

Land for Sale: Approved for Gas Station/Retail Use



OFFERING MEMORANDUM

2338 BENSON POOLE RD, SMYRNA, GA 30082

Peter Shin
Peter Shin, Incorporated
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PeterShin INC.

Land for Sale: Approved for Gas Station/Retail Use

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Exclusively Marketed by:

Peter Shin

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2645 N Berkeley Lake Rd #108, Duluth, GA 30096



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2338 Benson Poole Rd Smyrna GA 30082
COUNTY	Cobb
PRICE	\$2,300,000
LAND ACRES	1.1
ZONING TYPE	NRC

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	14,767	88,798	252,958
2023 Median HH Income	\$66,866	\$76,371	\$84,022
2023 Average HH Income	\$89,924	\$106,225	\$120,400

Gas Station and Retail Permitted

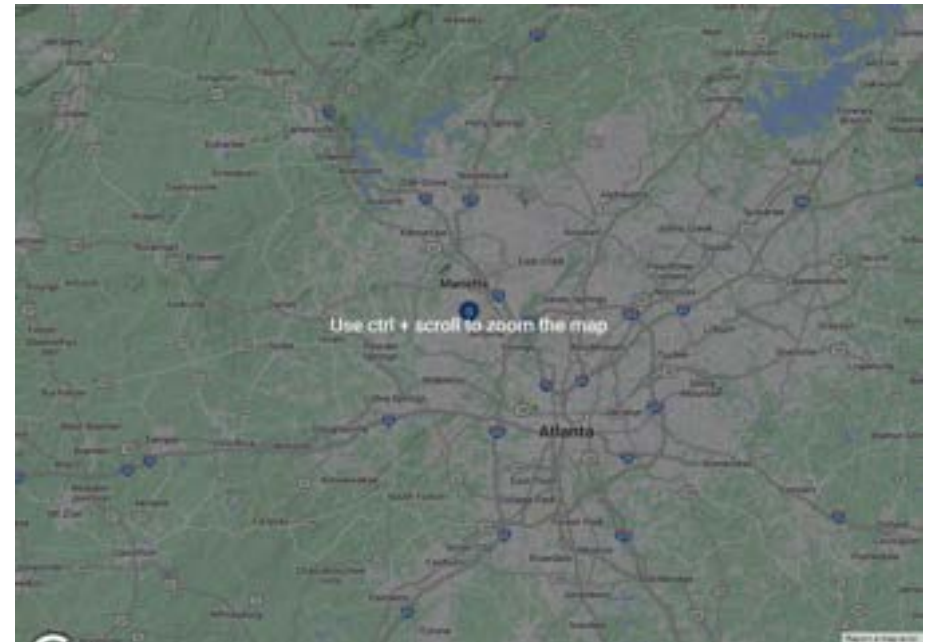
- This lot, zoned NRC in Cobb County, is approved for a gas station and retail use, with the potential to build at least 7,200 square feet of structure. Located outside the city limits, the property comes with a transferable permit secured by the seller. Additionally, the fuel supply option is open, allowing you to choose the best supplier who offers the most financial support for setting up the gas station. Namdaemoon Framers Market is just within a walking distance from the lot.



In front of Two apartments

- The land is situated adjacent to two apartment complexes: Benson Manor Apartments and Centerview Park Apartments. Benson Poole Road connects to both S Cobb Drive and Windy Hill Road.

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

PROPERTY FEATURES

LAND ACRES	1.1
ZONING TYPE	NRC
PERMIT	Retail and Gas Station

NEIGHBORING PROPERTIES

NORTH	Sout Cobb Drive
SOUTH	Windy Hill Road



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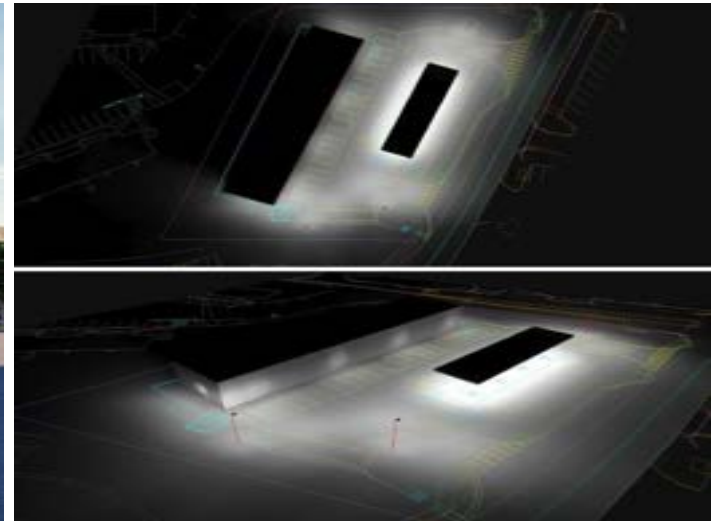


