

Market Data Information

Vacant Land Sales

Address	DB	Page
2058 Bouldercrest Rd	26842	791
3535 River Rd	27755	9

Improved Land Sales (If Applicable)

Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (Proximity if Applicable)

Address	DB	Page



Owner's Receipt of Plans & Explanation Acknowledgement

DATE: 6-16-2020

OWNER NAME/MAILING ADDRESS: Dekalb County
1300 Commerce Drive, Decatur, GA 30030

TYPE: **BUSINESS** PROJECT #: IMNHO-0285-01(352)

PI#: 713300 COUNTY: Dekalb PARCEL: 1

PROPERTY ADDRESS: 2859 West Side Place, Ellenwood, GA 30294

I have this date received the following full-sized and / or half-sized (to scale):

Right of Way plans, dated: 6-20-2018 Last revised: N/A

Roadway Construction Plans dated: 6-14-2019
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Driveway profiles (if applicable) dated: _____
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Also, I acknowledge that the Right of Way Specialist Joshua Davis, representing the Department has explained the above stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

Dekalb County
(OWNER NAME - PRINTED)

(OWNER SIGNATURE)

(OWNER NAME - PRINTED)

(OWNER SIGNATURE)

GDOT REPRESENTATIVE: Joshua Davis

PHONE #: 404.865.3371

EMAIL: Joshua.davis@greshamsmith.com

(GDOT SIGNATURE)

6-16-2020
(DATE)



Availability of Incidental Payments: Claim Form

		PROJECT #	IMNHO-0285-01(352)		
PI#	71330	COUNTY	DeKalb		PARCEL 1
OWNER NAME/MAILING ADDRESS		DeKalb County 2859 West Side Place Ellenwood, GA 30294		DATE:	6-11-2020
PHONE #:	404-371-2155	SOCIAL SECURITY # OR FEI# (include SSN for each property owner)			
PROPERTY ADDRESS:		2859 West Side Place, Ellenwood, GA			

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Georgia Department of Transportation purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they are not, or in the event of condemnation, it will be **your** responsibility to provide to the Department of Transportation copies of your paid receipt(s) as described in Property Tax Payments section below.

1. Property Tax Payments are handled as follows:

- A. **For Total Acquisition of your property (by GDOT)**, a deduction for your pro-rata share of the taxes will be withheld at closing. Then, upon receipt of your property tax bill for the current year of acquisition, you should immediately forward the property tax bill to the Department (at address below) along with this letter for payment to tax authority.
- B. **For Partial Acquisition of your property (by GDOT)**, the Department will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Department upon receiving a copy of your paid tax bill receipt. Paid property tax receipt(s) must be mailed to the Department with this letter and a completed W9 to the address below.

**Right of Way Incidentals Coordinator
Georgia Department of Transportation
Office of Rights of Way, 14th Floor – Right of Way Property Taxes
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308**

2. Survey Work Reimbursements are handled as follows:

You may also be eligible for reimbursement for **reasonable** survey fees to re-establish **existing** property corner pins that were removed as a result of construction of the project. Please note that it is your responsibility to obtain pre-approval from your assigned Right of Way agent, and to confirm construction completion prior to going forward with affected pin replacement. Your assigned Right of Way Agent for survey incidental benefits is:

Right of Way Agent: Semika Harwell **Phone:** 404-865-3371 **Email:** semika.harwell@greshamsmith.com

- (1) Contact your Right of Way Agent **before** proceeding with survey; send estimate and obtain pre-approval.
- (2) Your Right of Way Agent will need this completed claim form, survey estimate, and paid receipt in order to submit claim to General Office for reimbursement.

Survey Pre-Approval: For Department Use Only
 Survey Estimate Amt: \$_____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____
 Pre-approved Signature (for Reimbursement): _____, GDOT Right of Way Project Manager

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and the attached W9 is required. You must file within eighteen (18) months of the date your property was acquired, except survey fees, which must be filed within six (6) months after construction on the project is completed.

Sincerely,

Troy D. Byers
Rights of Way Administrator

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p>2 Business name/disregarded entity name, if different from above</p> <hr/> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="font-size: x-small;">(Applies to accounts maintained outside the U.S.)</p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <hr/> <p>6 City, state, and ZIP code</p> <hr/> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p> <hr/>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN, later*.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
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or											
Employer identification number											
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 **only** if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Russell R. McMurry,
P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

DATE: 6-16-2020

Dekalb County
1300 Commerce Drive
Decatur GA 30030

RE: PROJECT: IMNHO-0285-01(352) **COUNTY:** Dekalb
PARCEL: 1 P.I. #: 713300

Dear Dekalb County:

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 5.072 acres or 220,922.34 square feet of your property in fee, and NA square feet of easement for NA will be needed. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be \$ 29,900.00. The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Joshua Davis located at 600 West Peachtree Street NW Atlanta, GA 30308, Email: joshua.davis@greshamsmith.com Phone: 404-865-3371 representing the Department, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. They will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

District Engineer
BY: Paul Dennard

Ruthie C. Jones, Associate
Right of Way Program Manager

Gresham, Smith, & Partners for
Georgia Department of Transportation

Attachment(s)
cc:



Option for Right of Way

GEORGIA, Dekalb

COUNTY

PI#: 713300

PARCEL: 1

Received of The Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of \$ 29,900.00 when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the, I-285 at Bouldercrest Road being Parcel 1 consisting of 5.072 acres(Tr 1&Tr 2 in fee and NA square feet of easement and 872.48 Linear Feet Tr. 1 and 2279.29 Linear Feet Tr. 2 on Georgia Highway Project Identification Number 713300

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of \$, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

SPECIAL PROVISIONS

Grantor may retain title to _____ for sum of \$ N/A which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the county of Dekalb harmless as to any claim in connection therewith.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.
4. Grantor will leave on deposit with the Department of Transportation the additional sum of \$ N/A which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

Time is expressly made of the essence of this Special Provision, and in the event grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

OTHER PROVISIONS

The above offer includes \$ N/A as cost cure for

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as Parcel No. 1

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as Project Identification Number 713300

I (We) do (do not) elect to retain improvements as set out in Special Provision.

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this _____ day of _____, 20_____.

_____(L.S.)

_____(L.S.)

Signed, Sealed and Delivered
in the presence of:

Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
District Right of Way Team Manager (Date)



Receipt for Brochure

DATE: 6-11-2020

TYPE: **BUSINESS**

PROJECT #: IMNHO-0285-01(352)

PI#: 713300

COUNTY: Dekalb

PARCEL: 1

OWNER NAME/MAILING
ADDRESS:

Dekalb County
1300 Commence Drive, Decatur, GA 30030

PROPERTY ADDRESS: 2859 West Side Place, Ellewood, GA 30294

I, the above named, do hereby certify that I have this date received a copy of the State of Georgia's Brochure *"What Happens When Your Property is Needed for a Transportation Facility"*.

