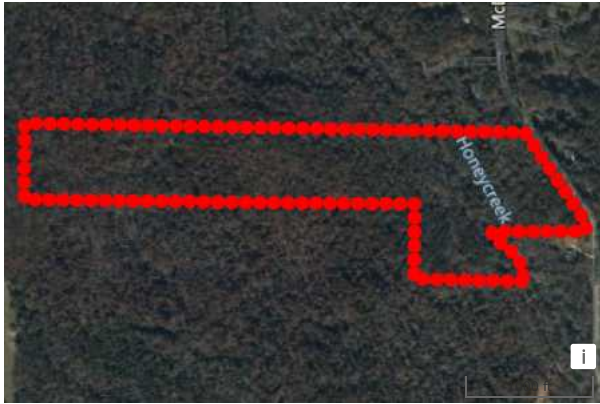


**NATIONAL
LAND
REALTY**

**PARCEL: 1487607454
ROCKDALE COUNTY, GEORGIA**



 **LANDGATE**
**PROPERTY
REPORT**

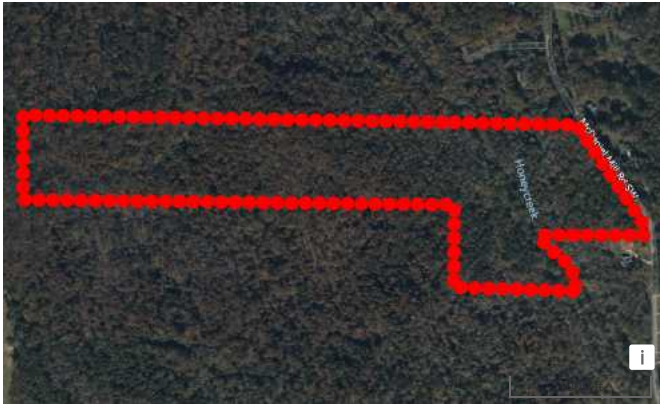
Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

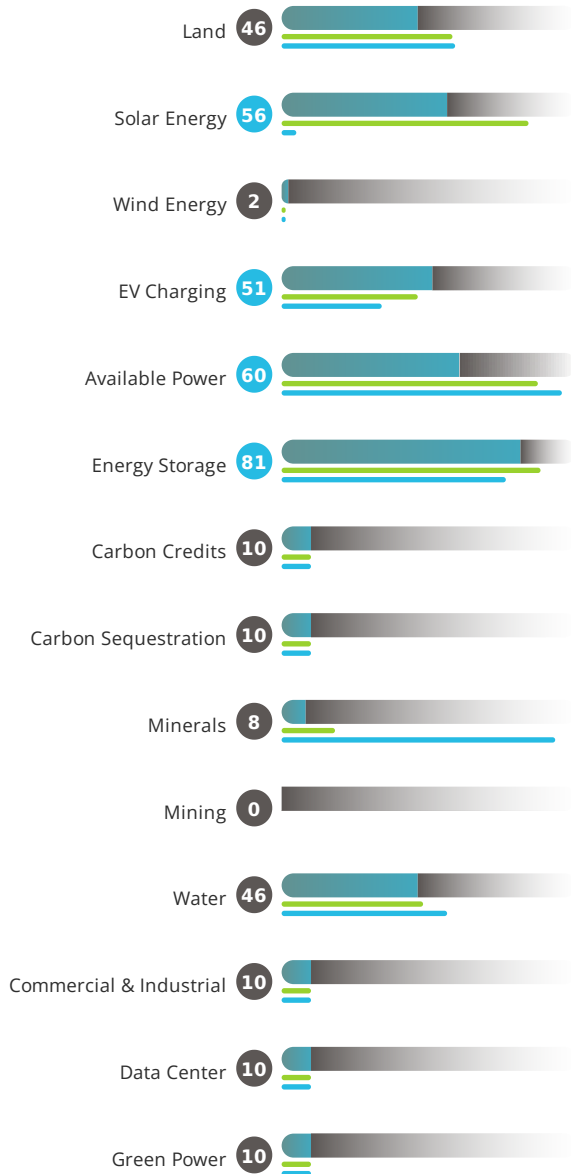
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

