACANT



Aerials 2015 / Street Map 2016, Map Layers 01-07-2019



1/10/2019

### Map Title

THREE SUBJECT PARCELS

- Property Parcels
- County Boundary

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



### Gwinnett County GIS Data Browser



Map printed on: Mon Apr 17 15:59:23 2006

0 0mi

Disclaimer: This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats and engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map..

Comments: .

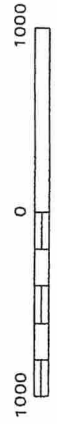
Map Produced by Gwinnett County GIS, Department of Support Services.

**Contact**

Name **GIS Data Viewer Administrator**  
 Phone **770.822.8000**  
 Email **gisadmin@jacexchange01.com**



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM


**FIRM**  
FLOOD INSURANCE RATE MAP

GWINNETT COUNTY,  
GEORGIA  
(UNINCORPORATED AREAS)

PANEL 70 OF 315  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY—PANEL NUMBER:  
130322 0070 C

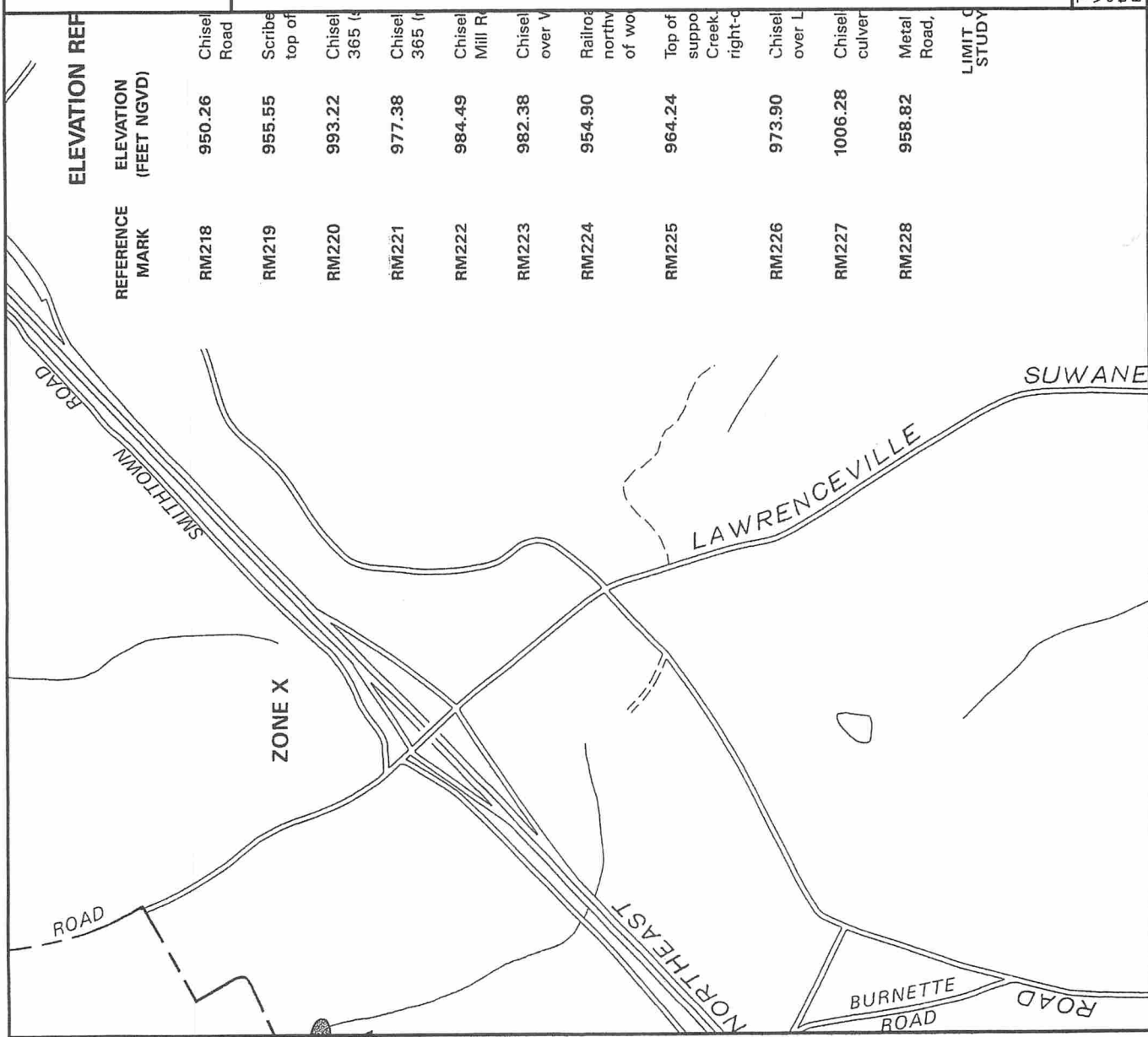
MAP REVISED:  
MAY 4, 1992



Federal Emergency Management Agency

**ELEVATION REF**

REFERENCE MARK	ELEVATION (FEET NGVD)	DESCRIPTION
RM218	950.26	Chisel Road
RM219	955.55	Scribe top of
RM220	993.22	Chisel 365 (r
RM221	977.38	Chisel 365 (r
RM222	984.49	Chisel Mill R
RM223	982.38	Chisel over V
RM224	954.90	Railroad north of wo
RM225	964.24	Top of suppo Creek right-d
RM226	973.90	Chisel over L
RM227	1006.28	Chisel culver
RM228	958.82	Metal Road,
		LIMIT OF STUDY



