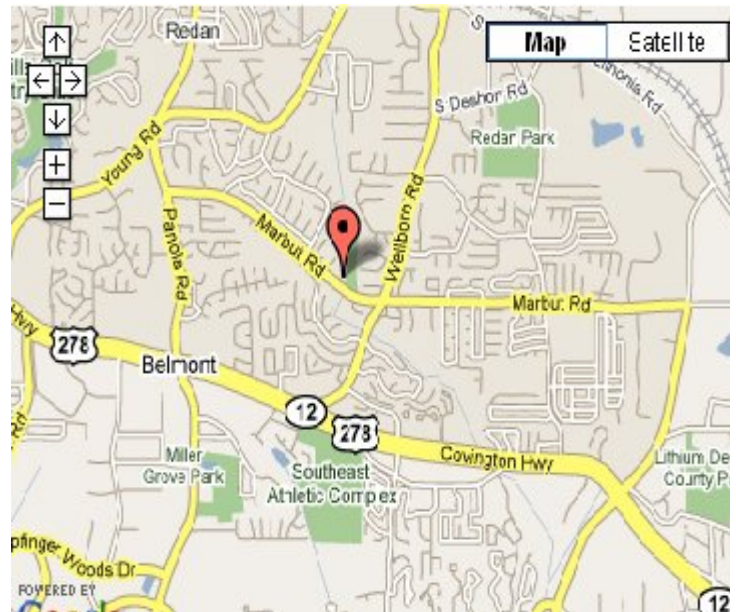


FOR SALE

DAYCARE SITE ADJACENT TO MARBUT ELEMENTARY 1.91+/- ACRES

Download Full Information at: <http://www.fitzgeraldland.com/detail.php?fatherID=46&TypeID=50&ListingID=4>



LOT 96 ON PHOTO*

Very motivated seller – all serious offers considered.
1.91 +/- Acre Level Lot with 337' road Frontage and next to Marbut Elementary School in DeKalb County. Rezoning for Childcare use currently in process. All utilities at property including sewer and water at road Sidewalk and curb cut already installed

LOCATION

5800 Marbut Rd.
Lithonia, GA 30058

From Atlanta, take I-20 East outside the perimeter to Exit 71 Panola Rd. Turn left and go 2.3 miles to right on Marbut Rd. Go 1 mile to property on left just past Marbut Elementary



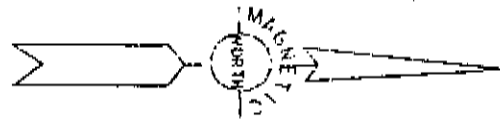
For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 530

Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com



EXHIBIT "A"

BASED ON THE INFORMATION SHOWN ON THIS FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS INSIDE OF A FLOOD HAZARD AREA. PANEL # 1300650157H ZONE X 500 YR FLOOD EFFECTIVE DATE 05-07-2001



COURSE	BEARING	DISTANCE
L-1	S 11°56'07"W	75.36'
L-2	S 12°17'57"W	124.21'
L-3	S 08°43'16"W	75.75'

SURVEY MADE FOR:

WORLD MARKETING GROUP, INC.

PROPERTY LOCATED IN:

