

**FULTON COUNTY
DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE**

130 Peachtree Street, S.W., Suite 1168
Atlanta, GA 30303
Tel: (404) 612-5800



INVITATION TO BID TO SELL

14-0103-LL-0313-3

2925 Lakewood Avenue, Atlanta, GA 30303-3459

For

GENERAL SERVICES DEPARTMENT, LAND DIVISION

BID DUE DATE AND TIME: Tuesday, September 20, 2011 @ 11:00 A.M.
BID ISSUANCE DATE: August 16, 2011
PROPERTY INSPECTION/OPEN HOUSE DATE: Tuesday, August 30, 2011
from 9:30 A.M. until 11:30 A.M. at 2925 Lakewood Avenue
PURCHASING CONTACT: Charles Leonard, Chief Assistant Purchasing
Agent, 404-612-5823
E-MAIL: charles.leonard@fultoncountyga.gov

LOCATION: FULTON COUNTY DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE
130 PEACHTREE STREET, SW, SUITE 1168
ATLANTA, GA 30303

TABLE OF CONTENTS

Section 1 - Instructions to Bidders

1. Description of Real Property
2. General Information
3. Terms and Conditions Applicable to the Sale
4. Property Inspection/Open House
5. Preparation and Submission of Bids
6. Withdrawal of Bids
7. Addenda and Interpretations
8. Required Submittals
9. No Contact Provision
10. Applicable Laws
11. Bid Opening
12. Right to Reject Bids
13. Determination of Successful Bidder
14. Basis of Award
15. Resolution and Closing
16. County's Right upon Failure of Successful Bidder to Close Transaction
17. Successful Bidder's Right upon Failure of the County to Close the Transaction

Section 2 – Exhibits

- Exhibit 1: Bid Schedule
- Exhibit 2: Non-Collusion Affidavit of Bidder/Offeror
- Exhibit 3: Legal Description
- Exhibit 4: Property Appraisal
- Exhibit 5: Sample Purchase Contract
- Exhibit 6: Photos (if applicable)

INVITATION FOR BID TO SALE
14-0103-LL-031-3, 2925 Lakewood Avenue, Atlanta, GA, 30303-3459
FULTON COUNTY GOVERNMENT

SECTION 1 - INSTRUCTIONS TO BIDDERS

Fulton County Government ("County") invites sealed bids for the sale of County-owned real property located at 14-0103-LL-031-3, 2925 Lakewood Avenue, Atlanta, GA 30303-3459.

1. DESCRIPTION OF THE REAL PROPERTY

The legal description of the property is attached as Exhibit _3_.

2. GENERAL INFORMATION

- a. **Purchasing the Bid Document:** This document and supporting documents can be downloaded at the Fulton County website, www.fultoncountyga.gov under "Bid Opportunities", "Property Sales".
- b. **Bid Contact:** Information regarding the bid, either procedural or technical, may be obtained by contacting Charles Leonard, Chief Assistant Purchasing Agent, at (404) 612-5823 or e-mail charles.leonard@fultoncountyga.gov. Information regarding the bid requirements may be obtained by using the following procedure. Inquiries must be submitted in writing to:

Fulton County Purchasing Department
Attn: Charles Leonard
130 Peachtree Street, S.W. Suite 1168
Atlanta, GA 30303
Phone: (404) 612-5823
Fax: (404) 893-1730
Reference Bid # 14-0103-II-031-3

3. TERMS AND CONDITIONS APPLICABLE TO THE SALE

- a. The property is being sold "as is" "where is" and "with all faults" to be transferred by a quit claim deed only.
- b. All closing costs shall be borne by the Bidder at closing.
- c. Funds shall be collected from the successful bidder in the form of cash, cashier's check, or bank issued check.
- d. At the time of submission of the offer, the Bidder must provide evidence of availability of funds with an irrevocable letter of availability of funds from a banking institution.

4. PROPERTY INSPECTION/OPEN HOUSE

A Property Inspection/Open House of the real property will be held on Tuesday, August 30, 2011 from 9:30 am until 11:30 am at the property site, located at 2925 Lakewood Avenue, Atlanta, GA 30303-3459. ***Inquiries regarding the solicitation either technical or otherwise may be submitted in writing prior to the Property Inspection/Open House and will be addressed at the Property Inspection/Open House.*** Any additional questions asked at the Property Inspection/Open House must be submitted in written form and will be responded to in the form of an addendum with the County's official responses.

The Property Inspection/Open House will be conducted for the purpose of explaining the County's bid process, the specifications/technical documents, to provide an initial verbal, non-binding response to questions concerning these bid specifications and to discuss issues from the bidders' perspective. However, no verbal response provided at the property inspection/open house binds the County. Only the County written communications will be official.

All responses to written requests will be distributed as addenda. These addenda will be numbered consecutively and will be posted on the Fulton County website www.fultoncountyga.gov.

5. PREPARATION AND SUBMISSION OF BIDS

Bid forms must be filed in accordance with the following instructions:

- a. Bidders shall **SUBMIT ONE (1) ORIGINAL, SIGNED AND DATED, AND ONE (1) COPY** on the forms provided in the Bid Documents. All Bids must be made on the Bid forms contained herein. All blank spaces must be typed on hand written in blue ink. All dollar amounts must be BOTH in writing and figures and represent the price being offered by the Bidder. Written prices prevail over number prices in the event of error. All corrections to any entry must be lined out and initialed by the Bidder. Please do not use correction tapes or fluids. **Indicate all addenda incorporated in the Bid.** Bids shall be signed by hand by an officer of principal of the Bidder with the authority to execute a Real Estate Sales Contract.

Bids by joint ventures, consortia, associations or partnerships shall designate one single participant to represent all those forming the bidding entity. Bids shall be signed by a duly authorized representative of the bidding entity and evidence of the Signatory's authority signed by and listing the full names and addresses of all participants in the bidding entity shall be attached to the Bid submittal.

- b. Bids must be sealed and clearly marked identifying the following information:
 1. Bidder's Name/Company Name and Address.
 2. Bids shall be addressed to:

**Department of Purchasing & Contract Compliance
Fulton County Public Safety Building
130 Peachtree Street, S.W., Suite 1168
Atlanta, Georgia 30303-3459**

RE: 14-0103-LL-031-3, 2925 Lakewood Avenue, Atlanta, GA 30303-3459

6. **WITHDRAWAL OF BIDS:** All bids shall become irrevocable when the bids have been received and opened by the County.
7. **ADDENDA AND INTERPRETATIONS:** No interpretations of the meaning of the bid documents, appraisals or other documents will be made to any Bidder orally. Bidders requiring clarification or interpretation of the Bidding Documents shall make a request to Charles Leonard no later than 5:00 PM, Monday, September 12, 2011. Written requests for clarification or interpretation may be mailed, hand delivered, e-mailed or faxed to the Bid Contact listed in Section 1(d). Telephone inquiries will not be accepted.

Only communications from firms that are in writing and signed will be recognized by the County as duly authorized expressions on behalf of proposers/bidders. Any and all such interpretations and any supplemental instructions by the County will be in the form of written Addenda to the specifications to this Invitation to Bid.

8. REQUIRED SUBMITTALS: The bidder **must complete and execute** the following:

1. Bid Schedule
2. Non-Collusion Affidavit

Any bids received after the stated time and date shall not be considered. It shall be the sole responsibility of the bidder to have his/her bid delivered to the Fulton County Department of Purchasing for receipt on or before the stated time and date. If a bid is sent by U.S. Mail, the bidder shall be responsible for its timely delivery to the Purchasing Department. Bids delayed by mail will not be considered, shall not be opened, and arrangements shall be made for their return at the bidder's request and expense.

9. NO CONTACT PROVISION

It is the policy of Fulton County that the evaluation and award process for County contracts shall be free from both actual and perceived impropriety, and that contacts between potential vendors and County officials, elected officials and staff regarding pending awards of County contracts shall be prohibited.

- a. No person, firm, or business entity, however situated or composed, obtaining a copy of or responding to this solicitation, shall initiate or continue any verbal or written communication regarding this solicitation with any County officer, elected official, employee, or designated County representative, between the date of the issuance of this solicitation and the date of the issuance of the Notice of Award by the Purchasing Agent, except as may otherwise be specifically authorized and permitted by the terms and conditions of this solicitation.
- b. All verbal and written communications initiated by such person, firm, or entity regarding this solicitation, if same are authorized and permitted by the terms and conditions of this solicitation, shall be directed to the Purchasing Agent.
- c. Any violation of this prohibition of the initiation or continuation of verbal or written communications with County officers, elected officials, employees, or designated County representatives shall result in a written finding by the Purchasing Agent that the submitted Bid or proposal of the person, firm, or entity in violation is "non-responsive", and same shall not be considered for award.

10. APPLICABLE LAWS: All applicable laws and regulations of the State of Georgia and ordinances and regulations of Fulton County shall apply. Protestors shall seek resolution of their complaints in the manner provided in the Fulton County Code of Laws §2-324, which is incorporated by reference herein.

11. BID OPENING: Bids will be opened in public and the name of each bidder and the amount of each bid shall be read aloud at 11:05 a.m. on the stated due date in the Purchasing Bid Room of the Department of Purchasing & Contract Compliance, 130 Peachtree Street, SW, Suite 1168, Atlanta, Georgia 30303-3459.

12. RIGHT TO REJECT BIDS: The County reserves the right to reject any and all bids and cancel the sale at any time prior to closing.

13. DETERMINATION OF SUCCESSFUL BIDDER: Fulton County desires to complete this work in a timely manner. The real property will be awarded to the highest responsive, responsible bidder(s), provided that the price offered by such bidder is acceptable to the Land Administrator, with the concurrence of the County Manager, based upon the appraised fair market value.

- 1) **Responsibility:** The determination of the bidder's responsibility will be made by the County based on whether the bidder meets the following minimum requirements:

- a) The County reserves the right to reject any bid if the evidence submitted by, or investigation of, the bidder fails to satisfy the County that he/she has the capacity to complete the purchase of the property.
- 2) **Responsiveness:** The determination of responsiveness will be made by the County based on a consideration of whether the bidder has submitted a complete Bid form and all Addenda without irregularities, excisions, special conditions, or alternative bids unless specifically requested in the Bid form and do not submit a Bid less than the Fair Market Value as set forth in the appraisal.
14. **BASIS OF AWARD:** The award shall be made in accordance with the provisions of the invitation for sale by sealed bid and as approved by the Board of Commissioners prior to public offering. If awarded, such award will be awarded to the highest responsible bidder, provided that the price offered by such bidder is equal to or greater than the Fair Market Value as set forth in the appraisal. The successful bidder will be required to execute a Real Estate Sales Contract in accordance with the provisions set forth in the invitation to sale bid. All bids may be rejected if they are deemed in the judgment of the County to be non-responsive to the invitation to sell.
15. **RESOLUTION AND CLOSING:** Upon notification of Award of Contract, the County shall furnish the successful bidder with the Real Estate Sales Contract and any other pre-closing documents.
- Within ten (10) business days after receipt, the bidder shall return the properly executed contract and any other required documents.
- After receipt of the documents executed by the bidder, proofs of authority and funds collected in the form of cash, cashier's check or a bank issued check, the County or the Closing Attorney shall provide instructions on how the purchaser(s) funds shall be collected for use at the closing. The County, and/or its appointed Representatives, shall prepare all necessary documents for closing. Upon closing of the transaction, the County shall distribute all closing documents and cause the deed to be recorded.
16. **COUNTY'S RIGHTS UPON FAILURE OF SUCCESSFUL BIDDER TO CLOSE TRANSACTION.**
- In accordance with the terms set forth in the invitation for sale bids under this subdivision, the county shall, as may be necessary, pursue its rights upon the failure of the successful bidder to close a transaction concerning the sale, conveyance or exchange of real property owned by the County. When the deed conveying the real property offered for sale by the County has been executed by the chairman of the Board of Commissioners and is ready for delivery, the successful bidder shall be notified by registered or certified mail of where the closing shall and delivery of the Quit Claim Deed shall be accepted. If for any reason the successful bidder fails to render full payment of the consideration upon which the bid was based within 15 days after the mailing of the notice, such failure shall be construed as a refusal to pay the consideration due the County under the terms of the bid and as a refusal to accept the County's deed. If the successful bidder fails or refuses, for any reason, to close the transaction the county shall, at its option, have the right, at its option, to pursue any and all remedies available to it at law or in equity, including but not limited to the right to specific performance. If the county is successful in enforcing its right to specific performance, the county may demand that the successful bidder pay the county's reasonable attorney's fees incident thereto.
17. **SUCCESSFUL BIDDER'S RIGHT UPON FAILURE OF THE COUNTY TO CLOSE THE TRANSACTION.**
- Subject to the County's rights to reject any and all bids, the County shall tender a duly executed quitclaim deed conveying the land or interest in real property offered by it for sale within 120 days after the awarding the bid to the successful bidder. Failure by the

County to close and deliver such Quit Claim Deed within 120-day period of receipt of the executed Real Estate Sales Contract and all required documents and funds from the Purchaser(s) shall entitle the successful bidder to refuse to close the transaction by giving written notice of such action to the Land Administrator. Upon receipt of such written notice of refusal, the County shall cancel the transaction. Neither the County nor the successful bidder shall be liable to any party in any respect as a result of such refusal to close the transaction under this circumstance.

BID SCHEDULE

This page must be returned with your Bid

Property Address: _____

My Bid to Purchase this property is:

\$ _____
(Dollar Amount in Numbers)

(Dollar Amount in Words)

SALE WILL BE TO THE HIGHEST BIDDER, PROVIDED THAT THAT THE PRICE OFFERED IS ACCEPTABLE TO THE COUNTY AND BASED UPON THE APPRAISED FAIR MARKET VALUE.