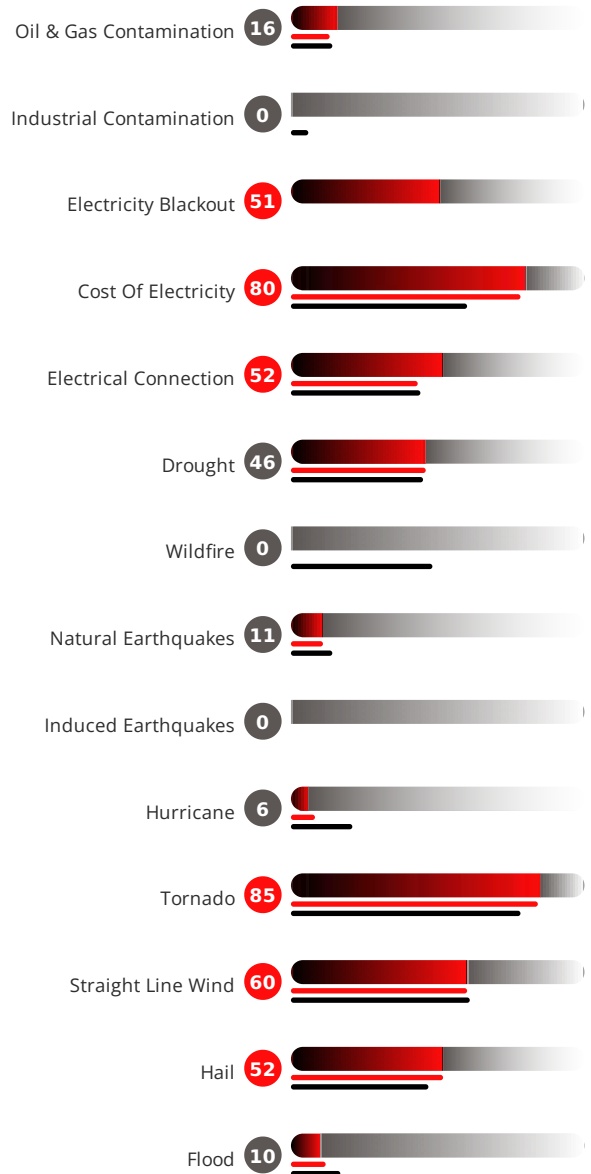
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$420/ac/yr
Wind Farm Lease:	\$6/ac/yr
Carbon (Carbon Credits):	\$10/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel/APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
0130010025	2229 SW MCDANIEL MILL RD	66.758	\$7,476	\$420/ac/yr	\$6/ac/yr	81*	51*	\$8	\$8	\$20/ac	-	-

LandGate Indexes By Parcel


Parcel APN	Parcel Address	Parcel Acreage	Indexes										Risk Factors									
			Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural
0130010025	2229 SW MCDANIEL MILL RD	66.8	46	56	2	51	60	81			8	46	0	16	0	51	80	52	46	0	11	

Land

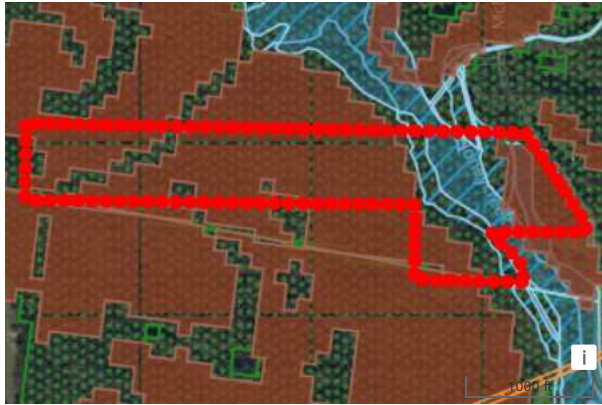


Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	46 %
Annual Precipitation:	49.3 "
Average Annual Wind Speed:	13.5 mph
Average 3D Solar Irradiance:	208 W/m ²
Average High Temp:	73.1 °F
Average Low Temp:	50.8 °F
Average Slope:	6.1 °
Maximum Slope:	13.3 °

Total Land Value: \$499,068 (\$7,505/ac)