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

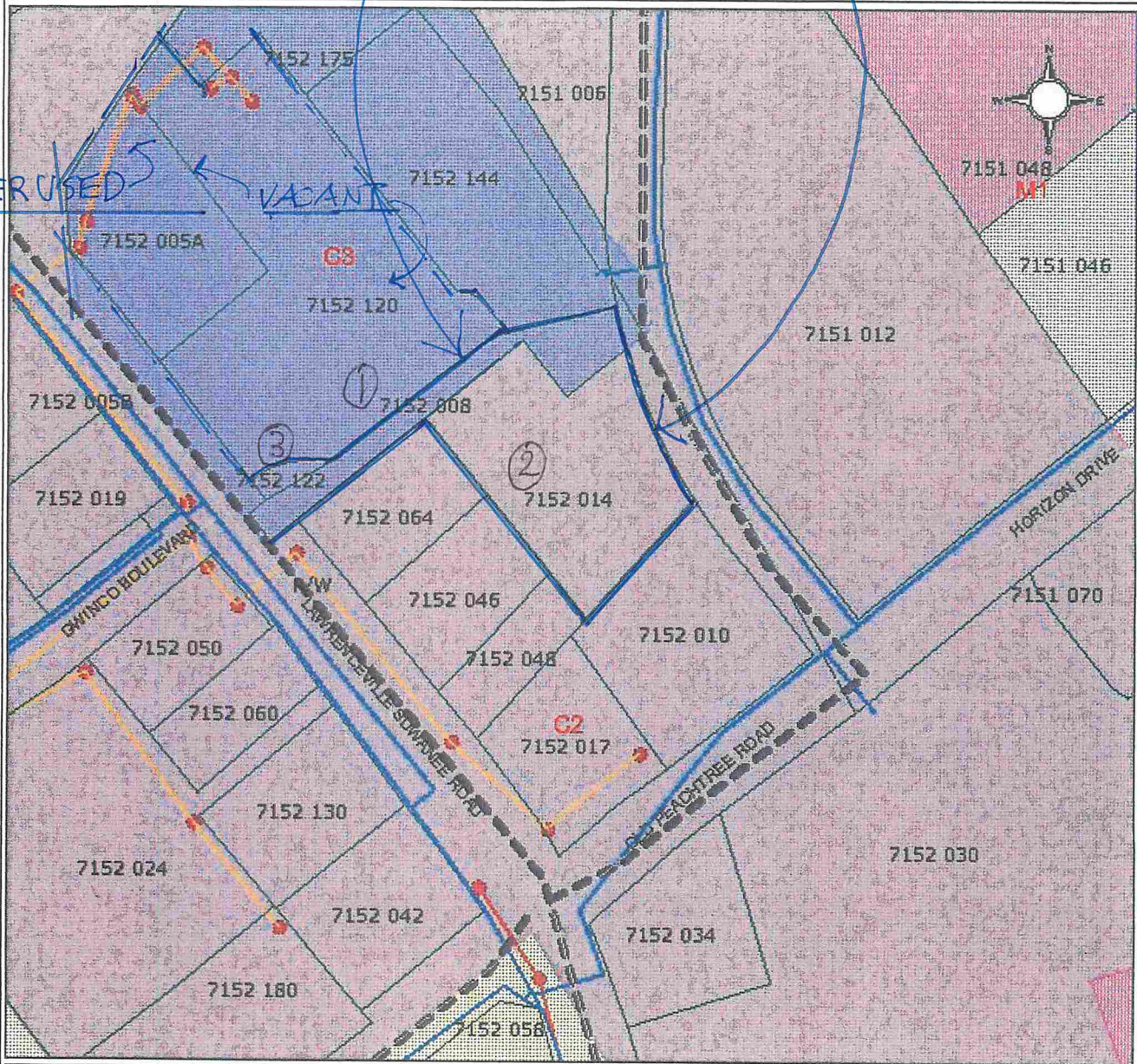
SUBJECT

3 PARCELS

Gwinnett County GIS Data Browser

UNDER USED

VACANT



Map printed on: Tue Apr 18 13:41:03 2006

0 0mi

Disclaimer: This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats and engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

Comments: .

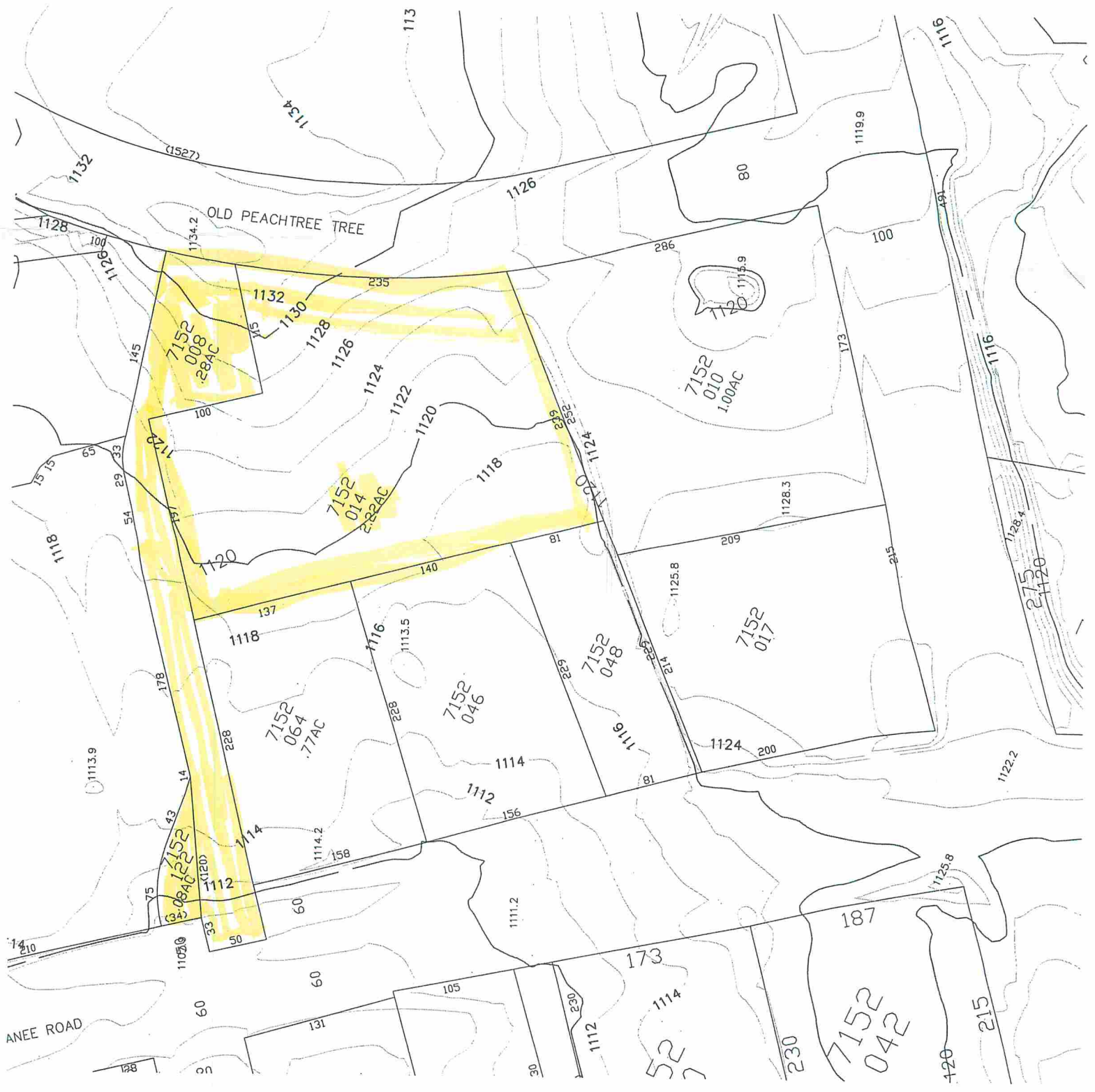
Map Produced by Gwinnett County GIS, Department of Support Services.

Contact

Name GIS Data Viewer Administrator

Phone 770.822.8000

Email gisadmin@jacexchange01.com



## **C. Highest and Best Use**

### **Highest and Best Use is defined as**

*"that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value."*

This definition is found in Real Estate Appraisal Terminology, Revised Edition, Edited by Byrl N. Boyce, Ph.D., SRPA and applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until the land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgement and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be "most profitable use".

### **Four Criteria for Highest and Best Use**

The criteria for highest and best use are addressed here. The highest and best use of this property is evaluated under the following eight points, according to the Appraisal Foundation Guidelines to be used in determining a property's highest and best use as (1) a vacant site and (2) as developed.

**A. Legally Permissible: The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site.**

A.1. As Vacant and A.2. As If Developed. The subject is zoned C2, Commercial by the City of Suwanee, permitting most proposed subjects. This is Exit 111.

**B. Physically Possible: The physical possibility of a use is dictated by the size, shape, topography, availability of utilities and any other physical aspects of the site.**

B.1. As Vacant & B.2. As If Developed. Development would be physically possible. Overall, the site is considered adequate to accommodate most permitted development possibilities. The proposed development is in keeping with the terrain, configuration and road frontages.

**C. Feasibility is Supported: The subject must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment.**

C.1. As Vacant and C.2. As If Developed. The subject is to be located in the northeast quadrant of I-85 and Ga 317 with almost all of its frontage on Old Peachtree Road. There are other commercial and lodging facilities in the area. Financially feasible uses are those which generate a profit over and above the cost of acquiring the site and constructing the improvements. A positive net income or acceptable rate of return would indicate a use that is financially feasible.

**D. Highest Return to the Property: A positive net income or acceptable rate of return would indicate a financially feasible condition.**

D.1. As Vacant. A commercial use development would return the highest value to the subject site.

D.2. As If Developed. Commercial uses provide a higher return than other uses would. The location is not appropriate for any lower use.

**Conclusion to Highest and Best Use: *Highway Oriented Commercial***

The highest and best use of these properties by all measures is a commercial use. The subject lies within a cluster of other commercial properties. No non commercial use within this northeast quadrant of I-85 and Lawrenceville-Suwanee Road was noted.

## IV. APPRAISAL PROCESS

**Purpose of Section:** *The Analysis and Valuation Methodology is the Appraisal Analysis*

The Office of the Comptroller of the Currency (OCC), the Board of Governors of the Federal Reserve System (FRB), the Federal Deposit Insurance Corporation (FDIC), and the Office of Thrift Supervision (OTS) (the agencies) have jointly issued guidelines which supersede each of the agencies' appraisal and evaluation guidelines issued in 1992.