The minimum bid is the appraised value of \$ 1,000.00

The bid shall become irrevocable when the bids have been received and opened by the County.

Property will be sold by "Quit Claim Deed." Documents will be executed between the successful bidder and Fulton County. Successful bidder must close on property in accordance with the terms and conditions of the Real Estate Purchase Contract and the Invitation to Bid to Sell provisions.

Bidder's name or Legal Business Name: _____

Bidder's address or Business Address: _____

Social Security # or Federal Tax ID: _____

Bidder or Authorized Business Representative's Name: _____

Type or Print Name

Bidder's of Business Representative's Signature: _____

Bidder or Business Phone #: _____

E-Mail Address: _____

Fax Number: _____

STATE OF GEORGIA

COUNTY OF FULTON

NON-COLLUSION AFFIDAVIT OF BIDDER/OFFEROR

I, _____ certify that pursuant to Fulton County Code Section 2-320 (11), this bid or proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same property, and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences and civil damages awards. I agree to abide by all conditions of this bid or proposal and certify that I am authorized to sign this bid or proposal for the bidder.

Affiant further states that pursuant to O.C.G.A. Section 36-91-21 (d) and (e), has not, by itself or with others, directly or indirectly, prevented or attempted to prevent competition in such bidding or proposals by any means whatsoever. Affiant further states that (s)he has not prevented or endeavored to prevent anyone from making a bid or offer on the project by any means whatever, nor has Affiant caused or induced another to withdraw a bid or offer for the work.

(BIDDER OR COMPANY NAME)

By its: (TITLE/AUTHORITY)

Sworn to and subscribed before me this _____ day of _____, 2011.

By: _____
(SECRETARY/ASSISTANT SECRETARY)

(Affix corporate seal here, if a corporation)

Notary Public: _____

County: _____

Commission Expires: _____

NOTE:

IF THE OFFEROR IS A PARTNERSHIP, ALL OF THE PARTNERS AND ANY OFFICER, AGENT, OR OTHER PERSON WHO MAY HAVE REPRESENTED OR ACTED FOR THEM IN BIDDING FOR OR PROCURING THE CONTRACT SHALL ALSO MAKE THIS OATH.

IF THE OFFEROR IS A CORPORATION, ALL OFFICERS, AGENTS, OR OTHER PERSONS WHO MAY HAVE ACTED FOR OR REPRESENTED THE CORPORATION IN BIDDING FOR OR PROCURING THE CONTRACT SHALL MAKE THE OATH.

LEGAL DESCRIPTION OF THE PROPERTY

Property Description:

All that tract and parcel of land lying and being in Land Lot 103 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the northeast corner of Brewer Boulevard and Lakewood Avenue and continuing along the east side of Brewer Boulevard in a northerly direction one hundred seventy five (175) feet; thence east one hundred (100) feet; thence south one hundred seventy-five (175) feet to Lakewood Avenue; thence west along the north side of Lakewood Avenue one hundred (100) feet to the point of beginning.

The Invitation to Bid to Sale document and the official appraisal for this property can be downloaded at the Fulton County Website, <http://www.fultoncountyga.gov> under "Bid Opportunities", "Property Sales".

EXHIBIT 4

PROPERTY APPRAISAL

SEE ATTACHMENT (EXHIBIT 4)

REAL ESTATE SALES CONTRACT

Real Estate Sales Contract

1. The undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell all that tract or parcel of land, with such improvements as are located thereon, described as follows: All that tract or parcel of land lying and being in Land Lot(s) _____ of the _____ District, _____ Section, Fulton County, Georgia, and being known as address _____, together with all improvements, appliances, lighting fixtures, all electrical, mechanical, plumbing, air conditioning, and any other systems or fixtures as are attached thereto; also all plants, trees and shrubbery now on the premises (collectively the "Property"). The Purchase Price of the property shall be _____ (\$ _____) to be paid as follows:

2. *Purchaser.* This is a cash transaction with no contingencies for financing and Purchaser shall pay all closing costs.

3. Seller will convey to Purchaser title to the Property by Quit Claim Deed.

4. Seller and Purchaser agree that such papers as may be legally necessary to carry out the terms of this agreement shall be executed and delivered by such parties at the time the sale is consummated. Seller shall deliver possession of the Property to Purchaser at time of closing.

5. This sale is "AS IS, WHERE IS AND WITH ALL FAULTS" with regard to the condition of the Property. Should the Property be destroyed or damaged before this agreement is consummated, then at the election of the Purchaser, this agreement may be canceled.

6. Purchaser and Seller each represent and warrant to the other that there are, and will be, no fees or commissions payable to agents, brokers or other intermediaries as a consequence of this transaction, and that they have not dealt with a broker, agent or other intermediary who might by reason of such dealing have any claim for a fee, commission or other compensation, expenses or charges of whatever nature; the provisions of this paragraph shall survive the closing and delivery of the Quit Claim Deed.

7. *Time is of the essence of this agreement.* This agreement and all Terms, Conditions and provisions of the Invitation to Bid to Sell constitutes the sole and entire agreement between the parties hereto and no modification of this agreement shall be binding unless attached hereto and signed by all parties to this agreement. Any representation, promise, or inducement not included in this agreement shall not be binding upon any party hereto. Typewritten or handwritten provisions, riders and addenda shall control over all printed provisions of this agreement in conflict with them.

8. Real estate taxes and assessments for the Property shall be prorated as of midnight of the date immediately preceding the date of closing.

9. This transaction shall be closed by a law firm selected by the County.

10. This instrument shall be regarded as a binding contract upon execution by the Purchaser.

This instrument is signed, sealed and delivered by the parties and the date of last execution as shown below shall be the "Effective Date" of this Agreement.

SELLER (S):

Signed, sealed and delivered this _____ day
of _____, 2011 in the presence of:

Witness

Notary Public

[Notary Seal]

APPROVED AS TO FORM

This _____ day of _____, 2011.

Office of Fulton County Attorney

PURCHASER(S):

Signature

Print Name Here

Street Address

City/State/Zip

Telephone/Fax

Date of Execution

**FULTON COUNTY, a political subdivision of
the
State of Georgia**

By: _____
John H. Eaves, Chairman
Fulton County Board of Commissioners

Attest: _____
Mark Massey, Clerk of Commission

CHILDERS ASSOCIATES

REAL ESTATE CONSULTANTS AND APPRAISERS

321 FOURTEENTH STREET, N.W.

ATLANTA, GEORGIA 30318

TELEPHONE: (404) 876-5100

FAX: (404) 876-8863

RICHARD S. CHILDERS, MAI
DAVID W. CHILDERS, MAI



August 8, 2011

Mrs. Liza R. Cheek
Fulton County, General Services Department
Land Division
141 Pryor Street, SW
Suite 8021
Atlanta, Georgia 30303

Re: Appraisal of a 15,435 square foot lot and
a 2,679 square foot building known as
Jerry Wells Health Center
2925 Lakewood Avenue, SW
Atlanta, Georgia 30310
Childers Associates File #: 034-11

Dear Ms. Cheek:

As requested, we have inspected the above referenced property for the purpose of estimating the current 'as is' market value of the fee simple interest in the real estate. The attached report is a self contained, narrative appraisal and meets the standards of the State of Georgia Real Estate Appraisers Board. This report also complies with the standards and ethical requirements of the Appraisal Institute. It also meets the specific requirements of the Fulton County General Services Department. Namely that the value estimate for this property be discounted to reflect an exposure time to the marketplace of only thirty days prior to a sealed bid sale. The effective date of our appraisal is July 11, 2011, the date of our most recent inspection.

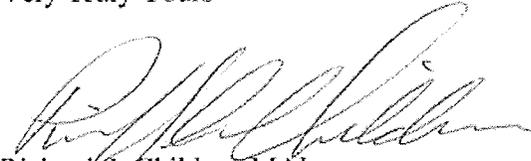
Based on an analysis of the data contained in the attached report, it is my opinion that a reasonable discounted estimate of value for the subject property as of July 11, 2011 would be:

ONE THOUSAND DOLLARS
(\$1,000)

Page 2
Mrs. Liza R. Cheek
August 8, 2011

I appreciate this opportunity to be of service and I am available to you should you have any questions concerning the data or analysis used in this report.

Very Truly Yours

A handwritten signature in black ink, appearing to read "Richard S. Childers". The signature is fluid and cursive, with a large initial "R" and "C".

Richard S. Childers, MAI
Certified General Real Estate Appraiser
State of Georgia No. 436

TABLE OF CONTENTS

Page #

BASIC ASSUMPTIONS AND LIMITING CONDITIONS	i
QUALIFICATIONS RICHARD S. CHILDERS	iii
CERTIFICATION	iv
PROPERTY IDENTIFICATION	1
PROPERTY HISTORY	3
PURPOSE, USE, AND DATE OF APPRAISAL	4
SCOPE OF ASSIGNMENT	5
AREA DATA	7
Neighborhood Description	11
RECORD DATA	13
Ad Valorem Taxes	13
Zoning	13
PROPERTY DESCRIPTION	14
Land	14
Improvements	15
HIGHEST AND BEST USE	16
As Vacant	16
As Improved	17
METHOD OF VALUATION	18
VALUATION	19
DISCOUNT FOR MARKETING	24

ADDENDA

Exhibit A - Title Certificate and Survey
Exhibit B - R-4 Zoning Regulations
Exhibit C - Land Sales
Exhibit D - Floor Plan
Exhibit E - Subject Photographs

BASIC ASSUMPTIONS AND LIMITING CONDITIONS

The estimate of value contained in this appraisal report is based upon the following conditions and assumptions:

1. The legal descriptions furnished are assumed to be correct.
2. I assume no responsibility for matters legal in character, nor do I render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances and assessments have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management, except as noted in the attached report.
3. Any sketches, plats or drawings included in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.
4. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning restrictions or violations existing in the subject property.
5. Information, estimates and opinions contained in this report are obtained from sources considered reliable, however, no liability for information provided by others can be assumed by the appraiser.
6. I am not required to give testimony or to attend court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously therefore.
7. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition unless otherwise noted in the report.

If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

8. The divisions of the land and improvement values estimated herein are applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.

BASIC ASSUMPTIONS AND LIMITING CONDITIONS (cont.)

9. The signatory of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such member. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising or other media, public relations media, new media, sales media or other media for public communications without the prior written consent of the signatory of this appraisal report. Providing this report in its entirety to potential bidders for purchase of the subject surplus property is hereby allowed.
10. The value estimated applies only to the entire property and cannot be prorated to individual portions or fractional interests. Any proration or division of interests will invalidate the value estimate, unless such proration or division of interests is set forth in the report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
12. The appraisal report is prepared for the use of Fulton County, General Services Department – Land Division for asset disposition and to facilitate the sale of the subject property in a sealed bid sale. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

QUALIFICATIONS - RICHARD S. CHILDERS

Education: B.B.A. (Business), University of Georgia, Athens, GA
M.B.A. (Real Estate), Georgia State University, Atlanta, GA

I have received credit for all of the major courses of the Appraisal Institute. I have also taken other courses related to real estate appraising, real estate law and mortgage lending. These courses were offered by Graduate and Undergraduate Departments of Real Estate at Georgia State University, the University of Georgia and the Savings and Loan Institute.

Experience: I have been engaged exclusively as an appraiser/consultant in the real estate field since 1971. I am a former Associate with the southeastern division of Landauer Associates and a former Staff Appraiser with Georgia Federal Bank. I started my own firm in January of 1977. Our company has performed appraisal, appraisal review and consulting assignments for insurance companies, banks, government agencies, attorneys, corporations and individuals in the Metropolitan Atlanta area and throughout the Southeast. We have appraised industrial, commercial, residential and special purpose properties. Specific assignments include, but are not limited to, multi-tenant and single tenant warehouse, distribution and manufacturing facilities, office buildings, shopping centers, subdivisions, planned unit developments, apartments, condominiums, motels and all types of vacant acreage.

I have been active in the Atlanta Area Chapter of the Appraisal Institute since receiving the MAI designation in 1976, and served as Chapter President in 1989. I served as the Chapter Delegate to the Georgia Appraisers Coalition between 1990 and 1995 and Chairman for the Georgia Government Relations Subcommittee for two years. I completed a three-year term as a Director for the National Board of Directors of the Appraisal Institute in December 1997 and served on the National Nominating Committee during 2000.