	Woodland \$386,268 (66.1 acres)
	Deciduous Forest \$292,627 (50 acres)
	Evergreen Forest \$57,225 (9.8 acres)
	Mixed Forest \$24,711 (4.2 acres)
	Woody Wetlands \$11,705 (2 acres)
	Developed \$112,800 (0.4 acres)
	Developed/Open Space \$112,800 (0.4 acres)

Property Features



Acreage Details:

	100-year Flood Zone:	12 ac
	Federal Wetland:	8 ac
	Topography 5%:	50 ac
	Topography 8%:	45 ac
	Topography 12%:	29 ac
	Topography 15%:	20 ac
	Tree Canopy:	66 ac

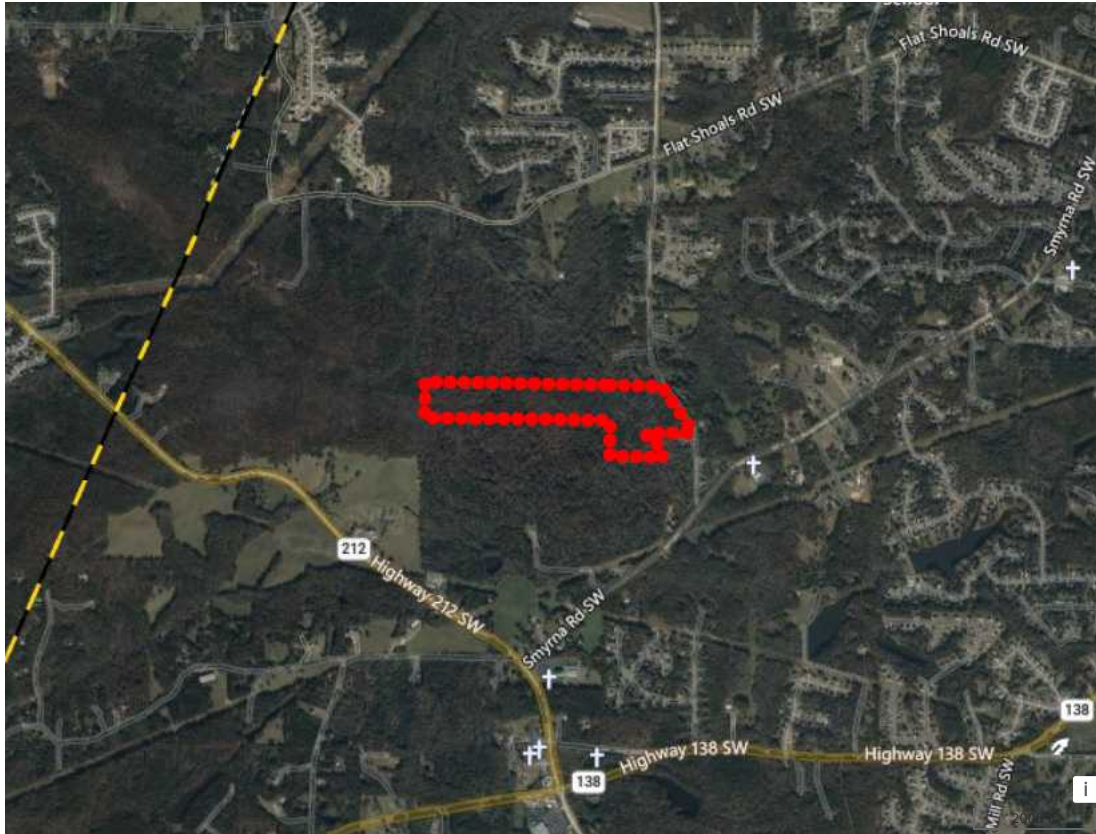
Elevation

Average Elevation:	790 feet
Minimum Elevation:	720 feet
Maximum Elevation:	860 feet

Slope

Average Slope:	6 °
Maximum Slope:	13 ° (Likely will need grading)

Nearest Amenities



- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

- Number of Restaurants within 1.5 mi: 0
- Number of Coffee shops within 1.5 mi: 0
- Number of Shopping amenities within 1.5 mi: 0
- Number of Hotels within 1.5 mi: 0
- Number of Schools within 1.5 mi: 0
- Number of Gas Stations within 1.5 mi: 0
- Number of Churches within 1.5 mi: 7
- Number of Entertainment options within 1.5 mi: 0