These guidelines address supervisory matters relating to real estate appraisals and evaluations used to support real estate-related financial transactions and provide guidance to examining personnel and federally regulated institutions about prudent appraisal and evaluation policies, procedures, practices, and standards.

The valuation process or methodology is critical in the appraisal of real property. The development of an opinion of a real property's market and/or fair value requires a methodology whereby the assignment is defined, the property is described, and the required data are identified, researched, categorized and analyzed. Values are then developed through systematic adjustment and capitalization processes under each of the three traditional approaches. These opinions are then reconciled, and a final opinion of value is rendered. These three approaches are as follows:

1. Cost Approach
2. Sales Comparison Approach
3. Income (Capitalization ) Approach

The three approaches are defined as follows.

**A. Cost Approach:** *That approach in appraisal and analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and when there exist no comparable properties on the market.*

**B. Sales Comparison Approach:** *That procedure in appraisal analysis which is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data that have been verified from authoritative sources. The direct sales comparison approach is relatively unreliable in an inactive market or in estimating the value of properties for which no real comparable sales data are available. It is also questionable when sales data cannot be verified with the principals to the transaction.*

**C. Income Approach:** *That procedure in appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The income approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversion are discounted to a present worth figure through the capitalization process.*



## A. Cost Approach

When building supply and demand are in equilibrium, e.g., in a normal market, replacement cost in current dollars establishes the ceiling of value. This is provided that the structure is new and conforms in design, size, and mode of construction with the principle of highest and best land use. The cost approach, as a measure of value, should be used only as an overall check of the reliability of other market measures of value. The land component of value is estimated by the traditional market valuation techniques. This component is affected by locational differences, utilities, topography and frontages.

### Improvement Cost

In arriving at an estimate of the reproduction cost new of the improvement, the author has considered the type and quality of construction, building parameters, and the construction details as described in Neighborhood Analysis and Property Description. In making the cost estimate of the subject improvements, the various components of the building were grouped to determine the average construction cost in terms of published cost data for new buildings of similar use and construction (Means' Square Foot Costs Manual, 2004), and are based upon costs peculiar to the building type and determined according to the following:

- (a) **Physical Deterioration:** *Physical deterioration is the general wear and tear of the improvements or the general condition of the property insofar as maintenance or repairs were observed from the appraiser's inspection. Generally buildings with construction features similar to the subject have useful lives ranging anywhere from 30 to 50 years. The appraiser's estimate of remaining and original lives is addressed after the land value section.*
- (b) **Functional Obsolescence:** *Functional obsolescence is defined as deficiencies contained within the property itself. No functional obsolescence was noted from the appraiser's inspection.*
- (c) **Economic Obsolescence:** *Economic obsolescence is defined as a loss in property value resulting from adverse causes outside the property. After researching the surrounding environment in which the subject property is situated, it is the opinion of the appraiser that the property does not suffer from any environmental or economic obsolescence.*

## **A. Cost Approach: *Two Studies Conducted***

The value of land is governed by the real estate principle, that a vacant site is valued at no more than the value of sites with comparable productivity.

### **A.1. First Land Valuation Study: *Suwanee Market***

The adjoining site on the west is vacant and it wraps an under-used shop (the northeast pin corner of I-85 and Ga 317/Exit 111). Together, these 3 sites (6 parcels) would become an approximate 7-8 acre pin for new assemblage, which could support a (1) mid-rise office tower, (2) anchored-shopping center, (3) mid-rise full service hotel, or (4) mixed use complex comprised of all these uses. a similar large complex is under construction at the Old Peachtree Road/I-85 interchange (northeast corner) to the south and another 20 acre site is posted there as under contract. These actions, plus the Suwanee Police Department's recent development of the southeast pin corner at the subject's Exit 111 indicates a strong market in this corridor.

### **Comparable Study 1: *Mostly Gwinnett Land Sales***

The first comp set follows on Table 4-1, Comparable Land Sales Summary. The range of values is \$13.92 to \$23.96/sq.ft. The lower end of the range best recognizes the subject "flag lot" configuration, producing a value of \$17.00/SF x 108,029 SF = \$1,836,493 rounded to \$1,840,000.

### **Second Investigation**

Since there is more undeveloped commercial land for sale in adjoining Forsyth County, we conducted a second study.

<b>TABLE 4-1 LAND SALE ADJUSTMENT GRID</b>					
<b>No. Location (County)</b>	<b>Subject 2955 Old Peachtree Rd Suwanee (Gwinnett)</b>	<b>Comp 1 3135 Peachtree Pkwy Suwanee (Forsyth)</b>	<b>Comp 2 0000 Lawv'l-Suw. Rd Suwanee (Gwinnett)</b>	<b>Comp 3 3141 Lawv'l-Suw. Rd Suwanee (Gwinnett)</b>	<b>Comp 4 3226 Lawv'l-Suw. Rd Suwanee (Gwinnett)</b>
Sale Price/SF	<u>NA</u>	<u>\$15.47/SF</u>	<u>\$27.19/SF</u>	<u>\$17.59/SF</u>	<u>\$24.42/SF</u>
Sale Date	<u>NA</u>	11/15/17	8/19/16	2/1/16	9/17/15
Site Size/Ac.	2.58 Ac.	1.18 Ac.	1.70 Ac.	1.24 Ac.	1.33 Ac.
Site Size/SF	112,385 SF	51,401 SF	33,106 SF	54,014 SF	40,946 SF
Financing	-0-	-0-	-0-	-0-	-0-
Conditions of Sale	-0-	-0-	-0-	-0-	-0-
Time	-0-	-0-	-0-	-0-	-0-
Net Sale Price/SF	<u>NA</u>	<u>\$15.47/SF</u>	<u>\$27.19/SF</u>	<u>\$19.00/SF</u>	<u>\$26.62/SF</u>
Physical Adjustments:					
Location	-0-	-0-	-10%	+10%	-0-
Site Size	-0-	-10%	-10%	-10%	-10%
Quality/Appeal	-0-	-0-	-0-	-0-	-0-
Zoning	-0-	-0-	-0-	-0-	-0-
Condition	-0-	-0-	-0-	-0-	-0-
Total Adjustments	<u>-0-</u>	<u>-10%</u>	<u>-20%</u>	<u>-0-</u>	<u>-10%</u>
Adj. Price/SF	<u>NA</u>	<u>\$13.92/SF</u>	<u>\$23.27/SF</u>	<u>\$19.00/SF</u>	<u>\$23.96/SF</u>

19/305/PEACH

## LAND SALE NO. 1

NAME/ADDRESS: Commercial/Retail  
3135 Peachtree Parkway  
Parcel 138 457  
Suwanee, Forsyth County, GA 30024

GRANTOR: Adabi Investments, LLC

GRANTEE: White DC Charitable Remainder Trust

DATE OF SALE: November 15, 2017

SALE PRICE: \$795,000

SITE SIZE SF/ACRE: 51,401 SF; 1.18 Ac.

SALE PRICE/SF: \$15.47/SF

FINANCING: All Cash to Seller

DEED BOOK/PAGE: 8449/0036

COMMENTS: Small commercially zoned outlot.

19/305/PEACH





### LAND SALE NO. 3

NAME/ADDRESS: Commercial/Retail  
3141 Lawrenceville-Suwanee Road  
Parcel R7169 176  
Suwanee, Gwinnett County, GA 30024

GRANTOR: Ruby Tuesday, Inc.

GRANTEE: GPS Hospitality, LLC

DATE OF SALE: February 1, 2016

SALE PRICE: \$950,000

SITE SIZE SF/ACRE: 54,014 SF, 1.24 Ac.

SALE PRICE/SF: \$17.59/SF

FINANCING: All Cash to Seller

DEED BOOK/PAGE: 54084/22

COMMENTS: Small commercially zone outlot fronts typical retail strip.

