

OWNER'S DISCLOSURE STATEMENT
State Bridge Road at Kimball Bridge Road
Alpharetta, GA 30022

PROPERTY IDENTIFICATION

The property has the physical address of 0 State Bridge Road in the City of Alpharetta, Fulton County, Georgia. It is identified as parcel number 11-0360-0129-028-8 for tax purposes. A tax plat sketch is available under on the Fulton County web site under the Property Search tab at www.fultoncountyga.gov. The property is cleared except for three trees and remains undeveloped. It lies in a commercial area just north of the intersection of State Bridge Road and Kimball Bridge Road and about 2.40 miles east of GA Highway 400 / US 19 (Turner McDonald Parkway).

The subject parcel consists of three remainder parcels acquired by Fulton County for the re-alignment of Kimball Ridge Road at its intersection with State Bridge Road, a project that has now been completed. The D.O.T. parcels that comprise the current property are referenced as Parcel No. 7, Parcel No. 7R, and Parcel 10RL of the referenced road project. In addition, the previous portion of the now re-aligned Kimball Bridge Road is included within the subject tract. As referenced in the D.O.T. plans, the required right-o-way for Parcel 7 was 15,350.012 square feet. The remainder is approximately 2,400 square feet of actual land included as a portion of the subject parcel. The part taken of 12,950.012 square feet is utilized for the right of way of State Bridge Road. The required right of way area for Parcel No. 7R is stated as 26,202.5 square feet. We believe this entire land area acquisition is included in the subject parcel. The acquisition for Parcel 10 measures 14,604 square feet, all of which is included in the subject tract. A portion of the former Kimball Bridge Road remains on the subject tract. We have estimated this land area at 8,250 square feet. Collectively, the subject tract measures 51,457 square feet, or about 1.18 acres. A breakdown of the land areas included in the subject tract is below.

SUBJECT LAND AREA	
<u>Parcel No.</u>	<u>Land Area (S.F.)</u>
7	2,400
7R	26,202.50
10RL	14,604
Former Kimball Bridge R.O.W.	8,250
TOTAL SUBJECT AREA	<hr style="width: 50%; margin: 0 auto;"/> 51,457

It has been confirmed that debris from the road widening project was buried on the subject site. Other matters relating to the suitability of the real estate for alternative uses should be carefully considered in each prospective buyer's due diligence.

PROPERTY HISTORY

According to Fulton County tax records, the subject parcel remains under the ownership of Fulton County. The subject parcel is comprised of the former Kimball Bridge Road (right-of-way) and three remainder parcels acquired by Fulton County for the State Bridge Road Widening D.O.T. road project MR-9363(1), Fulton County, P.I. No. 751410 with a date of right of way

plans December 31, 1991 and last revision date August 8, 2000. Fulton County acquired the land necessary for the road project in March, 1996, and remains the current property owner of the subject tract. It remains undeveloped land.

Neighborhood Description

The subject property is located in the northeastern portion of Fulton County, within the city limits Alpharetta. The subject tract is the northern corner at the intersection of State Bridge Road and Kimball Bridge Road. State Bridge Road branches off Old Milton Parkway/GA SR 120 to the northwest of the subject. From this point, State Bridge Road is a multi-lane road providing northbound/southbound direction of travel and proceeds southerly through the City of Johns Creek; it turns into Pleasant Hill Road after crossing the Chattahoochee River and entering Gwinnett County. Kimball Bridge Road lies just south of the subject tract and is a two-lane road travelling in a general east/west direction. Kimball Bridge Road provides access to the city of Johns Creek to the east and further into the city limits of Alpharetta to the west. A two-lane turn-off from the south side of State Bridge Way (signalized intersection) provides access to the both the northwest and southeast bound lanes of traffic of State Bridge Road.

DATA OF RECORD

Zoning

According to the City of Alpharetta zoning map, the subject is zoned AG, Agricultural. This zoning classification is intended to provide for areas to be used either at present or in the future for agriculturally related uses and certain other uses, according to the Zoning Code. A copy of the City of Alpharetta's Future Land Use map may be acquired from the City's Department of Planning. The subject lies in the Character Area designated as the Old Milton Corridor.

PROPERTY DESCRIPTION

The subject tract is estimated as 51,457 square feet, or about 1.18 acres. All utilities are available to the subject tract. The land is on grade with the fronting roads. From the east side of State Bridge Road, the land is fairly level and gently sloping downward to the east and southeast, where it is gently rolling. There are a few trees located on the northern portion of the subject. From the west side of Kimball Bridge Road, the land is level for five feet at the frontage and then slopes downward 7 to 10 feet. From this point, the land gradually levels off and slopes slightly downward to the eastern boundary and retention area. Overall, the land is bowl-shaped but is fairly level to gently rolling. The central and (mainly) southeastern portions of the tract are below grade. Some fill work may be required for commercial development of this tract.

The eastern portion of the subject tract may be used as a drainage retention area by the adjoining parcels to the northeast. A survey was done for U-Store, LLC dated May 11, 2005 that shows the two adjoining properties to the north and northeast of the subject property and the northeastern portion of the subject itself. A copy of this survey is available for review. Per this survey, there is an underground detention easement agreement as recorded in Deed Book 20,498, Page 47 of the Fulton County, Georgia records. The underground detention easement services the adjoining parcels and drains southwesterly into the eastern portion of the subject tract. From this point, there is a 36" reinforced concrete pipe that provides drainage to the southeast (under Kimball

Bridge Road) and away from the subject property. Research found no legal description or indication of a drainage retention area on any portion of the subject tract.

Per the FEMA Flood map, no portion of the subject land lies within a flood plain area. In addition, there is no documented condition of standing water impacting this property. Overall, drainage of the subject tract is adequate.