(OWNER SIGNATURE)

(DATE)

GDOT REPRESENTATIVE: Semika Harwell

PHONE #: 404-865-3371

EMAIL: semika.harwell@greshamsmith.com

(GDOT SIGNATURE)

(DATE)



Summary Statement Basis For Just and Adequate Compensation

1. PROJECT #: IMNHO-0285-01(352)	County: Dekalb	Parcel: 1
2. OWNER NAME/MAILING ADDRESS:	Dekalb County 2859 West Side Place, Ellenwood, GA 30294	
3. PROPERTY ADDRESS: 2859 West Side Place, Ellenwood, GA 30294		
4. FAIR MARKET VALUE (see attached Market Data Information):		

Right of Way; 220922.34 SF X \$0.14 SF= \$29,846.00
 Permanent Easement: ___ AC/SF X \$ ___ AC/SF X % = \$
 Temporary Easement: ___ AC/SF X \$ ___ AC/SF X % = \$
 Estimated Value of Improvement(s): \$
 Cost to Cure: \$
 Estimated Value of all consequential or severance damages: \$
 Estimated Value of REMAINDER: \$

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder \$ 29,846.00
 Including the Remainder \$

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

<u>NAME</u>	<u>KIND OF INTEREST</u>	<u>ESTIMATED VALUE</u>
Dekalb County	FEE	\$ 29,846.00
Total Estimated Fair Market Value:		\$ 29,900.00 (Rounded)

6. If you wish to retain and remove, at your own expense, improvements owned by you, we will:

(a) Deduct at Closing \$ _____ (Salvage Value) and/or

(b) Deduct at Closing \$ _____ (Performance Bond)

Total Withheld at Closing \$ _____

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

DATE: 6-16-2020 PREPARED BY: Semika Harwell
Staff Negotiator

<u>Market Data Information</u>		
<u>Vacant Land Sales</u>		
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<u>Rentals (If Applicable)</u>		
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Owner's Receipt of Plans & Explanation Acknowledgement

DATE: 6-16-2020

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1300 Commerce Drive, Decatur, GA 30030

TYPE: **BUSINESS** PROJECT #: IMNHO-0285-01(352)

PI#: 713300 COUNTY: Dekalb PARCEL: 9

PROPERTY ADDRESS: 3545 International Park Drive, Atlanta, GA 30316

I have this date received the following full-sized and / or half-sized (to scale):

Right of Way plans, dated: 6-20-2018 **Last revised:** N/A

Roadway Construction Plans dated: 6-14-2019
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

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Also, I acknowledge that the Right of Way Specialist Semika Harwell, representing the Department has explained the above stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

<u>Dekalb County</u> (OWNER NAME - PRINTED)	_____ (OWNER SIGNATURE)
_____ (OWNER NAME - PRINTED)	_____ (OWNER SIGNATURE)

GDOT REPRESENTATIVE: Semika Harwell

PHONE #: 404.865.3371 EMAIL: Semika.Harwell@greshamsmith.com

_____ (GDOT SIGNATURE)	<u>6-16-2020</u> (DATE)
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Availability of Incidental Payments: Claim Form

		PROJECT #	IMNHO-0285-01(352)		
PI#	71330	COUNTY	DeKalb		PARCEL 9
OWNER NAME/MAILING ADDRESS		DeKalb County 3545 International Park Drive, GA 30316		DATE:	6-16-2020
PHONE #:	404-371-2155	SOCIAL SECURITY # OR FEI# (include SSN for each property owner)			
PROPERTY ADDRESS:		3545 International Park Drive, Atlanta, GA 30316			

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Georgia Department of Transportation purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they are not, or in the event of condemnation, it will be **your** responsibility to provide to the Department of Transportation copies of your paid receipt(s) as described in Property Tax Payments section below.

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- (2) Your Right of Way Agent will need this completed claim form, survey estimate, and paid receipt in order to submit claim to General Office for reimbursement.

Survey Pre-Approval: For Department Use Only
 Survey Estimate Amt: \$_____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____
 Pre-approved Signature (for Reimbursement): _____, GDOT Right of Way Project Manager

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Sincerely,

Troy D. Byers
Rights of Way Administrator

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1	Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.								
2	Business name/disregarded entity name, if different from above								
Print or type. See Specific Instructions on page 3.	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%; padding: 2px;">3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</td> <td style="width: 30%; padding: 2px;">4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</td> </tr> <tr> <td style="padding: 2px;"> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </td> <td style="padding: 2px;">Exempt payee code (if any) _____</td> </tr> <tr> <td style="padding: 2px;"> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. </td> <td style="padding: 2px;">Exemption from FATCA reporting code (if any) _____</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Other (see instructions) ▶ _____</td> <td style="padding: 2px;"><small>(Applies to accounts maintained outside the U.S.)</small></td> </tr> </table>	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	Exemption from FATCA reporting code (if any) _____	<input type="checkbox"/> Other (see instructions) ▶ _____	<small>(Applies to accounts maintained outside the U.S.)</small>
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<input type="checkbox"/> Other (see instructions) ▶ _____	<small>(Applies to accounts maintained outside the U.S.)</small>								
5	Address (number, street, and apt. or suite no.) See instructions.								
6	City, state, and ZIP code								
7	List account number(s) here (optional)								
Requester's name and address (optional)									

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number																								
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Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
 - Use Form W-9 **only** if you are a U.S. person (including a resident alien), to provide your correct TIN.
 - If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Russell R. McMurry,
P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

DATE: 6-16-2020

Dekalb County
1300 Commerce Drive
Decatur GA 30030

RE: PROJECT: IMNHO-0285-01(352) **COUNTY:** Dekalb
PARCEL: 9 P.I. #: 713300

Dear Dekalb County:

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 5.299 acres or 230,814.21 square feet of your property in fee, and NA square feet of easement for NA will be needed. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be \$ 18,500.00. The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Joshua Davis located at 600 West Peachtree Street NW Atlanta, GA 30308, Email: joshua.davis@greshamsmith.com Phone: 404-865-3371 representing the Department, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. They will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

District Engineer
BY: Paul Dennard

*Ruthie C. Jones, Associate
Right of Way Program Manager*

Gresham, Smith, & Partners for
Georgia Department of Transportation

Attachment(s)
cc:

[Type here]

[Type here]

ROW-515-A (Federal Aid) Revised: 2/10/2018



Option for Right of Way

GEORGIA, Dekalb

COUNTY

PI#: 713300

PARCEL: 9

Received of The Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of \$ 18,500 when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the, I-285 at Bouldercrest Road being Parcel 9 consisting of 5.299 acres in fee and NA square feet of easement and 1234.51 Linear feet of Access rights on Georgia Highway Project Identification Number 713300

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of \$, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

SPECIAL PROVISIONS

Grantor may retain title to _____ for sum of \$ N/A which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the county of Dekalb harmless as to any claim in connection therewith.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.
4. Grantor will leave on deposit with the Department of Transportation the additional sum of \$ N/A which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

Time is expressly made of the essence of this Special Provision, and in the event grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

OTHER PROVISIONS

The above offer includes \$ N/A as cost cure for

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as Parcel No. 9

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as Project Identification Number 713300

I (We) do (do not) elect to retain improvements as set out in Special Provision.

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this _____ day of _____, 20_____.

_____(L.S.)

_____(L.S.)

Signed, Sealed and Delivered
in the presence of:

Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
District Right of Way Team Manager (Date)



Receipt for Brochure

DATE: 6-16-2020

TYPE: **BUSINESS**

PROJECT #: IMNHO-0285-01(352)

PI#: 713300

COUNTY: Dekalb

PARCEL: 9

OWNER NAME/MAILING

Dekalb County

ADDRESS:

1300 Commence Drive, Decatur, GA 30030

PROPERTY ADDRESS: 3545 International Park Drive Atlanta, GA 30316

I, the above named, do hereby certify that I have this date received a copy of the State of Georgia's Brochure *"What Happens When Your Property is Needed for a Transportation Facility"*.