19/305/PEACH



## LAND SALE NO. 4

NAME/ADDRESS: Commercial/Retail  
3226 Lawrenceville-Suwanee Road  
Parcel R7169 186  
Suwanee, Gwinnett County, GA 30024

GRANTOR: Flagstar Bank, FSB (REO)

GRANTEE: Suwanee (Redbridge) LLC

DATE OF SALE: September 17, 2015

SALE PRICE: \$1,000,000

SITE SIZE SF/ACRE: \$24.42/SF; 1.33 Ac.

SALE PRICE/SF: \$24.42/SF

FINANCING: All Cash to Seller

DEED BOOK/PAGE: 53834/353

COMMENTS: Small commercially zoned outlot west of QT and Moe's.  
19/305/PEACH



## **A.2. Second Land Valuation: *Study Suwanee Market***

Commercial land sales in the northwest corridor have also been compiled and full page profiles follow; then our adjustment grid, Table 4-2. Each is discussed here.

### **Land Sale Comp No. 1; Site for Proposed Tire Store, NWC of Peachtree Parkway and Farmstead Way, Suwanee, Gwinnett County, Georgia 30024**

This appears to be a more heavily traveled area. The comp's location is less accessible and location size and condition adjustments downward are made.

### **Land Sale Comp No. 2; Site for Another Hotel, SE of Ga 141 and Brookwood Road, Suwanee, Forsyth County, Georgia 30024**

This is a sale for a motel and downward adjustments are made to this comparable for location, size and condition of the site.

### **Land Sale Comp No. 3; Unknown Use, NE of Ga 141 and Mathis Airport Parkway, Suwanee, Forsyth County, Georgia 30024**

This is a similar small outparcel requiring downward adjustment for its better location, to cancel with upward site size adjustment.

### **Land Sale Comp No. 4; Unknown Use, NW Ga 141 and Paddocks Parkway, Suwanee, Forsyth County, Georgia 30024**

Only a downward adjustment is required for location.

### **Value of the Subject Site: *It is Vacant; Table 4-2 is The Adjustment Grid***

The valuation of the site is carried out in the direct comparison approach based upon the principal substitution, which states that no person would pay more than a substitute property would cost.

The most relevant sales are other interstate interchange related sites resulting in their locations being somewhat further than the typical neighborhood land sale analysis might allow. I have appraised several of the properties presented here and had more detailed knowledge on them than others just conventionally researched. The range is narrow at \$390,873 to \$549,500 per acre and we conclude a land value at 2.58 ac. x \$510,000/ac. = \$1,315,800 round to \$1,300,000.



**Single Valuation Reconciliation: *From Two Studies***

The values found are summarized:

Study 1; Table 4-1            \$1,840,000

Study 2; Table 4-2            \$1,300,000

\$1,550,000

## LAND SALE NO. 1

NAME/ADDRESS: Site for Proposed Tire Store  
NWC of Peachtree Parkway and Farmstead Way  
Parcel 113 883  
Suwanee, Forsyth County, GA 30024

GRANTOR: Dewey C. White

GRANTEE: Halle Properties, LLC

DATE OF SALE: January 9, 2017

SALES PRICE: \$800,000

LAND AREA: 1.30 Ac.

SALES PRICE/ACRE: \$592,416/Ac.

FINANCING: Cash

DEED BOOK/PAGE: 8067/502

COMMENTS: Smaller site, adjoins subject. This is the NW corner of state highway and a residential street near major commercial.

17/403/SPRING



## LAND SALE NO. 2

NAME/ADDRESS: Site for Hotel  
SE of Ga 141 and Brookwood Road  
Parcel 113 051  
Suwanee, Forsyth County, GA 30024

GRANTOR: Dewey C. White

GRANTEE: Suwanee Hospitality, LLC

DATE OF SALE: January 9, 2017

SALES PRICE: \$1,000,000

LAND AREA: 1.08 Ac.

SALES PRICE/ACRE: \$925,650/Ac.

FINANCING: Cash

DEED BOOK/PAGE: 8049/215-216

COMMENTS: Site for another hotel brand.

17/403/SPRING



### LAND SALE NO. 3

NAME/ADDRESS: Unknown  
NE of Ga 141 and Mathis Airport Parkway  
Parcel 113 049  
Suwanee, Forsyth County, GA 30024

GRANTOR: K & D Properties, Inc.

GRANTEE: Radha Madhav Properties, LLC

DATE OF SALE: August 18, 2017

SALES PRICE: \$1,797,588

LAND AREA: 3.51 Ac.

SALES PRICE/ACRE: \$511,830

FINANCING: Cash

DEED BOOK/PAGE: 8299/111

COMMENTS: Similar small outparcel with better location.

17/403/SPRING



## LAND SALE NO. 4

NAME/ADDRESS: Unknown  
NW of Ga 141 and Paddocks Parkway  
Parcel 139 129  
Suwanee, Forsyth County, GA 30024

GRANTOR: Karen M. White Paddocks, LLC

GRANTEE: Chong W. Chung

DATE OF SALE: August 21, 2017

SALES PRICE: \$725,000

LAND AREA: 1.38 Ac.

SALES PRICE/ACRE: \$525,769

FINANCING: Cash

DEED BOOK/PAGE: 8301/682

COMMENTS: Similar small outparcel with better location.

17/403/SPRING



**TABLE 4-2**

**LAND SALE ADJUSTMENT GRID  
SUWANEE, GEORGIA**

No.	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Location (County)	Ga 317 & 2955 Old Pchtree Rd Suwanee (Gwinnett)	Tire Store NWC 141 & Farmstead Suwanee (Forsyth)	Hotel Ga 141 & Brookwood Suwanee (Forsyth)	Unknown Ga 141 & Mathis Suwanee (Forsyth)	Unknown Ga 141 & Paddocks Suwanee (Forsyth)
Distance to Subject	NA	Adjoins	0.25 Mi. N	0.25 Mi. N	0.7 Mi. N
Sales Price/Ac.	NA	<u>\$592,416/Ac.</u>	<u>\$925,650/Ac.</u>	<u>\$511,830/Ac.</u>	<u>\$525,769/Ac.</u>
Sale Date	NA	1/9/17	12/23/16	8/18/17	8/21/17
Site Size	2.58 Ac.	1.30 Ac.	1.08 Ac.	3.51 Ac.	1.38 Ac.
Financing	-0-	-0-	-0-	-0-	-0-
Conditions of Sale	-0-	-0-	-0-	-0-	-0-
Time	-0-	-0-	-0-	-0-	-0-
Net Sales Price/Ac.	NA	<u>\$592,416/Ac.</u>	<u>\$925,650/Ac.</u>	<u>\$511,830/Ac.</u>	<u>\$525,769/Ac.</u>
Physical Adjustments:					
Location	-0-	-10%	-20%	-10%	-10%
Site Size	-0-	-0-	-10%	+10%	-0-
Quality/Appeal	-0-	-0-	-0-	-0-	-0-
Zoning	-0-	-0-	-0-	-0-	-0-
Condition	-0-	-0-	-10%	-0-	-0-
Total Adj. Price/Ac.	NA	<u>\$533,174/Ac.</u>	<u>\$555,390/Ac.</u>	<u>\$511,830/Ac.</u>	<u>\$473,192/Ac.</u>

19/305/PEACH

## V. RECONCILIATION/CONCLUSION

### Background

I have visited the subject site and its environs. Relevant recently sold comparable properties have been researched and this restricted report prepared for this vacant site.

