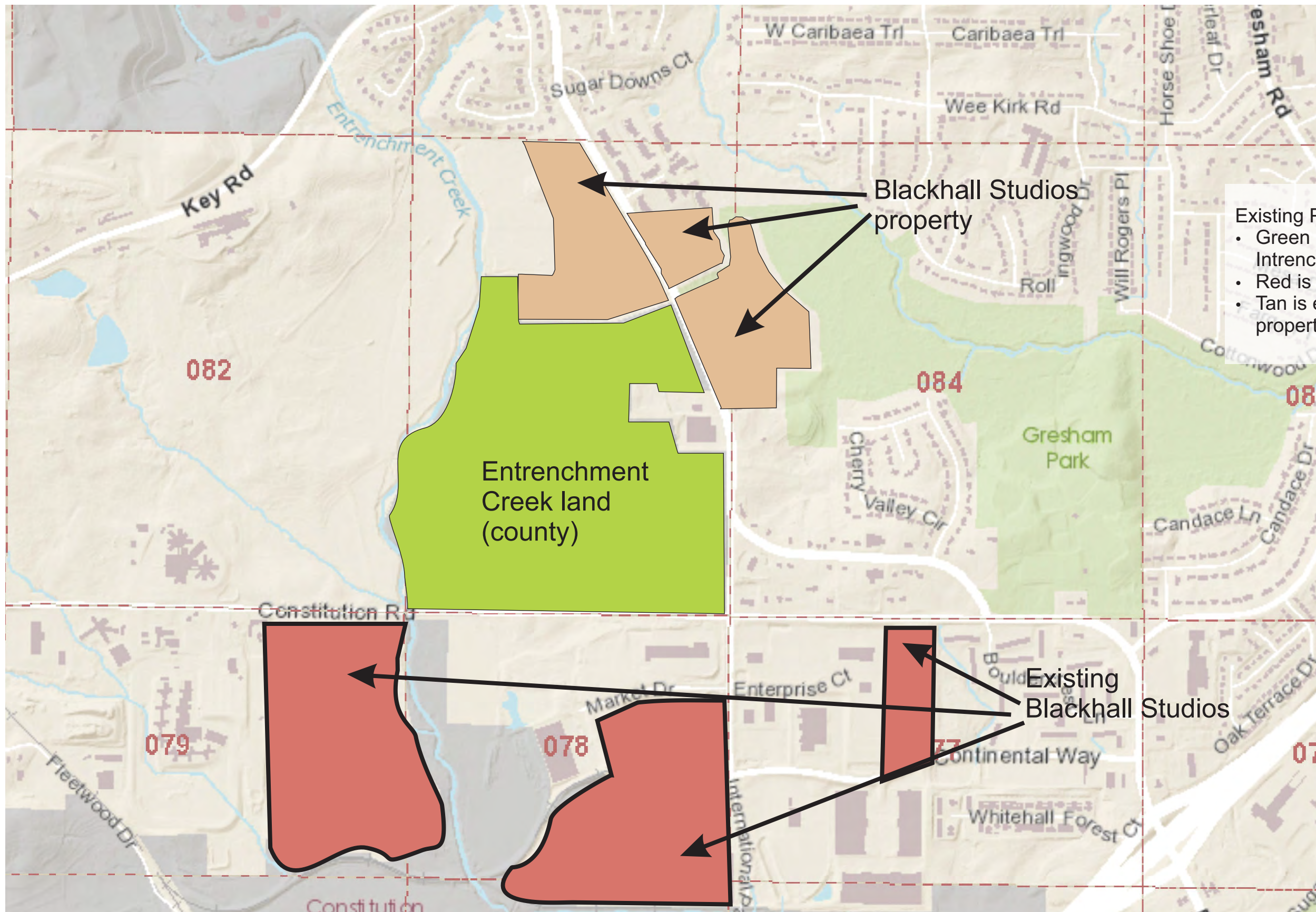


CURRENT ZONING MAP

July 31, 2018

Zoning and Land Use





- Existing Property Configuration:
- Green is DeKalb County Property - Intrenchment Creek
 - Red is existing Blackhall Studios
 - Tan is existing Blackhall Studios property targeted for development