(OWNER SIGNATURE)

(DATE)

GDOT REPRESENTATIVE: Joshua Davis

PHONE #: 404-865-3371

EMAIL: Joshua.davis@greshamsmith.com

(GDOT SIGNATURE)

(DATE)



Summary Statement Basis For Just and Adequate Compensation

1. PROJECT #: IMNHO-0285-01(352)	County: Dekalb	Parcel: 9
2. OWNER NAME/MAILING ADDRESS:	Dekalb County 1300 Commerce Drive Decatur, GA 30030	
3. PROPERTY ADDRESS: 3545 International Park Atlanta, GA 30316		
4. FAIR MARKET VALUE (see attached Market Data Information):		

Right of Way; 230,814.21 SF X \$0.08 SF=	\$18,465
Permanent Easement: ___ AC/SF X \$ ___ AC/SF X % =	\$
Temporary Easement: ___ AC/SF X \$ ___ AC/SF X % =	\$
Estimated Value of Improvement(s):	\$
Cost to Cure:	\$
Estimated Value of all consequential or severance damages:	\$
Estimated Value of REMAINDER:	\$

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder	\$ 18,465
Including the Remainder	\$

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

<u>NAME</u>	<u>KIND OF INTEREST</u>	<u>ESTIMATED VALUE</u>
Dekalb County	FEE	\$ 18,465
Total Estimated Fair Market Value:		\$ 18,500 (Rounded)

6. If you wish to retain and remove, at your own expense, improvements owned by you, we will:

(a) Deduct at Closing \$ _____ (Salvage Value) and/or

(b) Deduct at Closing \$ _____ (Performance Bond)

Total Withheld at Closing \$ _____

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

DATE: 6-16-2020 PREPARED BY: Joshua Davis
Staff Negotiator

<u>Market Data Information</u>		
<u>Vacant Land Sales</u>		
Address	DB	Page
2058 Bouldercrest Rd	26842	791
3535 River Rd	27755	9
<u>Improved Land Sales (If Applicable)</u>		
Address	DB	Page
<u>Rentals (If Applicable)</u>		
Address		
<u>Other Sales (Proximity if Applicable)</u>		
Address	DB	Page



Owner's Receipt of Plans & Explanation Acknowledgement

DATE: 6-29-2020

OWNER NAME/MAILING ADDRESS: Dekalb County
1300 Commerce Drive, Decatur, GA 30030

TYPE: **BUSINESS** PROJECT #: IMNHO-0285-01(352)

PI#: 713300 COUNTY: Dekalb PARCEL: 32

PROPERTY ADDRESS: 2200 Wildcat Road Atlanta, GA 30316

I have this date received the following full-sized and / or half-sized (to scale):

Right of Way plans, dated: 6-20-2018 Last revised: N/A

Roadway Construction Plans dated: 1/29/2020
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Driveway profiles (if applicable) dated: _____
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Also, I acknowledge that the Right of Way Specialist Joshua Davis, representing the Department has explained the above stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

Dekalb County
(OWNER NAME - PRINTED)

(OWNER SIGNATURE)

(OWNER NAME - PRINTED)

(OWNER SIGNATURE)

GDOT REPRESENTATIVE: Joshua Davis
PHONE #: 404.865.3471 EMAIL: Joshua.Davis@greshamsmith.com

(GDOT SIGNATURE)

6-29-2020
(DATE)



Availability of Incidental Payments: Claim Form

		PROJECT #	IMNHO-0285-01(352)		
PI#	71330	COUNTY	DeKalb		PARCEL 32
OWNER NAME/MAILING ADDRESS		DeKalb County 1300 Commerce Drive Decatur, A 30030		DATE:	6-29-2020
PHONE #:	404-678-2715	SOCIAL SECURITY # OR FEI# (include SSN for each property owner)			
PROPERTY ADDRESS:		2200 Wildcat Road Atlanta, GA 30316			

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Georgia Department of Transportation purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they are not, or in the event of condemnation, it will be **your** responsibility to provide to the Department of Transportation copies of your paid receipt(s) as described in Property Tax Payments section below.

1. Property Tax Payments are handled as follows:

- A. **For Total Acquisition of your property (by GDOT)**, a deduction for your pro-rata share of the taxes will be withheld at closing. Then, upon receipt of your property tax bill for the current year of acquisition, you should immediately forward the property tax bill to the Department (at address below) along with this letter for payment to tax authority.
- B. **For Partial Acquisition of your property (by GDOT)**, the Department will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Department upon receiving a copy of your paid tax bill receipt. Paid property tax receipt(s) must be mailed to the Department with this letter and a completed W9 to the address below.

**Right of Way Incidentals Coordinator
Georgia Department of Transportation
Office of Rights of Way, 14th Floor – Right of Way Property Taxes
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308**

2. Survey Work Reimbursements are handled as follows:

You may also be eligible for reimbursement for **reasonable** survey fees to re-establish **existing** property corner pins that were removed as a result of construction of the project. Please note that it is your responsibility to obtain pre-approval from your assigned Right of Way agent, and to confirm construction completion prior to going forward with affected pin replacement. Your assigned Right of Way Agent for survey incidental benefits is:

Right of Way Agent: Semika Harwell **Phone:** 404-865-3371 **Email:** semika.harwell@greshamsmith.com

- (1) Contact your Right of Way Agent before proceeding with survey; send estimate and obtain pre-approval.
- (2) Your Right of Way Agent will need this completed claim form, survey estimate, and paid receipt in order to submit claim to General Office for reimbursement.

Survey Pre-Approval: For Department Use Only
 Survey Estimate Amt: \$_____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____
 Pre-approved Signature (for Reimbursement): _____, GDOT Right of Way Project Manager

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and the attached W9 is required. You must file within eighteen (18) months of the date your property was acquired, except survey fees, which must be filed within six (6) months after construction on the project is completed.

Sincerely,

Troy D. Byers
Rights of Way Administrator

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1	Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2	Business name/disregarded entity name, if different from above	
3	Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5	Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6	City, state, and ZIP code	
7	List account number(s) here (optional)	

Print or type.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN, later*.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

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OR																								
Employer identification number																								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> <td style="border: 1px solid black; width: 25px; height: 25px;"></td> </tr> <tr> <td style="text-align: center;">-</td> <td colspan="11"></td> </tr> </table>													-											
-																								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
 Use Form W-9 **only** if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Russell R. McMurry,
P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

DATE: 6-19-2020

Dekalb County
1300 Commerce Drive
Decatur GA 30030

RE: PROJECT: IMNHO-0285-01(352) **COUNTY:** Dekalb
PARCEL: 32 **P.I. #:** 713300

Dear Dekalb County:

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 0.021 acres or 914.45 square feet of your property in fee, and N/A square feet of easement for N/A will be needed. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be \$2,200.00. The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, **Joshua Davis** located at **600 West Peachtree Street NW, Suite 1550, Atlanta, GA 30308**. Email: joshua.davis@greshamsmith.com Phone: **404-865-3471** representing the Department, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. They will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

District Engineer
BY:

Ruthie C. Jones, Sr, Associate
Right of Way Program Manager/Department Leader
Gresham Smith on behalf of the
Georgia Department of Transportation
District Right of Way Team Manager/or Consultant

Attachment(s)
cc:



Option for Right of Way

GEORGIA, Dekalb

COUNTY

PI#: 713300

PARCEL: 32

Received of The Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of \$2,200.00 when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the, I-285 at Bouldercrest Road being Parcel 32 consisting of 0.021 acres in fee and N/A square feet of easement on Georgia Highway Project Identification Number 713300

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of \$, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

SPECIAL PROVISIONS

Grantor may retain title to _____ for sum of \$ N/A which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the county of Dekalb harmless as to any claim in connection therewith.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconstructions adjacent to acquired rights of way or any subsequent location of improvements.
4. Grantor will leave on deposit with the Department of Transportation the additional sum of \$ N/A which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

Time is expressly made of the essence of this Special Provision, and in the event grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

OTHER PROVISIONS

The above offer includes \$ N/A as cost cure for

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as Parcel No.

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as Project Identification Number 713300

I (We) do (do not) elect to retain improvements as set out in Special Provision.

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this _____ day of _____, 20_____.