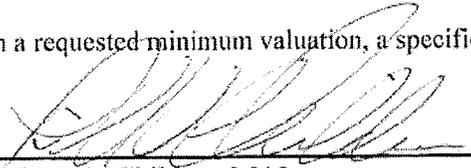
Professional Affiliations:

Member, Appraisal Institute, (MAI)
Certified Real Estate Appraiser,
State of Georgia C000436

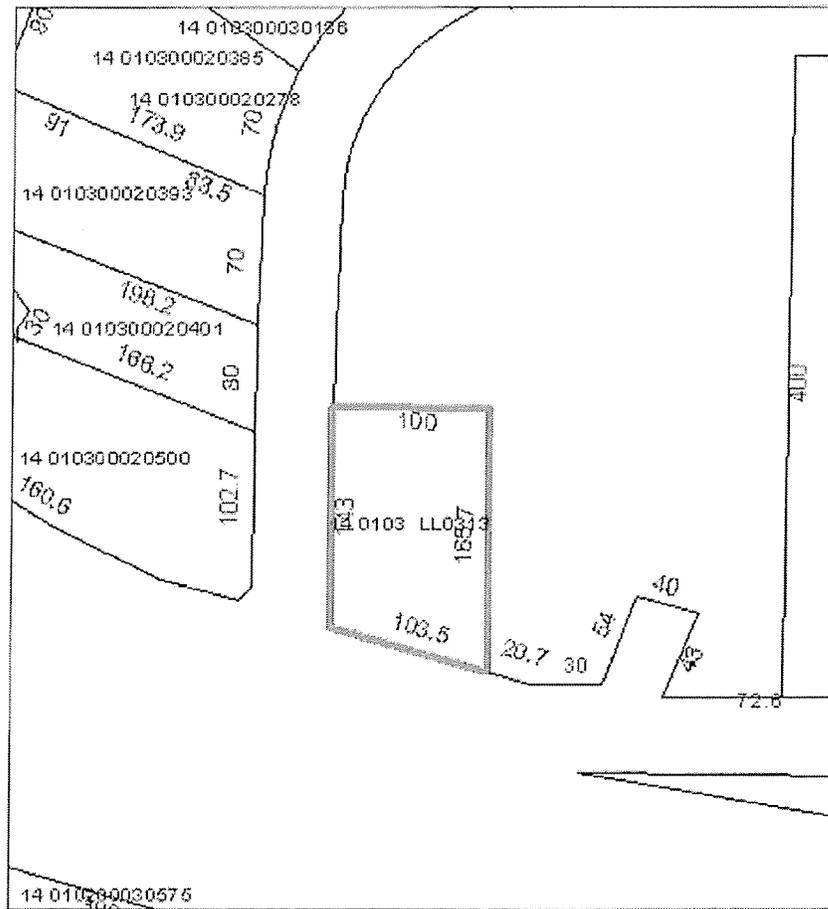
APPRAISAL INSTITUTE CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
8. We have made a personal inspection of the property that is the subject of this report.
9. Charles E. (Chuck) Hill, Certified General Real Property Appraiser, provided significant professional assistance to the persons signing this report.
10. We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, we have completed the requirements of the continuing education programs of the Appraisal Institute.
12. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.


Richard S. Childers, MAI
Certified General Real Estate Appraiser
State of Georgia No. 436

SUBJECT TAX PLAT SKETCH



PROPERTY IDENTIFICATION

We were provided a title certificate by the client, a copy of which is included in the addenda of this report as Exhibit A. The title report identifies the subject as a lot situated at the northeast corner of Lakewood Avenue and Brewer Boulevard in Land Lot 103 of the 14th District of Fulton County. A warranty deed attached to the title report indicates a land area of 17,500 square feet. However, a subsequent right of way deed reduces this land area by 0.046 acre, or 2,003.76 square feet. As a result, the title certificate identifies the land as a 15,496 square foot lot. We were also provided a survey of the subject property produced for the Fulton County Department of Grounds. The survey is not dated and identifies the boundaries of the subject land as 100 feet wide by 175 feet deep for a total area of 17,500 square feet. The survey also shows the approximate location of the acquired right of way but does not indicate it's size.

The Fulton County Tax Assessors office identifies the subject as tax parcel 14-0103-LL-031-3 with a street address of 2925 Lakewood Avenue, SW, Atlanta, Georgia 30310. The subject tax card indicates a land area of 0.3301 acres, or 14,379.16 square feet. A copy of the tax plat sketch is provided on the facing page. As shown, the land has an irregular, rectangular shape and is 100 feet wide to the north and 103.5 feet wide along Perkerson Road. The tax sketch indicates a depth of 143 feet along Brewer Boulevard and 165.7 feet along the eastern boundary. These dimensions indicate an approximate area of 15,435 square feet which is slightly less than the estimated land area of 15,496 square feet as derived from the deeds attached to the title certificate. Both land area estimates are reasonably supportive of each other. However, the tax sketch provides specific measurements. As a result, we rely on the land area estimate from the tax sketch of 15,435 square feet for appraisal purposes.

The land is improved with a single story, roughly rectangular building. We were provided a floor plan of the building produced by Brewer and Mundy Engineering Company and dated October 14, 1962. A copy of the floor plan is attached at the end of this report as Exhibit D. Based on the measurements scaled off the floor plans and confirmed by our measurements, we estimate an area for the subject building of 2,679 square feet for appraisal purposes.

PROPERTY HISTORY

According to a deed recorded in Fulton County Deed Book 2432, Page 177, Fulton County purchased a 17,500 square foot lot in February 1949. A plaque mounted on the front of the building states that the building was constructed in 1949 as a health center. According to a right of way deed dated April 11, 1962, an approximately 0.046 acre, of 2,003.76 square foot triangular portion of the subject's Lakewood Avenue frontage was purchased for the Lakewood Avenue road widening project. We understand that the property served as the Jerry Wells health center until 2004. The building has been vacant since this time and is severely damaged due to vandalism.

PURPOSE, USE AND INTENDED DATE OF APPRAISAL

The purpose of this appraisal is to estimate the current market value of the fee simple interest in the subject property. As instructed, the estimated market value is discounted to reflect a 30 day marketing period. We understand that Fulton County is selling the property via a sealed bid auction and this appraisal will be used to estimate an appropriate sales price. The effective date of this appraisal is July 11, 2011, the date of our most recent inspection.

Market value is defined in the 2010-11 edition of the Uniform Standards of Professional Appraisal Practice published by the Appraisal Foundation as follows:

“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.

Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client’s intended use includes more than one intended use. The conditions included in the market value definition establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall under three categories:

1. The relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. The terms of sale (e.g. cash, cash equivalent, or other terms); and
3. The conditions of sale (e.g. exposure in a competitive market for a reasonable time prior to sale).

Fee simple is defined in the Dictionary of Real Estate Appraisal, Third Edition, published by the Appraisal Institute as:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

SCOPE OF ASSIGNMENT

The scope section describes the activities performed to accomplish the appraisal assignment. In this appraisal, we researched the general area surrounding the subject neighborhood to find recent sales of land with uses similar to those proposed for the subject property. We have inspected the property which included a study of the identifying documents used to locate and describe the property. We inspected the subject site, neighborhood, and comparable sales discovered during our research. All of the sales are confirmed with the seller, buyer, or broker involved with the transaction, unless otherwise noted. Sources of information include transaction summaries researched in Georgia MLS, public tax records and recorded deeds, as well as discussions with individuals and real estate brokers active in the local real estate market. Detailed sales sheets were prepared for those transactions believed to be most comparable to the subject and are include in the addenda of this report as Exhibit C.

The subject land is appraised based on a comparison of sales of similar residential lots suitable for development of the subject property. I have investigated the zoning of the subject and surrounding area and have investigated the real property rights of the subject to determine the likely best permitted use for the land. In addition, I have observed the development trends in the subject market area and considered broader market conditions to estimate a land use supported by the market.

Through the above analysis and through our verification of the sales data, we typically estimate a likely exposure and marketing time for the subject property. However, the client indicated that the subject property will be sold via a sealed bid process and the property would only be exposed to the marketplace 30 days prior to opening of the sealed bids. As a result, we will estimate the market value of the subject property and then apply a discount for limited

exposure and marketing time. The following is a complete appraisal presented in a self contained, narrative format. The report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) guidelines, as well as, the standards and ethical guidelines of the Appraisal Institute.

AREA DATA

The subject property is situated at the northeast corner of Perkerson Road and Brewer Boulevard, just north of SR 166 / Langford Parkway. This location is in Fulton County and within the city limits of Atlanta. Fulton County is in the northwest quadrant of Georgia and is part of Atlanta's 20-county Metropolitan Statistical Area (MSA). Metropolitan Atlanta is recognized as the economic leader of the southeastern United States. The strength of the Atlanta economy is due primarily to its location near the geographic center of the nine-state southeast region, coupled with excellent banking, transportation and communication facilities. Metro Atlanta has offices for more than 450 of the "Fortune 500" companies as well as regional offices for most agencies of the Federal government.

Atlanta is the transportation hub of the southeastern United States. It was founded as the terminus of the Western and Atlantic Railroad and since then, has developed an extensive rail, air and highway transportation network. The key to Atlanta's air transportation is the Hartsfield-Jackson International Airport, which provides service to 150 U. S. and 25 international cities. The airport was renamed to include and honor Atlanta Mayor Maynard Jackson, who was instrumental in the redevelopment of the airport. The airport accommodated an average of 2,725 arriving and departing flights per day and served approximately 86 million passengers in 2007. The facility is also served by the world's most extensive airport rail system, including an internal subway system and direct connection with the city's transit network. The airport provides more than 55,300 jobs to the area's residents with a total annual regional economic impact of nearly \$18.7 billion. The addition of a \$5.4 billion fifth runway has increased the airport's flight capacity from about 180 flights per hour to 270 flights per hour. Hartsfield-Jackson International Airport serves as the headquarters and hub for Delta Airlines

and also serves a variety of local and domestic carriers. For the past several years, Atlanta has been ranked as the busiest airport in the United States and the world in terms of passenger volume.

Atlanta is one of the few cities where three interstate highways converge. A 63-mile, circumferential interstate highway, Interstate 285, links three interstates: Interstate 75, Interstate 85, and Interstate 20, and connects them with a variety of major arterial roadways and city surface streets. Interstate 75 extends in a northwesterly direction from Florida to Canada. Interstate 85 extends in a northeasterly direction from Alabama to Maine (via a junction with I-95). From 16th Street, on the north side of Atlanta, to Cleveland Avenue on the south side, I-75 and I-85 are merged into the Downtown Connector. Interstate 20 extends in an east/west direction from Texas to South Carolina. Interstate 285 provides a limited access bypass for through traffic. The southern end of Georgia 400 operates as a toll way and extends from I-285 to I-85. Due to this extensive freeway system, Atlanta has become the southeastern hub of the nation's interstate highway system.

The Atlanta Regional Commission (ARC) provides detailed population information for the 20 county Atlanta Region that includes Fulton County. The Atlanta Region includes 63 cities and a total land area of 2,989 square miles. The population of the 20-county Region for 2009 was 5,233,800. Populations range from 65,700 in Spalding (about 1.3% of the Region's 2009 total) to 957,900 in Fulton (about 18% of the Region's total).

Table 1 – Population and Housing Changes, 2000 - 2009											
(Density is persons per acre)			Population			Multi-family Units			Single Family Units		
	# of New MF Units per 100 New Residents	2009 Population Density	2000 Population	2009 Population	Net change 2000-2009	Multi-family Units 2000	Multi-family Units 2009	Net change 2000-2009	Single Family Units 2000	Single Family Units 2009	Net change 2000-2009
Cherokee	11	0.74	141,503	205,900	63,997	2,733	9,485	6,752	45,144	67,657	22,513
Clayton	17	3.05	236,517	281,900	45,383	25,327	32,822	7,495	57,265	70,954	13,689
Coos	25	3.07	697,751	878,800	181,049	59,955	77,243	17,287	172,359	195,704	23,345
DeKalb	41	4.22	565,555	731,200	165,645	90,255	117,189	26,934	170,026	185,420	15,394
Douglas	6	1.01	52,174	129,800	77,626	4,815	6,625	1,810	27,550	41,765	14,215
Fayette	5	0.84	91,263	105,700	14,437	2,462	3,193	731	28,909	35,270	6,361
Fulton	34	2.80	816,006	957,900	141,894	150,515	198,720	48,204	195,508	236,454	42,946
Gwinnett	10	2.71	586,425	757,300	168,875	42,765	60,165	17,399	161,856	220,642	58,786
Henry	5	0.93	119,343	192,600	73,257	3,149	7,017	3,868	36,881	63,955	27,074
Rockdale	8	1.01	70,111	85,000	14,889	3,031	4,155	1,124	20,976	27,222	6,246
City of Atlanta	55	NA	416,474	480,700	64,225	91,032	126,465	35,433	95,036	104,514	9,478
"Core" 10	19	2.13	3,429,379	4,124,300	694,921	384,740	516,534	131,794	317,516	1,151,043	233,527
% of 20-county	NA	NA	81%	73%	63%	35%	34%	31%	73%	76%	67%
Barrow	0.7	0.64	46,144	65,400	19,256	859	993	134	13,566	21,363	7,797
Bartow	2.1	0.31	76,019	94,300	18,281	2,120	2,505	385	21,101	26,155	7,054
Carroll	9.9	0.35	87,268	111,300	24,032	3,377	5,755	2,378	24,516	32,512	8,116
Coweta	4.8	0.42	69,215	119,600	50,385	2,773	4,232	1,459	28,176	39,454	11,278
Forrest	3.5	1.09	58,407	172,700	114,293	514	3,271	2,757	32,102	58,747	26,645
Hal	6.7	0.64	139,277	175,400	36,123	5,174	7,500	2,326	37,900	50,777	12,877
Newton	2.7	0.54	62,001	97,000	34,999	1,328	2,257	929	19,663	33,047	13,384
Paulding	3.9	0.64	81,678	129,400	47,722	957	2,797	1,840	25,752	42,787	17,035
Spalding	6.9	0.51	56,417	65,700	9,283	2,864	3,354	500	17,710	26,964	9,254
Walton	1.1	0.37	60,897	79,700	18,803	980	1,184	204	13,535	25,720	12,185
"External" 10	4.2	0.51	799,113	1,109,500	310,387	21,055	33,566	12,511	239,364	353,726	114,362
% of 20-county	NA	NA	19%	21%	31%	5%	6%	3%	21%	24%	33%
20-County Total	14	1.28	4,226,492	5,233,600	1,007,108	405,795	550,560	144,765	1,156,880	1,504,759	347,879

Source: ARC

Population gains in the Metropolitan Area since 2000 resulted primarily from substantial suburban growth. Most of the growth has occurred toward the southern and northern suburbs, which includes Fulton, Henry, Cherokee and Gwinnett Counties. As shown in the chart, nearly 80% of the 20 county area's 2009 population resides in one of the ten core counties. Fulton County added 141,894 residents between 2000 and 2009, only to be surpassed by Gwinnett County in the "Core" 10 of the 20-county region. The City of Atlanta had a moderate increase in population, adding about 64,225 new residents from the period between 2000 and 2009.