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Existing Properties





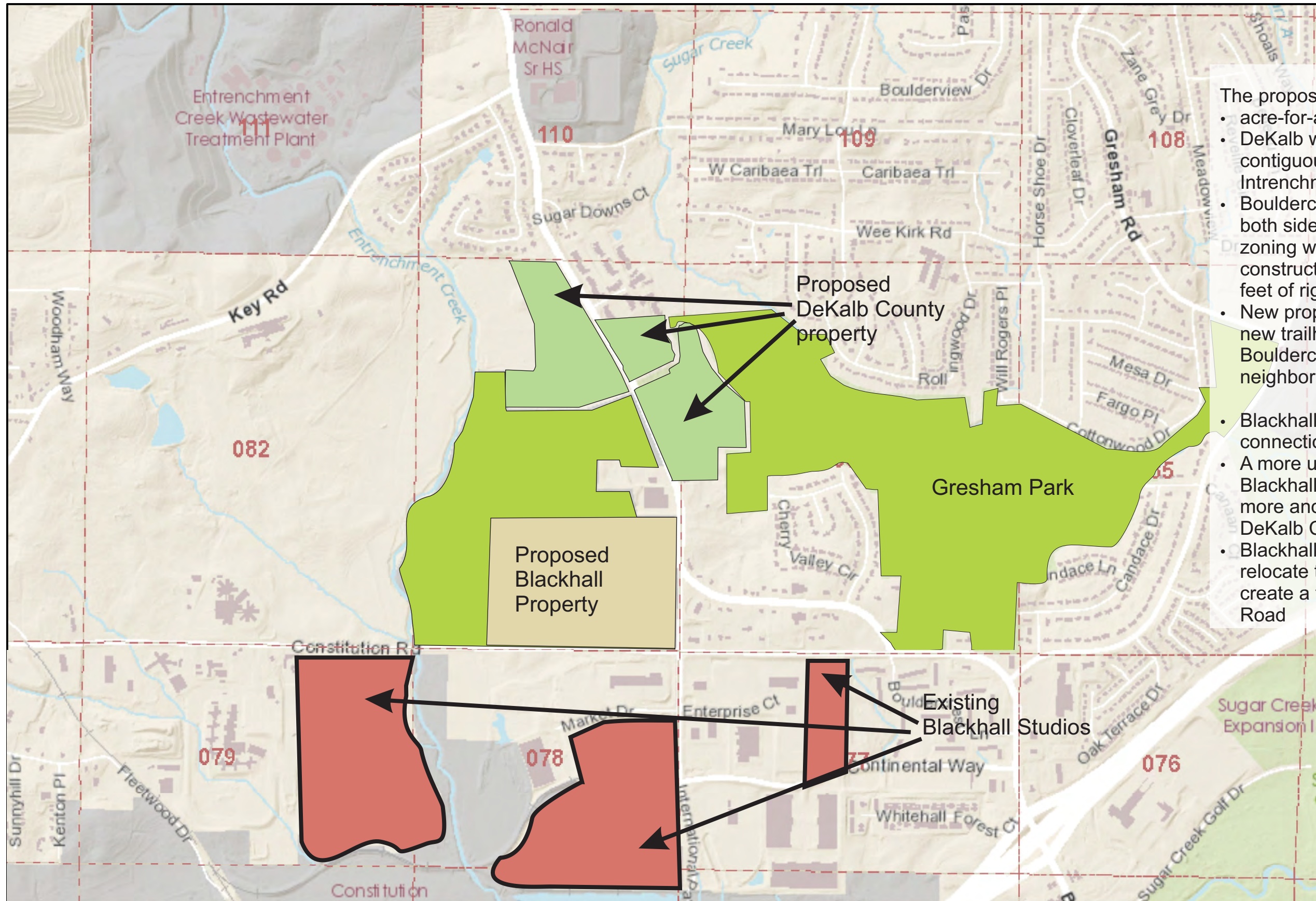
Planned Development

- New studios, offices and parking will to be constructed on both sides of Bouldercrest as shown
- Truck traffic to be as shown by red arrows
- Blue arrows show pedestrian connections between residential community and trail connections.

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Planned Development





- The proposed swap will provide:
- acre-for-acre swap
 - DeKalb will receive property contiguous to Gresham Park and Intrenchment Creek property
 - Bouldercrest Road will be fronted on both sides by park. (Mixed-use zoning would have allowed construction of buildings to within 5 feet of right of way)
 - New property will allow for creation of new trailhead and park facilities along Bouldercrest and closer to residential neighborhoods
 - Blackhall will be able to make better connections between campuses
 - A more unified campus will help Blackhall continue to grow and bring more and larger productions to DeKalb County
 - Blackhall will provide funding to relocate the South River Trail and to create a trailhead at Constitution Road