### Valuation Process

The appraisal process and reporting requirements of this appraisal assignment will conform with the requirements set forth under the most current release of the Uniform Standards of Professional Appraisal Practice (USPAP). Furthermore the report will comply with the OCC's amended Appraisal Rule, effective June 7, 1994, as published in the Federal Register, Volume 59, No. 108; the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994; Title XI (and amendments) of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The relevant approach to valuation has been employed and the following opinion of the market value of the fee simple interest in the vacant site is concluded as of January 10, 2019, the date of my site visit and the effective date of this appraisal to stand at:

\$1,550,000

ONE MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS

# *APPENDIX*





# BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

## Tax Account

**Mailing Address:**  
KIM KYUNG SOOK  
965 EDGEWATER DR  
ATLANTA, GA 30328-3509

**SITUS:**  
2955 OLD PEACHTREE RD

**Tax District:**  
SUWANEE GATEWAY TAD

Parcel ID	Property Type	Last Update
R7152 008	Real Property	1/10/2019 9:46:21 AM

**Legal Description**  
OLD PEACHTREE RD

## Tax Values

Description	Market Value	Assessed Value
Land	\$54,600.00	\$21,840.00
Improvement	\$7,400.00	\$2,960.00
Total	\$62,000.00	\$24,800.00

**Class Codes** 320-Commercial Auxiliary Imp



## Assessments

Operation		Net Tax	Savings
<u>School Taxes</u>		\$491.04	\$0.00
<u>STATE OF GEORGIA TAXES</u>		\$0.00	\$0.00
<u>County Incorporated No Police</u>		\$281.70	\$0.00
	Sub Total	\$772.74	\$0.00
Bond		Net Tax	Savings
<u>School Taxes</u>		\$48.36	\$0.00
<u>County Incorporated No Police</u>		\$0.00	\$0.00
	Sub Total	\$48.36	\$0.00
	Total Tax	\$821.10	\$0.00

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23518633	10/15/2018	2018	\$821.10	\$0.00	\$21.35	\$842.45
<b>Total Due:</b>				\$821.10	\$0.00	\$21.35	\$842.45

## Payment History

No Payment Records Found

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Select Language ▼



I Want To... [Tax Assessor](#)

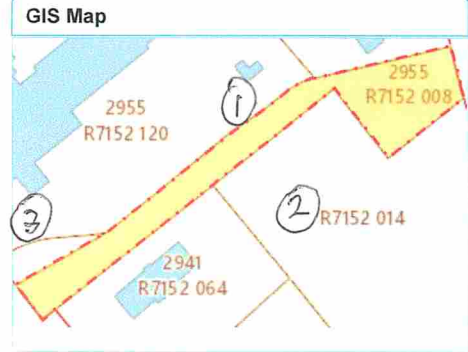


## Property Detail

[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)



### General Info

**KIM KYUNG SOOK**  
965 EDGEWATER DR  
ATLANTA GA 30328-3509

<b>Property ID</b>	R7152 008
<b>Alternate ID</b>	1363594
<b>Address</b>	2955 OLD PEACHTREE RD
<b>Property Class</b>	Commercial Auxiliary Imp
<b>Neighborhood</b>	9630
<b>Deed Acres</b>	0.2800

### Value History

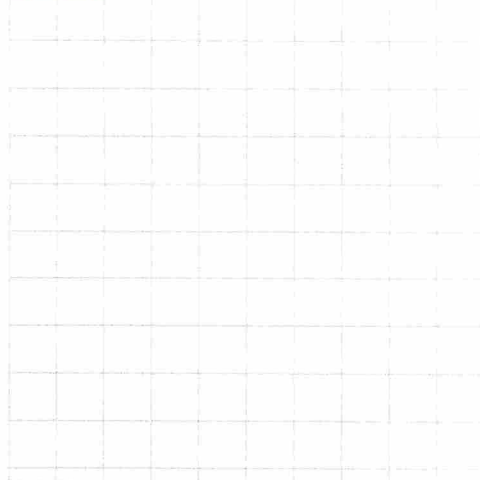
Year	2018	2018	2017	2016	2015	2014	2013	2012	
Reason	Correct Val Detail Line	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$54,600	\$54,600	\$54,600	\$54,600	\$54,600	\$54,600	\$54,600	\$54,600	
Building Val	\$7,400	\$7,400	\$7,400	\$7,400	\$7,400	\$7,400	\$7,400	\$7,400	
<b>Total Appr</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	<b>\$62,000</b>	
Land Assd	\$21,840	\$21,840	\$21,840	\$21,840	\$21,840	\$21,840	\$21,840	\$21,840	
Land Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Assd	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	
<b>Total Assd</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	<b>\$24,800</b>	

### Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	QC	N2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES	WD	N1	Yes	\$630,000

C01

Scale: 20 ft



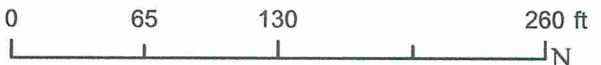
### Attributes Floor Areas

Story	Use	Attribute	Code	Detail
		Class	85	Asphalt

**Address** 2955 OLD PEACHTREE RD



Aerials 2015, Street Map 2016, Map Layers 01-07-2019



1/15/2019



# Map Title

- Property Parcels
- County Boundary

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**Property Detail**

<b>KIM KYUNG SOOK</b> <b>Mailing Address</b> <b>965 EDGEWATER DR</b> <b>ATLANTA, GA 30328-3509</b> <b>Property Location</b> <b>2955 OLD PEACHTREE RD</b>	<b>Property ID</b> R7152 008 <b>Alternate ID</b> 1363594 <b>Address</b> 2955 OLD PEACHTREE RD <b>Property Class</b> Commercial Auxiliary Imp <b>Neighborhood</b> 9630 <b>Deeded Acres</b> <u>0.2800</u>
---	--

**Value History**

Year	Reason	Appraised			Assessed			
		Land	Building	Total	Land	Land Use	Building	Total
2018	Correct Val Detail Line	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2018	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2017	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2016	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2015	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2014	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2013	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2012	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2011	Notice of Current Assessment	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2007	Change PCC	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2004	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2003	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2002	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2001	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
2000	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800
1999	Conversion	\$54,600	\$7,400	\$62,000	\$21,840	\$0	\$2,960	\$24,800

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	M	QC	2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES		WD	1	Yes	\$630,000

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.2800	0.00	0.00

**Legal Description**

Line	Description
1	OLD PEACHTREE RD

2



# BILL DETAIL

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## Tax Account

**Mailing Address:**

KIM KYUNG SOOK  
965 EDGEWATER DR  
ATLANTA, GA 30328-3509

**SITUS:**

0 OLD PEACHTREE RD

**Tax District:**

SUWANEE GATEWAY TAD

**Parcel ID**

R7152 014

**Property Type**

Real Property

**Last Update**

1/15/2019 1:57:18 PM

**Legal Description**

OLD PEACHTREE RD

## Tax Values

Description	Market Value	Assessed Value
Land	\$346,600.00	\$138,640.00
Improvement	\$0.00	\$0.00
Total	\$346,600.00	\$138,640.00

**Class Codes**

300-Commercial Vacant Land

2

## Assessments

Operation		Net Tax	Savings
<u>School Taxes</u>		\$2,745.07	\$0.00
<u>STATE OF GEORGIA TAXES</u>		\$0.00	\$0.00
<u>County Incorporated No Police</u>		\$1,574.82	\$0.00
	Sub Total	\$4,319.89	\$0.00
Bond		Net Tax	Savings
<u>School Taxes</u>		\$270.35	\$0.00
<u>County Incorporated No Police</u>		\$0.00	\$0.00
	Sub Total	\$270.35	\$0.00
	Total Tax	\$4,590.24	\$0.00

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23518613	10/15/2018	2018	\$4,590.24	\$0.00	\$119.35	\$4,709.59
<b>Total Due:</b>				\$4,590.24	\$0.00	\$119.35	\$4,709.59

## Payment History

No Payment Records Found

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## Property Detail

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### GIS Map



### General Info

KIM KYUNG SOOK  
965 EDGEWATER DR  
ATLANTA GA 30328-3509

<b>Property ID</b>	R7152 014
<b>Alternate ID</b>	1363632
<b>Address</b>	OLD PEACHTREE RD
<b>Property Class</b>	Commercial Vacant Land
<b>Neighborhood</b>	9630
<b>Deed Acres</b>	2.2200

### Value History

Year	2018	2017	2016	2015	2014	2013	2012	2011	
<b>Reason</b>	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Cl
<b>Land Val</b>	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$
<b>Building Val</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Appr</b>	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$346,600	\$
<b>Land Assd</b>	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$
<b>Land Use</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Assd</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Assd</b>	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$138,640	\$

### Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	QC	N2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES	WD	NN	Yes	\$630,000

### Improvements

Improvements do not exist for this account.

### Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C5 - Secondary Strip	2.22	0	0

### Legal Description

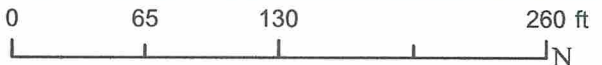
Line	Description
1	OLD PEACHTREE RD



2



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1/15/2019

### Map Title

- Property Parcels
- County Boundary

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Parcel 2



**Tax Assessor's Office**

**Property Detail**

<b>KIM KYUNG SOOK</b> <b>Mailing Address</b> <b>965 EDGEWATER DR</b> <b>ATLANTA, GA 30328-3509</b> <b>Property Location</b> <b>OLD PEACHTREE RD</b>	<b>Property ID</b> R7152 014 <b>Alternate ID</b> 1363632 <b>Address</b> OLD PEACHTREE RD <b>Property Class</b> Commercial Vacant Land <b>Neighborhood</b> 9630 <b>Deeded Acres</b> 2.2200
--	--

**Value History**

Year	Reason	Appraised			Assessed			
		Land	Building	Total	Land	Land Use	Building	Total
2018	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2017	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2016	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2015	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2014	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2013	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2012	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2011	Notice of Current Assessment	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2007	Change PCC	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2004	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2003	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2002	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2001	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
2000	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>
1999	Conversion	\$346,600	\$0	<b>\$346,600</b>	\$138,640	\$0	\$0	<b>\$138,640</b>

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	M	QC	2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES	S	WD	N	Yes	\$630,000

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		2.2200	0.00	0.00

**Legal Description**

Line	Description
1	OLD PEACHTREE RD

3



# BILL DETAIL

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## Tax Account

**Mailing Address:**  
KIM KYUNG SOOK  
965 EDGEWATER DR  
ATLANTA , GA 30328-3509

**SITUS:**  
0 LAWRENCEVILLE SUWANEE RD

**Tax District:**  
SUWANEE GATEWAY TAD

Parcel ID	Property Type	Last Update
R7152 122	Real Property	1/15/2019 1:59:46 PM

**Legal Description**  
LAWRENCEVILLE SUWANEE RD

## Tax Values

Description	Market Value	Assessed Value
Land	\$16,700.00	\$6,680.00
Improvement	\$0.00	\$0.00
Total	\$16,700.00	\$6,680.00

**Class Codes** 300-Commercial Vacant Land

## Assessments

Operation		Net Tax	Savings
<u>School Taxes</u>		\$132.26	\$0.00
<u>STATE OF GEORGIA TAXES</u>		\$0.00	\$0.00
<u>County Incorporated No Police</u>		\$75.89	\$0.00
	Sub Total	\$208.15	\$0.00
Bond		Net Tax	Savings
<u>School Taxes</u>		\$13.03	\$0.00
<u>County Incorporated No Police</u>		\$0.00	\$0.00
	Sub Total	\$13.03	\$0.00
	Total Tax	\$221.18	\$0.00

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23569260	10/15/2018	2018	\$221.18	\$0.00	\$5.75	\$226.93
<b>Total Due:</b>				\$221.18	\$0.00	\$5.75	\$226.93

## Payment History

No Payment Records Found

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## Property Detail

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[Neighborhood Sales](#)

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**GIS Map**



**General Info**

KIM KYUNG SOOK  
965 EDGEWATER DR  
ATLANTA GA 30328-3509

<b>Property ID</b>	R7152 122
<b>Alternate ID</b>	2451041
<b>Address</b>	LAWRENCEVILLE SUWANEE RD
<b>Property Class</b>	Commercial Vacant Land
<b>Neighborhood</b>	9630
<b>Deed Acres</b>	0.0800

**Value History**

Year	2018	2017	2016	2015	2014	2013	2012	2011
<b>Reason</b>	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
<b>Land Val</b>	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
<b>Building Val</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Appr</b>	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700	\$16,700
<b>Land Assd</b>	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680
<b>Land Use</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Building Assd</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assd</b>	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680	\$6,680

**Transfer History**

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	QC	N2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES	WD	NN	Yes	\$630,000

**Improvements**

Improvements do not exist for this account.

**Land Details**

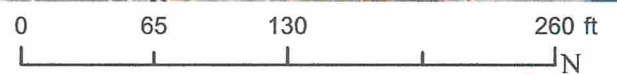
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	C4 - Major Strip	0.08	0	0

**Legal Description**

Line	Description
1	LAWRENCEVILLE SUWANEE RD



Aerials 2015 | Street Map 2016, Map Layers 01-07-2019



1/15/2019



### Map Title

- Property Parcels
- County Boundary

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**Tax Assessor's Office**

**Property Detail**

<b>KIM KYUNG SOOK</b> <b>Mailing Address</b> <b>965 EDGEWATER DR</b> <b>ATLANTA, GA 30328-3509</b> <b>Property Location</b> <b>LAWRENCEVILLE SUWANEE RD</b>	<b>Property ID</b> R7152 122 <b>Alternate ID</b> 2451041 <b>Address</b> LAWRENCEVILLE SUWANEE RD <b>Property Class</b> Commercial Vacant Land <b>Neighborhood</b> 9630 <b>Deeded Acres</b> 0.0800
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**Value History**

Year	Reason	Appraised			Assessed			
		Land	Building	Total	Land	Land Use	Building	Total
2018	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2017	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2016	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2015	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2014	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2013	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2012	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2011	Notice of Current Assessment	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2007	Change PCC	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2004	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2003	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2002	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2001	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
2000	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>
1999	Conversion	\$16,700	\$0	<b>\$16,700</b>	\$6,680	\$0	\$0	<b>\$6,680</b>

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
49269	159	2/3/2009	Multiple Owners	KIM KYUNG SOOK	M	QC	2	Yes	\$0
46683	644	6/7/2006	MCKIBBON BROTHERS INC	KIM JAMES	S	WD	N	Yes	\$630,000

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.0800	0.00	0.00

**Legal Description**

Line	Description
1	LAWRENCEVILLE SUWANEE RD

5. Stand-alone ATMs.

C. DISTRICT DEVELOPMENT REGULATIONS.

1. Minimum Lot Size.
  - a. No minimum.
2. Minimum Lot Width.
  - a. 40 feet.
3. Minimum Road Frontage.
  - a. 40 feet.
4. Minimum Yard Abutting a Public Street.
  - a. 0 feet.
5. Minimum Side Yard.
  - a. 0 feet.
6. Minimum Rear Yard.
  - a. 0 feet.
7. Maximum Height.
  - a. 35 feet.
8. Minimum Buffer Area.
  - a. 50 feet if abutting a residential Zoning District in accordance with standards set forth in this Ordinance.

**SECTION 506. C-2 General Commercial District.**

The C-2 Zoning District is intended primarily for those commercial uses that require a location accessible to large numbers of people and that serve substantial portions of the community. Retail uses involving the sale of alcoholic beverages for on-site consumption are not permitted. This section must be read in its entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.

A. PERMITTED USES.

Within the C-2 Zoning District, the following uses are permitted:

1. Accessory Buildings, Structures and Uses in accordance with the provisions set forth in Section 604 of this Ordinance.
2. Antique Shops.
3. Apparel Shops.



4. Art and school supply stores.
5. Art and Craft Studios.
6. Automobile Accessory and Parts Stores.
7. Automobile Sales Office without on-site storage of vehicles.
8. Bakeries.
9. Barber Shops.
10. Beauty Shops.
11. Bicycle Sales, Rental and Repair Shops.
12. Book, Magazine and Stationary Stores.
13. Building Material or Garden Store Sales.
14. Carpet and Rug Stores.
15. Commercial Laundry and Dry Cleaning Pick-up Stations.
16. Community Clubs or Associations, Private, Public or Non-Profit.
17. Consumer Repair Services.
18. Continuing Education Facilities.
19. Convenience Stores, with or without gasoline pumps. Provided that gasoline service pump islands, if provided, are:
  - a. Located at least 15 feet from an abutting Public Street.
  - b. Located not less than the existing building setback of any Dwelling Unit abutting the lot on either the frontage or side street.
20. Convention Centers.
21. Cultural Facilities.
22. Dance Studios.
23. Day Care Centers.
24. Dental Clinics or Laboratories.
25. Department Stores.