- Distance to nearest Hospital: No hospital within 1.5 miles
- Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
- Distance to nearest EV Charger: 3.07 mi

Topo



Elevation

Average Elevation: 790 feet
Minimum Elevation: 720 feet
Maximum Elevation: 860 feet

Slope

Average Slope: 6 °
Maximum Slope: 13 ° (Likely will need grading)

Trees



Current Trees

Tree Acres (ac):	66.24
Tree Canopy Avg. Height (ft):	24.45
Tree Canopy Density (%):	88
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	49

Reforestation Potential

From Non-Tree Cover Acres (ac):	0.52
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	66.24
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	49.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	77.55

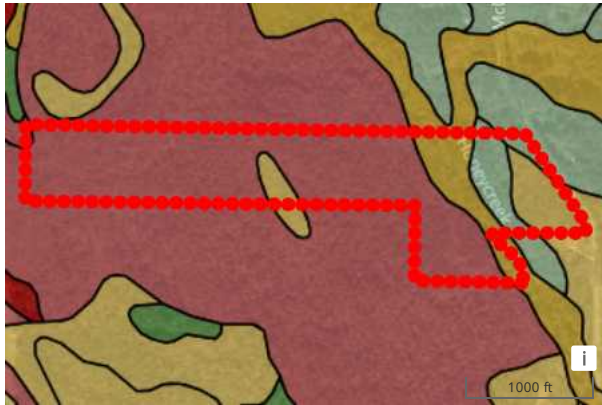
Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/ac/yr)
Oak spp	70.30	9.634	8	0.020	1.412	0.059	2.914
White Oak spp	55.25	10.589	11	0.024	1.331	0.070	3.127
Red Oak spp	45.68	5.581	6	0.009	0.408	0.058	1.844
Loblolly Pine	43.70	9.692	10	0.036	1.554	0.084	3.052
Southern Pines All spp	43.70	10.062	18	0.032	1.391	0.049	1.668
Red Maple	25.80	4.337	6	0.006	0.154	0.066	1.712
American Beech	17.53	7.600	9	0.021	0.367	0.074	1.294

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	6.616	441.692	\$9.93	\$662.54	15.609	1,042.056	\$54.74
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
AwE	6	B	47.4	Ashlar-Pacolet-Wedowee complex, 15 to 25 percent slopes	Not Prime Farmland
CCA	5	A/D	6.7	Cartecay and Chewacla soils, frequently flooded	Farmland of Statewide Importance
GwC2	4	B	5.3	Gwinnett sandy clay loam, 6 to 10 percent slopes, eroded	Not Prime Farmland
TCA	3	A	4.5	Toccoa and Congaree soils, frequently flooded	Farmland of Statewide Importance
AwC	4	B	1.7	Ashlar-Pacolet-Wedowee complex, 4 to 15 percent slopes	Not Prime Farmland
PaC	3	B	1.1	Pacolet sandy loam, 6 to 10 percent slopes	Farmland of Statewide Importance
PfD2	6	B	0.2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	Not Prime Farmland

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	100-year Flood Zone:	12 ac
	Federal Wetland:	8 ac
	Topography 5%:	50 ac
	Topography 8%:	45 ac
	Topography 12%:	29 ac
	Topography 15%:	20 ac
	Tree Canopy:	66 ac

Est. Solar Rent: \$420 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	67 ac
Total Buildable Acreage:	10 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	191 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	208 W/m ²
Possible Number of Solar Panels:	6,600
Parcel Max Capacity:	3 MW
Max Annual Output:	3,702 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	MARTA
Distance	14.449 miles
Operating Capacity	1

Wind



Est. Wind Rent: \$6/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.13
 Parcel Max. Capacity: 0.415 MW
 Parcel Max. Annual Output: 871.521 MWh

