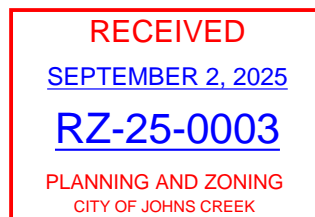


Environmental Site Analysis (ESA) Form

1. Conformance with the Comprehensive Plan. This application proposes to convert an existing building from a memory care facility to a residential wellness and recovery center (“Center”). There will be no change to the existing environmental conditions on site. Many of the nearby properties are also predominantly associated with healthcare, including in particular Emory Johns Creek Hospital (“EJCH”). The Standard Club golf course is located to the south of the subject property. Ebix is located to the north, and the Simpson Organization is to the east.

The proposed project conforms with the Comprehensive Land Use Plan. The property is designated for Commercial-Office in both the Current and Future Land Use maps. The property is in the Technology Park Community Area (“Tech Park”), and the City’s Comprehensive Plan specifically references EJCH as a significant part of Tech Park. This proposed use is supported by EJCH and is another piece of the overall wellness programs provided in Tech Park, either through EJCH directly or by others. As the Comprehensive Plan recognizes, Tech Park represents one of the “three primary areas of office space concentration” in the City. (P. 19.) Tech Park businesses “employ more than 10,000 employees, and boast nearly six million square feet of developed office and industrial space.” (P. 150.) EJCH itself has more than 1,000 employees, and this application proposes a health-related Center that is consistent with what EJCH provides. The fact that Emory would own the property and lease it to the Center demonstrates EJCH’s strong support of this application.

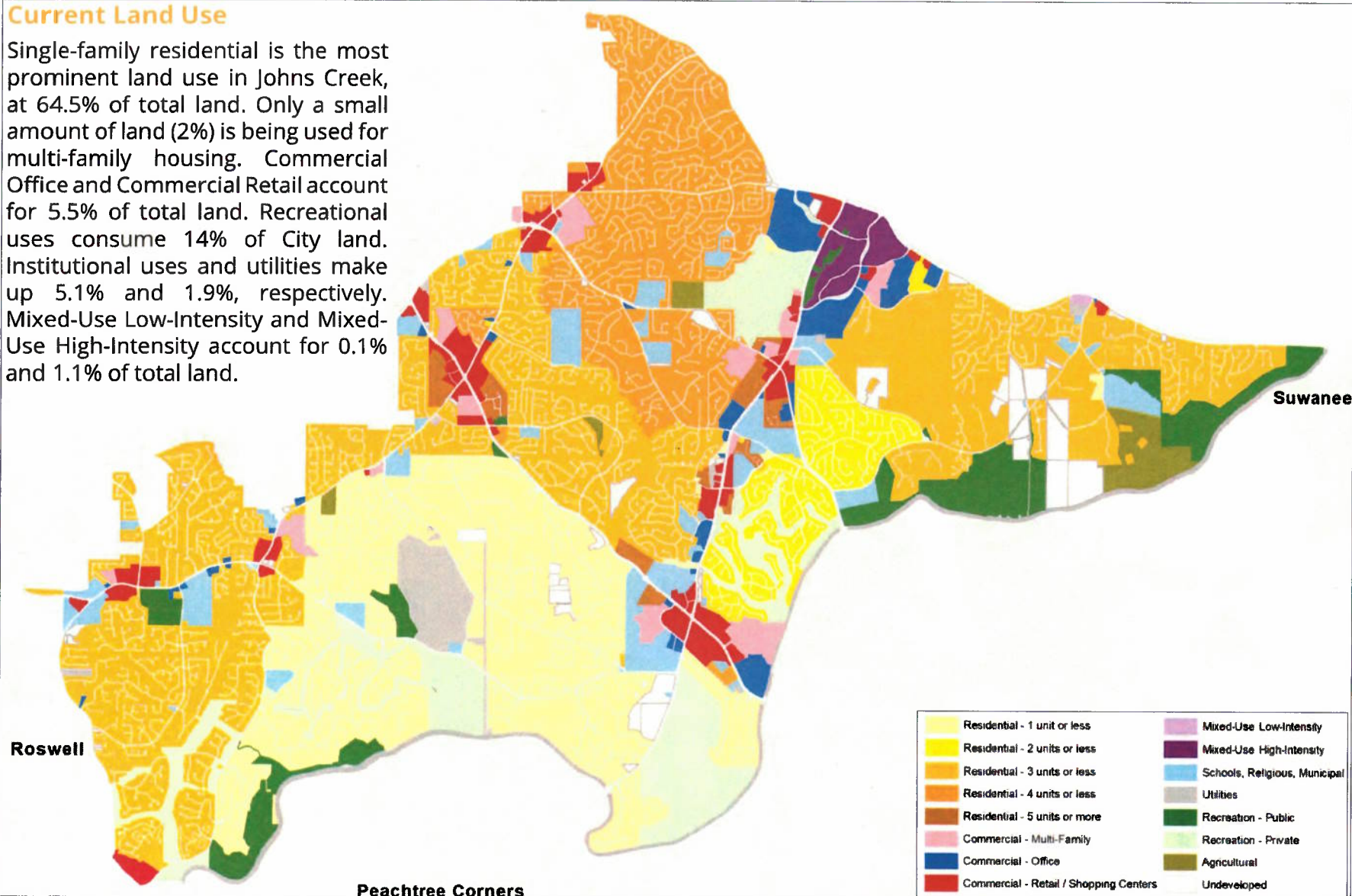
2. Environmental Impacts of the Proposed Project. Because there are no external changes to the property or existing building proposed in connection with this project, the seven items included in the ESA Form are not affected. As indicated on the survey, there are no wetland delineation markers. The property is not in a floodplain. There are no streams or stream buffers. The property is basically flat and thus there are no slopes over 25% over a 10-foot rise in elevation. The existing vegetation will be maintained if not enhanced. No wildlife species will be adversely affected. Last but not least, there is no evidence of any archeological or historical sites on the property.
3. Project Implementation Measures. Again, because the property is already developed and the existing building exterior will remain unchanged, the nine items on the ESA Form are not affected. There is no impact on environmentally sensitive areas or on water quality. The traffic analysis shows the existing road infrastructure will be less burdened due to reduced traffic. There are no archeological/historically significant areas. There will be no impact on environmentally-stressed communities. Green space and open space on the property will be maintained. There will be no increased noise or lighting. There are no parks or recreational green space open to the public, and thus no effect on such areas. Finally, there will be no impact on wildlife habitats.