26. Dog Grooming Shops.
27. Eating or Drinking Establishments with or without Drive-thru Service.
28. Electronic sales and service establishments.
29. Emergency Care Facilities.
30. Employment Agencies.
31. Financial Services/Institutions.
32. Floor Covering Stores.
33. Florists.
34. Food Catering Establishments.
35. Food Preparation Facilities, Retail.
36. Food Stores, without the retail sale of beer and wine.
37. Funeral Homes.
38. Furniture Rental and Sales Establishments.
39. General Building Contractors Offices.
40. Hardware Stores.
41. Health Clubs.
42. Hobby Shops.
43. Hotels and Motels, provided:
  - a. Each hotel/motel shall be accessed through a main or central lobby with a lobby at least 1,000 square feet.
  - b. Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby).
  - c. Each hotel/motel site shall be a minimum of two acres.
  - d. Each hotel/motel must provide staff or management on duty twenty-four (24) hours a day.
  - e. Each guest room shall have a minimum of three hundred (300) square feet.
  - f. Each hotel/motel building shall have a minimum roof pitch of four (4) in twelve (12).

- g. Each hotel/motel shall provide an enclosed heated and air conditioned laundry space with a minimum of three washers and three dryers exclusively available for guest use.
- h. Outside storage of commercial equipment is prohibited.
- i. Each hotel/motel shall provide a fitness or recreational center with a minimum of 400 square feet which is available to guests.
- j. Each hotel/motel must provide a single, enclosed meeting or conference space on the premises of 1,000 square feet or greater or a business center.
- k. No business license shall be issue for any business operating from any guest room in the facility.

44. Jewelry Stores.

45. Locksmiths.

46. Mail Services.

47. Manufacturing in connection with a retail store or shop, provided:
- a. Such manufacturing is incidental and accessory to the retail use and all goods manufactured are sold on the premises.

48. Medical Clinics or Laboratories.

49. Monument Retail Sales.

50. Movie Theaters, Indoor.

51. Music Stores.

52. Musical Instrument Sales and Repair Stores.

53. Office Supply Stores.

54. Offices, Administrative, Business or Professional.

55. Orthopedic and Medical Appliance and Supply Stores.

56. Paint and Wallpaper Stores.

57. Parking Lots and Garages, Offstreet, less than 750 parking spaces.

58. Performance Theaters, Indoor.

59. Personal Care Homes.

60. Pet Shops, including boarding in an enclosed building

61. Pharmacies.

62. Photocopying/Reproduction Services.
63. Photographic Studios or Supplies.
64. Picture Framing Shops.
65. Plant Nursery and Commercial Greenhouses.
66. Plumbing, electrical, pool and home building supply showrooms and sales centers.
67. Printing and Publishing Establishments.
68. Public Buildings and Uses.
69. Public Utility Facilities.
70. Radio and Television Studios.
71. Reception Halls and Community Meeting Facilities.
72. Recreation Facilities, Indoor.
73. Recreation Facilities, Outdoor.
74. Religious Institutions.
75. Retail Display of Goods, provided:
  - a. It shall be located between the front yard(s) of the host parcel but outside of the public right-of-way; and
  - b. It shall not interfere with pedestrian or vehicular traffic circulation; and
  - c. It shall not be located on parking spaces used to meet the minimum parking requirements.
76. Schools, Public or Private.
77. Sporting Goods Stores.
78. Tailor Shops.
79. Toy Stores.
80. Veterinary Clinics without Outdoor Boarding.
81. Video Rental Establishments, not including adult entertainment.
82. Wholesale Sales Facilities.

**B. PERMITTED SPECIAL USES.**

Within the C-2 Zoning District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the Director of Planning and Inspections and Planning Commission and after a public hearing:

1. Animal Daycare Facilities with Boarding and Outdoor Runs.
2. Automobile Repair Services, not including body or paint shop.
3. Automobile Sales Facilities, provided:
  - a. All-weather surfaces are provided to avoid the health hazard of dust and standing water.
  - b. All vehicles on the premises are kept in operating condition at all times.
4. Automotive Rentals, provided:
  - a. All-weather surfaces are provided to avoid the health hazard of dust and standing water.
  - b. All vehicles on the premises are kept in operating condition at all times.
5. Automotive Restoration Services, not including body or paint shop.
6. Building Height Increase.
7. Car Wash Facilities.
8. Emissions Testing Facilities.
9. Executive Quarters Suites.
10. Manufactured Home Sales, provided:
  - a. All-weather surfaces are provided to avoid the health hazard of dust and standing water.
  - b. All vehicles on the premises are kept in operating condition at all times.
11. Movie Theaters, Outdoor, provided:
  - a. Acceleration and deceleration lanes at least 200 feet in length are provided.
12. Outdoor Storage.
13. Parking Lots and Garages, Off-street, exceeding 750 parking spaces.

14. Quick Vehicle Servicing Facilities.
15. Stand-alone ATMs.
16. Taxi Cab and Limousine Service Facilities.
17. Veterinary Clinics with Outdoor Boarding.

C. DISTRICT DEVELOPMENT REGULATIONS.

1. Minimum Lot Size.
  - a. No minimum.
2. Minimum Lot Width.
  - a. 40 feet.
3. Minimum Road Frontage.
  - a. 40 feet.
4. Minimum Yard Abutting a Public Street.
  - a. 50 feet.
5. Minimum Side Yard.
  - a. 10 feet unless abutting a Residential Zoning District.
6. Minimum Rear Yard.
  - a. 15 feet unless abutting a Residential Zoning District.
7. Maximum Height.
  - a. 35 feet.
8. Minimum Buffer Area.
  - a. 50 feet if abutting a residential Zoning District in accordance with standards set forth in this Ordinance.
9. Minimum Separation Between Buildings on Same Lot.
  - a. 20 feet.

**SECTION 506.1. C-2A (Special Commercial District - Alcoholic Beverage Sales)**

The C-2A Zoning District is intended primarily for those uses that sell alcohol for consumption in a location accessible to large numbers of people and that serve substantial portions of the community. This section must be read in it's entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.

A. PERMITTED USES.

# STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

TERRENCE LESTER LOVE, SR

9

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  
WILLIAM A. MURRAY  
KEITH STONE

JEFF A. LAWSON  
Vice Chairperson

10622764

TERRENCE LESTER LOVE, SR

# 9  
Status ACTIVE

ORIGINALLY LICENSED

04/15/1991

END OF RENEWAL  
02/29/2020

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

10622764

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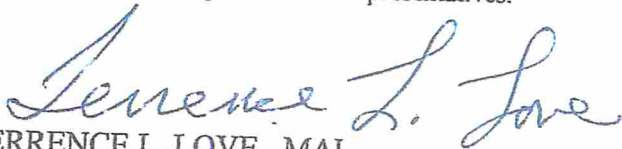
LYNN DEMPSEY  
Real Estate Commissioner

10622764

## CERTIFICATE OF APPRAISAL

I certify that to the best of my knowledge and belief:

- 1 I have personally inspected and have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- 2 I have no personal interest or bias with respect to the subject matter of this appraisal or the parties involved.
- 3 My compensation is not contingent upon the report of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan.
- 4 To the best of my knowledge and belief, the statements of facts contained in this study report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
- 5 This appraisal report sets forth all of the special and limiting conditions affecting the analyses, opinions and conclusions contained in this report.
- 6 The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 7 My analyses, opinions and conclusions were developed and this report prepared in conformity with the GA Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the GA Real Estate Appraisers Board.
- 8 The reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute which includes the Uniform Standards of Professional Appraisal Practice (USPAP)
- 9 As of the date of this report, Terrence L. Love, MAI, has the knowledge and experience on the type property appraised in its geographic area to meet the USPAP competency Requirements, 323.4 (3) through (14) as well as completed the continuing education program of the Appraisal Institute.
- 10 I certify that I have no current or prospective interest in the subject property or parties involved and have have not performed any services regarding the subject property within the 3 year period immediately preceeding this assignment, conducting such as an appraiser or in any other capacity.
- 11 The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



TERRENCE L. LOVE, MAI  
Georgia Certified Appraiser No. GC000009

LAND  
DEVELOPMENT  
ANALYSTS



## **STATEMENT OF LIMITING CONDITIONS**

This report is subject to the following limiting conditions:

- 1 Unless otherwise noted, all existing liens and/or encumbrances, if any, have been disregarded, and the property has been appraised as though free and clear and under responsible ownership and competent management. Typical financing as may be customarily secured for the type of property under analysis has been considered, as has a favorable mortgage position, if any.

