

38.26 Acre Commercial Development Site  
 4152 GA Hwy. 17  
 Eastanollee, Stephens County, GA  
 \$996,000 – Equivalent of \$26,032/Acre



METRO BROKERS



## For Sale

### PREPARED BY:

**Coldwell Banker Commercial Metro Brokers**

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# 38.26 Acres Eastanollee, GA



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## EXECUTIVE SUMMARY

### THE PROPERTY

32.26 ACRES  
4152 Hwy 17,  
Eastanollee, GA

### PROPERTY SPECIFICATIONS

Property Type:	Land
Zoning:	B-II - Commercial
Land:	38.26 Acres

### PRICE

Sale Price:	\$996,000
Price Per Acre:	\$26,032
Utilities:	Sewer on North Side of Bypass 17 Water, Electric & Gas

### MARKET HIGHLIGHTS

Eastanollee is near Toccoa, the county seat of Stephens County, approximately 95 miles northeast of Atlanta, GA. Stephens County's population in 2010 was 26,175.



### LOCATION HIGHLIGHTS

- Commercial Corridor
- Corner Lot
- Signalized Intersection
- Gently rolling topography.
- Stream forms western boundary line.
- 60' Wide Secondary Access Lane
- Nearby major retailers, include Wal-mart and Home Depot.
- 15,400 & 5,480 Vehicles/Day.
- Sidewalks in place on GA Hwy. 17 Frontage.



## PROPERTY OVERVIEW

### THE PROPERTY

4152 Hwy. 17  
Eastanollee, GA 30538

### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Land
<b>Zoning:</b>	B-II
<b>Parcel Number:</b>	043 104
<b>Land:</b>	38.26 Acres
<b>2017 Property Taxes:</b>	\$19,507.00

### SALES HISTORY

<b>Sales Date:</b>	<b>Type:</b>	<b>Sale Price:</b>
01/07/2014	Land	\$2,222,971

### INVESTMENT HIGHLIGHTS

The subject property, was assembled from 3 tracts, and planned and zoned for a big box retailer. The downturn in the market, stalled plans and the property was conveyed to its current owner, Westside Bank, via a Deed Under Power of Sale, on January 7, 2014, at a strike price of \$2,222,971.

Flexible Stephenson County Zoning, also permits development of the property as multi-family, with developer friendly density of 20 units per acre.

Sewer capacity is available, with closest tap in points on opposite side of Bypass 17.

**PROPERTY PHOTOS**



Frontage on Big A Rd. - Sidewalk and Turn Lane



Frontage on GA Hwy. 17 Bypass



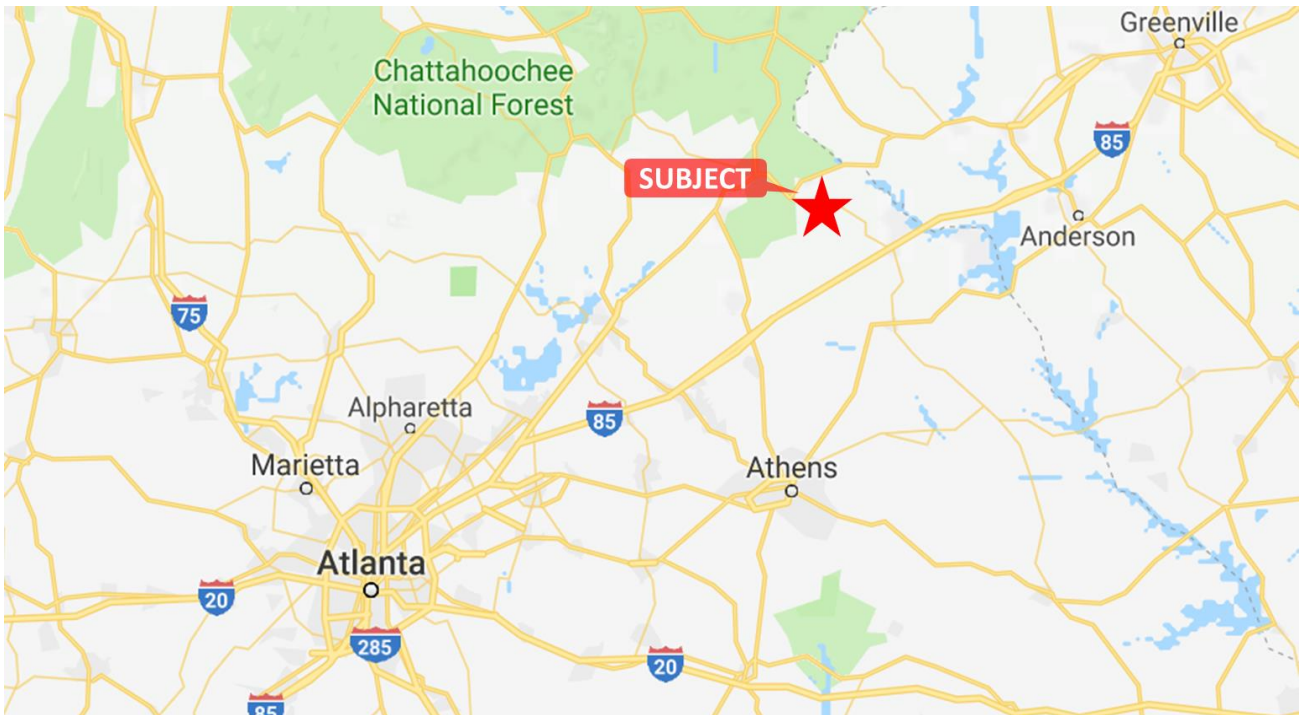
Frontage on Big A Rd. - 2 Existing Driveways



Frontage on Big A Rd. - Sidewalk and Turn Lane



**MAPS & AERIALS**





# 38.26 Acres Eastanollee, GA



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## TAX MAP







## DEMOGRAPHICS

	1 Mile	3 Miles	10 Miles
Total Population	611	5,113	36,623
Total Number of Households	256	2,094	13,444
Total Number of Persons per Household	2.4	2.4	2.7
Average House Value	\$129,905	\$134,680	\$141,068
Average Household Income	\$40,268	\$41,612	\$47,996
Median Age Median	44.4	44.2	40.8
Age - Male Median	43.6	43.7	40.3
Age - Female	46.2	45.5	41.7
Total Population - White	570	4,732	31,996
Total Percent - White	93.3%	92.5%	87.4%
Total Population - Black	25	245	3,793
Total Percent - Black	4.1%	4.8%	10.4%
Total Population - Asian	1	17	278
Total Percent - Asian	0.2%	0.3%	0.8%
Total Population - Hawaiian	0	0	5
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	1	7	57
Total Percent - Indian	0.2%	0.1%	0.2%
Total Population - Other	0	2	72
Total Percent - Other	0.0%	0.0%	0.2%
Total Population - Hispanic	9	67	881
Total Percent - Hispanic	1.5%	1.3%	2.4%