CITYWIDE LAND USE

Current Land Use

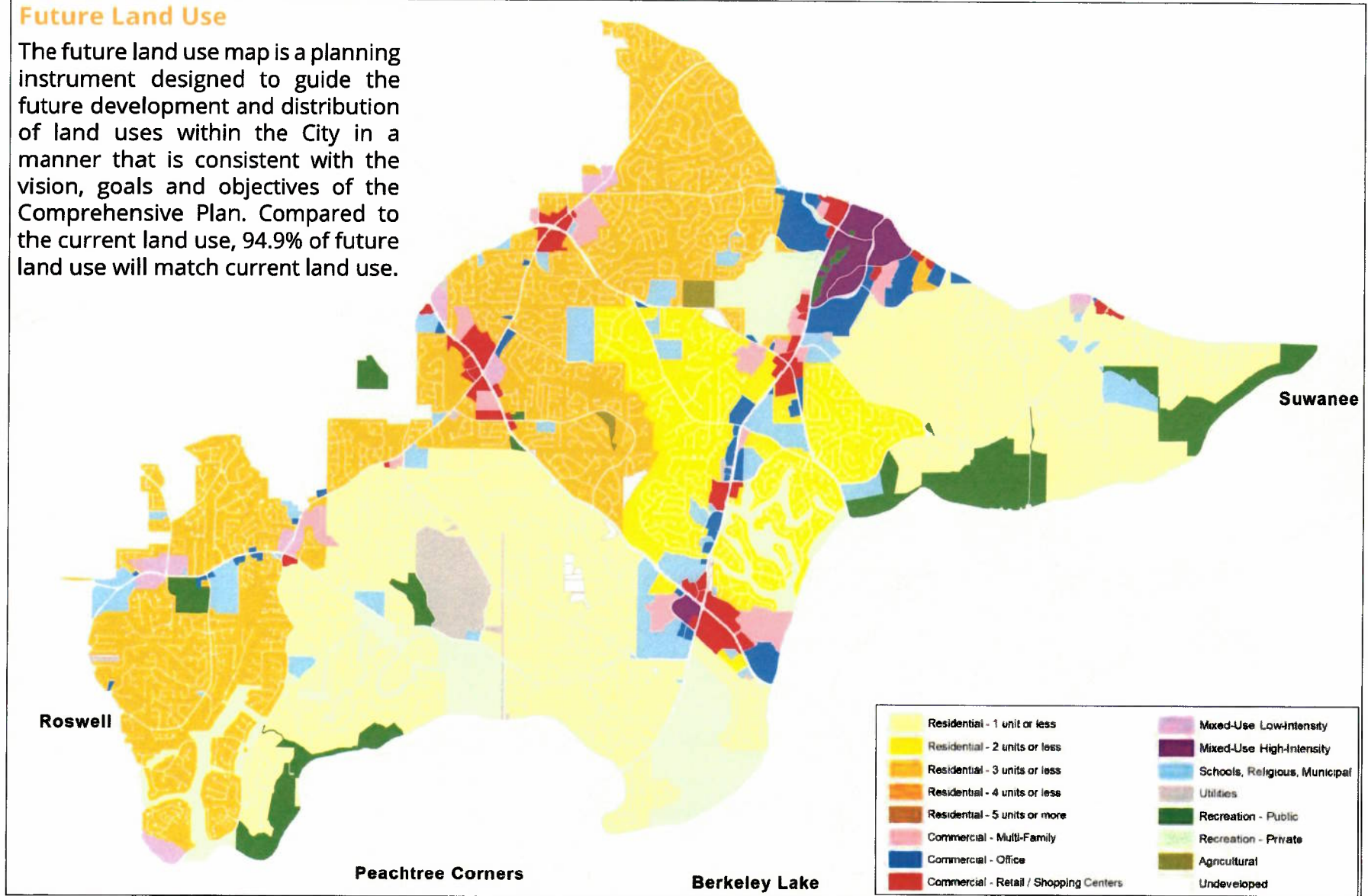
Single-family residential is the most prominent land use in Johns Creek, at 64.5% of total land. Only a small amount of land (2%) is being used for multi-family housing. Commercial Office and Commercial Retail account for 5.5% of total land. Recreational uses consume 14% of City land. Institutional uses and utilities make up 5.1% and 1.9%, respectively. Mixed-Use Low-Intensity and Mixed-Use High-Intensity account for 0.1% and 1.1% of total land.



Map 19: Current Land Use

Future Land Use

The future land use map is a planning instrument designed to guide the future development and distribution of land uses within the City in a manner that is consistent with the vision, goals and objectives of the Comprehensive Plan. Compared to the current land use, 94.9% of future land use will match current land use.



Map 20: Future Land Use