_____(L.S.)

_____(L.S.)

Signed, Sealed and Delivered
in the presence of:

Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
District Right of Way Team Manager (Date)



Summary Statement Basis For Just and Adequate Compensation

1. PROJECT #: IMNHO-0285-01(352)	County: Dekalb	Parcel: 32
2. OWNER NAME/MAILING ADDRESS:	Dekalb County 1300 Commerce Dr, Decatur, GA 30030	
3. PROPERTY ADDRESS: 2200 Wildcat Road Atlanta, GA 30316		
4. FAIR MARKET VALUE (see attached Market Data Information): \$2,200.00		

Right of Way: 914.45 SF X \$0.75 SF= \$700.00
 Permanent Easement: SF X \$ SF X % = \$
 Temporary Easement: AC/SF X \$ AC/SF X % = \$
 Estimated Value of Improvement(s): Sign \$1,500.00
 Cost to Cure: \$
 Estimated Value of all consequential or severance damages: \$
 Estimated Value of REMAINDER: \$

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder \$ 2,200.00
 Including the Remainder \$

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

<u>NAME</u>	<u>KIND OF INTEREST</u>	<u>ESTIMATED VALUE</u>
Dekalb County	FEE	\$ 2,200.00
Total Estimated Fair Market Value:		\$ 2,200.00 (Rounded)

6. If you wish to retain and remove, at your own expense, improvements owned by you, we will:

(a) Deduct at Closing \$_____ (Salvage Value) and/or

(b) Deduct at Closing \$_____ (Performance Bond)

Total Withheld at Closing \$ _____

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

DATE: 3-1-2022 PREPARED BY: Joshua Davis
Staff Negotiator



Receipt for Brochure

DATE: 6-29-2020

TYPE: **BUSINESS**

PROJECT #: IMNHO-0285-01(352)

PI#: 713300

COUNTY: Dekalb

PARCEL: 32

OWNER NAME/MAILING
ADDRESS:

Dekalb County
1300 Commence Drive, Decatur, GA 30030

PROPERTY ADDRESS: 2200 Wildcat Road Atlanta, GA 30316

I, the above named, do hereby certify that I have this date received a copy of the State of Georgia's Brochure *"What Happens When Your Property is Needed for a Transportation Facility"*.

(OWNER SIGNATURE)

(DATE)

GDOT REPRESENTATIVE: Joshua Davis

PHONE #: 404-865-3471

EMAIL: joshua.davis@greshamsmith.com

(GDOT SIGNATURE)

(DATE)

**DEPARTMENT OF TRANSPORTATION
RIGHT OF ENTRY**

STATE OF GEORGIA
_____ **COUNTY**

WE THE UNDERSIGNED, in order to expedite the improvements of Georgia Department of Transportation project number PI 713300 IMNH0-0285-01(352) Dekalb County, and in consideration of the sum of One Dollar (\$1.00) to each of us in hand paid, the receipt of which is hereby acknowledged, do hereby grant to the Department of Transportation, the right to enter upon the right of way described as Parcel No(s) 1, 9 and 32 and reflected in color on the map and drawing hereto attached, for the purpose of completing Construction of said Project.

THIS DOCUMENT IN NO WAY AFFECTS FUTURE NEGOTIATIONS BETWEEN THE DEPARTMENT OF TRANSPORTATION AND THE PROPERTY OWNER(S) AND/OR THE PROPERTY OWNER'S (S') LEGAL RIGHTS TO RECEIVE PAYMENT OF COMPENSATION.

THIS AGREEMENT made this ____ day of _____, 20__.

Signed, sealed & delivered in my _____
presence this _____ day of _____
_____, 20__ _____

WITNESS

NOTARY

Parcels No. 1, 9 and 32

DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

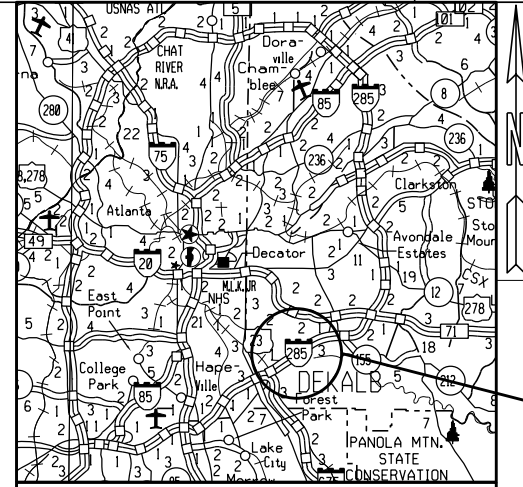
RIGHT OF WAY OF PROPOSED I-285 AT BOULDERCREST ROAD INTERCHANGE IMPROVEMENTS DEKALB COUNTY

FEDERAL AID PROJECT

1MNHO-0285-01(352)

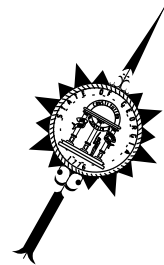
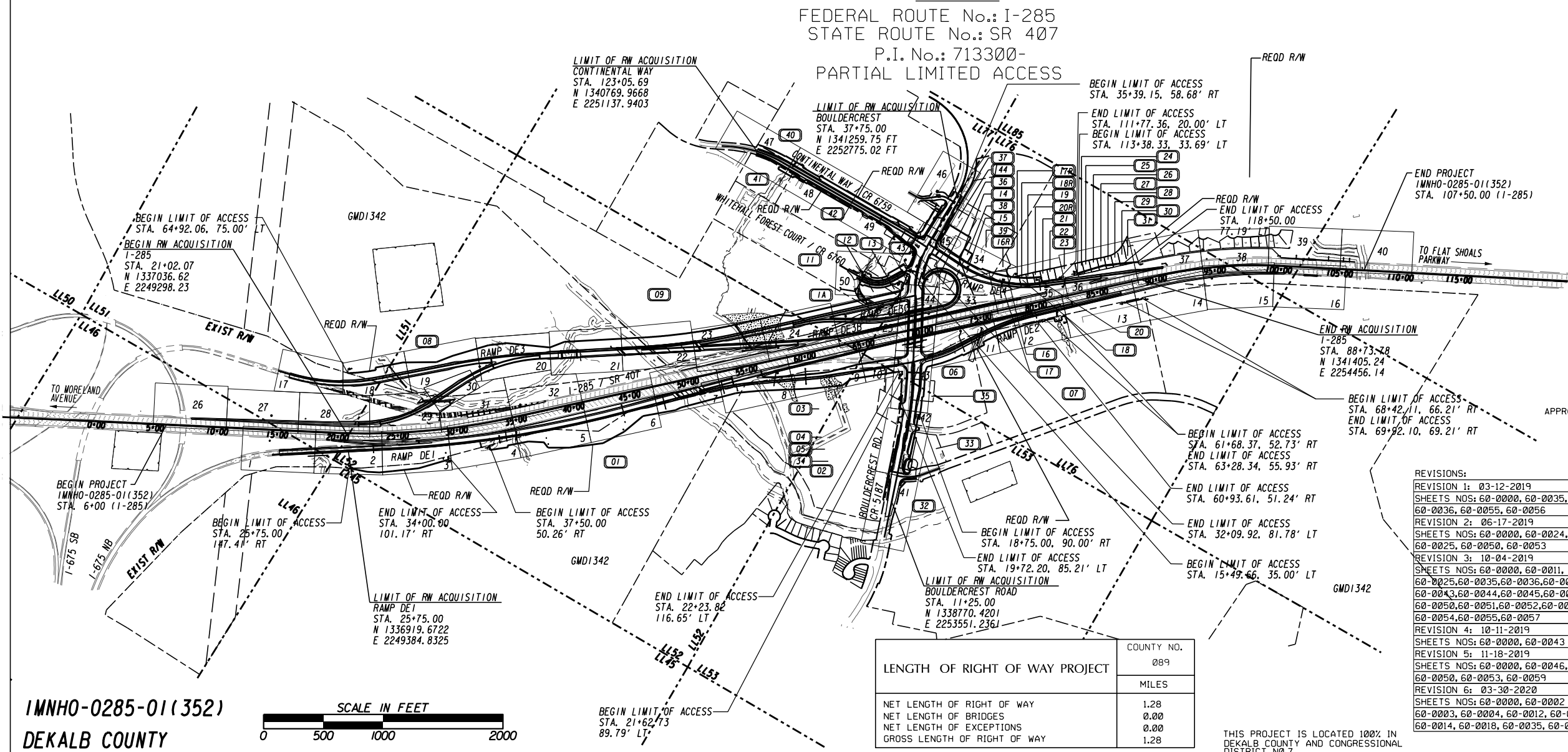
CONVENTIONAL SIGNS