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- 2 The analyst did not search validity of title nor does he assume responsibility for corrections which a survey of the property may reveal.

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- 3 The information contained herein is not guaranteed but it was gathered from reliable sources which are believed to be accurate.

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- 4 No responsibility is assumed for matters legal in character.

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- 5 Sketches are accurate only for purposes of approximation.

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- 6 This report is not to be reproduced in part or as a whole without written consent of the analyst.

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- 7 The conclusions expressed herein assume competent and aggressive management and/or marketing of the subject property.

---

- 8 The contents of the analysis are for limited private use only. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies, and additional fees will be charged for any further consultation, reappraisal, or review of the property.

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- 9 Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.

---

## *STATEMENT OF LIMITING CONDITIONS*

- 10 Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of the appraisal and/or the report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute (or to the MAI or SRA designation) shall be disseminated to the public through advertising media, public relations median sales media, or any other public means of communication without the prior written consent and approval of the undersigned.
- 
- 11 Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed prices.
- 
- 12 The appraiser is not obligated to give testimony of any kind nor appear in any court as a result of having completed this appraisal, unless arrangements to that effect were made prior to the initiation of the appraisal assignment.
- 
- 13 The property history has been provided by conversations with various individuals involved with the chain of title, and if available, various documents such as contracts, deeds, leases, and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate since we have relied upon the information of others. Any person or entity contemplating an interest in the subject property, should rely solely upon a title search and opinion prepared by a qualified attorney-at-law.
- 
- 14 If it is noted in this report that the subject real estate involved is a geographical or physical portion of a larger parcel of real estate, then the value estimate expressed should not be construed as applying with equal validity to other portions of the larger parcel or tract; i.e., the value reported for subject geographical portion, plus the value of all other geographical portions, may or may not equal the value of the entire parcel or tract considered as an entity.
- 
- 15 The analyst assumes no liability for structural, soil or subsoil features not visible on an ordinary careful inspection, nor any responsibility for subsurface conditions including radon gas.
-

## **STATEMENT OF LIMITING CONDITIONS**

16 Unless otherwise noted herein, it is assumed that there are no encroachments or zoning violations of any regulations affecting the subject property.

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17 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 affect 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.

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18 The Americans With Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ACT. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

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19 This appraisal report is prepared for the sole and exclusive use of the addressee, to assist with the mortgage lending decision. The appraiser is not a property inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional property inspection is recommended.

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20 This report conforms to the rules and standards of the State of Georgia.

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## ***QUALIFICATIONS – TERRENCE L. LOVE, MAI, Ph.D.***

Georgia Certified Appraiser No. GC000009

L.D.A., Inc., Suite 208, 5784 Lake Forrest Drive, Atlanta, Georgia 30328  
Office (404) 256-0690 Fax: (404) 250-0013 lda@mindspring.com  
Cell (404) 663-8944

### **PROFESSIONAL/CURRENT**

President, L.D.A., Inc. formed 1973 (Land Development Analysts) Appraisal, Marketability Research and Land Planning Firm, 1973 to present.

Visiting Professor, Goizueta Business School, Emory University, 1999 through 2003.

Associate Professor, College of Architecture, Georgia Institute of Technology, September 1976 to June 1984 (part time).

Associate Professor, Department of Real Estate and Urban Affairs, College of Business Administration, Georgia State University, 1970-1973.

Partner, Land Development Analysts, Marketability Research and Land Planning Firm, 1970-1973.

Urban Planner/Development Analyst/Adley Associates, Inc., Planning and Economic Development Consultants, Atlanta and Sarasota, 1965-1969.

Architect, Aeck Associates, Atlanta, 1963-1965 and Lamberson, Plunkett, Woodall and Shirley, Atlanta 1962-1963.

### **PROFESSIONAL MEMBERSHIPS AND REGISTRATION**

MAI, The Appraisal Institute (1981 - Present)

Prior Member, National Association of Real Estate Appraiser

Prior Member, American Planning Association

Prior Member, American Institute of Architects

The State of Georgia and The Appraisal Institute conduct voluntary programs of continuing education resulting in recertification. I am currently certified as regards these requirements.

### **EDUCATION**

Appraisal Institute and Georgia Business Brokers Continuing Education Courses

Georgia State University: Ph.D., Business Admin. (Land Economics & Urban Affairs)

Georgia State University: Master of Business Admin. (Real Estate & Urban Affairs)

Georgia Institute of Technology: Minor field of study within the Ph.D. (Urban Planning)

North Carolina State: several courses taken off campus during my military service at Ft. Bragg

Virginia Polytechnic Institute: Bachelor of Architecture

## *QUALIFICATIONS -- TERRENCE L. LOVE, CON'TD*

### **EXPERT WITNESS**

Accepted in many courts as an expert in real estate matters including Federal Bankruptcy Court in South Carolina and Georgia and Superior Courts in Clayton, Cobb, DeKalb, Fulton, Fayette, Hall, Gwinnett, Henry, Bibb, Paulding, Spalding, Bryan and Rockdale Counties, Georgia and Mecklinberg County, North Carolina and Richland County, South Carolina.

### **PUBLICATIONS**

Contributor to:

Encyclopedia of Real Estate Investments, Warren, Gorham and Lamont, Publisher, 1982, plus Fall, 1989, Fall, 1990, Fall, 1991 and Fall, 1995 Updates, Marshall E. Blume, Editor.

Appraisal Journal.

Atlanta Economic Review.

The Real Estate Appraiser and Urban Land Institute Journal.

Author of Guide to Appraisal Office Procedures, Appraisal Institute.

Consulting Editor, Handbook of Real Estate Portfolio Management, Irwin Corp.

Appraisal Journal. Most recently published are Guidelines for the Witness: Pointers for Giving Effective Testimony, October, 1995, which was awarded Honorable Mention. Construction Techniques for Residential and Light Commercial, January, 1997. The Appraiser and the Takings Regulations, October, 1997, The Appraiser's Role in Zoning Litigation, July, 1998 and the Urban Land Journal: Making an Olympic Impact in Atlanta, October, 1998.

Small Business Lending Webinar, June 2013

### **PROFESSIONAL/CIVIC SERVICE**

Member, Appraisal Journal Board, Chicago, Illinois, 1998 to 2000

Author/Presenter Residential Property Construction/Inspection Seminar (Appraisal Institute)

Faculty, Appraisal Institute's Appraiser Licensing Course

Reviewer and grader demonstration appraisal reports submitted for credit to Appraisal Institute.

Participant, Educational Testing Service preparation of appraiser examination (Florida)

Juror, 1988, 1989, 1990 and 1991 Planning Awards, Georgia Planning Association

Contingent Faculty, Appraisal Institute's Standards of Professional Practice Course

Addressed 1990 Convention, National Association of Real Estate Appraisers, Las Vegas, NV

Member, National Experience Review Committee, Appraisal Institute

Member, Local Education Committee, Appraisal Institute, Atlanta Chapter, 1997

Member, Local Education Committee, Atlanta Board of Realtors, 1997

Past President, Kiwanis Club of Northside Atlanta 2006/07; Current Member

Member, Membership Committee, Buckhead Business Association 2009/10

Member, Trinity Presbyterian Church (Former Elder)

Member, Buckhead 50

Affil. Member, GA Association of Business Brokers

Member, North Fulton Chamber of Commerce