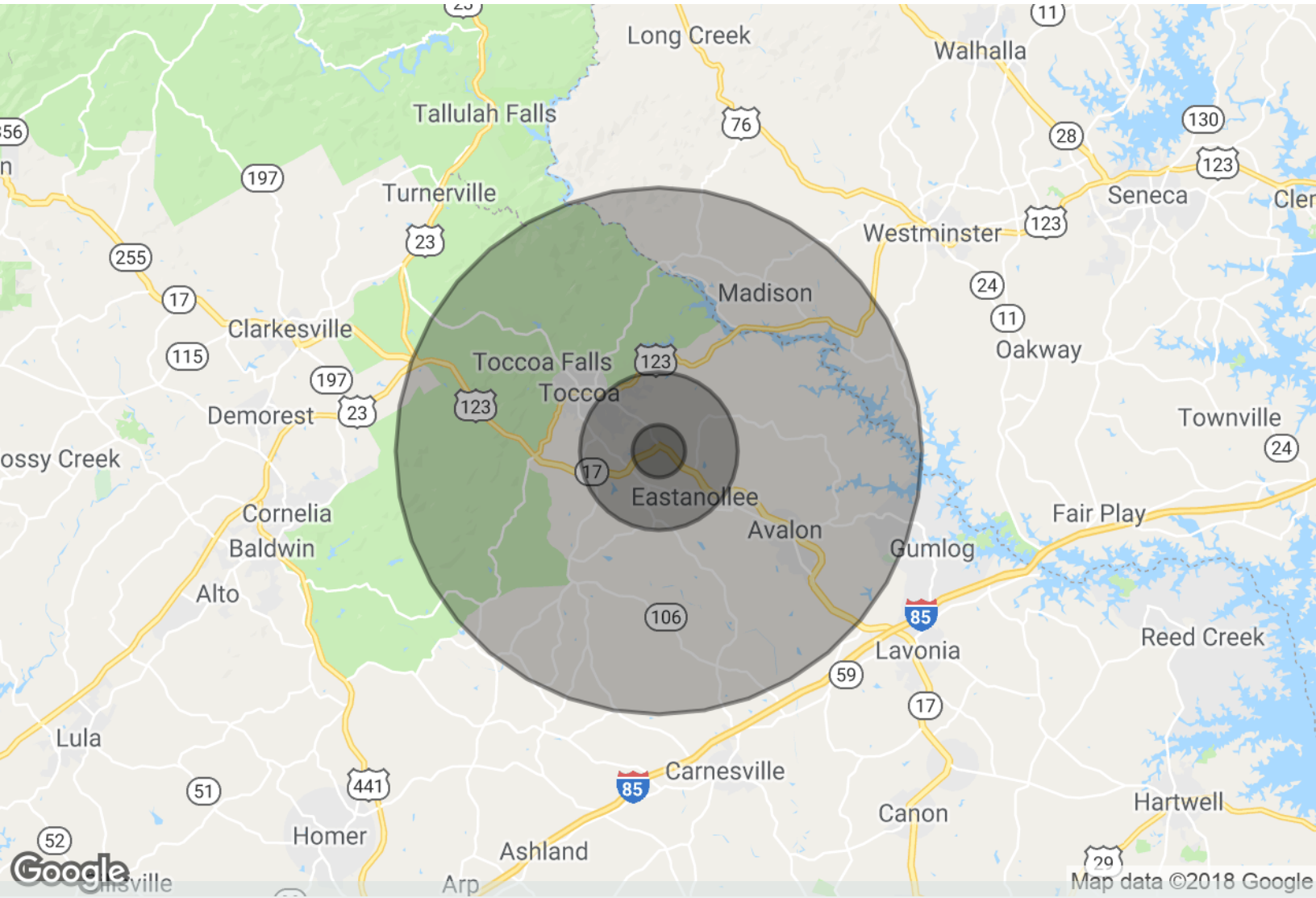
\* Demographic information provided by BuildOut, LLC

# 38.26 Acres Eastanollee, GA



METRO BROKERS

## DEMOGRAPHICS



4152 GA-17 | Eastanollee, GA 30538

Radius Map

	1 Mile	3 Miles	10 Miles
Total Population	611	5,113	36,623
Total Number of Households	256	2,094	13,444
Average Household Income	\$40,268	\$41,612	\$47,996
Median Age	44.4	44.2	40.8