We researched the Site To Do Business to obtain demographic information on the general area within a one-mile and three-mile radius of the subject. We also searched for

statistical data for Fulton County, the City of Atlanta, and the state of Georgia. Some of the data is analyzed in the following paragraphs.

The population estimates for the subject neighborhood, Fulton County, the City of Atlanta, and Georgia are summarized in the following table:

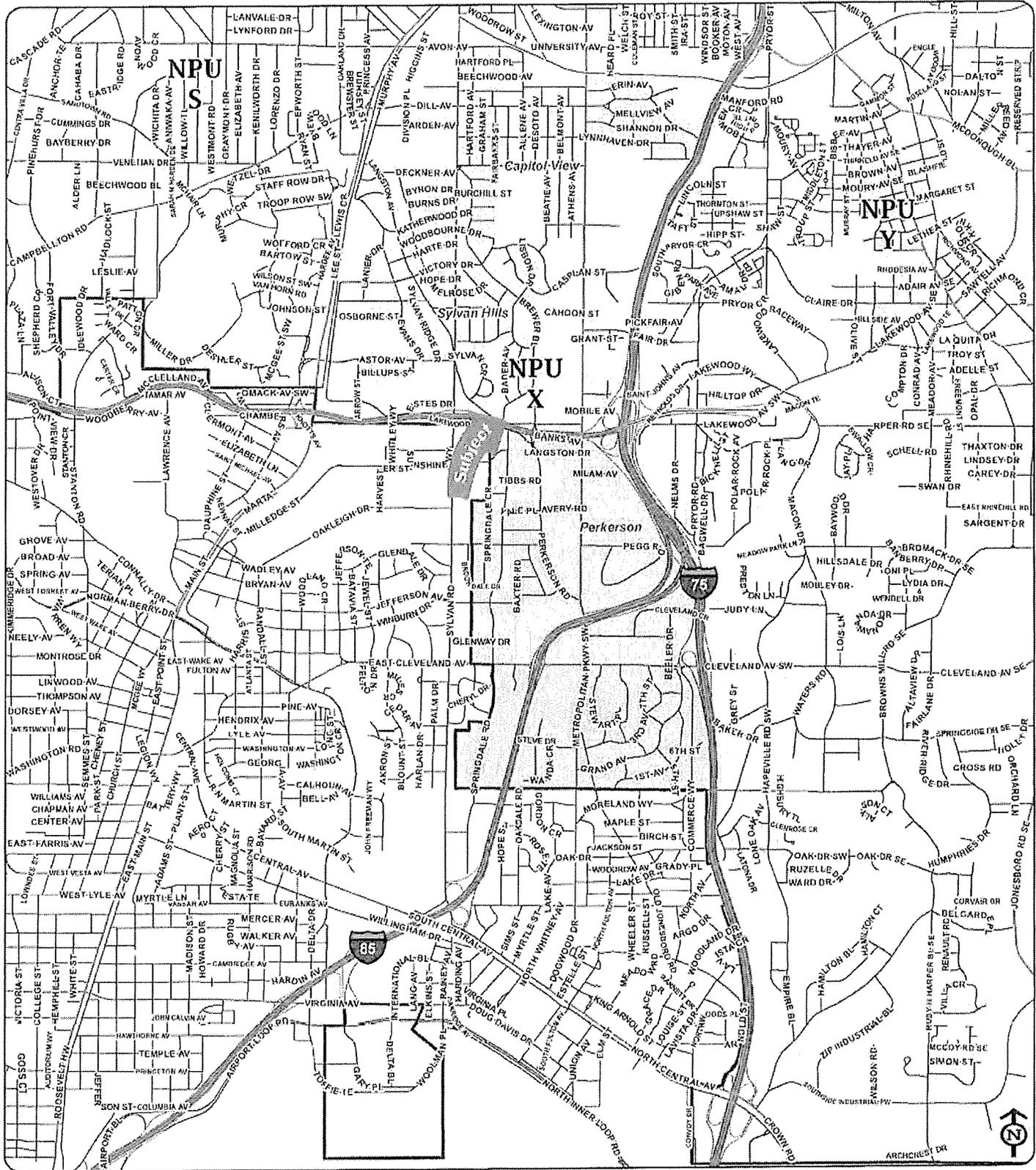
Population Statistics							
<u>Area</u>	<u>1990</u>	<u>2000</u>	<u>Avg</u>	<u>2010</u>	<u>Avg</u>	<u>2015</u>	<u>Avg</u>
			<u>Change/</u>		<u>Yr</u>		<u>Change/</u>
Georgia	6,478,216	8,186,453	2.6%	9,685,744	1.8%	10,762,778	2.2%
Fulton County	648,951	816,006	2.6%	1,047,825	2.8%	1,171,458	2.4%
City of Atlanta	391,646	416,474	0.6%	505,580	2.1%	554,229	1.9%
Subject (1-mile radius)	7,990	8,190	0.3%	10,225	2.2%	11,276	2.0%
Subject (3-mile radius)	99,193	102,083	0.3%	118,139	1.4%	127,205	1.5%

As shown above, Fulton County has grown at a steady rate from 2000 through 2010 with an average population increase of 2.8% per year. We believe most of this growth occurred prior to the national economic recession, or about mid-year 2007. The City of Atlanta's population increased at a slower rate than Fulton County over the same 10-year period with an average increase of about 2.1% per year. The area proximate to the subject land (3-mile radius) grew at a slower rate as the city between 2000 and 2010 at an average change in population of about 1.4 % per year. This growth is significantly greater than the average annual rate of 0.3% for the previous decade and near the projected rate of 1.5% per year from 2010 to 2015. Population growth within the city limits of Atlanta is also projected to slow from 2.1% for the decade of 2000 through 2010, to 1.9% per year from 2010 to 2015. There were 95,036 single family units in 2000 and 104,814 single family units in 2009, a net change of only 9,778 single-family units, or about 1.1%. To summarize, the populations proximate to the subject area (1 and 3 mile radius) are projected to continue to grow at a moderate rate, similar to the growth rates found in Georgia, Fulton County, and the City of Atlanta.



NEIGHBORHOOD AND NPU MAP

DRCD

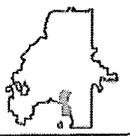


CITY LIMIT

NPU

PARCEL

NPU X



In summary, the Atlanta metropolitan area has a diverse economy which supports continued population growth. Public, freight and air transportation make up the backbone of the regional economy. Because of the extensive infrastructure, abundance of natural resources and educated workforce, the region is able to attract many of the countries top companies.

Neighborhood Description

The subject property is located at the northwest corner of Perkerson Road and Brewer Boulevard, just north of SR 166 / Langford Parkway. Perkerson Road is known as Lakewood Avenue east of the subject. The general boundaries of the subject neighborhood are Interstate 75/85 to the east, US Highway 29 / Lee Street to the west, University Avenue to the north and Cleveland Avenue to the south. This location is within the City of Atlanta and is about three miles south of Five Points. Convenient interstate access is available via a full diamond interchange with the Downtown Connector, roughly 0.5 miles to the east. The subject neighborhood Planning Unit map is shown on the facing page.

Perkerson Road is a two lane surface street which connects Sylvan Road to the west and Metropolitan Parkway to the east. Development along this road includes some old, single family homes, a defunct apartment complex and two old shopping center sites near Sylvan Road. East of the subject, the road is known as Lakewood Avenue and includes numerous retail sites near its intersection with Metropolitan Parkway. Brewer Boulevard is part of the Sylvan Hills neighborhood, one of the numerous old, urban neighborhoods in the general area.

The property is located between Metropolitan Parkway and US Highway 29. Metropolitan Parkway includes numerous small and moderate size retail uses, old commercial service uses near the subject property, as well as residential and industrial uses further north and

south. US Highway 29 runs along a railroad right of way and is primarily zoned for industrial uses. The subject is located just north of SR 166 / Langford Parkway and this roadway splits the neighborhood into a northern portion and a southern portion. However, development on both sides of Langford Parkway is similar with old residential uses situated between the commercial and industrial uses along Metropolitan Parkway and US Highway 29.

Overall, the neighborhood includes a mix of numerous property types typical of old urban areas. Property types includes old, single family residences in average to poor condition, old freestanding retail and commercial service buildings as well as industrial uses and vacant tracts. New development in the area appears limited to rehabilitated retail uses.

The dominant features in this neighborhood are Empire Industrial District and the campus of Atlanta Technical College. Turner Field and Aaron's Amphitheatre at Lakewood Park are nearby landmarks. In my opinion, the extreme south side of Atlanta appears to be less desirable and experiencing the same level of refurbishing and redevelopment occurring in the areas immediately southeast and southwest of downtown Atlanta.

RECORD DATA**Ad Valorem Taxes**

The property is identified as Tax Parcel 14-0103-LL-031-3. It is currently under the ownership of Fulton County and there are no ad valorem taxes paid on the property. Fulton County tax records for the year 2011 indicate a value for the property of \$105,300, allocated \$98,500 to the building and \$6,800 to the land. In my opinion, this value is not appropriate due to the poor condition of the building. The land value is reasonable for tax purposes.

Zoning

The property is currently zoned R-4, Single Family Residential District. The intent is to provide for the protection of existing single family communities and the development of new communities on lots of medium size at a density of not more than one dwelling per 9,000 square feet, as well as provide for the development of recreational, educational and religious facilities. Permitted uses include single family residential, public schools, single family detached dwellings, and structures and uses required for the operation of MARTA.

The building is a former public health clinic and is judged a legal, non-conforming use under the current R-4 zoning regulations. As discussed later in this report, the building has been abandoned since 2004 and is in poor condition. According to officials in the City of Atlanta Bureau of Planning, the building could be rehabilitated for use as a health clinic as long as it has not been vacant for more than one year. Since it has been vacant for approximately seven years, the structure must conform to the permitted uses of the R-4 zoning district if it is to be used. A more detailed discussion of the use of the subject improvement is provided in the highest and best use section. The R-4 zoning regulations and zoning map are attached as Exhibit B at the end of this report.

PROPERTY DESCRIPTION**Land**

As discussed, the subject is situated at the northeast corner of Brewer Boulevard and Perkerson Road. According to the tax plat sketch, the land has an irregular, rectangular shape and is 100 feet wide to the north and 103.5 feet wide along the Perkerson Road frontage. The tax sketch indicates a depth of 143 feet along Brewer Boulevard and 165.7 feet along the eastern boundary. These dimensions indicate an approximate area of 15,435 square feet. The land is graded relatively flat and level for the existing improvements and is approximately three feet below Brewer Boulevard and between one foot and three feet below Perkerson Road. Access is available from Brewer Boulevard via a driveway at the northwest corner of the property. The subject is located within the City of Atlanta and all utilities are available. Perkerson Elementary School adjoins the subject to the north and a portion of the parking for the subject building improvement is situated on the adjoining lot to the east.

Improvements

The land is improved with a single story, brick building constructed in 1949. Based on our measurements and the measurements scaled off the floor plan, the irregular shaped building contains about 2,679 gross square feet. The property is known as the Jerry Wells Health Center and we understand that the building has been vacant since 2004. Exterior construction consists of brick veneer, concrete foundation, and appears to have a 4- inch concrete roof.

During our inspection we observed interior finish including asbestos or vinyl tile flooring, painted plaster walls and ceiling, wood interior doors and trim, metal exterior doors and windows, and surface mounted strip fluorescent light fixtures. A suspended ceiling conceals the HVAC duct work in the main hallway which was added in the early 1960s. We also observed significant damage to the building's interior and it appears that the copper wiring and plumbing have been stripped. The interior configuration is typical of a health clinic with two large waiting rooms and numerous exam rooms. The HVAC system has also been severely damaged by vandalism. There appear to be no roof leaks, but the poor interior condition makes it difficult to be certain. Based on our observations and the significant amount of damage from vandalism, the interior is judged to be in poor condition. Additional exterior improvements include an asphalt paved parking lot, concrete wheelchair ramp with metal tube railing and some mature, attractive landscaping.

We did not observe any asbestos or other hazardous construction materials during our inspection. However, due to the age of the building it is possible that hazardous materials are present.

HIGHEST AND BEST USE

Highest and Best Use is defined by the Appraisal Institute as being:

"that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal."

It is also defined as:

"That use, from among reasonable and probable legal alternate uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value."

As Vacant

The subject property is an approximately 15,435 square foot lot located at the northeast corner of Brewer Boulevard and Perkerson Road. The roughly rectangular shape lot has a relatively flat and level topography and is below grade of both roads. The land is zoned R-4, Single Family Residential district, by the City of Atlanta and all utilities are available to the site. The subject is part of the Sylvan Hills neighborhood, one of numerous old, urban neighborhoods in the general area. The neighborhood is a mix of numerous property types typical of old urban areas and includes single family residences in average to below average condition, old freestanding retail and commercial service buildings, as well as industrial uses and vacant tracts. However, properties immediately surrounding the subject property are residential. A vacant lot adjoins the subject to the east and Perkerson Elementary School adjoins the subject to the north. In my opinion, the subject has the size, shape, location and zoning typical for single family residential development. As a result, the highest and best use of the subject land as vacant is for single family residential development under the current zoning regulations.

