

**THE CITY OF STONECREST  
REVISED CITY HALL URBAN REDEVELOPMENT PLAN**

I. Existence of Urban Redevelopment Plan

This City of Stonecrest Revised City Hall Urban Redevelopment Plan (the “Urban Redevelopment Plan”) shall constitute an urban redevelopment plan of the City of Stonecrest (the “City”), within the meaning of Section 36-61-2(24) of the Official Code of Georgia Annotated.

II. Designation of Urban Redevelopment Area

The City Council of the City of Stonecrest did, by resolution adopted on August 22, 2022, determine that certain property located in the City, which is described in Exhibit A attached hereto, was a “pocket of blight,” within the meaning of Section 36-61-2(15) of the Official Code of Georgia Annotated, and did designate such area as appropriate for an urban redevelopment project. The property described in Exhibit A attached hereto is the “Urban Redevelopment Area” for purposes of this Urban Redevelopment Plan.

III. The Urban Redevelopment Project

The Urban Redevelopment Area shall be conserved and rehabilitated through the acquisition in the Urban Redevelopment Area of approximately 6.7231 acres of real property located in the City at 3120 Stonecrest Boulevard, which is improved by an existing building containing approximately 56,076 square feet, and the renovation of such building for use in part by the City as its City Hall (the “Urban Redevelopment Project”).

IV. Relationship to Local Objective

The Urban Redevelopment Project will not require any zoning or planning change and shall be accomplished in accordance with the City’s zoning ordinances, as applicable, unless exceptions are made in accordance with applicable law. The Urban Redevelopment Plan conforms to the general plan for the physical development of the City as a whole (giving due regard to the environs and metropolitan surroundings). The Urban Redevelopment Project will constitute appropriate land uses and will achieve definite local objectives respecting public improvements, namely a city hall.

V. Ownership of Urban Redevelopment Project

The Urban Redevelopment Area has been designated as such by the City. The Urban Redevelopment Agency of the City of Stonecrest will be the initial owner of the Urban Redevelopment Project and will convey the Urban Redevelopment Project to the City after the completion of the acquisition, renovation, and installation of the Urban Redevelopment Project. The owner of the Urban Redevelopment Project shall retain the right to sell and dispose of such property.

**EXHIBIT A**

**DESCRIPTION OF URBAN REDEVELOPMENT AREA**

[Attached]

## EXHIBIT A

### Legal Description

All that tract or parcel of land lying and being in Land Lot 182 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at an iron pin set at the mitered intersection of the southerly right-of-way of Mall Parkway (100 foot right-of-way) and the easterly right-of-way of Stonecrest Boulevard (variable right-of-way) and proceeding along said easterly right-of-way of Stonecrest Boulevard South 06 degrees 46 minutes 15 seconds east a distance of 214.02 feet to a point; THENCE along a curve to the left having a radius of 375.00 feet and a length of 33.54 feet, said curve having a chord bearing of South 09 degrees 20 minutes 00 seconds East and a chord distance of 33.53 feet to a nail set; THENCE North 78 degrees 06 minutes 16 seconds East a distance of 12.00 feet to a nail set; THENCE along a curve to the left having a radius of 363.00 feet and a length of 239.78 feet, said curve having a chord bearing of South 30 degrees 49 minutes 08 seconds East and a chord distance of 235.44 feet to an iron pin set; THENCE South 49 degrees 44 minutes 32 seconds East a distance of 49.29 feet to an iron pin set and the POINT OF BEGINNING;

THENCE departing said right-of-way North 39 degrees 38 minutes 26 seconds East a distance of 81.51 feet to a point; THENCE along a curve to the right having a radius of 235.62 feet and a length of 127.91 feet, said curve having a chord bearing of North 55 degrees 11 minutes 35 seconds East and a chord distance of 126.35 feet to a point; THENCE North 70 degrees 44 minutes 43 seconds East a distance of 63.27 feet to a point; THENCE along a curve to the left having a radius of 190.85 feet and a length of 117.46 feet, said curve having a chord bearing of North 53 degrees 06 minutes 48 seconds East and a chord distance of 115.62 feet to a point; THENCE along a curve to the right having a radius of 250.00 feet and a length of 43.44 feet, said curve having a chord bearing of North 40 degrees 27 minutes 35 seconds East and a chord distance of 43.39 feet to a point; THENCE North 45 degrees 26 minutes 17 seconds East a distance of 211.16 feet to a point on the Southwestern boundary line of an area identified as Wetland Mitigation Area #3 in that certain Declaration of Covenants and Restrictions recorded in Deed Book 18364, Page 53, DeKalb County, Georgia Records; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 52 degrees 16 minutes 14 seconds East a distance of 91.76 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 53 seconds East a distance of 462.98 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 42 seconds East a distance of 113.78 feet to a half inch rebar found; THENCE leaving said southwestern boundary line of Wetland Mitigation Area #3 North 88 degrees 55 minutes 06 seconds West a distance of 340.00 feet to an iron pin set; THENCE South 61 degrees 04 minutes 54 seconds West a distance of 546.30 feet to an iron pin set on the easterly right-of-way of Stonecrest Boulevard (variable right-of-way); THENCE along said right-of-way North 19 degrees 55 minutes 29 seconds West a distance of 11.05 feet to an iron pin set; THENCE along a curve to the left having a radius of 623.00 feet and a length of 86.92 feet, said curve having a chord bearing of North 23 degrees 55 minutes 19 seconds West and a chord distance of 86.85 feet to an iron pin set; THENCE North 17 degrees 05 minutes 25 seconds West a distance of 52.65 feet to an iron pin set; THENCE along a curve to the left having a radius of 635.00 feet and a length of 190.10 feet, said curve having a chord bearing of North 41 degrees 09 minutes 58 seconds West and a chord distance of 189.39 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH THE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED TRACT OF LAND CREATED BY THE FOLLOWING:

- a. Declaration Regarding Entranceway by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 366, Records of DeKalb County, Georgia.
- b. Declaration Regarding Development Easements by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 343, Records of DeKalb County, Georgia.
- c. Declaration Regarding Sewer Easement by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 303, Records of DeKalb County, Georgia.