\* Demographic information provided by BuildOut, LLC

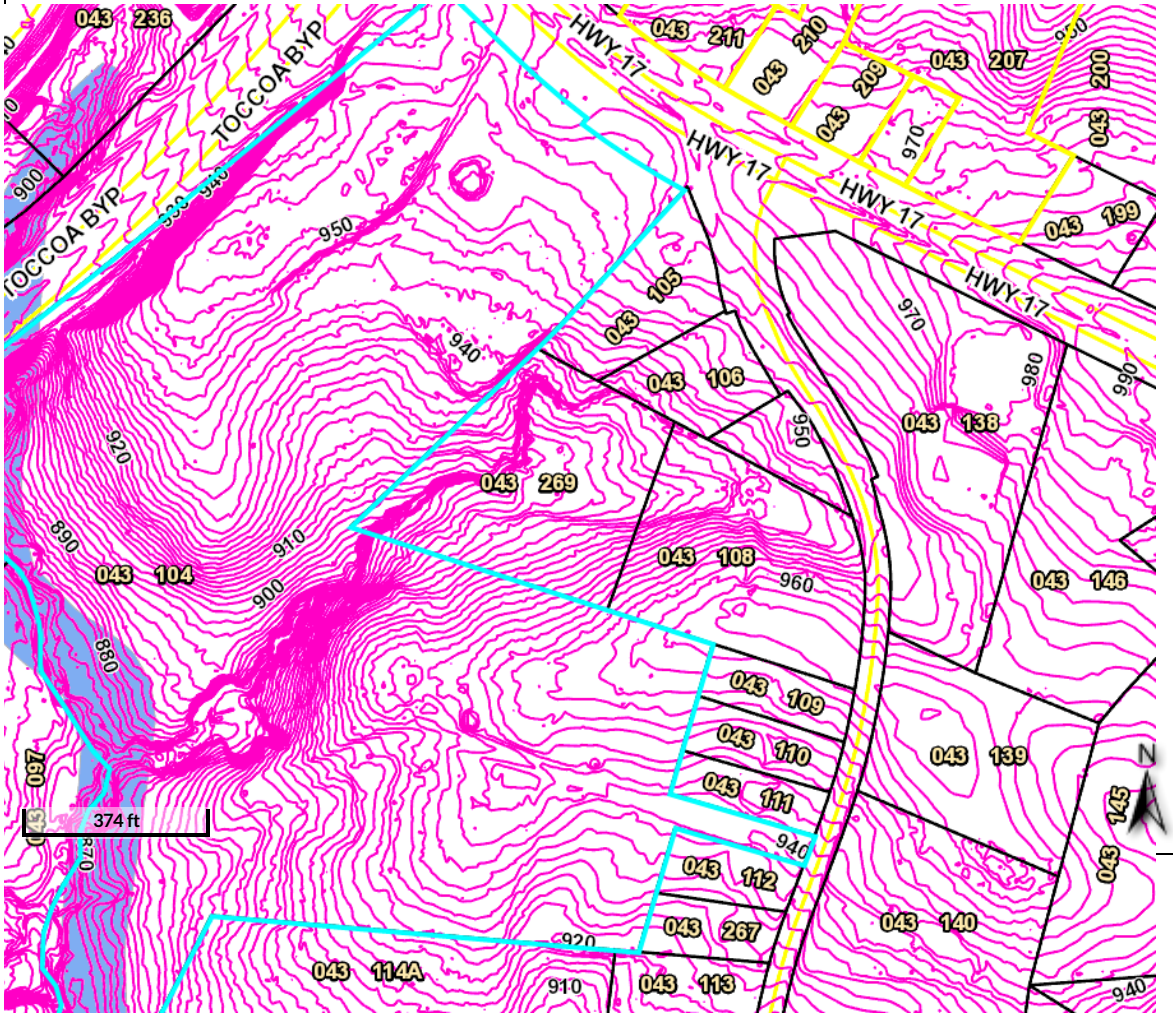


# 38.26 Acres Eastanollee, GA

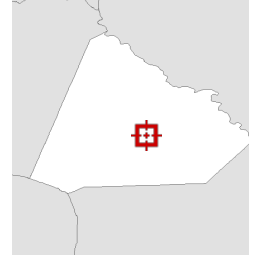


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## FLOOD MAP



### Overview



### Legend

- Parcels
- Parcel Numbers
- Contours
- Roads
- Streams and Rivers (Large)

### Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 043 104  
 Class Code Commercial  
 Taxing District TOCCOA  
 TOCCOA  
 Acres 38.21

Owner WESTSIDE BANK  
 56 HIRAM DRIVE  
 HIRAM GA 30141  
 Physical Address 4152 HWY 17  
 Assessed Value Value \$1330000

Last 2 Sales		Reason	Qual
Date	Price		
1/7/2014	\$2222971	11	U
8/16/2006	0	36	U

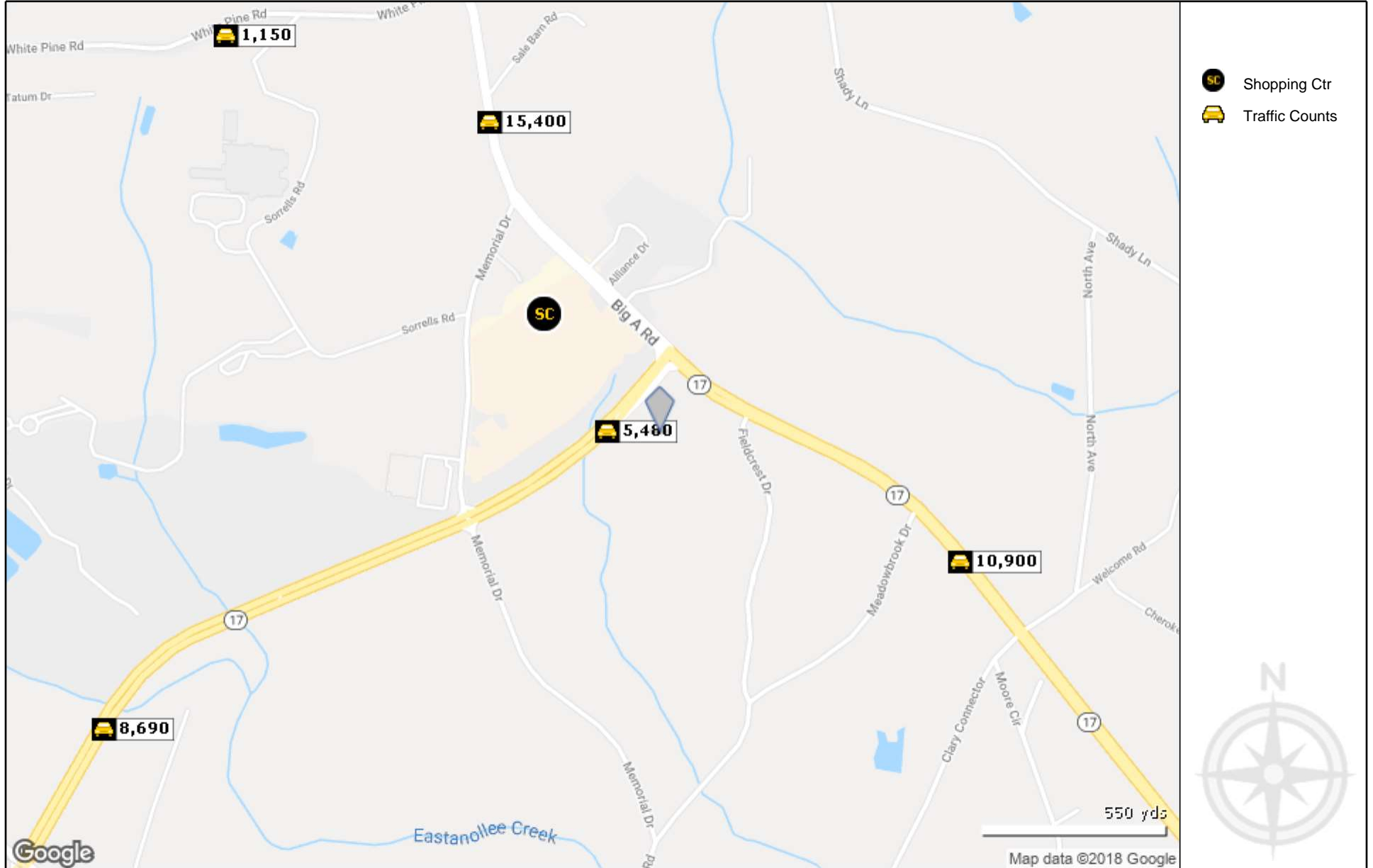
(Note: Not to be used on legal documents)