As Improved

The property is improved with an approximately 2,679 square foot former health clinic building. The single story building was constructed in 1949 and includes a concrete foundation, brick exterior and flat concrete roof. The interior finish includes asbestos or vinyl tile flooring, plaster walls and ceilings, wood interior doors and trim, surface mounted fluorescent light fixtures and central HVAC. All utilities are available to the site. The exterior is in average condition. Based on our observations, significant damage has occurred inside, including the removal of most, if not all, of the copper plumbing and copper wiring. In addition, an exterior portion of the HVAC system has been severely damaged by vandalism. Therefore, the building interior is in poor condition.

As discussed, the subject building is judged a legal, non-conforming use as health clinics are not permitted in the R-4 zoning district. Based on our discussions with City of Atlanta officials, we understand that the building could be renovated as a health clinic unless the property has been vacant for at least one year. We understand that the property was abandoned in 2004. In my opinion, there is no demand for a health clinic in this area and the only legal use for the improvement is single family residential. However, based on the condition and configuration of the building, conversion for residential use is judged not feasible. As a result, it is my opinion that the highest and best use of the subject land as improved is for demolition of the existing improvement and for development with a single family residence.

METHOD OF VALUATION

In my opinion, the most appropriate method of estimating the market value of the land is by the Sales Comparison Approach. Sales Comparison Approach is defined in the Dictionary of Real Estate Appraisal, Third Edition, published by the Appraisal Institute as:

“A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustment to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available.”

In the Sales Comparison Approach, I will estimate value by comparing the subject with sales of similar residential lots. The sales are analyzed based on their price per square foot and adjustments are first made for time of sale, and then adjusted based on their size, location, zoning and utilities.

We will estimate the market value of the subject property as though vacant. Then we will apply deduction for demolition of the building and a discount for the impact of the proposed thirty day marketing period.

VALUATION

The five sales judged most comparable to the subject are summarized in the following chart. The sales are compared to the subject on a price per square foot basis with sizes ranging from 6,000 square feet for Sale Five to 38,790 square feet for Sale Two. Sale prices range from \$0.42 per square foot for Sale Three to \$1.25 per square foot for Sale Five and sold between June 2009 and March 2011. Detailed sales sheets are attached at the end of this report as Exhibit C including a tax sketch, photograph and location map of each sale.

Comparable Land Sales						
Sale #	Location	Date	Sale Price	Zoning	Sq.Ft.	\$/Sq.Ft.
1	Enon Rd.	3/30/2011	\$13,000		25,792	\$0.50
2	4094 Campbellton Rd.	4/8/2010	\$20,000	R-4	38,790	\$0.52
3	3489 Rolling Green Ridge	10/12/2009	\$7,650	R-3	18,080	\$0.42
4	4120 Grant Dr.	6/11/2009	\$15,000	R-4	14,625	\$1.03
5	Bachelor Ave.	8/31/2010	\$7,500		6,000	\$1.25
Subject	2925 Lakewood Ave			R-4	14,379	

Sale One is a residential lot situated on the east side of Enon Road, across from Wallace Drive in unincorporated Fulton County. The 25,792 square foot lot sold in March 2011 for \$13,000, or \$0.50 per square foot. The roughly rectangular lot was purchased as a speculative investment and all utilities are available to the site. Sale One is about 8.2 miles west of the subject and is located between Camp Creek Parkway and Campbellton Road. In my opinion, this area west of Interstate 285 experienced significant suburban growth during the previous decade and is judged a more desirable location than the subject's urban setting. As a result, a downward adjustment is needed for superior location. Like the subject, Sale One is suitable for development with one single family residence. However, we believe that larger residential lots are preferred by typical buyers and a downward adjustment for size is appropriate. No further adjustments are necessary and Sale One is adjusted overall downward.

Sale Two is a 38,790 square foot lot located at 4094 Campbellton Road, about 6.2 miles west of the subject. The property sold in April 2010 for \$20,000, or \$0.52 per square foot. The rectangular shaped, wooded lot has 100 feet of frontage along the south side of Campbellton Road and an average depth of about 450 feet. I believe a slight upward adjustment for market conditions over time is appropriate as the residential market in Atlanta appears to be improving. Like Sale One, downward adjustments are necessary for superior location west of Interstate 285 and size. No further adjustments are necessary and Sale Two is adjusted overall downward.

Sale Three is an 18,080 square foot lot located at 3489 Rolling Green Ridge and within the city limits of Atlanta. The property is approximately 5.3 miles west of the subject and sold in October 2009 for \$0.42 per square foot. Sale Three is a vacant lot within an existing neighborhood and appears to have been previously improved with a single family residence. Although the listing agent indicated that the transaction was at arm's length, the property was owned by a bank at the time of sale and an upward adjustment is appropriate for conditions of sale. Like Sale Two, we adjust upward for the slightly improving residential market. This property is situated west of Interstate 285 and a downward adjustment is necessary for superior location. In my opinion, an overall upward adjustment is appropriate for Sale Three.

Sale Four is a 14,625 square foot lot locate at 4120 Grant Drive. The property is just north of Sale Two and sold in June 2009 for \$1.03 per square foot. The property is a vacant lot in an existing neighborhood and appears to have been previously improved with a single residence. An upward adjustment is appropriate for market conditions over time. Again, we adjust downward for superior location. We understand that the lot is served by a septic system and a slight upward adjustment is appropriate for inferior utilities. In my opinion, the upward and downward adjustments offset and no overall adjustment is necessary for Sale Four.

Sale Five is a 6,000 square foot lot situated on the west side of Bachelor Avenue and within the city limits of Atlanta. The property is roughly 2.3 miles south of the subject and sold in August 2010 for \$1.25 per square foot. The property was sold by the lender and an upward adjustment is appropriate for conditions of sale. Further upward adjustment is made for market conditions over time. Sale Five is located in the Egan Park neighborhood with good proximity to Woodward Academy. In my opinion, a downward adjustment is appropriate for superior location. After an upward adjustment for this sale's small size, I believe an overall upward adjustment is appropriate for Sale Five.

The following chart is a summary of the comparable sales and the adjustments made to each sale for comparison to the subject.

Land Sales Adjustments

Sale No.	Subject	1	2	3	4	5
Sale Date		3/30/2011	4/8/2010	10/12/2009	6/11/2009	8/31/2010
Sq.Ft.	15,435	25,792	38,790	18,080	14,625	6,000
Sale Price/SF		\$0.50	\$0.52	\$0.42	\$1.03	\$1.25
Adjustments						
market conditions over time		=	+	+	+	+
conditions of sale		=	=	+	=	+
Other Adjustments						
location	fair	-	-	-	-	-
size	15,435 SF	-	-	=	=	+
zoning	R-4	=	=	.	=	=
utilities	all	=	=	=	+	=
Overall Adjustment						
		-	-	+	=	+

As shown, unadjusted sales prices range from \$0.42 per square foot for Sale Three to \$1.25 for Sale Five. All of the sales are residential lots available for immediate development with a single family residence. Sales One through Four are located west of Interstate 285 in a

suburban area of south Fulton County. Sale Five is situated in an old urban neighborhood and is near a prestigious private school. Sale Three and Five were owned by banks at the time of sale and are given the least weight in the final determination of value. Sales One, Two and Four are judged most comparable to the subject. Sales One and Two are at the low end of the range and adjusted downward, and Sale Four is near the high end of the range and received no overall adjustment. Based on this discussion, I believed a reasonable unit value estimate near the middle of the range of Sales One, Two and Four is appropriate and I have selected \$0.75 per square foot as reasonable. Applying this unit value estimate to the 15,435 square foot subject lot yields a market value estimate for the subject land of \$11,600, as rounded.

However, the land is improved with a 2,679 building which requires demolition. Section 66, Page 11 of the Marshall cost manual indicates a unit cost for demolition of a Class C building between \$3.60 and \$5.35 per square foot. Due to the solid construction features of the building, we estimate a demolition cost of \$4.50 per square foot, yielding a total demolition expense of \$12,056 for the building. Deducting this cost from the estimated value of the land as vacant, or \$11,600, results in a market value estimate of the subject property under typical marketing conditions of -\$456.

As previously discussed, it is our opinion that renovation of the existing improvements for the only allowed legal use for the property as a single family residence is not economically feasible. The existing improvements therefore have no practical use and require demolition to free the land for residential use. The estimated demolition cost to clear the land of about \$12,056 slightly exceeds the estimated market value of the land as though vacant of \$11,600. It is therefore our conclusion that the only practical use for the property is speculative holding, awaiting a time in the future when residential land value will recover to the point where

demolition of the existing improvements is feasible and the land can be cleared for redevelopment. An investor in the property would have little use for the property for this extended time period and would have to minimally maintain and secure the existing improvements in the mean time. Only a nominal value for the property as improved is believed justified and is estimated at \$1,000.

DISCOUNT FOR MARKETING

Fulton County has designated the subject as surplus property in accordance with the policies and procedures for Fulton County. The pertinent policy is entitled Disposition of County – owned Real Property. This policy is dated June 1, 2011 and sponsored by the General Services Department for Fulton County.

The property is to be sold under this policy with restrictions on the marketing of the property in accordance with the regulation. The regulation specifies that the property will be sold through a sealed bid process. The property will be exposed to the market for 30 days only. The proposed sale will be announced to the public via a sign posted on the property, posting of the invitation to bid on the county website, and advertisement in the official legal organ of the county or in at least one newspaper of general circulation in the county for two consecutive weeks prior to the sale. Sealed bids for the property will be received and opened at the end of the thirty day exposure time.

There will be one inspection of the property for potential purchasers conducted by the Land Division of Fulton County after the legal advertisements have run and this inspection will be at least five days prior to the bid opening date. A qualified bidder for the property must have funds in cash available to purchase the property at the time of bidding. A bank letter of credit will be required with the bid. A bidder may ask any questions of the county and these questions and answers will be posted on the county website. No negotiations or changes in the bid policy will be allowed, however, and the property will be sold “as is” and “where is” and “with all faults”. The title will be transferred by quitclaim only.

The high bidder for the property will be notified when the bids are opened and the selected, qualified, high bidder has 10 days to sign the contract for sale provided by the county.

The bidder then has a maximum of 15 days to close the transaction providing cash to the county. The scheduled number of days from the opening of the bids to closing is therefore about 25 days.

The above described conditions and restrictions on the marketing of the property are believed to significantly impact the likely sale price. A significant effect is the likely limitation on the number of qualified buyers. Typical exposure times for commercial properties range from six months to one year and sometimes longer for specialized property. The specified 30 day exposure time will limit the number of buyers with knowledge of the property. The buyers are further reduced by the requirement of pre-qualification of financing prior to sale, the limited closing time after the bids are opened, and the increased risk with only one inspection allowed and no post contract negotiations or changes allowed.

Assuming typical market value is determined through probability as the expected mean of a normal distribution of market activity, buyers and sellers are in balance in the market place and sufficient time is allowed to sell a property at close to the expected mean. Significantly limiting the qualified buyers as in this case will skew the distribution toward a lower value. If the expected mean market value of the distribution is at the midpoint, or 50% above the low end of the range and 50% below the high end of the range, this reduction in demand could skew the value obtained one half to the negative, or about 25%.

An additional reduction in value is also predicted for increased risk. The feasibility of an investment in the subject is more in question than under typical marketing conditions as a result of the limited inspection, purchasing of the property with no negotiations or requirements for change, and no post contract inspections or verifications allowed. If the typical required incentive for an investment in a commercial property is 15%, this incentive should be increased

in the same manner as the price will be reduced as explained above of 25%, or about one fourth of the total or about 3.8%. Adding the estimated reduction in price of 25% and the increased required incentive of 3.8% indicates an overall reduction in price due to the marketing conditions of about 28.8%.

Another perspective on the expected discount is from the buyer's viewpoint. The buyer will be provided with the market value appraisal of the property. The buyer would likely think that a 50% discount from market value would overstate the conditions, but a more typical 15% discount for entrepreneurial incentive would understate the conditions. The midpoint between these two estimates is 32.5%.

Our discussions with a broker in the real estate auction industry indicated a probable discount for quick sale under reasonably similar conditions of about 30%. Our estimates of discount as discussed above range from 28.8% to 32.5%. In our opinion, a reasonable discount for the specified marketing conditions for the subject would be toward the midpoint of this range or about 30% below the previously estimated market value under typical marketing conditions.

The subject is estimated to have a nominal market value due to the relatively low land value for use as a single family residential lot, and the encumbrance of the existing improvements unsuitable for residential use. No further reduction in value for the specified marketing of the subject is believed required in this case and the market value of the subject under the special marketing conditions remains as \$1,000.

EXHIBIT A

TITLE CERTIFICATE & SURVEY

JOHN W. BELL, P. C.

ATTORNEY AT LAW

13010 MORRIS ROAD, BUILDING ONE, SUITE 600
ALPHARETTA, GEORGIA 30004

TELEPHONE: (770) 576-1982
TELECOPIER: (770) 783-8708

DIRECT DIAL: (678) 457-1188
EMAIL: jwbell@jwb-law.com

ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

FULTON COUNTY

CLIENT:	Fulton County	TAX PARCEL:	14-0103-LL-031-3
PROJECT:	Fulton County Surplus Property	OUR FILE:	11-20014
DISTRICT:	14	LAND LOT(S):	103
PARCEL:	5	EFFECTIVE DATE:	June 6, 2011

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in **FULTON COUNTY** by virtue of that certain **Warranty Deed** dated February 15, 1949 and recorded in **Deed Book 2432, Page 177**, Fulton County, Georgia records, as described therein, subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

- (a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.
- (b) Any matters not shown by the public records or which are improperly indexed of record.
- (c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.
- (d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.
- (e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.
- (f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record.
- (g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.
- (h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.
- (i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.
- (j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.
- (l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephones, sewer, and sanitary services.
- (m) Liens for taxes not yet due and payable.