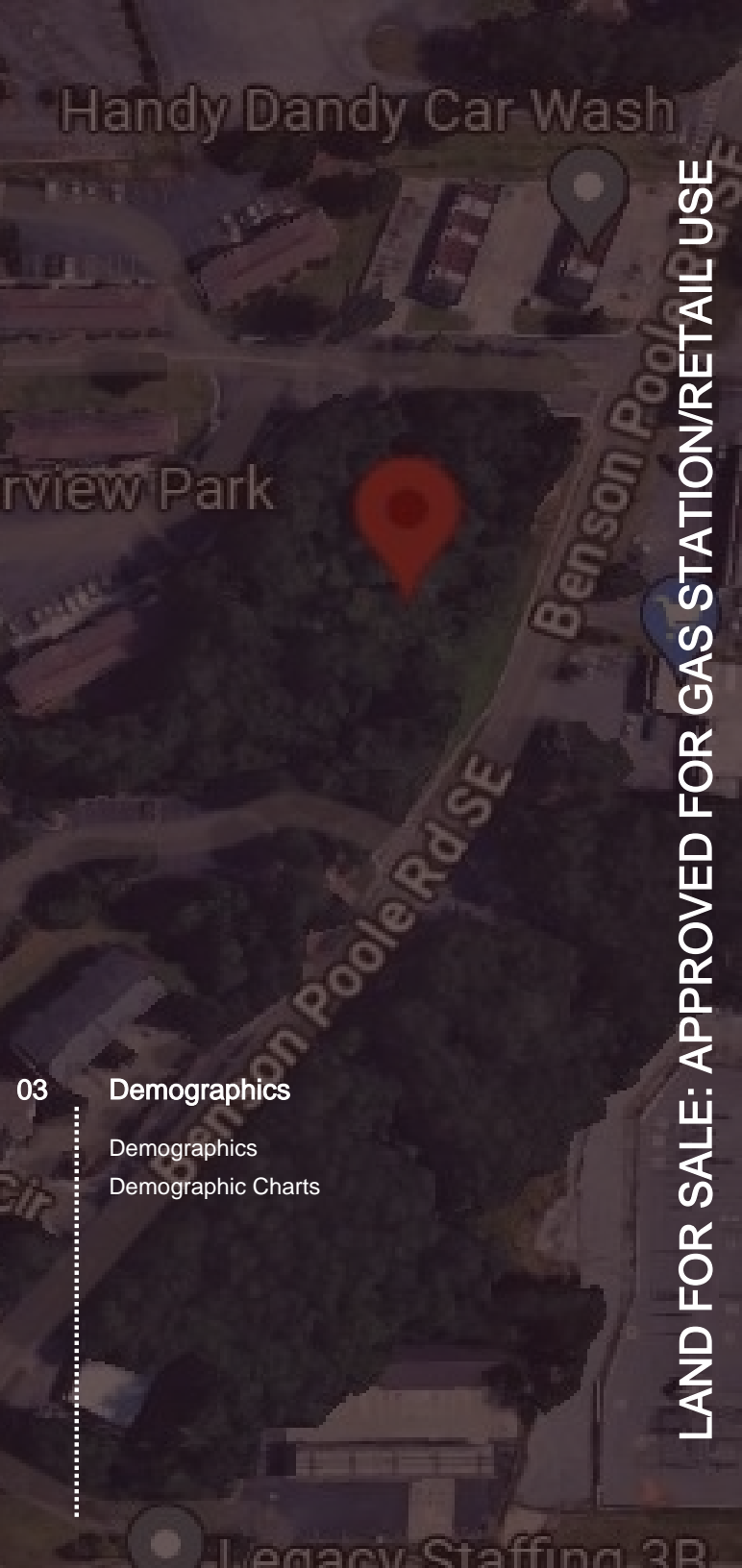
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Aerial Map | Land for Sale: Approved for Gas Station/Retail Use







03

Demographics

- Demographics
- Demographic Charts

LAND FOR SALE: APPROVED FOR GAS STATION/RETAIL USE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,550	79,473	210,285
2010 Population	14,802	79,900	216,855
2023 Population	14,767	88,798	252,958
2028 Population	14,805	90,228	260,083
2023 African American	3,543	27,624	81,785
2023 American Indian	205	916	2,149
2023 Asian	317	3,001	13,505
2023 Hispanic	7,527	28,815	55,854
2023 Other Race	3,858	14,685	29,031
2023 White	4,303	30,908	97,670
2023 Multiracial	2,530	11,616	28,667
2023-2028: Population: Growth Rate	0.25 %	1.60 %	2.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	324	1,890	5,333
\$15,000-\$24,999	283	2,057	5,281
\$25,000-\$34,999	392	2,187	6,050
\$35,000-\$49,999	588	3,621	9,797
\$50,000-\$74,999	1,340	6,933	20,406
\$75,000-\$99,999	802	4,305	14,494
\$100,000-\$149,999	750	6,387	20,202
\$150,000-\$199,999	429	3,213	9,750
\$200,000 or greater	308	3,401	14,846
Median HH Income	\$66,866	\$76,371	\$84,022
Average HH Income	\$89,924	\$106,225	\$120,400