Date created: 6/14/2018

# 38.26 Acres Eastanollee, GA

## TRAFFIC COUNTS

**Big A Rd @ Highway 17, Toccoa, GA 30577**  
**Big A Corner**





DEED

STEPHENS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 0  
DATE 1-7-14  
NUMBER 127-2014 000012  
Timothy D. Quick  
CLERK SUPERIOR COURT

STEPHENS COUNTY  
CLERK OF COURT  
TIMOTHY D. QUICK, CLERK  
#COK/1031 PAGE 451-  
458  
2014 JAN 7 PM 2 42  
2014

STATE OF GEORGIA  
COUNTY OF STEPHENS

**DEED UNDER POWER OF SALE**

THIS INDENTURE, made this 7<sup>th</sup> day of January, 2014, by and between METRO DEVELOPMENT AND MANAGEMENT, LLC, a Georgia limited liability company, by its attorney-in-fact, WESTSIDE BANK, a Georgia banking corporation, Party of the First Part, and WESTSIDE BANK, a Georgia banking corporation, Party of the Second Part (hereinafter referred to as "Grantee");

**WITNESSETH:**

WHEREAS, on the 7<sup>th</sup> day of January, 2014, during the legal hours of sale, Westside Bank, as attorney-in-fact for Metro Development and Management, LLC, did expose for sale at public outcry, to the highest bidder for cash, before the courthouse door at Stephens County, Georgia, the lands hereinafter described, as which sale Grantee was the highest and best bidder at and for the sum of Two Million Two Hundred Twenty-two Thousand Nine Hundred Seventy-one and 40/100 Dollars (\$2,222,971.40) cash; and said property was then and there knocked off to Grantee at said sum. The sale was made by Westside Bank, as attorney-in-fact for Metro Development and Management, LLC under and by virtue of the power and authority granted to it in that certain Real Estate Deed to Secure Debt executed by Metro Development and Management, LLC to Westside Bank, dated June 20, 2008, and recorded in Deed Book 864,

DEED

Pages 214-226, in the Office of the Clerk of the Superior Court of Stephens County, Georgia (the "Security Deed"), which Security Deed was modified, renewed and extended by that certain First Consolidated Amending Agreement dated November 17, 2009, which First Amending Agreement was recorded in Deed Book 936, page 182, Stephens County, Georgia Records, and was again renewed, modified and extended by that Second Consolidated Amending Agreement dated December 14, 2010, which Second Amending Agreement was recorded in Deed Book 947, page 462, Stephens County, Georgia Records. Said sale was made after advertising the time, place and terms thereof in *The Toccoa Record*, published in Toccoa, Georgia, in the aforesaid County, and being the publication in which sheriffs' advertisements for said County are now published, once a week for four weeks prior to said sale, to-wit: on the 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup> days of December, 2013 and 2<sup>nd</sup> day of January, 2014, and said advertisement in all respects complied with the requirements of the power of sale contained in the Security Deed, as amended. Notice of the time, place and terms of the foreclosure sale of the property was given to Metro Development and Management, LLC, pursuant to Official Code of Ga. Ann. Section 44-14-162.2 and Section 44-14-162.3. Said sale was made for the purpose of paying the indebtedness secured by the Security Deed, due to Westside Bank, as aforesaid, and the expenses of the sale; all of which were mature and payable because of the default by Metro Development and Management, LLC in the payment of a Promissory Note (the "Note"), as amended, dated June 20, 2008, from Metro Development and Management, LLC to Westside Bank in the original principal amount of \$1,881,375.00, the Note being secured by the Security Deed, as amended.

NOW, THEREFORE, Westside Bank, as attorney-in-fact for Metro Development and Management, LLC, acting under and by virtue of the power of sale contained in the Security Deed, for and in consideration of the sum of Two Million Two Hundred Twenty-two Thousand



DEED

Nine Hundred Seventy-one and 40/100 Dollars (\$2,222,971.40) paid for said lands by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed, and does hereby bargain, sell and convey unto Grantee, its respective representatives, heirs, successors and assigns, the following described property, to-wit:

**Tract One**

All that tract or parcel of land lying and being located in the 267th Georgia Militia District, Stephens County, Georgia, containing 5.405 Acres and being more fully described as follows:

BEGINNING at a Georgia Department of Transportation concrete right-of-way monument, located at the southeasterly most right-of-way intersection of the 100 foot right-of-way State Route Number 17 Alternate (a/k/a Big A Road) and the variable right-of-way of State Route Number 17 a/k/a Toccoa By-Pass); thence, from said point of beginning, and running along the southernmost 100 foot right-of-way of State Route Number 17 Alternate (a/k/a Big A Road), South 49 degrees 32 minutes 00 seconds East for a distance of 161.63 feet to an iron pin found on the property of R. Hemphill; thence, leaving said right-of-way and running along the property of R. Hemphill the following: South 26 degrees 17 minutes 24 seconds West for a distance of 431.86 feet to an iron pin found, South 51 degrees 58 minutes 35 second West for a distance of 305.12 feet to an iron pin found, South 41 degrees 03 minutes 05 second West for a distance of 742.17 feet to a point located in the center line of the branch, on the property of B.J. Dooley; thence running along the property of B.J. Dooley along the center line of the branch as the property line, the following: North 29 degrees 26 minutes 40 seconds West for a distance of 14.31 feet, North 02 degrees 53 minutes 19 seconds West for a distance of 12.20 feet, North 04 degrees 25 minutes 38 seconds West for a distance of 33.01 feet, North 53 degrees 31 minutes 44 seconds West for a distance of 10.79 feet, South 84 degrees 40 minutes 41 seconds West for a distance of 19.40 feet at or near the variable right-of-way of State Route Number 17 (a/k/a Toccoa By-Pass); thence continuing along the center line of the branch and along the variable right-of-way of State Route Number 17 (a/k/a Toccoa By-Pass), the following: North 27 degrees 44 minutes 28 seconds West for a distance of 39.81 feet, North 37 degrees 35 minutes 31 seconds East for a distance of 37.66 feet; thence leaving said branch and continuing along the variable right-of-way of State Route Number 17 (Toccoa By-Pass), the following: North 60 degrees 50 minutes 42 seconds East for a distance of 102.83 feet to an iron pin found, North 01 degrees 51 minutes 11 seconds East for a distance of 173.50 feet to a Georgia Department of Transportation concrete right-of-way monument; thence along a curve to the left having a radius of 4733.66 feet and an arc length of 794.96 feet, being subtended by a chord of North 42 degrees 45 minutes 47 seconds East for a distance of 794.02 feet to a Georgia Department of Transportation concrete right-of-way monument, North 26 degrees 07 minutes 07 seconds East for a distance of 158.77 feet to a Georgia Department of Transportation concrete right-of-way monument, North 55 degrees 07 minutes 12 seconds for a distance of 130.31 feet to a Georgia Department of Transportation concrete right-of-way monument, North 15 degrees 09 minutes 27 seconds East for a distance of 59.94 feet to a Georgia Department of Transportation concrete right-of-way monument, North 05 degrees 12 minutes 12 seconds East for a distance of 31.24

DEED

feet to a Georgia Department of Transportation concrete right-of-way monument, and the point of beginning.

Together with and subject to covenants, easements and restrictions of record. Said property contains 5.405 acres more or less.

**Tract Two**

All that tract or parcel of land lying and being located in the 267th Georgia Militia District, Stephens County, Georgia, containing 15.259 Acres and being more fully described as follows:

Beginning at a point located at the westernmost right-of-way intersection of the southernmost 100 foot right-of-way of State Route Number 17 Alternate, also known as Big A Road and the westernmost 60 foot right-of-way of Fieldcrest Drive; thence, from said point of beginning and running along the westernmost 60-foot right-of-way of Fieldcrest Drive, the following: South 10 degrees 48 minutes 24 seconds East for a distance of 42.90 feet; South 14 degrees 09 minutes 09 seconds East for a distance of 62.33 feet to an iron pin found on the property of Charlies Angels Kid Care, LLC; thence leaving said right-of-way and running along the property of Charlies Angels Kid Care, LLC, the following: South 38 degrees 32 minutes 46 seconds West for a distance of 380.50 feet to a 30-inch dead pine; South 45 degrees 07 minutes 06 seconds West for a distance of 51.80 feet to an iron pin found on the property of J.A. Kesler; thence running along the property of J.A. Kesler, South 43 degrees 19 minutes 06 seconds West for a distance of 465.03 feet to an iron pin found on the property of Caudell, Inc.; thence running along the property of Caudell, Inc. South 43 degrees 19 minutes 06 seconds West for a distance of 678.31 feet to a point located in the center line of a branch on the property of C.W. Smith; thence running along the property of C.W. Smith and along the center line of the branch as the property line, the following: North 51 degrees 10 minutes 30 seconds West for a distance of 52.72 feet; North 15 degrees 46 minutes 49 seconds West for a distance of 54.22 feet; North 83 degrees 58 minutes 16 seconds West for a distance of 38.34 feet; North 10 degrees 18 minutes 15 seconds East for a distance of 28.44 feet; North 28 degrees 57 minutes 09 seconds West for a distance of 66.26 feet; North 10 degrees 28 minutes 32 seconds East for a distance of 33.72 feet; North 36 degrees 30 minutes 48 seconds West for a distance of 35.92 feet; North 21 degrees 39 minutes 47 seconds East for a distance of 44.38 feet; North 61 degrees 56 minutes 06 seconds West for a distance of 55.41 feet; North 26 degrees 38 minutes 16 seconds West for a distance of 34.44 feet; North 54 degrees 17 minutes 50 seconds West for a distance of 44.24 feet; North 39 degrees 36 minutes 47 seconds West for a distance of 5.39 feet to a point located in the center line of branch on the property of B.J. Dooley and the property of Tract Number One of now or formerly Metro Development and Management, LLC; thence leaving said branch and running along the property of Tract Number One of now or formerly Metro Development and Management, LLC, the following: North 41 degrees 03 minutes 05 seconds East for a distance of 742.17 feet to an iron pin found; North 51 degrees 58 minutes 35 seconds East for a distance of 305.12 feet to an iron pin found; North 26 degrees 17 minutes 24 seconds East for a distance of 431.86 feet to an iron pin found on the southernmost 100 foot right-of-way of State Route Number 17 Alternate, also known as Big A Road; thence running along the southernmost 100 foot right-of-way of State Route Number 17 Alternate, also known as Big A Road, the following: South 50 degrees 12 minutes 33 seconds East for a distance of 55.74 feet; South 52 degrees 12 minutes 24 seconds East for a distance of 59.20 feet; South 55 degrees 00 minutes 29 seconds East for a distance of



**DEED**

96.19 feet; South 57 degrees 17 minutes 40 seconds East for a distance of 96.70 feet; South 59 degrees 45 minutes 12 seconds East for a distance of 103.70 feet, back to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 15.259 acres more or less.