LAND LOT 70 * 16TH DISTRICT

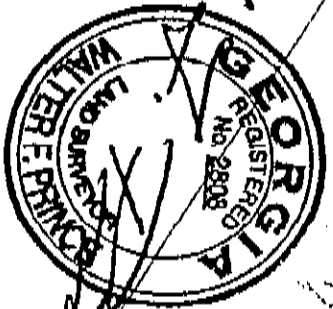
DEKALB COUNTY, GEORGIA

Scale: 1" = 80' * JULY 17, 2006

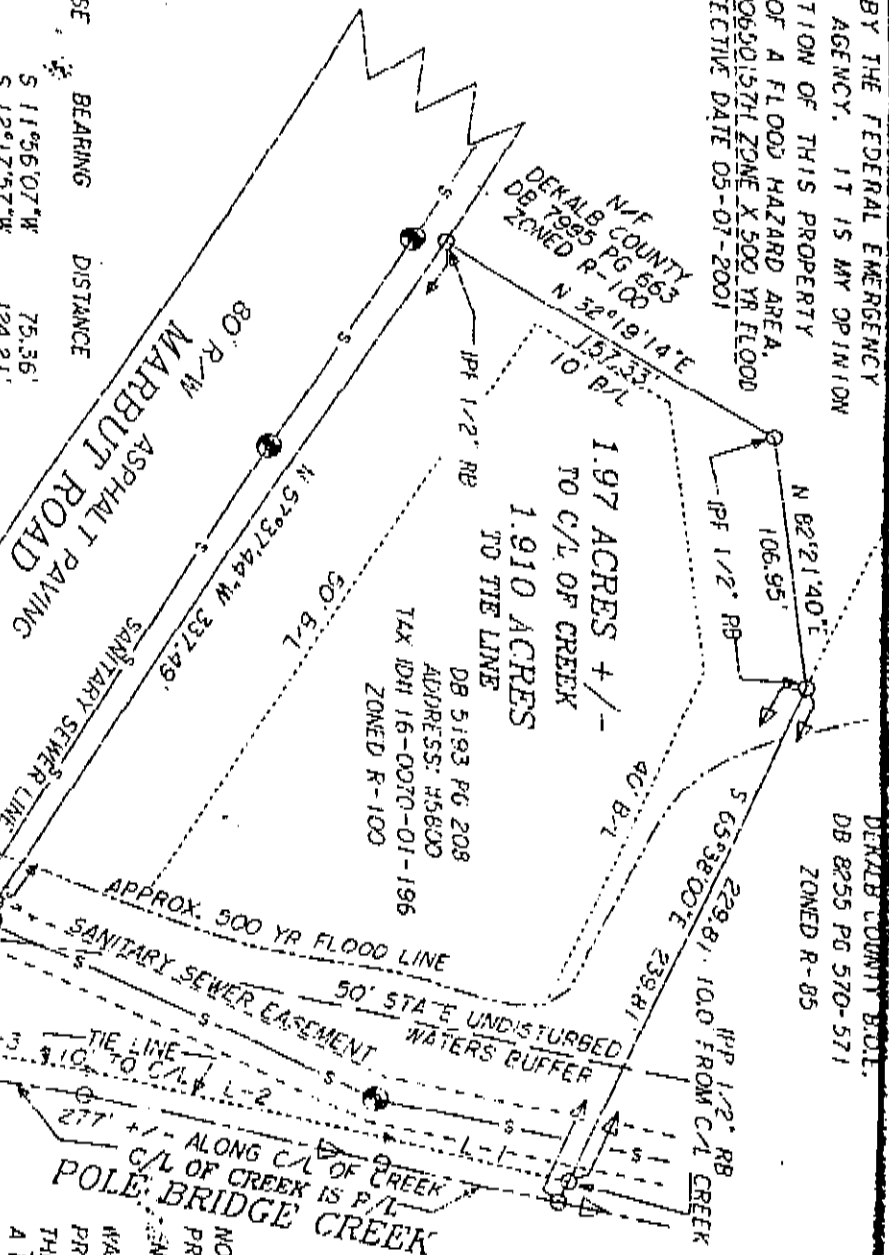


Graphic Scale

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.



JOHN C. WATSON
REGISTERED LAND SURVEYOR
NO. 2808
STATE OF GEORGIA



N/E DEKALB COUNTY B.O.L. DB 8255 PG 570-571 ZONED R-85

DB 5193 PG 208 ADDRESS: 58600 TAX ID# 16-0070-01-196 ZONED R-100

PREPARED BY:
SOUTHERN SURVEYORS
394 ORTIN LN STREET
MCDONOUGH GA., 30251
PHONE # (770-957-4614)

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 936,568 FEET.
SURVEY MADE BY POSITION ONLY NO CLOSURE MADE.

NOTE:
PROPERTY IS LOCATED IN THE
WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION
THIS PROPERTY IS LOCATED IN
A WATERSHED AREA

P.O.B. PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY.
PROPERTY OWNER: JOHN C. WATSON
ADDRESS: 5800 MARBUT RD LITHONIA, GA, 30058

REFERENCE INFO:
TAKEN FROM DEED BOOK 5193
PAGE 208 & DEED BOOK 8255
PAGES 570 & 571 DEKALB COUNTY RECORDS.

JOHN C. WATSON CHECKED BY MFR