

## EXHIBIT D

3205 Ventura Road, Smyrna, Georgia 30080 is located within the GC (General Commercial) zoning district.

The existing single-family home was legally established prior to the zoning designation and is recognized as a legal nonconforming use.

As such, the home may continue to be occupied and sold as a residence.

Buyers should be aware, however, that expansion, reconstruction, or replacement of the residence may not be permitted without approval from the City of Smyrna.

The underlying zoning also indicates potential future value for commercial redevelopment.