**Tract Three**

All that tract or parcel of land lying and being located in the 267th Georgia Militia District, Stephens County, Georgia, containing 18.779 Acres and being more fully described as follows:

Beginning at an iron pin found on the western most 60 foot right-of-way of Fieldcrest Drive and on the property of T.H. Jordan, said iron pin found being located South 13 degrees 48 minutes 33 seconds East for a distance of 1413.52 feet from the western most right-of-way intersection of the southern most 100 foot right-of-way of State Route Number 17 Alternate, also known as Big A Road, and the western most 60 foot right-of-way of Fieldcrest Drive; Thence from said point of beginning and running along the westernmost 60 foot right-of-way of Fieldcrest Drive, South 16 degrees 06 minutes 19 seconds West for a distance of 60.08 feet to a iron pin found on the property of J. Valdadez; Thence, departing said right-of-way and running along the property of J. Valdadez, the following: North 73 degrees 55 minutes 12 seconds West for a distance of 260.06 feet to an iron pin found, South 16 degrees 04 minutes 22 seconds West for a distance of 132.93 feet to an iron pin found on the property of A. Kelly; Thence, running along the property of A. Kelly, South 16 degrees 04 minutes 22 seconds West for a distance of 131.73 feet to an iron pin found on the property of M.F.S. Humphrey and E. Pulliam; Thence, running along the property of E. Pulliam, the following: North 88 degrees 46 minutes 56 seconds West for a distance of 852.84 feet to an iron pin found, South 17 degrees 36 minutes 02 seconds West for a distance of 357.07 feet to an iron pin found, North 86 degrees 21 minutes 23 seconds West for a distance of 104.11 feet to a point located in the center line of a branch on the property of now or formerly C.W. Smith; Thence, running along the center line of a branch as the property line and along the property of now or formerly C.W. Smith, the following: North 08 degrees 44 minutes 57 seconds West for a distance of 34.48 feet; North 06 degrees 27 minutes 36 seconds East for a distance of 42.74 feet; North 15 degrees 56 minutes 41 seconds East for a distance of 36.78 feet; North 55 degrees 14 minutes 30 seconds West for a distance of 20.57 feet; North 26 degrees 03 minutes 03 seconds West for a distance of 49.23 feet; North 31 degrees 06 minutes 25 seconds West for a distance of 30.51 feet; North 09 degrees 25 minutes 42 seconds West for a distance of 36.00 feet; North 51 degrees 57 minutes 13 seconds East for a distance of 19.13 feet; North 02 degrees 22 minutes 39 seconds East for a distance of 55.05 feet; North 23 degrees 13 minutes 56 seconds West for a distance of 29.11 feet; North 54 degrees 00 minutes 12 seconds East for a distance of 20.93 feet; North 77 degrees 32 minutes 33 seconds East for a distance of 14.06 feet; North 15 degrees 36 minutes 20 seconds East for a distance of 18.87 feet; North 18 degrees 40 minutes 25 seconds West for a distance of 23.59 feet; North 03 degrees 25 minutes 37 seconds West for a distance of 58.15 feet; North 07 degrees 52 minutes 03 seconds West for a distance of 53.87 feet; North 00 degrees 46 minutes 43 seconds East for a distance of 18.68 feet; North 54 degrees 37 minutes 25 seconds East for a distance of 18.49 feet; North 64 degrees 07 minutes 03 seconds East for a distance of 12.01 feet; North 07 degrees 14 minutes 52 seconds West for a distance of 36.29 feet; North 46 degrees 08 minutes 20 seconds East for a distance of 29.51 feet;

**DEED**

North 03 degrees 08 minutes 36 seconds West for a distance of 19.58 feet; North 18 degrees 23 minutes 48 seconds East for a distance of 44.61 feet; North 59 degrees 24 minutes 16 seconds East for a distance of 12.04 feet; North 33 degrees 27 minutes 56 seconds West for a distance of 12.43 feet to a point located in the center line of a branch, on the property of now or formerly C.W. Smith and the property of Metro Development and Management, LLC; Thence, departing said branch and running along the property of Metro Development and Management, LLC, North 43 degrees 19 minutes 06 seconds East for a distance of 678.31 feet to an iron pin found on the property of J. A. Kesler; Thence, running along the property of L.A. Kesler, South 72 degrees 09 minutes 25 seconds East for a distance of 508.37 feet to an iron pin found on the property of C.W. Smith; Thence, running along the property of C.W. Smith, South 72 degrees 09 minutes 25 seconds East for a distance of 220.50 feet to an iron pin found on the property of E. Boyd; Thence, running along the property of E. Boyd, P. Lester and T.H. Jordan, South 16 degrees 02 minutes 39 seconds West for a distance of 300.78 feet to an iron pin found on the property of T.H. Jordan; Thence, running along the property of T.H. Jordan, South 73 degrees 57 minutes 07 seconds East for a distance of 308.28 feet to an iron pin found and the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 18.779 Acres more or less.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in the 267<sup>th</sup> Georgia Militia District of Stephens County, Georgia, being more particularly described as follows:

Beginning at a point 125 feet left of and opposite Station 538+05.51 on the construction centerline of S.R. 17 on Georgia Highway Project No. EDS-545(37); running thence northwesterly 237.781 feet along the arc of curve (said curve having a radius of 1625.000 feet and a chord distance of 237.569 feet on a bearing N 57° 00' 19" W to the point 125.00 feet left of and opposite station 540+25.00 on said construction centerline laid out for SR 17; thence N 37° 11' 12" E a distance of 15.00 feet to a point 110.00 feet left of and opposite Station 540+25.00 on said construction centerline laid out for SR 17; thence northwesterly 240.676 feet along the arc of a curve (said curve having a radius of 1610.000 feet and a chord distance of 240.452 feet on a bearing of N 48° 42' 20" W to the point 110.00 feet left of and opposite Station 542+52.51 on said construction centerline laid out for SR 17; thence N 29° 45' 33" E a distance of 79.41 feet to a point 33.04 feet left of and opposite Station 542+72.08 on said construction centerline laid out for SR 17; thence S 46° 15' 58" E a distance of 0.29 feet to a point 33.03 feet left of and opposite Station 542+71.78 on said construction centerline laid out for SR 17; thence southeasterly 405.307 feet along the arc of a curve (said curve having a radius of 1971.000 feet and a chord distance of 404.593 feet on a bearing of S 52° 09' 22" E to the point 26.57 feet left of and opposite Station 538+72.68 on said construction centerline laid out for SR 17; thence southeasterly 14.938 feet along the arc of a curve (said curve having a radius of 793.843 feet and a chord distance of 114.837 feet on a bearing of S 9° 09' 15" E to the point 115.59 feet left of and opposite Station 538+03.37 on said construction centerline laid out for SR 17; thence S 42° 31' 43" W a distance of 9.69 feet back to the point of beginning.



**DEED**

Containing 0.906 acres more or less.

Also, granted is the right to an easement for the construction of a driveway as shown colored pink on the attached plat.