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,438	30,947	90,329
2010 Total Households	4,993	29,230	88,731
2023 Total Households	5,215	33,995	106,159
2028 Total Households	5,270	34,778	110,198
2023 Average Household Size	2.82	2.55	2.34
2000 Owner Occupied Housing	2,175	15,309	40,869
2000 Renter Occupied Housing	2,963	14,121	44,691
2023 Owner Occupied Housing	2,320	18,124	53,528
2023 Renter Occupied Housing	2,895	15,871	52,631
2023 Vacant Housing	378	2,315	7,895
2023 Total Housing	5,593	36,310	114,054
2028 Owner Occupied Housing	2,509	19,355	56,865
2028 Renter Occupied Housing	2,760	15,423	53,332
2028 Vacant Housing	396	2,266	7,725
2028 Total Housing	5,666	37,044	117,923
2023-2028: Households: Growth Rate	1.05 %	2.30 %	3.75 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,363	8,584	25,257
2023 Population Age 35-39	1,311	7,880	22,001
2023 Population Age 40-44	1,188	6,962	19,091
2023 Population Age 45-49	917	5,574	15,730
2023 Population Age 50-54	850	5,320	15,301
2023 Population Age 55-59	683	4,341	13,084
2023 Population Age 60-64	629	4,087	12,408
2023 Population Age 65-69	494	3,235	10,300
2023 Population Age 70-74	356	2,438	8,000
2023 Population Age 75-79	228	1,721	5,844
2023 Population Age 80-84	124	1,007	3,373
2023 Population Age 85+	128	900	3,330
2023 Population Age 18+	11,018	68,009	200,860
2023 Median Age	33	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,235	\$76,052	\$80,206
Average Household Income 25-34	\$89,590	\$99,544	\$107,320
Median Household Income 35-44	\$70,619	\$89,334	\$97,802
Average Household Income 35-44	\$96,952	\$119,184	\$133,543
Median Household Income 45-54	\$74,011	\$90,853	\$102,350
Average Household Income 45-54	\$98,162	\$121,550	\$140,493
Median Household Income 55-64	\$70,519	\$81,930	\$96,388
Average Household Income 55-64	\$100,210	\$113,523	\$134,918
Median Household Income 65-74	\$56,922	\$61,168	\$72,948
Average Household Income 65-74	\$74,546	\$92,474	\$114,098
Average Household Income 75+	\$62,392	\$73,879	\$88,326

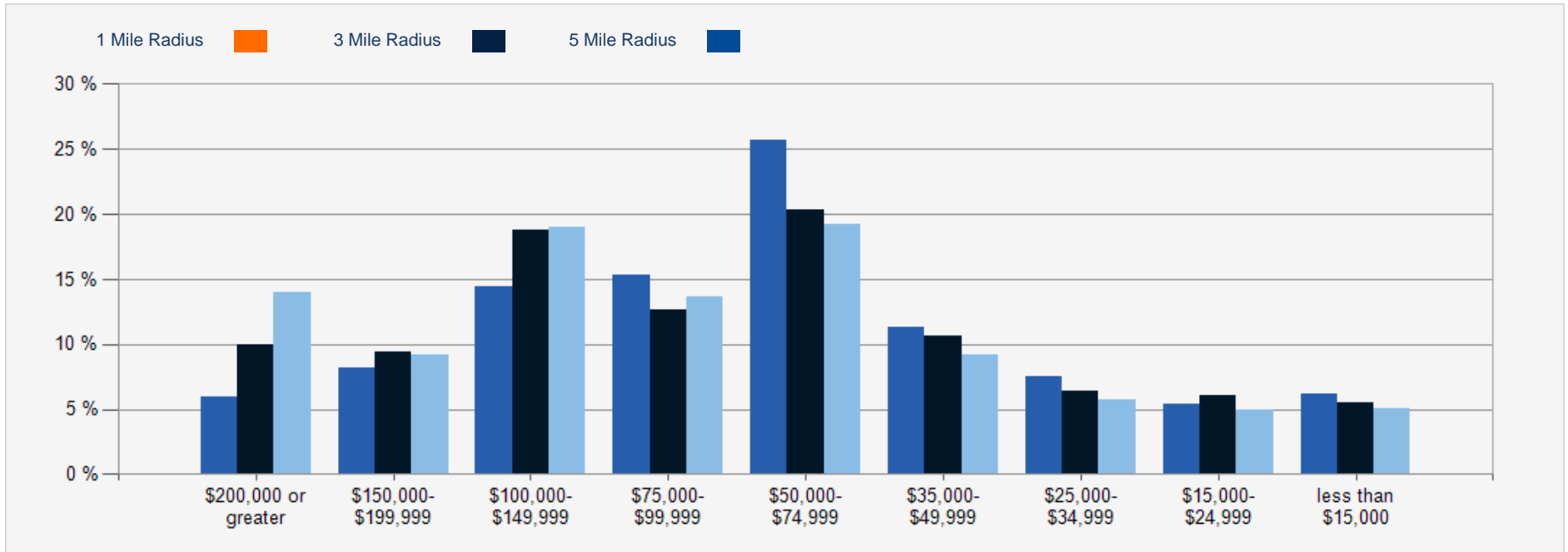
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,072	7,038	21,745
2028 Population Age 35-39	1,248	7,946	23,336
2028 Population Age 40-44	1,179	7,362	20,894
2028 Population Age 45-49	1,077	6,481	18,179
2028 Population Age 50-54	821	5,255	15,180
2028 Population Age 55-59	735	4,736	14,113
2028 Population Age 60-64	607	3,946	12,206
2028 Population Age 65-69	540	3,605	11,313
2028 Population Age 70-74	416	2,866	9,389
2028 Population Age 75-79	296	2,038	6,915
2028 Population Age 80-84	173	1,339	4,733
2028 Population Age 85+	133	1,022	3,851
2028 Population Age 18+	11,242	69,601	207,678
2028 Median Age	34	36	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,210	\$87,711	\$92,348
Average Household Income 25-34	\$104,491	\$113,468	\$123,612
Median Household Income 35-44	\$83,399	\$104,247	\$107,553
Average Household Income 35-44	\$115,062	\$136,288	\$148,831
Median Household Income 45-54	\$89,387	\$107,747	\$115,152
Average Household Income 45-54	\$118,483	\$142,349	\$160,210
Median Household Income 55-64	\$87,811	\$104,728	\$112,840
Average Household Income 55-64	\$121,003	\$136,440	\$156,911
Median Household Income 65-74	\$67,607	\$75,713	\$87,911
Average Household Income 65-74	\$89,099	\$111,563	\$134,151
Average Household Income 75+	\$79,550	\$93,857	\$111,220