SPECIAL EXCEPTIONS

SECURITY DEEDS

1. None found open of record. Please inquire.

PROTECTIVE COVENANTS AND SURVEY AND PLAT RESTRICTIONS

1. State Restriction of Sale of Property dated August 9, 1949, filed August 15, 1949 and recorded in Deed Book 2450, Page 506, Fulton County, Georgia records, although such restriction were to cease twenty years after the "completion of the construction of the Auxilijary Health Center - No. Ga-34 - Perkerson."

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

1. Right of Way Deed and associated easement from Fulton County to the State Highway Department of Georgia, dated April 11, 1962, filed May 8, 1962 and recorded in Deed Book 3879, Page 390, aforesaid records.

LIENS AND JUDGMENTS

1. Numerous filings involving Fulton County.

TAXES

1. The subject property is currently listed as exempt from real property ad valorem taxation according to the Fulton County Tax Commissioner's records. All matters related to taxation of the subject property are hereby excepted.

OTHER EXCEPTIONS

1. None.

This the 26th day of July, 2011.

JOHN W. BELL, P.C.

By:  John W. Bell, Examining Attorney

2432
The Auction of Real Property Sec. 2432-206

STATE OF GEORGIA, Fulton County

FR
S

THIS INSTRUMENT, made this 15th day of FEBRUARY in the Year of Our Lord One Thousand Nine Hundred and SEVENTY-NINE between MALLIBORNE of the State of GEORGIA and County of FULTON of the first part, and FULTON COUNTY BOARD OF EDUCATION of the State of GEORGIA and County of FULTON of the second part, Witnesseth: That the said part 1 of the first part, for and in consideration of the sum of ONE HUNDRED AND SEVENTY-FIVE DOLLARS Dollars, in hand paid as and before the selling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part 2 of the second part Lot 183 all that tract or parcel of land, lying and being in the 11th District of Fulton County, Georgia and more particularly described as follows:

BEGINNING at the northeast corner of Brewer Boulevard and Lakewood Avenue and continuing along the east side of Brewer Boulevard in a northerly direction one hundred seventy-five (175) feet; thence east one hundred (100) feet; thence south one hundred seventy-five (175) feet to Lakewood Avenue; thence west along the north side of Lakewood Avenue one hundred (100) feet to the point of beginning.

To Have and to Have the said legalised premises together, accessories thereto, with all and singular the rights, tenements and appurtenances thereto in anywise appertaining, to its only proper use, benefit and behoof of the said part 2 the said part 2 of the second part.

And the said part 1 of the first part, for the sum of one hundred and seventy-five (175) dollars and no more, in full and final satisfaction of all persons whomsoever, heirs and assigns, against the same claims of all persons whomsoever, heirs and assigns, unto the said part 2 of the second part.

In Witness Whereof, The said part 1 of the first part, has hereunto set its hand and seal, this 15th day of FEBRUARY 1979 at FULTON COUNTY BOARD OF EDUCATION in Atlanta, Georgia.

BY: James C. Shalco, President (Seal)
BY: Paul D. West, Secretary (Seal)
My Commission Expires March 2, 1979

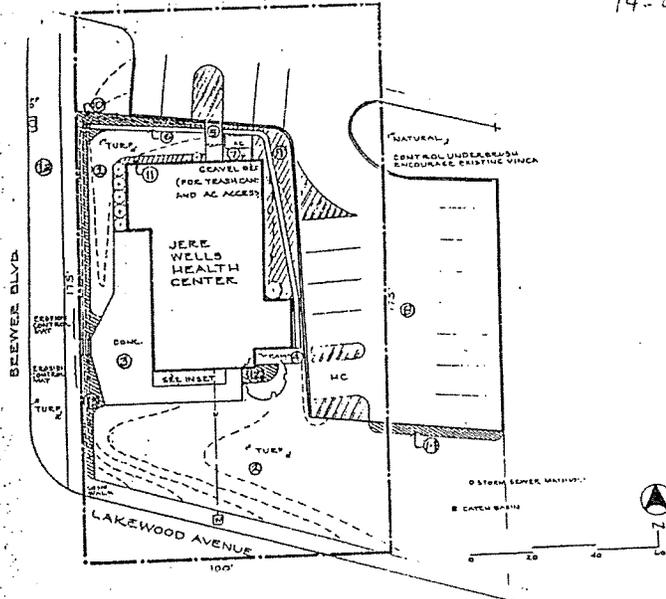
WITNESSETH: My Commission Expires March 2, 1979

FILED 1:03 P. M. AUG. 1, 1979
RECORDED APR. 13, 1979

(COPY SEAL)
James C. Shalco

C.S.C.

14-0103-LL-031-3



TOTAL AREA
17,940 or .41 AC

JERE WELLS HEALTH CENTER
2925 LAKEWOOD AVENUE, SW

EDMON COUNTY
DEPARTMENT OF GROUNDS

1. TURF	-	530 SQ. FT.	9. MULCH	-	520 SQ. FT.
1a. TURF	-	2,250 " "	10. MULCH	-	430 " "
2. TURF	-	3,460	11. MULCH	-	140
3. CONCRETE	-	1,050	12. MULCH	-	50
4. CONCRETE	-	80	13. MULCH	-	160
5. CONCRETE	-	65	14. MULCH	-	160
6. CONCRETE	-	260	15. CONCRETE	-	750
7. GRAVEL	-	35	TOTAL	-	17,940 SQ. FT.
8. ASPHALT	-	8,000			

SUMMARY

1. TURF	-	6,240 SQ. FT.
2. CONCRETE	-	2,205 SQ. FT.
3. GRAVEL	-	35 SQ. FT.
4. ASPHALT	-	8,000 SQ. FT.
5. MULCH	-	1,460 SQ. FT.
TOTAL	-	17,940 SQ. FT.

EXHIBIT B

RG-4 ZONING REGULATIONS

Atlanta, Georgia, Code of Ordinances >> PART III - CODE OF ORDINANCES—LAND DEVELOPMENT CODE >> Part 16 - ZONING >> CHAPTER 6. - R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS >>

CHAPTER 6. - R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

Sec. 16-06.001. - Scope of provisions.

Sec. 16-06.002. - Statement of intent.

Sec. 16-06.003. - Permitted principal uses and structures.

Sec. 16-06.004. - Permitted accessory uses and structures.

Sec. 16-06.005. - Special permits.

Sec. 16-06.006. - Transitional uses, structures, requirements.

Sec. 16-06.007. - Minimum lot requirements.

Sec. 16-06.008. - Minimum yard requirements.

Sec. 16-06.009. - Maximum height.

Sec. 16-06.010. - Minimum off-street parking requirements.

Sec. 16-06.001. - Scope of provisions.

The regulations set forth in this chapter or set forth elsewhere in this part when referred to in this chapter are the regulations for the R-4 Single-Family Residential District.

(Code 1977, § 16-06.001)

Sec. 16-06.002. - Statement of intent.

The intent of this chapter in establishing the R-4 Single-Family Residential District is as follows:

- (1) To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet.
- (2) To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community.

(Code 1977, § 16-06.002)

Sec. 16-06.003. - Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes, and in no case shall there be more than one main building and one main use on a lot:

- (1) Repealed.
- (2) Public schools through the secondary level operated by the Atlanta Board of Education, having no dwelling or lodging facilities except for caretakers.
- (3) Single-family detached dwellings.
- (4) Structures and uses required for the operation of MARTA, but not including uses involving storage, train yards, warehousing, switching or maintenance shops as the primary purposes.

(Code 1977, § 16-06.003)

Sec. 16-06.004. - Permitted accessory uses and structures.

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures are permitted. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:

- (1) Greenhouses, garden sheds, private garages and similar structures.
- (2) Barns for the keeping of horses, provided that no such barn shall be within 50 feet of any lot line.
- (3) Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.
- (4) Swimming pools, tennis courts and similar facilities.
- (5) Home occupation, subject to the limitations set forth in section 16-29.001(17).
- (6) Structures necessary for active construction projects.
- (7) Devices for the generation of energy, such as solar panels, wind generators and similar devices.
- (8) Amateur radio service antenna structures 70 feet or less in height. Amateur radio service antenna towers over 70 feet in height shall be by special use permit and comply with the requirements of 16-25.002(3)h, except that subsection h(ii) and subsection h(iv)(d) shall not be applicable to such applications.

Except in the case of home occupation, no accessory use shall be of a commercial nature.

No accessory building shall be constructed until construction of the principal building has actually begun, and no accessory building shall be used or occupied until the principal building is completed and in use.

(Code 1977, § 16-06.004)

Sec. 16-06.005. - Special permits.

The following uses are permissible only by special permits of the kind indicated, subject to the limitations and requirements set forth herein or elsewhere in this part:

- (1) *Special use permits:*
 - (a) Cemeteries, mausoleums and columbariums.
 - (b) Child care nurseries, day care centers, prekindergartens, kindergartens, play and special schools or day care facilities for young children.
 - (c) Churches, synagogues, temples, mosques and other religious worship facilities.
 - (d) Civic, service, garden, neighborhood or private clubs.
 - (e) Colleges and universities, other than trade schools, business colleges and similar uses.
 - (f) Extraction or removal of sand, gravel, topsoil, clay, dirt, or other natural resources.
 - (g) Personal care homes and rehabilitation centers.
 - (h) Landfills.
 - (i) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications greater than 70 feet in height, except 1) alternative design mounting structures and 2) new or additional uses of existing structures as contemplated by section 16-25.002(3)(iv)(k).
 - (j) Nursing homes.
 - (k) Parks; playgrounds, stadiums, baseball or football fields, golf course, sports arena, and community centers.
 - (l) Private schools.
- (2) *Special administrative permits:*
 - (a) Repealed.
 - (b) Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 70 feet or less in height, alternative design mounting structures, and new or additional uses of existing structures as contemplated by section 16-25.002(3)(iv)(k).
 - (c) Whenever an application for such a permit is made, the director of the bureau of planning shall provide prior notification to the pertinent district councilmember and at-large councilmembers.
- (3) *Special exceptions:*
 - (a) Churches, synagogues, temples, mosques and other religious worship facilities, where lot area is one acre or less.
 - (b) Structures and uses required for operation of a public utility, except uses involving storage, train yards, warehousing, switching, or maintenance shops as the primary purpose.

(Code 1977, § 16-06.005; Ord. No. 1997-06, § 4, 2-10-97; Ord. No. 1997-66, § 1, 11-10-97; Ord. No. 2001-96, §§ XII, XVII, 12-12-01; Ord. No. 2004-53, §§ 7A-7C, 8-20-04; Ord. No. 2005-21, §§ 1, 2, 3-25-05; Ord. No. 2006-62(Ord. O-0038), § 9F, 7-7-09)

Sec. 16-06.006. - Transitional uses, structures, requirements.

None.

*(Code 1977, § 16-06.006)***Sec. 16-06.007. - Minimum lot requirements.**

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses.

- (1) *Churches, temples, synagogues, mosques and similar religious facilities, except when authorized by a special permit.*
- (2) *Single-family detached dwellings and all other uses:* Every lot shall have an area of not less than 9000 square feet and a frontage of not less than 70 feet.
- (3) *If a lot has less area or width than herein required and was a lot of record on the effective date of this part, that lot shall be used only for a single-family dwelling.*

*(Code 1977, § 16-06.007; Ord. No. 2005-21, §§ 1, 2, 3-25-05)***Sec. 16-06.008. - Minimum yard requirements.**

The following minimum yard requirements shall apply to all uses approved by special permits as well as permitted uses.

- (1) *Front yard:* There shall be a front yard having a depth of not less than 35 feet.
- (2) *Side yard:* There shall be two side yards, one on each side of the main building, each having a width of not less than seven feet.
- (3) *Rear yard:* There shall be a rear yard of not less than 15 feet.
- (4) *Accessory structures:* Accessory structures other than fences, when permitted, shall be placed to the side or rear of the main structure within the buildable area of the lot so as not to project beyond the front of the main structure. For fences, see section 16-28.008(5).
- (5) *Maximum floor area ratio:* The maximum floor area ratio within this district shall not exceed 0.50.
- (6) *Maximum lot coverage:* Maximum lot coverage within this district shall not exceed 50 percent of total lot area.

*(Code 1977, § 16-06.008)***Sec. 16-06.009. - Maximum height.**

The following height limitations shall apply to all uses approved by special permits as well as permitted uses: No building shall exceed 35 feet in height. See ~~section 16-28.022~~ for excluded portions of structures.