Said easement expires upon completion and final acceptance of said project by the Department of Transportation.

Also granted is the right to a temporary easement for the right to remove a building. The easement will begin on the initiation of construction and will continue until the building is removed by the Department. Said easement is shown colored green on the attached plat.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in the 267<sup>th</sup> Georgia Militia District of Stephens County, Georgia, being more particularly described as follows:

Beginning at a point 110 feet left of and opposite Station 542+52.51 on the construction centerline of S.R. 17 on Georgia Highway Project No EDS-545 (37); running thence N 45° 58' 37" W a distance of 130.75 feet to a point 110.00 feet left of and opposite Station 543+92.26 on said construction centerline laid out for SR 17; thence N 18°48'39" E a distance of 49.64 feet to a point 65.09 feet left of and opposite Station 544+13.41 on said construction centerline laid out for SR 17; thence N 8° 32'31" E a distance of 38.35 feet to a point 33.86 feet left of and opposite Station 544+35.67 on said construction centerline laid out for SR 17; thence S 46° 15'54" E a distance of 62.22 feet to a point 33.55 feet left of and opposite Station 543+73.45 on said construction centerline laid out for SR 17; thence S 46° 15'54" E a distance of 101.38 feet to a point 33.04 feet left of and opposite Station 542+72.08 on said construction centerline laid out for SR 17; thence S 29° 45'33" W a distance of 79.41 feet back to the point of beginning.

Containing 0.263 acres more or less.

Also, granted is the right to an easement for the construction of a driveway as shown colored pink on the attached plat.

Said easement expires upon completion and final acceptance of said project by the Department of Transportation.

This deed is given subject to all easements and restrictive covenants of record to which the Security Deed is inferior in terms of priority and to all unpaid taxes and assessments against said property, if any.

TO HAVE AND TO HOLD THE SAID DESCRIBED property unto Grantee, its



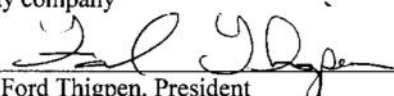
DEED

respective representatives, heirs, successors and assigns in fee simple.

It is the purpose and intent of this instrument to convey to Grantee all of the right, title, equity and interest of Metro Development and Management, LLC, its representatives, successors, heirs and assigns, and all persons whomever claiming under Metro Development and Management, LLC in and to said property.

IN WITNESS WHEREOF, Westside Bank, as attorney-in-fact for Metro Development and Management, LLC, as aforesaid, has hereunto caused its hand and seal to be affixed by its proper officers the day and year first above written.

WESTSIDE BANK, as attorney-in-fact for  
METRO DEVELOPMENT AND  
MANAGEMENT, LLC, a Georgia limited  
liability company

By:   
Ford Thigpen, President

[BANK SEAL]

Signed, sealed and delivered in the  
presence of:

  
\_\_\_\_\_

Unofficial Witness

  
\_\_\_\_\_

Notary Public

My Commission Expires: 2/28/2014



SEAL AFFIXED

# 38.26 Acres Eastanollee, GA



## METRO BROKERS

### 2017 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
15893	11/15/2017	\$0.00

Payment Good Through:

**Dene M. Hicks**  
Stephens County Tax Commissioner  
70 North Alexander Street  
Room 103  
Toccoa, Georgia 30577

Map: 043104

Last payment made on: 10/23/2017

Location: 4152 HWY 17

WESTSIDE BANK

56 HIRAM DRIVE

HIRAM, GA 30141

**RETURN THIS FORM WITH PAYMENT**

The Stephens County Tax Commissioner's office is located at  
70 North Alexander Street  
Room 103 Toccoa, Georgia 30577

Please remember that your Tax Commissioner is not responsible for your tax values nor your tax rates. Your Tax Commissioner is your collector.

Thank you for the privilege of serving you.

**Dene M. Hicks**  
Stephens County Tax Commissioner  
70 North Alexander Street  
Room 103  
Toccoa, Georgia 30577



Scan this code with your mobile phone to view or pay this bill.

**Tax Payer:** WESTSIDE BANK  
**Map Code:** 043104  
**Description:** FIELDCREST DR  
**Location:** 4152 HWY 17  
**Bill Number:** 15893  
**District:** 2