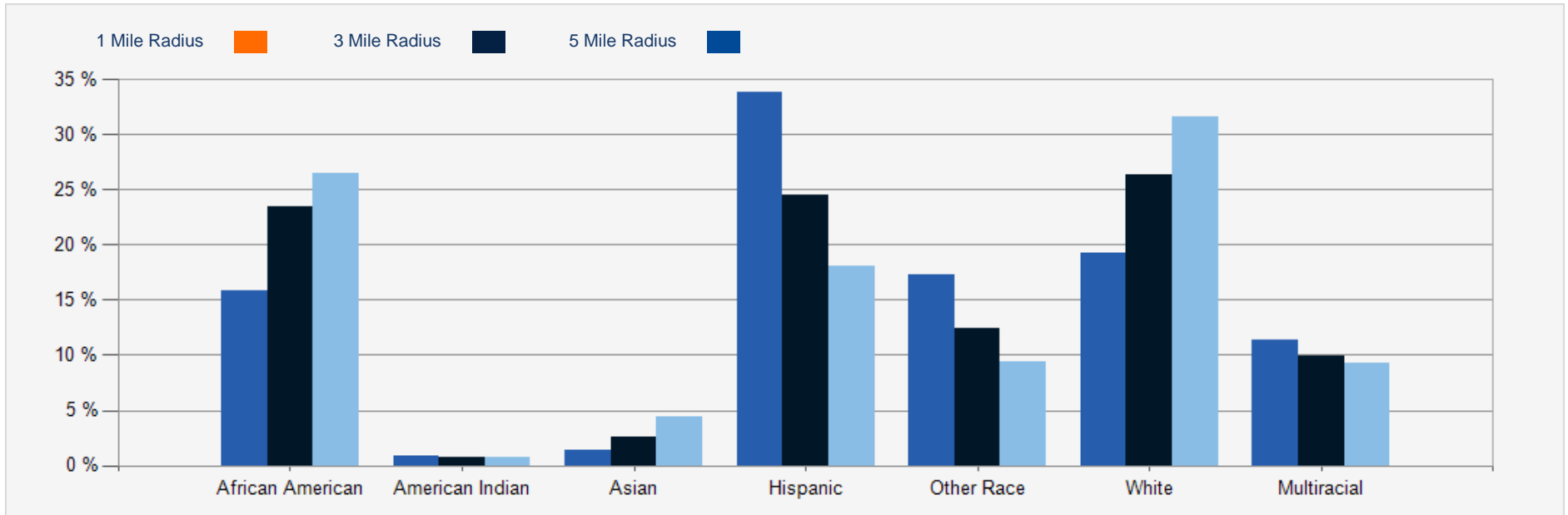


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2023 Household Income

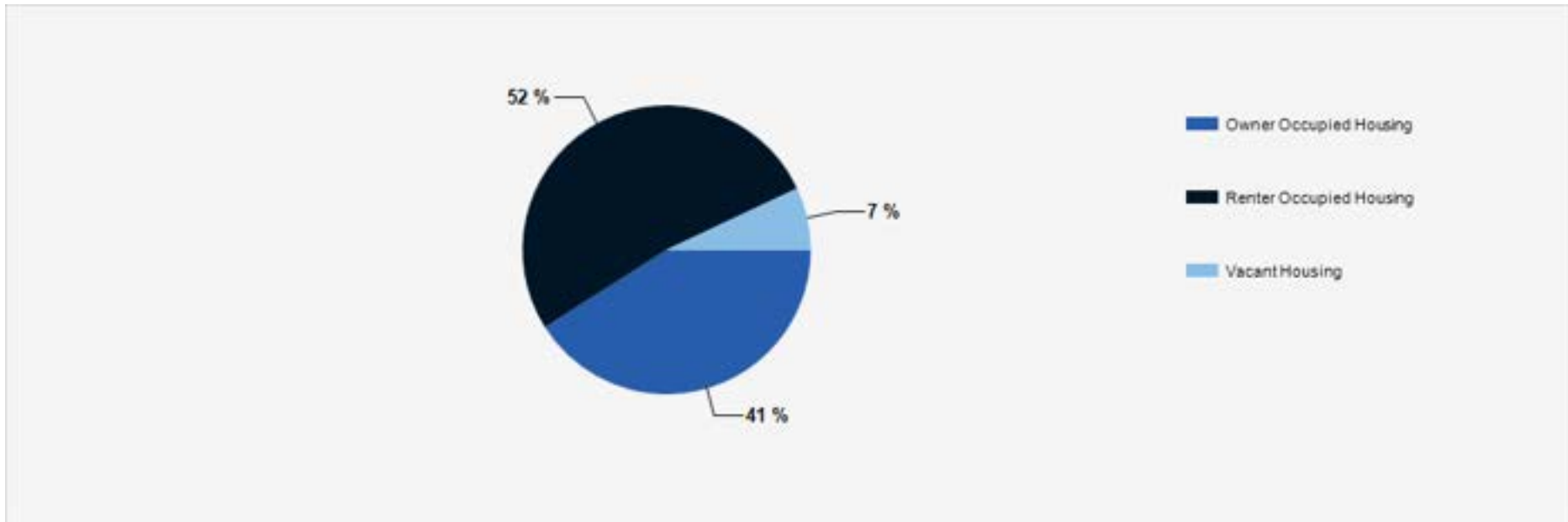