*(Code 1977, § 16-06.009)***Sec. 16-06.010. - Minimum off-street parking requirements.**

The following parking requirements shall apply to all uses approved by special permits as well as permitted uses (see ~~section 16-28.013~~):

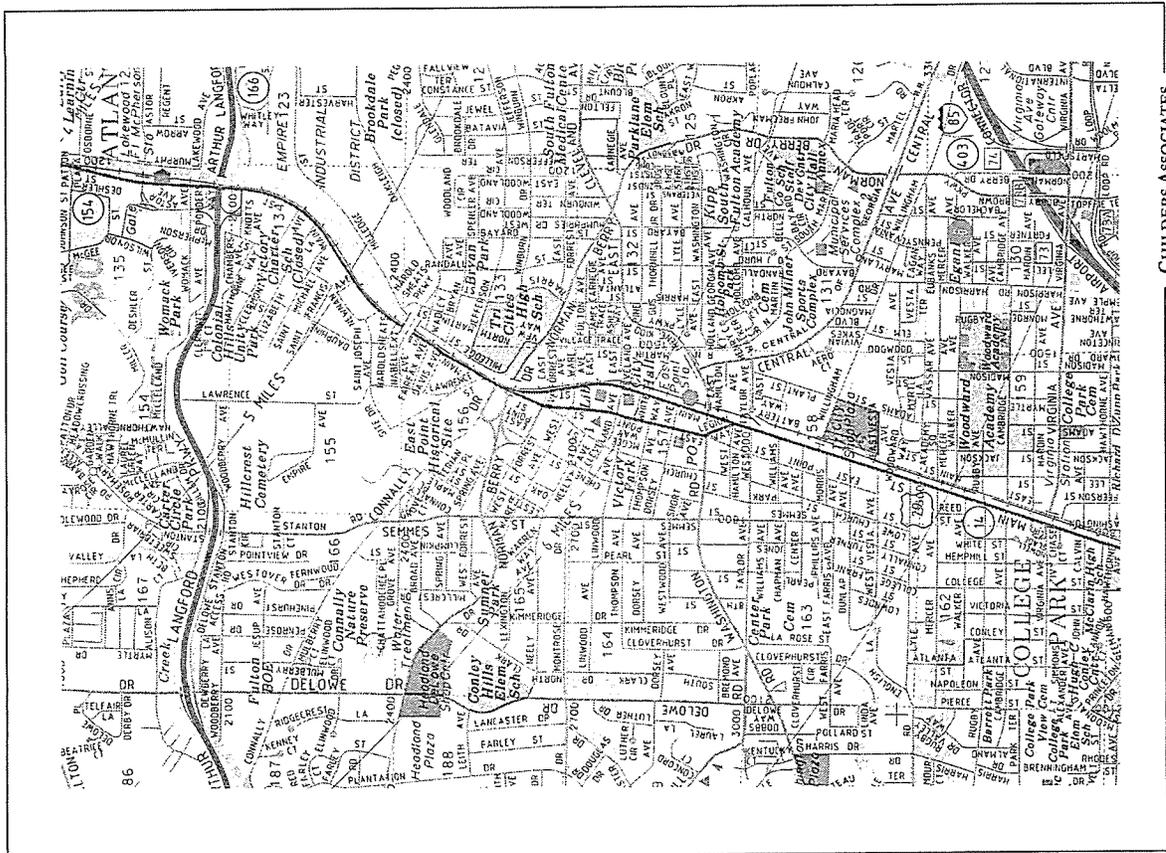
- (1) *Single-family detached dwellings:* One space per dwelling.
- (2) *Schools, colleges, churches, recreational or community centers and other places of assembly:* One space for each four fixed seats (with 18 inches of bench length counted as one seat), or one space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
 - (a) *Public or private elementary or middle school:* Two spaces for each classroom.
 - (b) *High school:* Four spaces for each classroom.
 - (c) *Colleges and universities:* Eight spaces for each classroom.
- (3) *Nursing homes* are required to have one space for each two employees and one additional space if there are three or fewer occupants. If there are four to six occupants, a second additional space is required.

(4) *Child care centers, day care centers, prekindergartens, kindergartens, play and other special schools or day care centers for young children.* One space per 600 square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the director, bureau of traffic and transportation.

(5) *Other uses:* One space for each 300 square feet of floor area.

(Code 1977, § 16-06.070; Ord. No. 2004-53, § 7D, 8-20-04)

EXHIBIT C
LAND SALES



LAND SALE NUMBER ONE

GRANTOR: Brooks Denton White, as Administrator of the Estate of Emma Lou Brittin

GRANTEE: Karen Lyons

RECORDED: Book: 50,009 Page: 176 County: Fulton

DATE OF TRANSACTION: March 30,2010

CONSIDERATION: \$13,000 Price/Unit: \$0.50 per square foot of land

FINANCING: All cash to seller. No effect on price.

LOCATION: West side of Enon Road across from Wallace Road

TAX PARCEL ID: 14F-0094-0001-003-5

ZONING AT TIME OF SALE: Single-Family Residential

INSPECTION DATE: August 8, 2011

VERIFICATION AND SOURCE: Georgia MLS, public records and Bruce Williams (selling agent) 404-384-4231

CONDITIONS OF SALE: Arm's length transaction

PROPERTY RIGHTS SOLD: Fee simple

TIME ON MARKET: Unknown

HIGHEST & BEST USE AT SALE: Single-family residential development

PRESENT USE: Raw land

LAND SALE NUMBER ONE

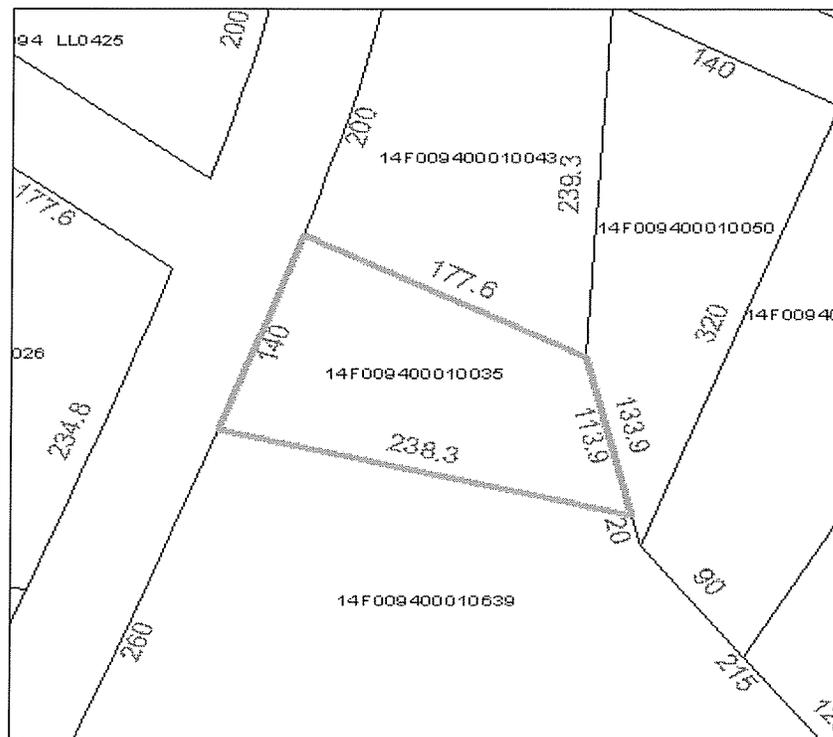
TOTAL AREA:	25,792 square feet
IMPROVEMENTS DESCRIPTION:	Vacant lot
DESCRIPTION OF THE PROPERTY:	
Shape:	Irregular rectangle
Access:	Available from Enon Road
Frontage:	140 feet on Enon Road
Utilities:	All available
Drainage:	Appears adequate
Topography:	Relatively flat with a sharp then gradual slope up from the road.
Easements:	None noted

REMARKS: According to the listing agent, the property was purchased as speculative investment for future development of a single family residence. The lot is located in unincorporated Fulton County and is judged suitable for immediate development with a single family residence.

LAND SALE NUMBER ONE PHOTOGRAPH AND SKETCH



Aerial photograph of Sale One



LAND SALE NUMBER TWO

GRANTOR: Thomas O. McLendon and
Gwendolyn H. McLendon

GRANTEE: Robin M. Carey and Alphonso Carey, Sr.

RECORDED: Book: 48,947 Page: 232 County: Fulton

DATE OF TRANSACTION: April 8, 2010

CONSIDERATION: \$20,000 Price/Unit: \$0.52 per square foot
of land

FINANCING: All cash to seller. No effect on price.

LOCATION: South side of Campbellton Road (GA SR 166),
about 1,050 feet northwest from the intersection
with Butner Road

ADDRESS: 4094 Campbellton Road
Atlanta, GA 30331

TAX PARCEL ID: 14F-0032-0006-029-0

ZONING AT TIME OF SALE: R-4, Single-family residential district

INSPECTION DATE: May 23, 2011

VERIFICATION AND SOURCE: Georgia MLS and public record only

CONDITIONS OF SALE: Arm's length transaction

PROPERTY RIGHTS SOLD: Fee simple

TIME ON MARKET: Unknown

HIGHEST & BEST USE AT SALE: Development of a single-family residence

PRESENT USE: This is undeveloped land.

TOTAL AREA: Land: 38,790 square feet or about 0.89 acres
according to the legal description

IMPROVEMENTS DESCRIPTION: None noted

LAND SALE NUMBER TWO (cont.)

DESCRIPTION OF THE PROPERTY:

Shape:	Irregular rectangle
Access:	Future access via the south side of Campbellton Road
Frontage:	About 100 feet on the south side of Campbellton Road
Utilities:	All available
Drainage:	Appears adequate
Topography:	On grade with the fronting road and the land slopes upward to the south
Easements:	None noted

REMARKS: This land was believed purchased for speculative holding as an investment. The current property owners own the adjoining parcel to the east. Multiple attempts were made to contact both parties to the sale, but with no success. Upon inspection, this remains undeveloped land fronting the south side of Campbellton Road.

LAND SALE NUMBER THREE

GRANTOR: Wachovia Bank, National Association Wachovia
F/K/A First Union successor by merger

GRANTEE: Terry Brantley and Arlene Brantley

RECORDED: Book: 48,485 Page: 113 County: Fulton

DATE OF TRANSACTION: October 12, 2009

CONSIDERATION: \$7,650 Price/Unit: \$0.42 per square foot
of land

FINANCING: All cash to seller. No effect on price.

LOCATION: North side of Rolling Green Ridge, located
between Revere Road and Heritage Valley Road.
This is Lot # 26 within the Heritage Valley
subdivision.

ADDRESS: 3489 Rolling Green Ridge
Atlanta, GA 30331

TAX PARCEL ID: 14 024900010449

ZONING AT TIME OF SALE: R-3, Single-family residential district

INSPECTION DATE: May 23, 2011

VERIFICATION AND SOURCE: Georgia MLS, public record, and with listing
agent, Michelle Gilyard (404) 876-4901

CONDITIONS OF SALE: Arm's length transaction

PROPERTY RIGHTS SOLD: Fee simple

TIME ON MARKET: Unknown

HIGHEST & BEST USE AT SALE: Development of a single-family residence

PRESENT USE: This is a vacant, residential lot.

TOTAL AREA: Land: 18,080 square feet or about 0.4151 acres
according to the survey referenced in the legal
description

LAND SALE NUMBER THREE (cont.)

IMPROVEMENTS DESCRIPTION:

Upon inspection, this is a vacant residential lot. However, the tax assessor's records indicate that the land was once improved with a single-family residence.

DESCRIPTION OF THE PROPERTY:

Shape:	Rectangular
Access:	Via the north side of Rolling Green Ridge
Frontage:	100 feet on the north side of Rolling Green Ridge
Utilities:	All available
Drainage:	Appears adequate
Topography:	On grade with the fronting road and the land slopes slightly upward from the frontage, levels off and then slopes slightly downward to the northeast corner of the property.
Easements:	None noted

REMARKS: This land was believed purchased for speculative holding as an investment. The listing agent confirmed the sales price and the transaction was at arm's length. Multiple attempts were made to contact the buyer, but with no success. As noted above, the tax assessor's records state that the land was once improved with a single-family residence. Upon our inspection, only a portion of the concrete driveway remains. The land is fairly level and believed all buildable.

LAND SALE NUMBER THREE PHOTOGRAPH AND SKETCH



Photograph Taken By: Chad A. Lieske

Date Taken: May 23, 2011



LAND SALE NUMBER FOUR

GRANTOR:	Habitat for Humanity in Atlanta, Inc.
GRANTEE:	William J. Wright and Patricia A. Wright
RECORDED:	Book: 48,082 Page: 1 County: Fulton
DATE OF TRANSACTION:	June 11, 2009
CONSIDERATION:	\$15,000 Price/Unit: \$1.03 per square foot of land
FINANCING:	All cash to seller. No effect on price.
LOCATION:	South side of Grant Drive SW, 319.9 feet west from the intersection with Kimberly Road
ADDRESS:	4120 Grant Drive SW Atlanta, GA 30331
TAX PARCEL ID:	14F0031 LL1619
ZONING AT TIME OF SALE:	R-4, Single-family residential district
INSPECTION DATE:	May 23, 2011
VERIFICATION AND SOURCE:	Georgia MLS, public record, and Jim Sibley, with grantor (404) 223-5180
CONDITIONS OF SALE:	Arm's length transaction
PROPERTY RIGHTS SOLD:	Fee simple
TIME ON MARKET:	Unknown
HIGHEST & BEST USE AT SALE:	Development of a single-family residence
PRESENT USE:	This is a vacant, residential lot.
TOTAL AREA:	Land: About 0.3357 acres or 14,625 square feet according to the tax assessor's records
IMPROVEMENTS DESCRIPTION:	None noted

LAND SALE NUMBER FOUR (cont.)