STATE OR COUNTY LINE	---
CITY LIMIT LINE	----
LAND LOT LINE
PROPERTY LINE	-----
SURVEY OR BASE LINE	-----
RIGHT OF WAY LINE	-----
EXISTING	-----
REQUIRED	-----
LIMIT OF ACCESS	-----
REQ R/W & LIMIT OF ACCESS	-----
R/W MARKERS	-----
FENCE	-----
RAILROAD	-----
POWER LINE	-----
TELEPHONE LINE	-----
POWER/UTILITY POLES	-----
LIGHT POLES	-----



LOCATION SKETCH

NOTE: THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



PLANS PREPARED BY
WSP PARSONS
3577 PARKWAY LANE, SUITE 100
NORCROSS, GA 30092

APPROVED: *Troy D. Byers* JUNE 20, 2018
TROY D. BYERS STATE RIGHT OF WAY ADMINISTRATOR

DATE: 06-14-2018
LOCATION AND DESIGN APPROVAL DATE: 06-14-2018

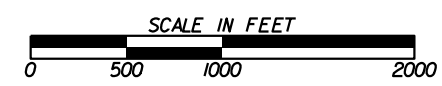
PLANS COMPLETED DATE: 05-18-2018

REVISIONS:	REVISIONS:	REVISIONS:
REVISION 1: 03-12-2019	60-0037, 60-0043, 60-0051, 60-0052	REVISION 13: 11-23-2020
SHEETS NOS: 60-0000, 60-0035, 60-0036, 60-0055, 60-0056	60-0053, 60-0054, 60-0055, 60-0056	SHEETS NOS: 60-0000, 60-0042, 60-0057
REVISION 2: 06-17-2019	60-0057, 60-0058, 60-0059	REVISION 14: 12-23-2020
SHEETS NOS: 60-0000, 60-0024, 60-0025, 60-0050, 60-0053	60-0000, 60-0020, 60-0035, 60-0043, 60-0052	REVISION 15: 01-11-2021
REVISION 3: 10-04-2019	60-0035, 60-0043, 60-0052	SHEETS NOS: 60-0000, 60-0042, 60-0043, 60-0046, 60-0057, 60-0058
SHEETS NOS: 60-0000, 60-0011, 60-0025, 60-0035, 60-0042, 60-0043, 60-0044, 60-0045, 60-0046	60-0000, 60-0041, 60-0046, 60-0050, 60-0052, 60-0053	REVISION 16: 07-07-2021
REVISION 4: 10-11-2019	60-0046, 60-0050, 60-0052, 60-0053	SHEETS NOS: 60-0000, 60-0056, 60-0057, 60-0058, 60-0059
SHEETS NOS: 60-0000, 60-0043	60-0000, 60-0046, 60-0058	REVISION 17: 07-10-2021
REVISION 5: 11-18-2019	60-0058	SHEETS NOS: 60-0000, 60-0034, 60-0045, 60-0046, 60-0057, 60-0058
SHEETS NOS: 60-0000, 60-0046, 60-0050, 60-0053, 60-0059	60-0000, 60-0046, 60-0058	REVISION 18: 08-25-2021
REVISION 6: 03-30-2020	60-0000, 60-0043, 60-0054	SHEETS NOS: 60-0000, 60-0034, 60-0035, 60-0046, 60-0055
SHEETS NOS: 60-0000, 60-0002, 60-0003, 60-0004, 60-0012, 60-0013	60-0000, 60-0045, 60-0054	REVISION 19: 11-09-2021
60-0014, 60-0018, 60-0035, 60-0036	60-0000, 60-0045, 60-0059	SHEETS NOS: 60-0000, 60-0006, 60-0007, 60-0008, 60-0047, 60-0048
	60-0000, 60-0059	60-0051, 60-0058, 60-0059

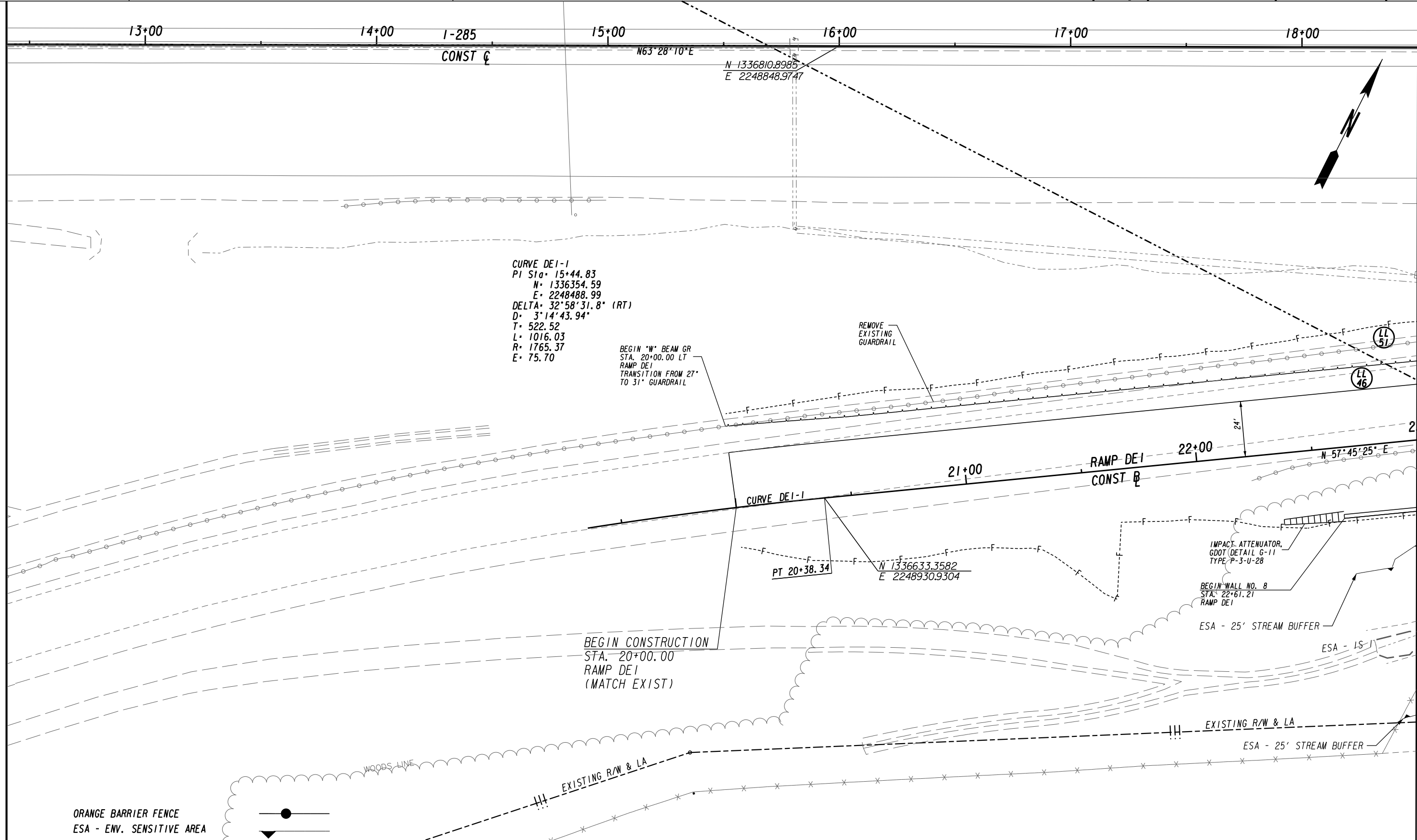
LENGTH OF RIGHT OF WAY PROJECT	COUNTY NO.
NET LENGTH OF RIGHT OF WAY	089
NET LENGTH OF BRIDGES	
NET LENGTH OF EXCEPTIONS	
GROSS LENGTH OF RIGHT OF WAY	MILES
	1.28

THIS PROJECT IS LOCATED 100% IN DEKALB COUNTY AND CONGRESSIONAL DISTRICT NO. 7.