2023 Population by Race

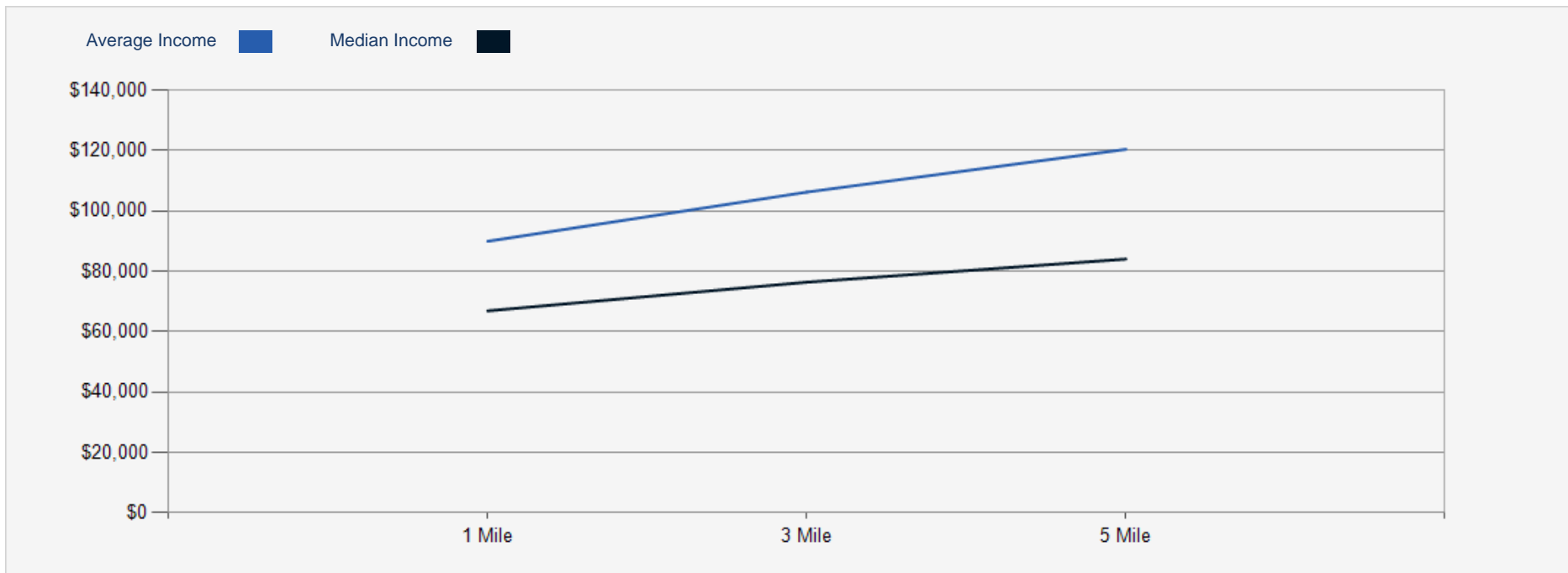


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2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