DESCRIPTION OF THE PROPERTY:

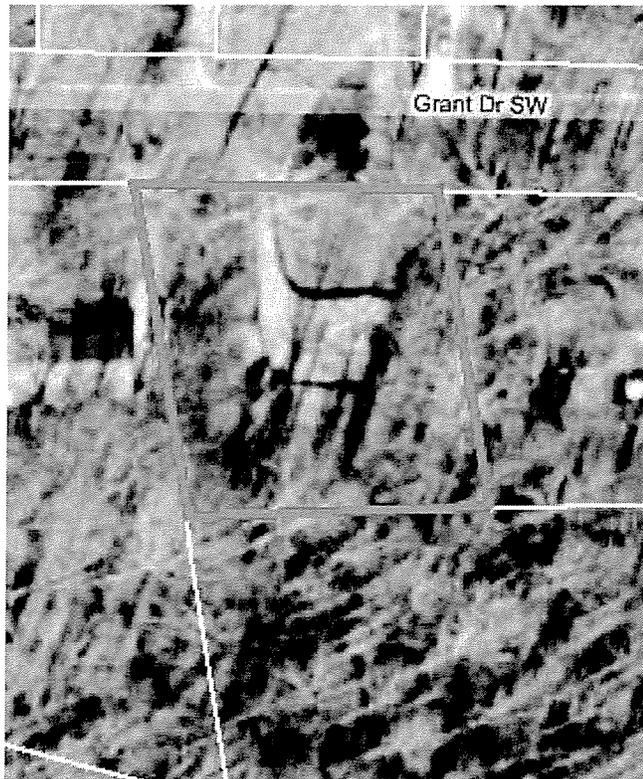
Shape:	Irregular Square
Access:	Via the south side of Grant Drive SW
Frontage:	117 feet on the south side of Grant Drive SW
Utilities:	All available with the exception of sanitary sewer. The property is serviced by a septic system.
Drainage:	Appears adequate
Topography:	On grade with the fronting road and the land slopes downward to the south
Easements:	None noted

REMARKS: This land was believed purchased as investment for speculative holding. Our contact with grantor stated that the residential lot was put on the market because it did not have sanitary sewer. Per our contact, Habitat for Humanity in Atlanta will only build residences on sites with sewer. The contact confirmed that this was a buildable lot serviced by a septic system. Upon inspection, the lot remains undeveloped.

LAND SALE NUMBER FOUR PHOTOGRAPH AND SKETCH



Photograph Taken By: Chad A. Lieske
Date Taken: May 23, 2011



LAND SALE NUMBER FIVE

GRANTOR:	Regions Bank
GRANTEE:	Sadie Norman
RECORDED:	Book: 49,322 Page: 149 County: Fulton
DATE OF TRANSACTION:	August 30, 2010
CONSIDERATION:	\$7,500 Price/Unit: \$1.25 per square foot of land
FINANCING:	All cash to seller. No effect on price.
LOCATION:	West side of Bachelor Street, south of Mercer Avenue
TAX PARCEL ID:	14-0130-0006-035-4
ZONING AT TIME OF SALE:	R-3, Single-family residential district
INSPECTION DATE:	August 8, 2011
VERIFICATION AND SOURCE:	Georgia MLS and public records
CONDITIONS OF SALE:	Arm's length, assumed
PROPERTY RIGHTS SOLD:	Fee simple
TIME ON MARKET:	Unknown
HIGHEST & BEST USE AT SALE:	Single-family residential development
PRESENT USE:	Vacant lot
TOTAL AREA:	6,000 square feet
IMPROVEMENTS DESCRIPTION:	Vacant lot

LAND SALE NUMBER FIVE (cont.)

DESCRIPTION OF THE PROPERTY:

Shape:	Rectangular
Access:	Available from Bachelor Street
Frontage:	60 feet of Bachelor Street
Utilities:	All available
Drainage:	Appears adequate
Topography:	On grade with the fronting road and the land is fairly level
Easements:	None noted

REMARKS: This vacant lot is located in the Egan Park neighborhood with good proximity to Woodward Academy, a prestigious private elementary and high school.

LAND SALE NUMBER FIVE PHOTOGRAPH AND SKETCH



Aerial photograph of Sale 5.

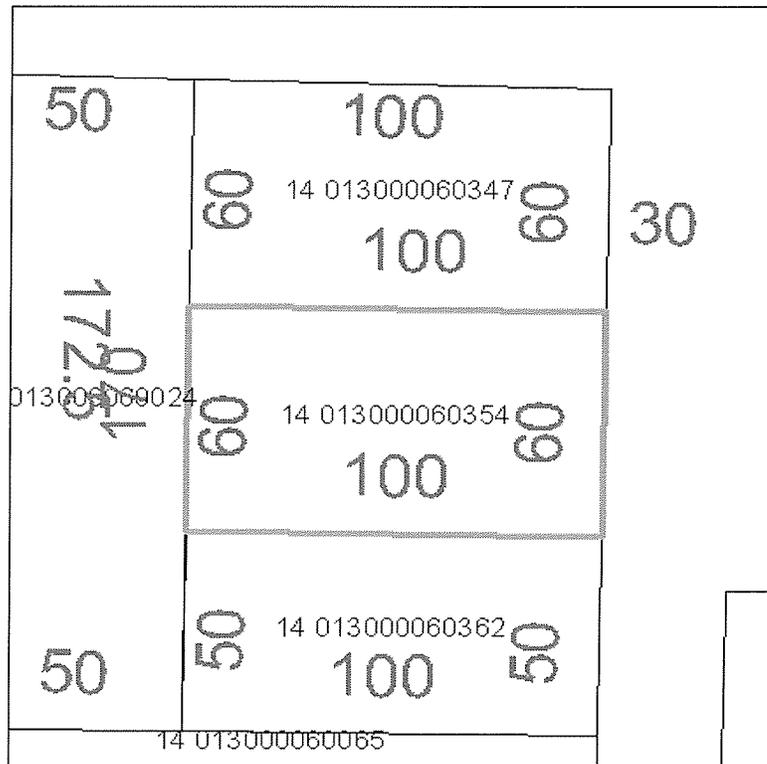
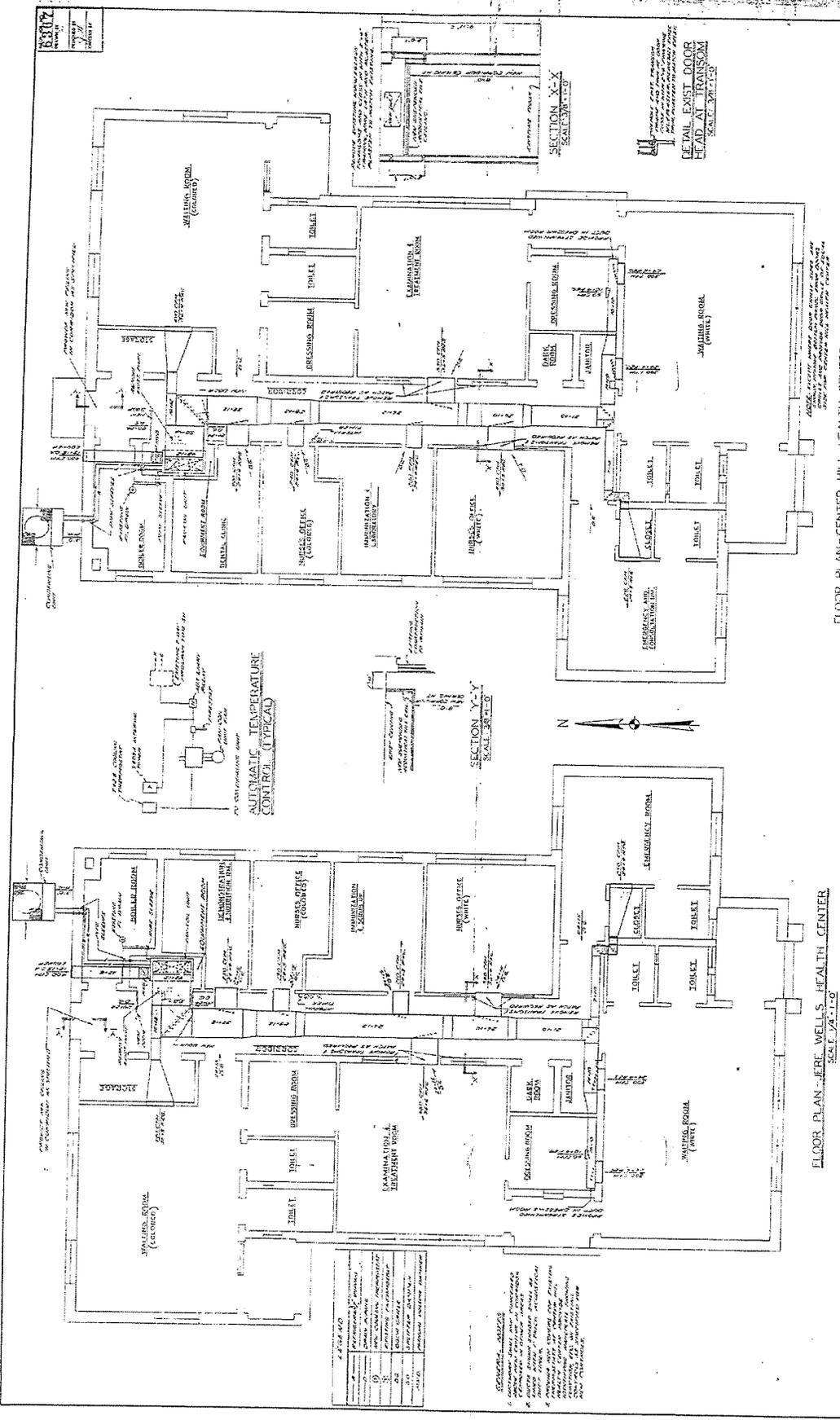


EXHIBIT D
FLOOR PLAN

83872
 SHEET NO. 1
 OF 2



FLOOR PLAN - EBER WELLS HEALTH CENTER
 SCALE: 1/4" = 1'-0"

FLOOR PLAN - CENTER HILL HEALTH CENTER
 SCALE: 1/4" = 1'-0"

MECHANICAL ARCHITECTURAL
 AIR WELLS AND CENTER HILL
 AIR CONDITIONING FOR
 FULTON COUNTY HEALTH CENTERS
 CENTER COUNTY, GA
 PROJECT NO. 83872
 CONSULTING ENGINEERS
 85 ATLANTA ST. N. W.
 ATLANTA 13, GEORGIA

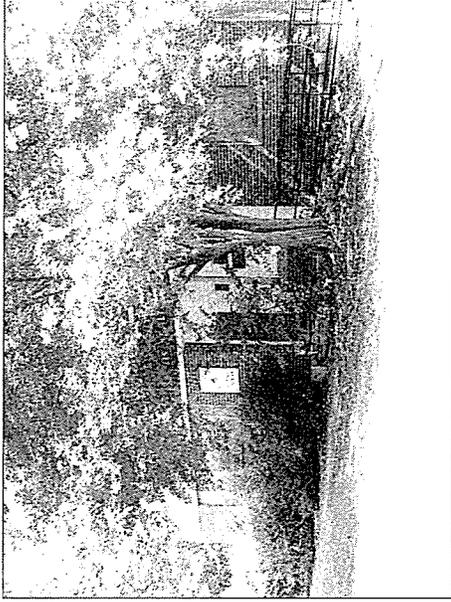


NO.	REVISION	DATE
1	AS SHOWN	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

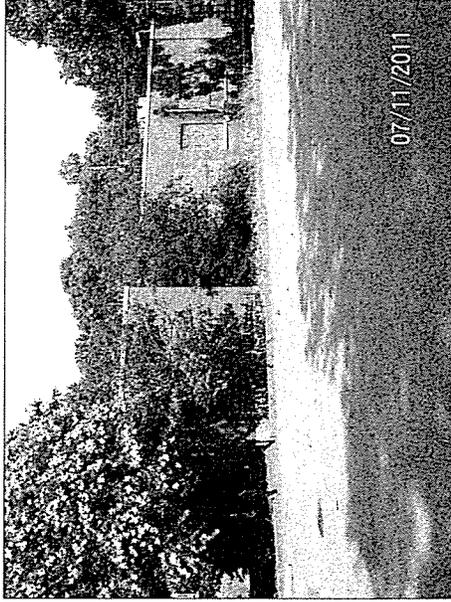
GENERAL NOTES:
 1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.
 5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
 6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
 7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
 8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED HEALTH STANDARDS.
 9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.
 10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED STATE STANDARDS.

EXHIBIT E
SUBJECT PHOTOGRAPHS

SUBJECT PHOTOGRAPHS



1. View of the front of the subject building.



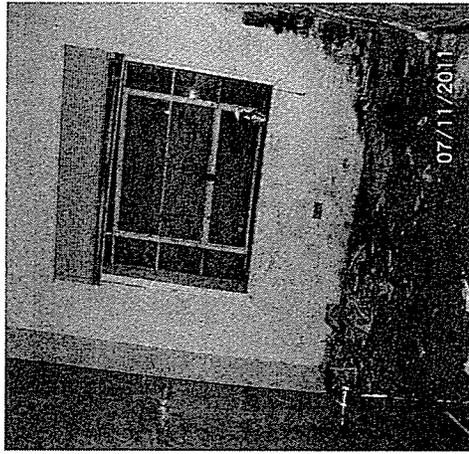
2. View of the east side of the subject building and parking lot.

Photographs by: Chuck Hill
Date taken: July 11, 2011

SUBJECT PHOTOGRAPHS



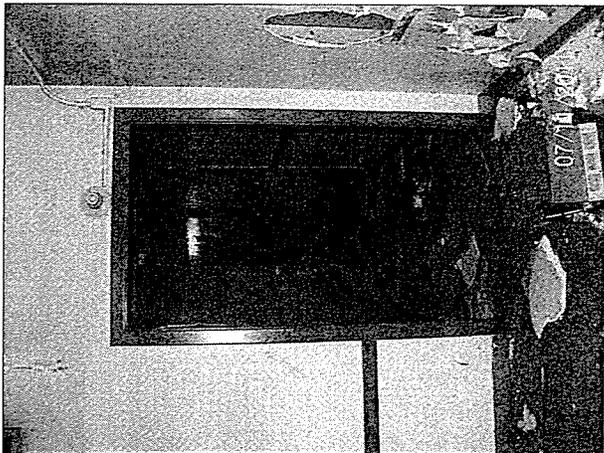
3. Large exam room.



4. Small exam room.

**Photographs by: Chuck Hill
Date taken: July 11, 2011**

SUBJECT PHOTOGRAPHS



5. View of the damage in the hallway.

**Photographs by: Chuck Hill
Date taken: July 11, 2011**