1MNHO-0285-01(352)
DEKALB COUNTY



DRAWING No.
60-0000



MATCH LINE STA. 18+50 (I-285) SEE DRAWING No. 60-0002

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA	
END LIMIT OF ACCESS.....ELA	
LIMIT OF ACCESS	
REQ'D R/W & LIMIT OF ACCESS	

SCALE IN FEET
 0 20 40 80

DATE	REVISIONS	DATE	REVISIONS

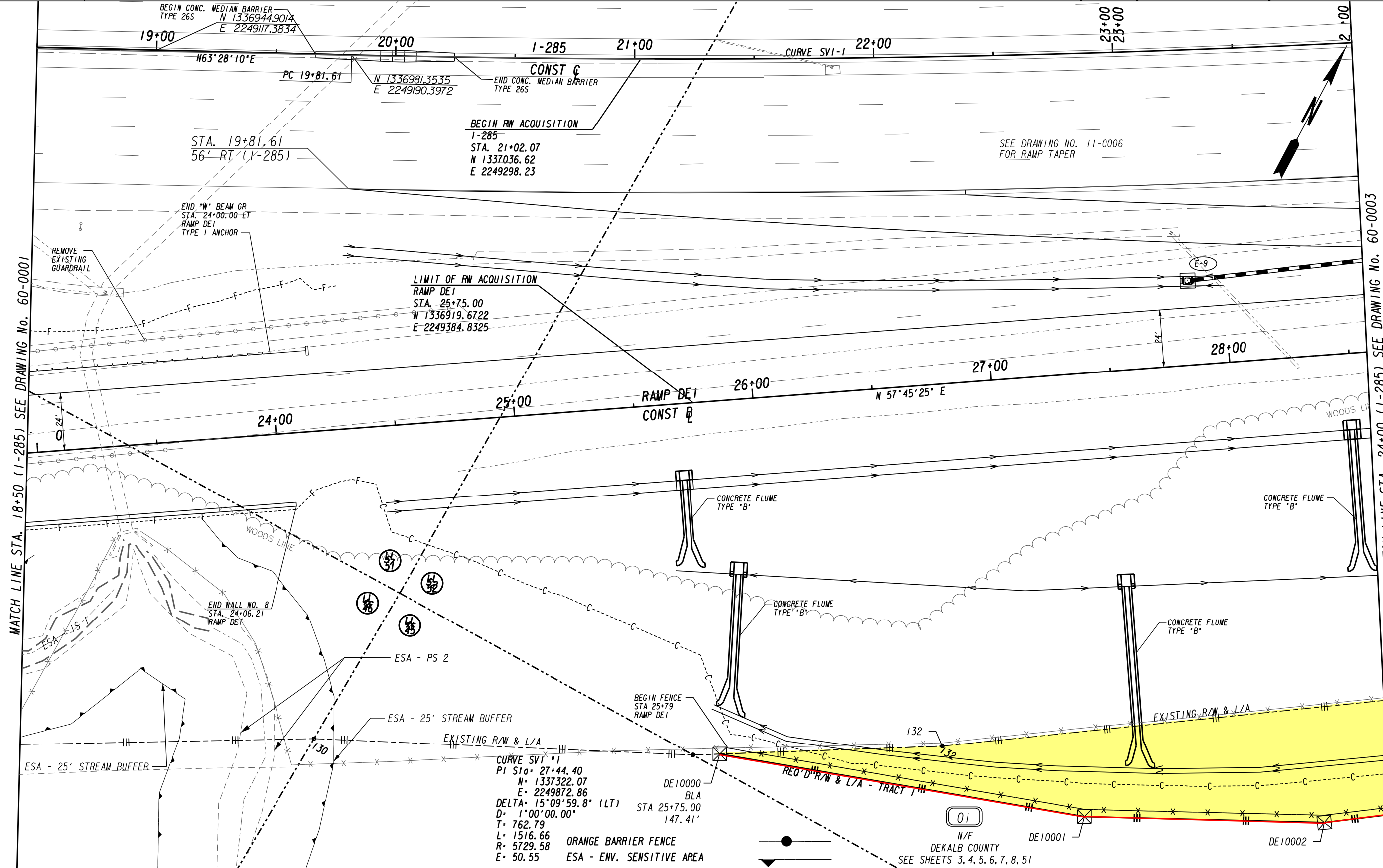
DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 1MNH0-0285-01(352)
 COUNTY: DEKALB
 LAND LOT NO: 46 & 51
 LAND DISTRICT: 15
 GMD 1342
 DATE 5-18-18 SHI OF59

DRAWING No.
60-0001



MATCH LINE STA. 18+50 (I-285) SEE DRAWING No. 60-0001

MATCH LINE STA. 24+00 (I-285) SEE DRAWING No. 60-0003

SEE DRAWING NO. 11-0006 FOR RAMP TAPER

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
03/30/20	ADD BLA LABEL PAR 1		

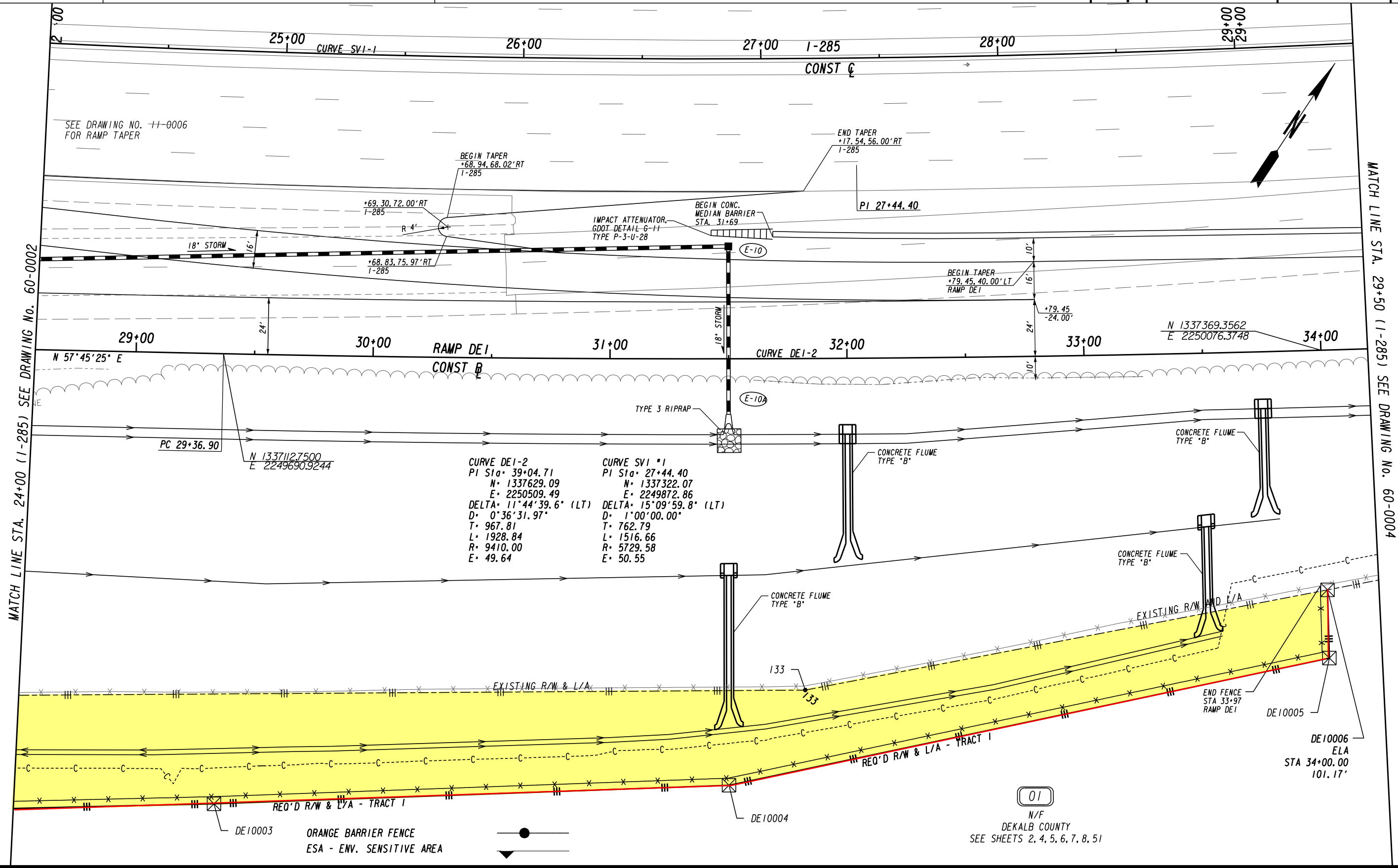
DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 1MNH0-0285-01(352)
COUNTY: DEKALB
LAND LOT NO: 45, 46, 51, 52
LAND DISTRICT: 15
GMD 1342
DATE 5-18-18 SH2 OF59