04

Additional Information

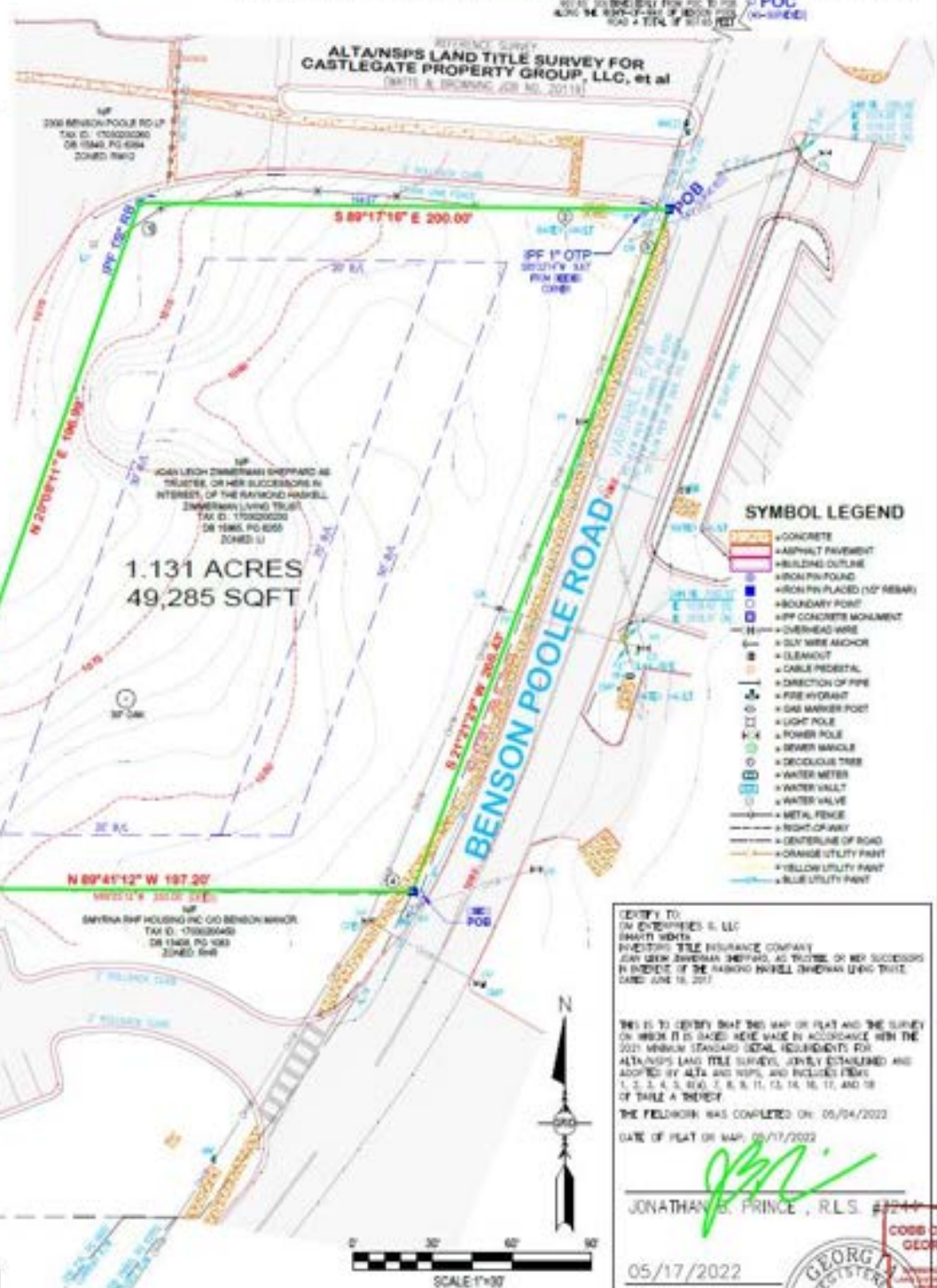
Survey

Site Plan



LEGEND

- A = ARC LENGTH
- BL = BUILDING SETBACK LINE
- CL = CENTERLINE
- CALC = CALCULATED POINT
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CO = CLEANOUT
- CPED = COMMUNICATIONS PEDESTAL
- D = DELTA ANGLE
- DR = DEED BOOK
- FM = FIRE HYDRANT
- GMP = GAS METER POST
- GM = GAS VALVE
- GW = GUY WIRE
- HH = UTILITY HANDHOLE
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- LLL = APPARENT LAND LOT LINE
- LL = LAND LOT
- LP = LIGHT POLE
- NF = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- OTF = OPEN TOP FENCE
- PL = PROPERTY LINE
- RF = FENCE
- PIV = POST INDICATOR VAULT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- PPV = POWER POLE VAULT
- PVC = POLYVINYL CHLORIDE PIPE
- R = RADIUS
- RW = RIGHT OF WAY
- RE = REBAR
- RE = RIM ELEVATION
- RMH = RIM MAIN MANHOLE
- SQFT = SQUARE FEET
- WM = WATER METER
- WV = WATER VALVE