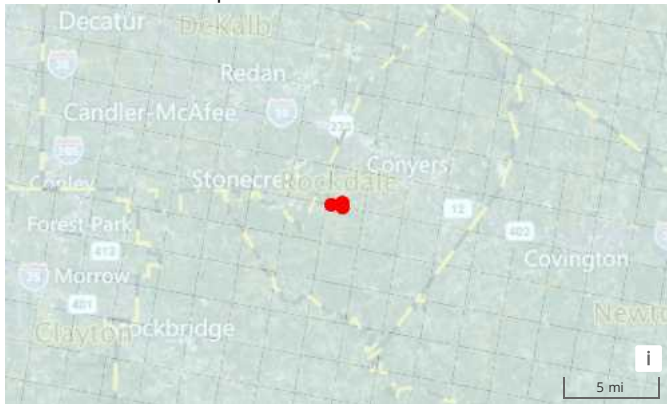
Buildable Acreage For Wind

Gross Parcel Acreage: 67 ac
 Total Buildable Acreage: 10 ac

Acreage Details

		100-year Flood Zone	12 ac
		Federal Wetland	8 ac
		Topography 5%	50 ac
		Topography 8%	45 ac
		Topography 12%	29 ac
		Topography 15%	20 ac
		Tree Canopy	66 ac

Wind Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

	< \$100
	\$100 < x < \$150
	\$150 < x < \$225
	\$225 < x < \$300
	\$300 < x < \$375
	\$375 < x < \$450
	\$450 < x < \$550
	\$550 < x < \$650
	\$650 < x < \$700
	> \$700

Electrical Infrastructure



Nearest Substation

Substation Name: Smyrna
 Distance: 0.495 miles
 Substation Hosting: -
 Capacity: -

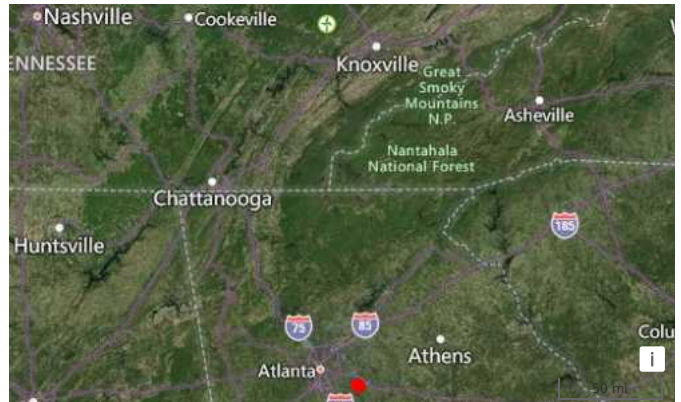
Nearest Transmission Line

Owner: GEORGIA POWER CO
 Distance: 0.467 miles
 Max Capacity: 500 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: MARTA
 Distance: 14.449 miles
 Operating Capacity: 1

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36 \$/MWh
 Total Value of Solar Energy: -

Nearest Wind Farm

Name: Buffalo Mountain
 Distance: 173.215 miles
 Operating Capacity: 1.8 MW

Commodity Pricing

Wholesale Market: SE-index
 Avg. Energy Price: -
 State/Local Incentives: 36 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance: 191 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 208 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

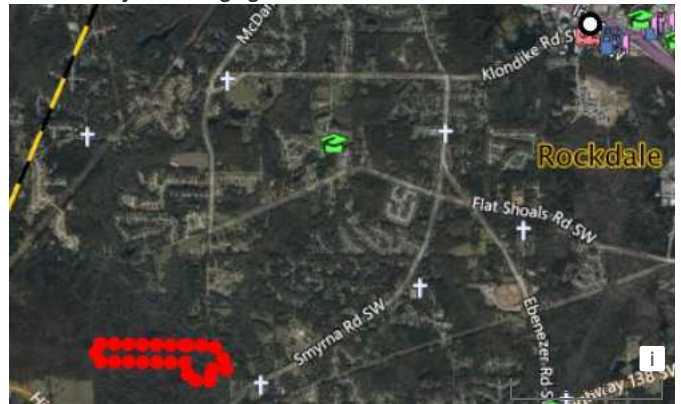
Name	S138
Distance	0.9 miles

EV Site Score:	51
EV Corridor Site Score:	0
EV Exit Ramp Score:	20
Substation Index Score:	97.5
Transmission Line Index Score:	95
EV Charging Station Score:	50
Tribal and DAC Index Score:	50

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	GEORGIA POWER CO
Distance:	0.5 miles
Max Capacity:	500 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	Haven Fellowship Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	0.2 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	10.071962 sq ft
Average Annual Energy Price:	99.75 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