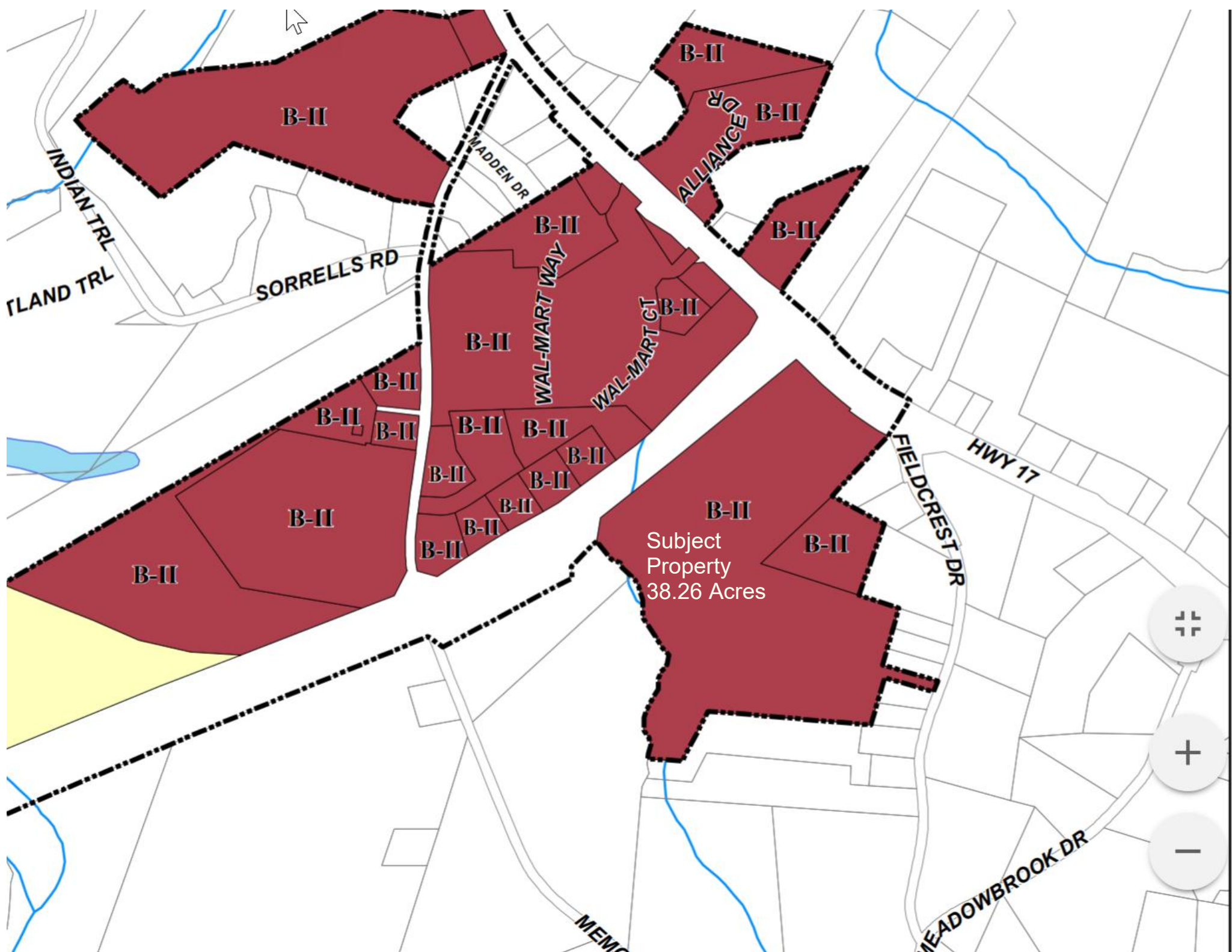
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$23,582.00	\$1,495,418.00	38.21	1519000	11/15/2017	6/12/2017		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	1519000	607599	0	607599	0	0.00	0.00	0.00
COUNTY M&O	1519000	607599	0	607599	18.39	11173.75	0.00	9059.31
SALES TAX ROLLBACK	0	0	0	607599	-3.48	0.00	-2114.44	0.00
SCHOOL M&O	1519000	607599	0	607599	17.3	10511.46	0.00	10511.46
<b>TOTALS</b>					<b>32.210</b>	<b>21,685.21</b>	<b>-2,114.44</b>	<b>19,570.77</b>

This bill is not sent to your mortgage company. If you have an escrow account please forward a copy of this bill to your mortgage company.

Current Due: \$19,570.77  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$19,570.77

**TOTAL DUE: \$0.00**



B-II

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Subject Property  
38.26 Acres



Sec. 24-91. - Neighborhood shopping district (B-I).

- (a) *Purpose.* The neighborhood shopping district (B-I) is a district for planned shopping centers and limited retail activities conducted in a unified development designed to serve the surrounding neighborhood and community with convenience goods, retail services and personal services.
- (b) *Permitted uses.* The following uses are permitted in the B-I district:
- (1) Any use permitted in multifamily residential district (R-III).
  - (2) Automobile parking lots.
  - (3) Banks.
  - (4) Clinics.
  - (5) Service stations, automobile.
  - (6) Florist shops or greenhouses.
  - (7) Offices and office buildings.
  - (8) Self-service laundries.
  - (9) Household appliances and furniture sales.
  - (10) Bakeries, but only when the products are sold at retail on the premise.
  - (11) Retail stores, provided that in connection with such stores there shall be no slaughtering of animals or poultry on the premises.
  - (12) Personal service uses including barber shops, beauty parlors, photographic or artist studio, messengers, taxicabs, newspaper or telegraphic, service stations, dry cleaning receiving stations, restaurants and other personal services of a similar character.
  - (13) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, dry cleaning and pressing, and other uses of a similar character provided that no use permitted in this paragraph shall employ more than five persons in a single shift on the premises, not including employees whose principal duties are off the premises or temporary seasonal employees.
  - (14) Retail liquor stores.
  - (15) When located at least 25 feet from any residential district:
    - a. Used car sales and storage lot;
    - b. Sale of small boats.

(Code 1985, § 7-2-61; Ord. No. 94-024, § II, 10-10-94)

Sec. 24-92. - Commercial district (B-II).

- (a) *Purposes.* The commercial district (B-II) is a district for general business and limited manufacturing activities, including retail sales and personal services.

- (b) *Permitted uses.* The following uses are permitted in the B-II district:
- (1) Any use permitted in the neighborhood shopping district (B-I).
  - (2) Advertising sign or billboard, when located at least 50 feet from any residential district.
  - (3) Automobile or trailer display and sales room.
  - (4) Business or commercial school.
  - (5) Bowling alley when located not less than 100 feet from any residential district.
  - (6) Frozen food locker.
  - (7) Radio or television broadcasting studio.
  - (8) Hotel or motel.
  - (9) Restaurant.
  - (10) Animal hospital.
  - (11) Theater, but not a drive-in theater.
  - (12) Reserved.
  - (13) Mortuary.
  - (14) Farm implement display and sales room.
  - (15) Milk distributing station.
  - (16) Parking or public garage.
  - (17) When not employing more than ten persons on the premises; dyeing and cleaning establishment or laundry, painting, plumbing or tinsmithing shop, printing shop, tire sales and service including vulcanizing, upholstering shop not involving furniture manufacture. Any other general service or repair establishment of similar character.
  - (18) Accessory building or use customarily incidental to any of the above uses.
  - (19) Hardware store.
  - (20) Bus terminal, passenger.
  - (21) Recreational facilities.
  - (22) Car wash.
  - (23) Automobile repair garages.

(Code 1985, § 7-2-62; Ord. No. 94-024, § I, 10-10-94; Ord. No. 98-004, § I(a), 3-23-98)

Sec. 24-79. - Multifamily residential district (R-III).

- (a) *Purpose.* The multifamily residential district (R-III) allows up to 20 dwelling units per acre with provisions for customary accessory uses.
- (b) *Permitted uses.* The following uses are permitted in the R-III district:
  - (1) Any use permitted in the two-family residential district (R-II).
  - (2) Multifamily dwellings.
  - (3) Hospital or sanatorium, except a criminal or animal hospital.
  - (4) Institution of a religious, educational, charitable or philanthropic nature, but not a penal institution.
  - (5) Nursing or convalescent home.
  - (6) Private clubs, fraternities, sororities and lodges, excepting those the chief activity of which is a service customarily carried on as a business.

(Code 1985, § 7-2-54)