

OWNER'S DISCLOSURE STATEMENT
2925 Lakewood Avenue
Atlanta, GA 30310

PROPERTY IDENTIFICATION

A title certificate is provided for general information only. It identifies the subject property 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. 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. Also there is a survey of the subject property produced for the Fulton County Department of Grounds. It is not dated. It 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 shows the approximate location of the acquired right of way but does not indicate its size.

The Fulton County Tax Assessors office identifies the property as tax parcel 14-0103-LL031-3 with a street address of 2925 Lakewood Avenue, SW, Atlanta, Georgia 30310. The tax card indicates a land area of 0.3301 acres, or 14,379.16 square feet. 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, the land area estimate from the tax sketch of 15,435 square feet will be used for appraisal purposes. The land is improved with a single story, roughly rectangular building with an area estimated at 2,679 square feet.

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. The property served as the Jerry Wells health center until 2004. The building has been vacant since then.

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. Perkerson Road is a two lane surface street that connects Sylvan Road to the west and Metropolitan Parkway to the east. Development along this road includes single family homes, an apartment complex, and two

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 Atlanta's intown neighborhoods.

The property is located between Metropolitan Parkway and US Highway 29. Metropolitan Parkway includes numerous small and moderate size retail uses, commercial service uses near the subject property, and 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. Overall, the neighborhood includes a mix of property types typical of long-established urban areas. Property types include single family residences in average to poor condition, freestanding retail and commercial service buildings, industrial buildings, and vacant tracts. Properties immediately surrounding the subject property are residential. New development in the area is primarily 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.

RECORD DATA

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.

PROPERTY DESCRIPTION

Land

The land is relatively flat and level 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 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 was known as the Jerry Wells Health Center. Exterior construction consists of brick veneer, concrete foundation, and appears to have a

4- inch concrete roof. Interior finishes include 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. One may also observe significant damage to the building's interior; the copper wiring and plumbing may have been stripped. The interior configuration is typical of a health clinic with two large waiting rooms and several exam rooms. The HVAC system has been damaged by vandalism. The condition of the roof is uncertain. Exterior improvements include an asphalt paved parking lot, concrete wheelchair ramp with metal tube railing and mature vegetation and landscaping.