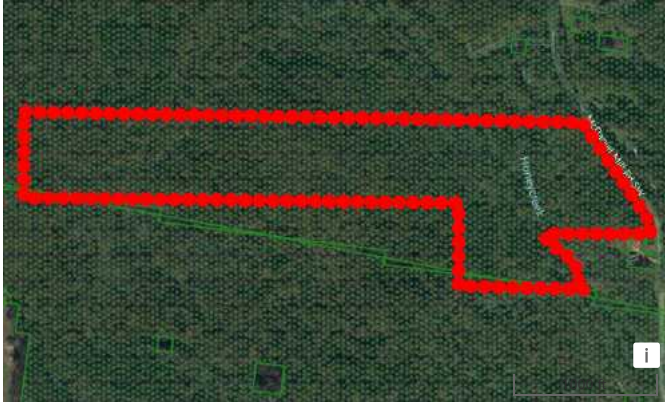
Nearest Substation

Substation Name:	Smyrna
Distance:	0.5 miles
Substation Max kV:	230 kV
Substation Min kV:	230 kV

Nearest EV Charging Station

EV Network/Owner:	Non-Networked
Distance:	3.1 mi
EV Level:	Level 2
EV Connectors:	J1772
EV Pricing:	Free

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	66.76
Tree Cover Acres (ac):	66.24
Non-Tree Cover Acres (ac):	0.52
Carbon Credits Offset Est.	6.616
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	441.692
Current Year (ton/yr):	
Carbon Credits Est. Current Year (\$/ac/yr):	\$10
Carbon Credits Est. Current Year (\$/yr):	\$662.54

Tree Carbon Credits

Tree Acres (ac):	66.24
Tree Canopy Avg. Height (ft):	80
Tree Canopy Density (%):	88
Forest Age (yr):	45
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	49.00
Tree Carbon Offset Est.	6.616
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	441.692
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$9.93
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$662.54
Current Year (\$/yr):	

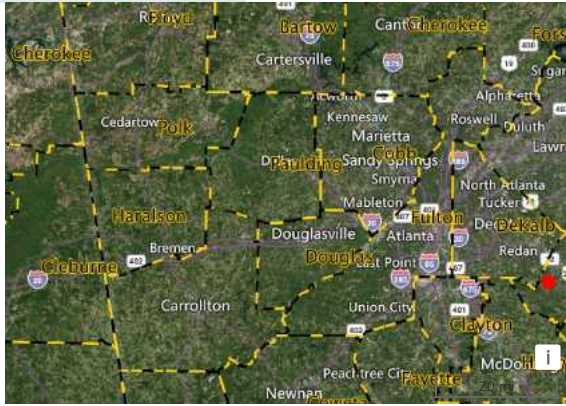
Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	16.997
Organic Carbon Density (kg/m ³):	142
Soil Carbon Offset Est.	0.822
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	54.854
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.23
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$82.28
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	0.52
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	66.24
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	49.00
Maximum Tree Canopy Density (%)	77.55
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole
- / Hydrocarbon Gas Liquid
- / Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- ☛ CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.4/mcf)

NET VALUE

\$1,666

FROM OIL PRODUCTION

\$1,049

FROM GAS PRODUCTION

\$366

FROM NGL PRODUCTION

\$251

Geology (Nearby Wells)

- East Coast External Basin
- Valley And Ridge Basin

Stratigraphic data is not supported for the selected basin

Production (Nearby Wells)

Selected items do not have available production data

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (131.186 mi)	SIDNEY BLEDSOE #1	Williams, R.W.	0108720001	Vertical	Other	1977-03-31	1976-09-30					
● Abandoned	No (88.747 mi)	P.H. MINTON #1	Messrs. Westbrook, Robert & John	0101920000	Vertical	Other	1951-03-31	1954-09-30	1954-10-04				

Mining



Nearest Mining Location

Associated	Crossley Quarry
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	2.936 mi
Location Name	North Georgia Quarry
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Granite
Additional Commodity	
Operation Type	Surface
County	DeKalb
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