LEGAL DESCRIPTION (AS PER TITLE COMMITMENT DEED)

ALL THAT TRACT OR PARCELS OF LAND LING AND BEING IN LAND LOT 302 OF THE DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING THE ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY PREPARED BY RAY M. ZIMMERMAN AND JAMES M. LITTLE, JR., BY SAID AND ASSOCIATES (JAMES M. ZIMMERMAN, JR. & JAMES M. LITTLE, JR.) DATED SEPTEMBER 14, 1994, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD SHOWN ON SAID SURVEY AS 46 FEET IN WIDTH 564 FEET NORTHWESTERLY, AS MEASURED ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID BENSON POOLE ROAD, FROM ITS INTERSECTION WITH THE ORIGINAL SOUTH LINE OF LAND LOT 302, THENCE NORTH IN DEGREES 26 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 200 FEET TO AN IRON PIN AND CORNER, THENCE NORTHWESTERLY ON AN ARC SUBTENDED ON A CHORD BEARING IN DISTANCE OF NORTH 34 DEGREES 36 MINUTES 46 SECONDS EAST IN 20 FEET FOR A DISTANCE OF 60.38 FEET TO A POINT AND CORNER, THENCE NORTH IN DEGREES 34 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 107.02 FEET TO AN IRON PIN AND CORNER, THENCE SOUTH IN DEGREES 32 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 200 FEET TO A MAIL AND CORNER LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD, THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 266.31 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY ADDRESS: 2338 BENSON POOLE ROAD, GA

PARCEL ID: 170000000

THE ABOVE DESCRIBED PROPERTY BEING THE SAID PROPERTY AS DESCRIBED IN THOSE CERTAIN INSTRUMENTS RECORDED IN DEED BOOK 674, PAGE 401; DEED BOOK 267, PAGE 101; AND DEED BOOK 1586, PAGE 646.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCELS OF LAND LING AND BEING IN LAND LOT 302 OF THE DISTRICT 2ND SECTION, OF COBB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH COBB DRIVE (2ND RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD (UNDESIRABLE RIGHT-OF-WAY), THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD A TOTAL OF 267.64 FEET THE FOLLOWING COURSE:

THENCE SOUTHWESTERLY ALONG SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 200 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 200.00', WITH A RADIUS OF 1,200.00', BEING SUBTENDED BY A CHORD BEARING OF S 71° 04' 00" W WITH A CHORD LENGTH OF 294.84 TO A POINT;

THENCE SOUTHWESTERLY A DISTANCE OF 110.00 FEET TO A POINT;

THENCE SOUTHWESTERLY A DISTANCE OF 80.00 FEET TO A POINT AND THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD (UNDESIRABLE RIGHT-OF-WAY) A DISTANCE OF 266.31 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD (UNDESIRABLE RIGHT-OF-WAY) A DISTANCE OF 167.38 FEET TO A POINT OF BEGINNING;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.38', WITH A RADIUS OF 360.38', BEING SUBTENDED BY A CHORD BEARING OF N 00° 00' 00" W WITH A CHORD LENGTH OF 60.38 TO A POINT OF BEGINNING.

THENCE NORTHWESTERLY A DISTANCE OF 200 FEET TO A POINT OF BEGINNING.

THENCE SOUTHWESTERLY A DISTANCE OF 200 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF BENSON POOLE ROAD WHICH IS THE POINT OF BEGINNING.

SAY LAND HAVING AN AREA OF 49,285 SQUARE FEET, 1.131 ACRES, MORE OR LESS.

NOTES:

- BEARING/LENGTH ARE BASED ON NAD83/GEORGIA MEAN STATE PLANE COORDINATES.
- BLACK DOTTED LINES SHOW THE BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN ON THE TITLE COMMITMENT NO. 73204-2628 WITH AN EFFECTIVE DATE OF 05/17/2022. NO CLAIM AS TO OWNERSHIP ARE MADE OR IMPLIED.
- ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- ALL SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE WITHIN THE PERMITTED TOLERANCES.
- THE TITLE IS SUBJECT TO THE PROPERTY OF THE COBB COUNTY PLANNING DEPARTMENT, PARCEL # 0000000000.
- THE TITLE IS SUBJECT TO THE PROPERTY OF THE COBB COUNTY PLANNING DEPARTMENT, PARCEL # 0000000000.
- NO CORNER BEING PROVIDED BY THE CLIENT AND FROM RECORDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING MAP FROM THE CITY, COUNTY OR AGENT RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- ALL SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE WITHIN THE PERMITTED TOLERANCES.
- THE LOCATION OF UTILITIES EXISTING ON OR ADJACENT TO THE SURVEYED PROPERTY AS DETERMINED BY OVERHEAD EVIDENCE COLLECTED PURSUANT TO SECTION 16-2-101, ARE AS SHOWN.
- ALL EXISTING ZONING REGULATIONS ARE TAKEN FROM THE COBB COUNTY TAX ASSESSORS' MAPS.
- THE SETBACKS OF THE BUILDING THEREON ARE NOT PROPOSED CHANGES IN STREET FRONT-OF-YARD LINES AND THERE IS NO VISIBLE EVIDENCE OF SUCH CHANGES.
- THE PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS INTENDED TO NO OTHER PARTY.
- ANY INSTRUMENT OFFICE EQUIPMENT OR APPARENT EXISTING FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- ALL OR A PORTION OF THIS SURVEY WAS FURNISHED BY GPS. NONE OF THE SURVEY WAS FURNISHED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO FURNISH THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS ONLY OR REAL TIME AND REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO FURNISH THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS ONLY OR REAL TIME AND REAL TIME KINEMATIC (RTK).
- THE WAY OF PLAT HAS BEEN CALCULATED FOR ELEVATION AND IS FOUND TO BE ACCURATE WITHIN THE PERMITTED TOLERANCES.
- THE CURRENT PROPERTY OWNER IS JUAN LEON ZIMMERMAN SHEPPARD AS TRUSTEE, OR HER SUCCESSORS IN INTEREST OF THE RAYMOND HANSELL ZIMMERMAN TRUST, TAX ID: 1700000000 OR 1986, PG 6556 ZONED U1.
- THE PROPERTY HAS LIMITED ACCESS TO BENSON POOLE ROAD, A PUBLICLY SEPARATED RIGHT-OF-WAY.
- NO BUILDING ON SITE AT TIME OF SURVEY.

- APPARENT ENCROACHMENTS: ① DRIVE WAY DRIVE ② WATER VAULT ③ POWER LINES ALONG BENSON POOLE ROAD
- ④ APPARENT ENCLAVE BETWEEN SUBJECT PARCEL AND PROPERTY TO THE SOUTH ACCORDING TO MONUMENTATION FOUND IN THE FIELD.

LIT USE AND SETBACK REQUIREMENTS: LIT USE AND SETBACK REQUIREMENTS ARE AS FOLLOWS:

- MINIMUM LIT WITH 4'0"0" SQUARE FEET
- MINIMUM LIT WITH 4'0"0" SQUARE FEET, 100 FEET
- MINIMUM LIT WITH 4'0"0" SQUARE FEET, 100 FEET
- MINIMUM LIT WITH 4'0"0" SQUARE FEET, 100 FEET

MINIMUM SETBACK REQUIREMENTS FOR DISTRICT:

REFERENCE MATERIALS INCLUDE:

- DEED BOOK 1586, PAGE 646
- DEED BOOK 267, PAGE 101
- DEED BOOK 674, PAGE 401

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UPDATES ON 05/17/2022

GEORGIA811

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SCHEDULE B-II EXCEPTIONS

NO FURTHER EXCEPTIONS BEYOND THE STATED EXCEPTIONS.

NO INSTRUMENTS TO RECORD WITH THIS SURVEY.

ALL INSTRUMENTS TO RECORD WITH THIS SURVEY MUST BE FILED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF COBB COUNTY, GEORGIA.

CERTIFY TO:
OM ENTERPRISES 9, LLC
SMYRNA, GEORGIA

INSURANCE TITLE INSURANCE COMPANY
JAN LEON ZIMMERMAN SHEPPARD AS TRUSTEE, OR HER SUCCESSORS
IN INTEREST OF THE RAYMOND HANSELL ZIMMERMAN TRUST
DATED: JUNE 18, 2017

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD SETBACK REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 16, 17, AND 18 OF TABLE A THREE.

THE FIELDWORK WAS COMPLETED ON: 05/04/2022

DATE OF PLAT OR MAP: 05/17/2022

DATE: 05/17/2022

JONATHAN B. PRINCE, R.L.S. #2244

COBB COUNTY REGISTERED PROFESSIONAL SURVEYOR

NO. 3244

IronStone SURVEYING

9060 Ironstone Lane, Smyrna, Georgia 30083

Phone: (770) 967-4814 | Email: info@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY FOR OM ENTERPRISES 9, LLC

IN LAND LOT 302, DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA



VICINITY MAP

NO PROPERTY LINES SHOWN HERE AND THE BEST PRACTICE OF WORK ON PLANS SHOWN HEREIN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OR UNRECORDED EASEMENTS OR ENCROACHMENTS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY.

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DEVELOPER
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 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.PETERSHIN.COM

2338 BENSON POOLE RD
 SMYRNA, GA 30082
 PARCEL ID: 17030200450
 LAND LOT 302, 17TH DISTRICT, 2ND SECTION

LEGEND - PROPOSED



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