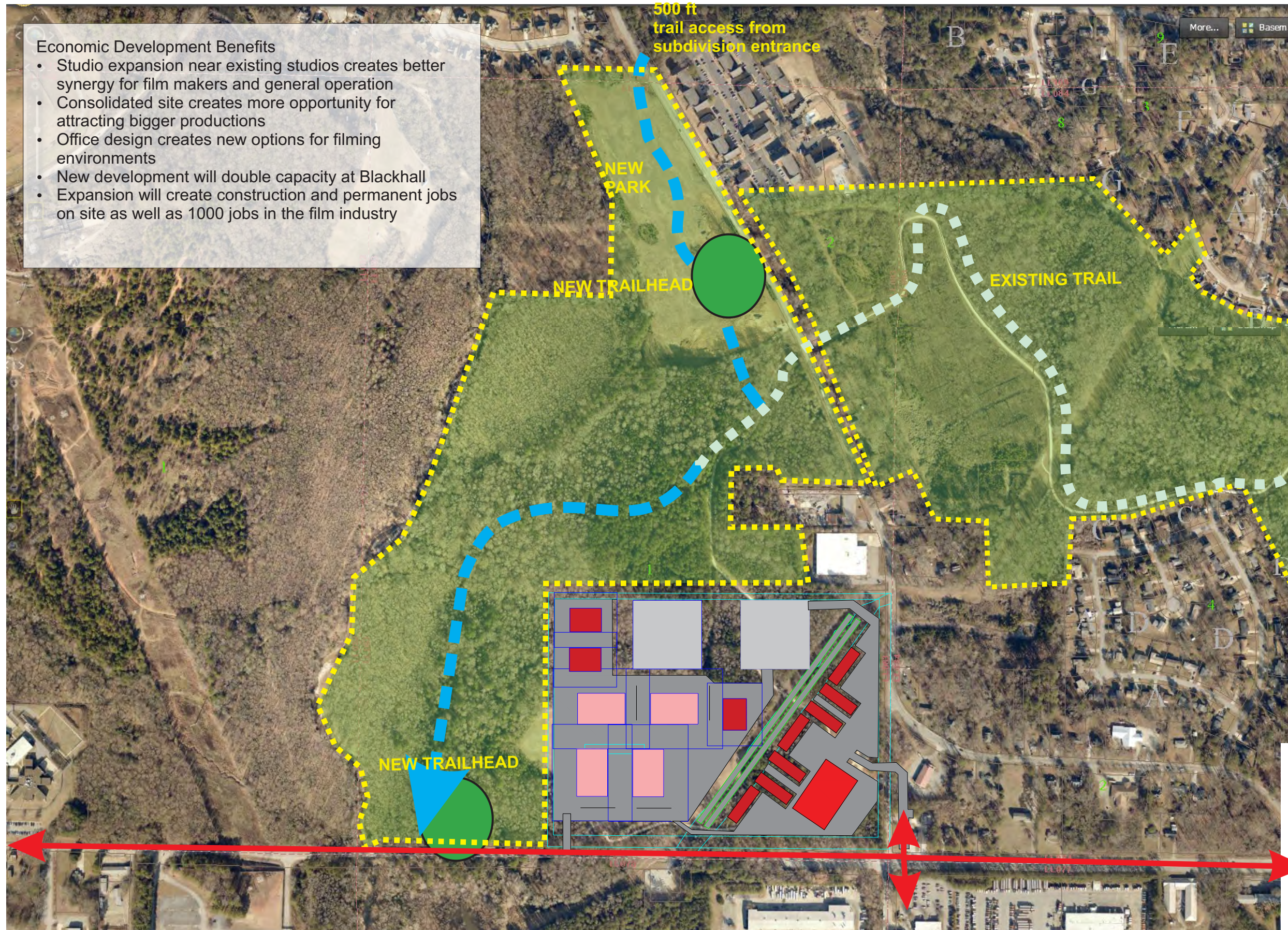
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Proposed Swap



Economic Development Benefits

- Studio expansion near existing studios creates better synergy for film makers and general operation
- Consolidated site creates more opportunity for attracting bigger productions
- Office design creates new options for filming environments
- New development will double capacity at Blackhall
- Expansion will create construction and permanent jobs on site as well as 1000 jobs in the film industry



Community Benefits

- This arrangement will consolidate park and open space closer to the residential communities up Bouldercrest Rd. In so doing, it will keep the business/industrial uses farther from the residences
- All truck traffic will be kept off Bouldercrest Rd and limited to Constitution Rd.
- This plan will create a new park and trail access near residential communities. Trail access alone will be over 3500 feet closer, meaning the trail will get more use.
- Blackhall will fund a park master plan to be developed in conjunction with the community.
- There will be a new trailhead on Bouldercrest to be constructed by Blackhall, as well as a new trail connection through the new park to the northernmost property line
- The R/C facilities will be relocated to the new park.
- The existing South River Trail will be relocated around the new studios to a new trailhead at Constitution Rd. This construction work will be funded by Blackhall
- Truck traffic limited to Constitution Rd.

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Proposed Plan