Igneous Intrusive Sedimentary Pegmatite Granitic/Granite Diorite Mafic Alkalic Igneous Extrusive Mafic Volcanic Felsic Volcanic Alkalic Andesite Rhyolite Tuff Undifferentiated	Sandstone Shale Banded Iron Carbonate Clastic Chert Conglomerate Undifferentiated	Metamorphic Greenstone Amphibolite Granofels Gneiss Schist Conglomerate Undifferentiated	Evaporite Gypsum Salt Anhydrite Undifferentiated Unconsolidated Alluvium Water/Ice Water Ice	Mines Rare Earth Elements Precious Metals Construction Materials Energy Industrial Critical Minerals Unknown
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Rock Description	Rock Classification	Acres	Percent of Parcels
Quartzite/ Mica Schist/ Amphibolite	Metamorphic Undifferentiated	67	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Westside Lead
Distance: 20.45 miles
Contaminant: LEAD,ARSENIC
Category: Unavailable
Stauts: NPL Site
LG Risk Score: 45.5 / 100
(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)
EPA Region: 4
City: Atlanta
County: Fulton
State: Georgia
Latitude: 33.766472
Longitude: -84.407278
Date Proposed: 2021-09-09
Date Listed: 2022-03-16
Link: [Westside Lead](#)

Near by Contaminant Sites

Distance (miles)	Facility Name	Operating Company	Federal Facility	Industry Sector	Contaminant Name	Chemical Properties	Clean Air Act	Metal Contaminate	Metal Category	Carcinogen	PBT	Forever Chemical	On-site Release Total
3.64	PRIME RESINS INC.	RPM INTERNATIONAL INC	NO	Chemicals	Diisocyanates	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
3.64	PRIME RESINS INC.	RPM INTERNATIONAL INC	NO	Chemicals	Certain glycol ethers	TRI	YES	NO	May contain metal	NO	NO	NO	0 lbs
2.90	BIOLAB INC	KIK INTERNATIONAL LLC	NO	Chemicals	Zinc compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	0 lbs
3.64	PRIME RESINS INC.	RPM INTERNATIONAL INC	NO	Chemicals	Polycyclic aromatic compounds	PBT	YES	NO	Non_Metal	YES	YES	NO	0 lbs
3.20	BOSTIK INC	ARKEMA INC	NO	Chemicals	Diisocyanates	TRI	NO	NO	Non_Metal	NO	NO	NO	0 lbs
3.44	SCOTT G. WILLIAMS LLC	NA	NO	Chemicals	Zinc compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	2 lbs
2.95	DIVERSITECH RECYCLE & EXTRUSION CENTER	NA	NO	Plastics and Rubber	Zinc compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	0 lbs
3.64	PRIME RESINS INC.	RPM INTERNATIONAL INC	NO	Chemicals	Dibutyl phthalate	TRI	YES	NO	Non_Metal	NO	NO	NO	0 lbs
3.68	GREAT SOUTHERN WOOD PRESERVING INC.	GREAT SOUTHERN WOOD PRESERVING INC	NO	Wood Products	Copper And Copper Compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	0 lbs
3.64	PRIME RESINS INC.	RPM INTERNATIONAL INC	NO	Chemicals	Acrylamide	TRI	YES	NO	Non_Metal	YES	NO	NO	0 lbs
3.44	SCOTT G. WILLIAMS LLC	NA	NO	Chemicals	Copper	TRI	NO	YES	Elemental metals	NO	NO	NO	1 lbs
3.44	SCOTT G. WILLIAMS LLC	NA	NO	Chemicals	Manganese	TRI	YES	YES	Elemental metals	NO	NO	NO	4 lbs
2.95	DIVERSITECH RECYCLE & EXTRUSION CENTER	NA	NO	Plastics and Rubber	Barium compounds (except for barium sulfate (CAS No. 7727-43-7))	TRI	NO	NO	Metal compound categories	NO	NO	NO	0 lbs
2.95	DIVERSITECH RECYCLE & EXTRUSION CENTER	NA	NO	Plastics and	Antimony compounds	TRI	YES	YES	Metal compound	NO	NO	NO	0 lbs

				Rubber					categories				
2.90	BIOLAB INC	KIK INTERNATIONAL LLC	NO	Chemicals	Copper compounds	TRI	NO	YES	Metal compound categories	NO	NO	NO	120 lbs