DRAWING No.
60-0002



01
 N/F
 DEKALB COUNTY
 SEE SHEETS 2, 4, 5, 6, 7, 8, 51

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR	---
& MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

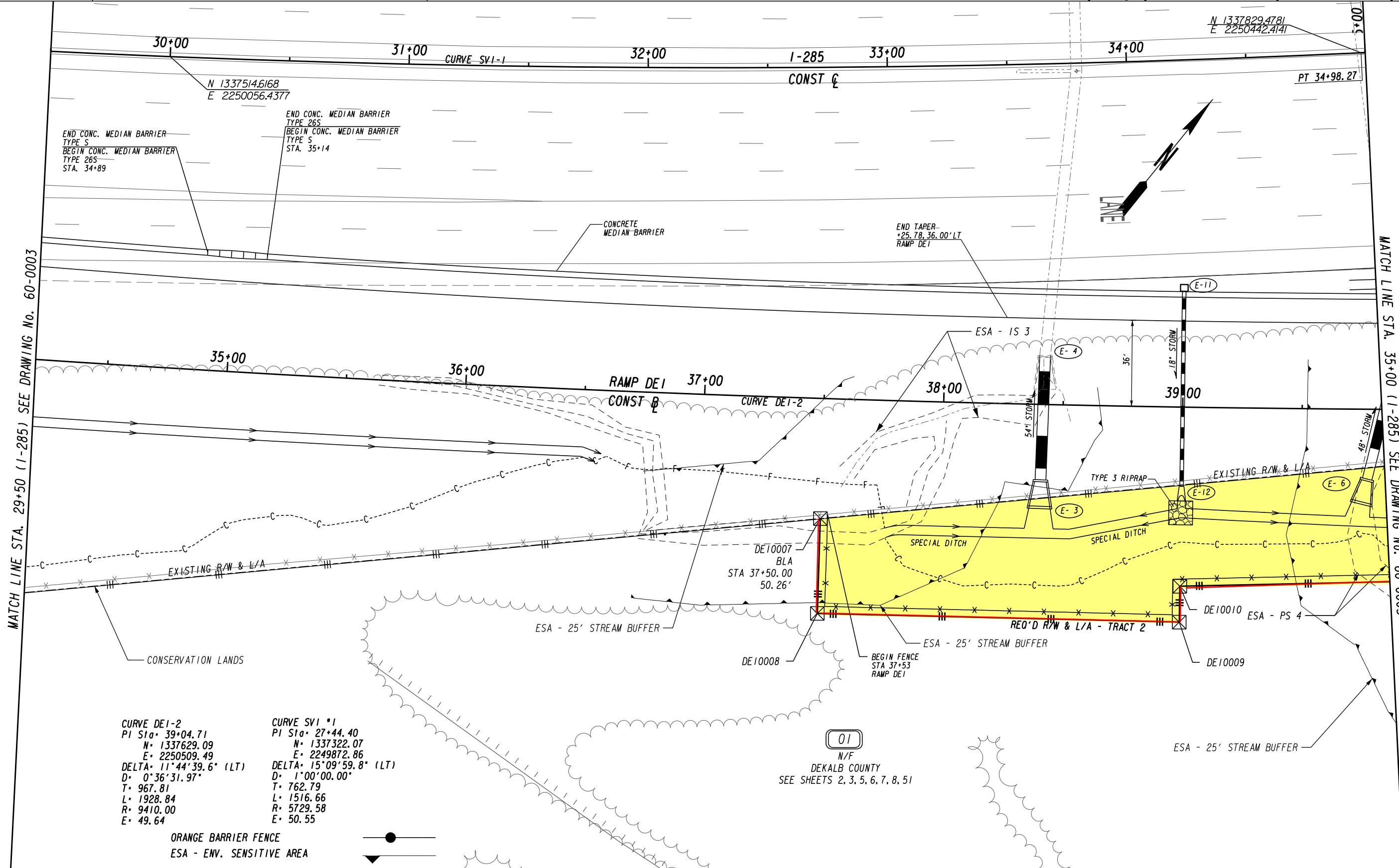
SCALE IN FEET
 0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
03/30/20	ADD ELA LABEL PAR I		

DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 1MNH0-0285-01(352)
 COUNTY: DEKALB
 LAND LOT NO: 52
 LAND DISTRICT: 15
 GMD 1342
 DATE 5-18-18 SH3 OF59

DRAWING No.
60-0003



MATCH LINE STA. 29+50 (I-285) SEE DRAWING No. 60-0003

MATCH LINE STA. 35+00 (I-285) SEE DRAWING No. 60-0005

CURVE DEI-2
 PI Sta. 39+04.71
 N= 1337629.09
 E= 2250509.49
 DELTA= 11°44'39.6" (LT)
 D= 0°36'31.97"
 T= 967.81
 L= 1928.84
 R= 9410.00
 E= 49.64

CURVE SVI *1
 PI Sta. 27+44.40
 N= 1337322.07
 E= 2249872.86
 DELTA= 15°09'59.8" (LT)
 D= 1°00'00.00"
 T= 762.79
 L= 1516.66
 R= 5729.58
 E= 50.55

ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA

(01)
 N/F
 DEKALB COUNTY
 SEE SHEETS 2, 3, 5, 6, 7, 8, 51

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

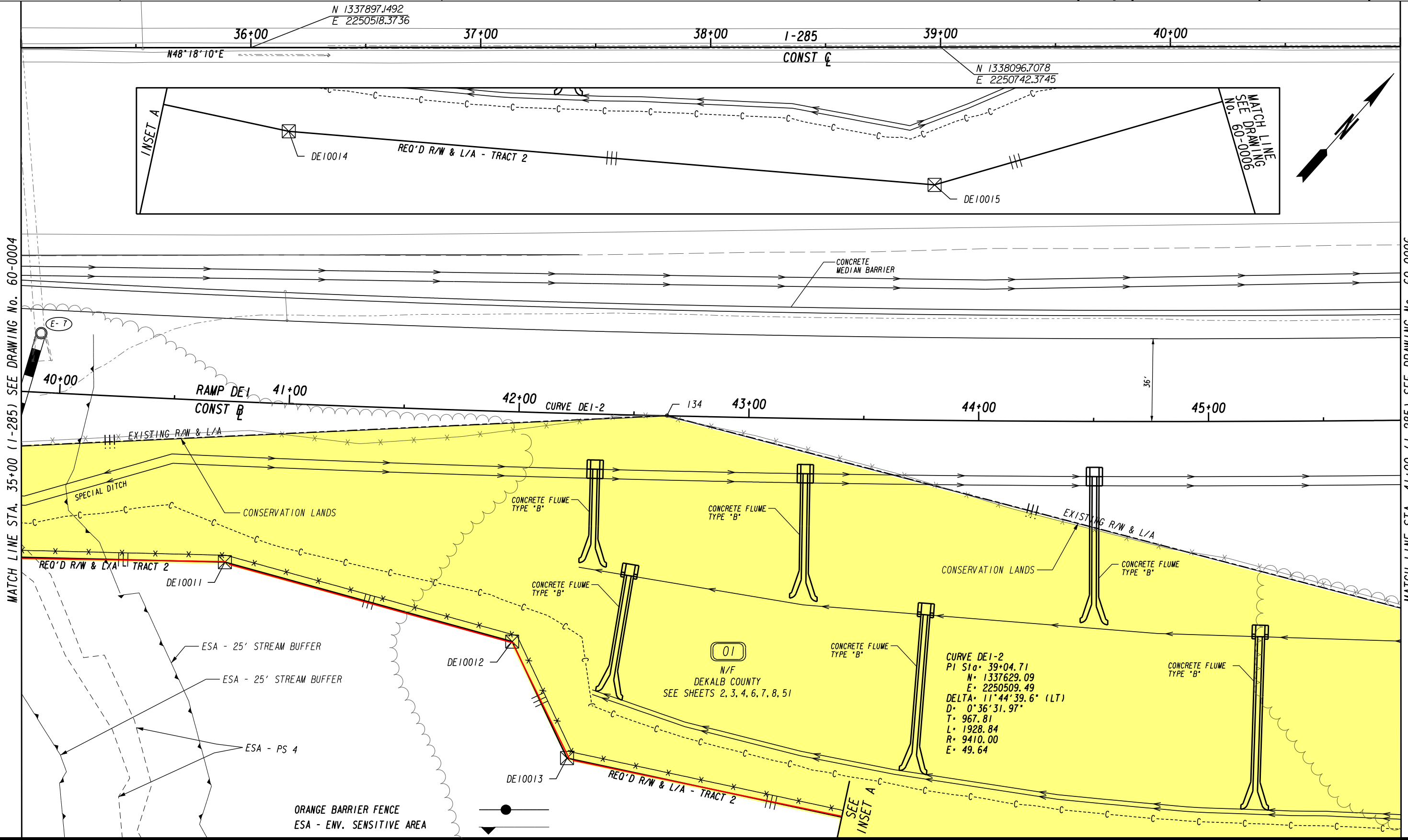
SCALE IN FEET
 0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
03/30/20	ADD BLA LABEL PAR 1		

DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 1MNH0-0285-01(352)
 COUNTY: DEKALB
 LAND LOT NO: 52
 LAND DISTRICT: 15
 GMD 1342
 DATE 5-18-18 SH4 OF59

DRAWING No.
60-0004



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

SCALE IN FEET

0 20 40 80

DATE	REVISIONS	DATE	REVISIONS

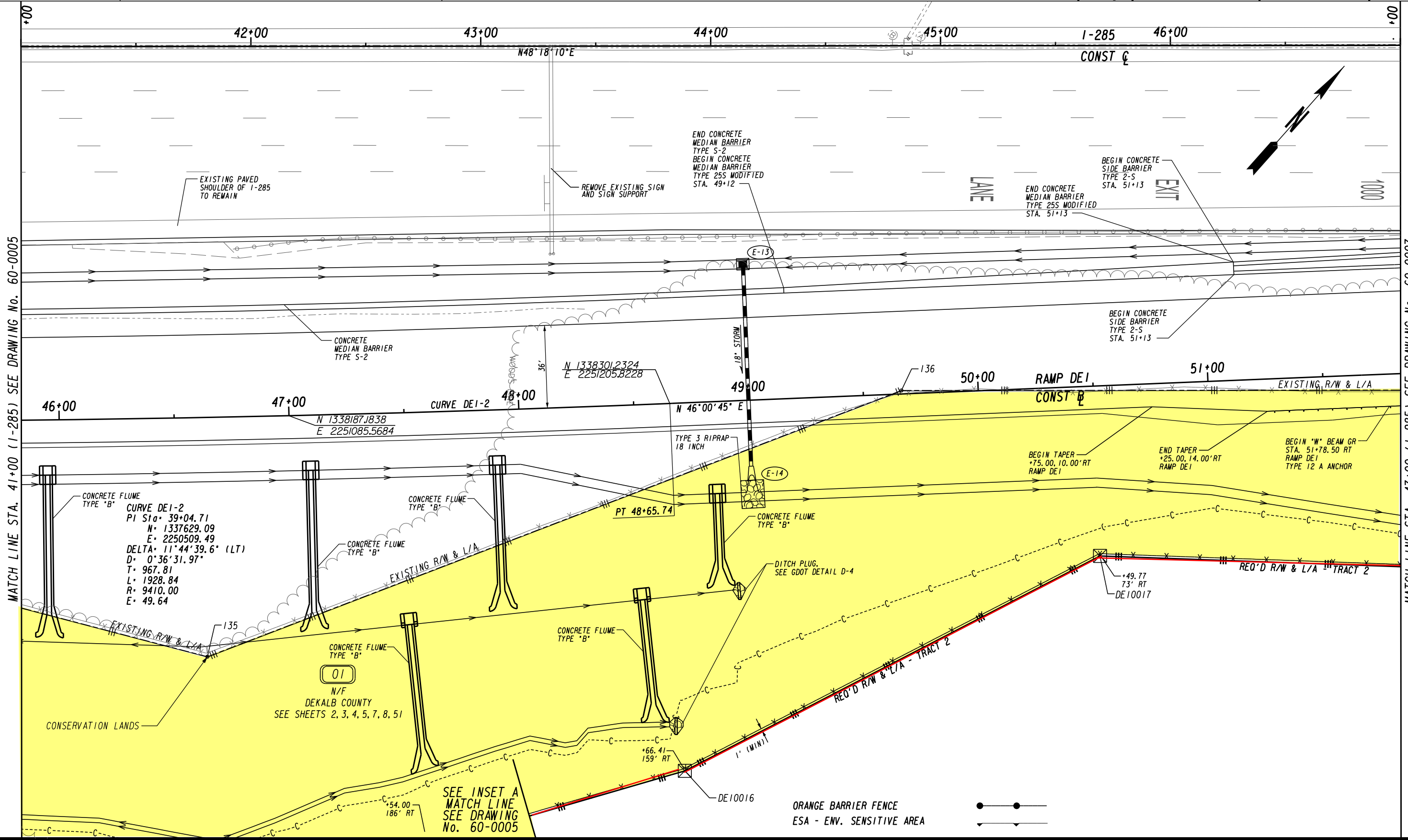
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 1MNHO-0285-01(352)
COUNTY: DEKALB
LAND LOT NO: 52
LAND DISTRICT: 15
GMD 1342
DATE 5-18-18 SH5 OF59

DRAWING No.
60-0005



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

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BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET

DATE	REVISIONS	DATE	REVISIONS
11/09/21	REV RW & LIMIT OF ACCESS PAR 1		

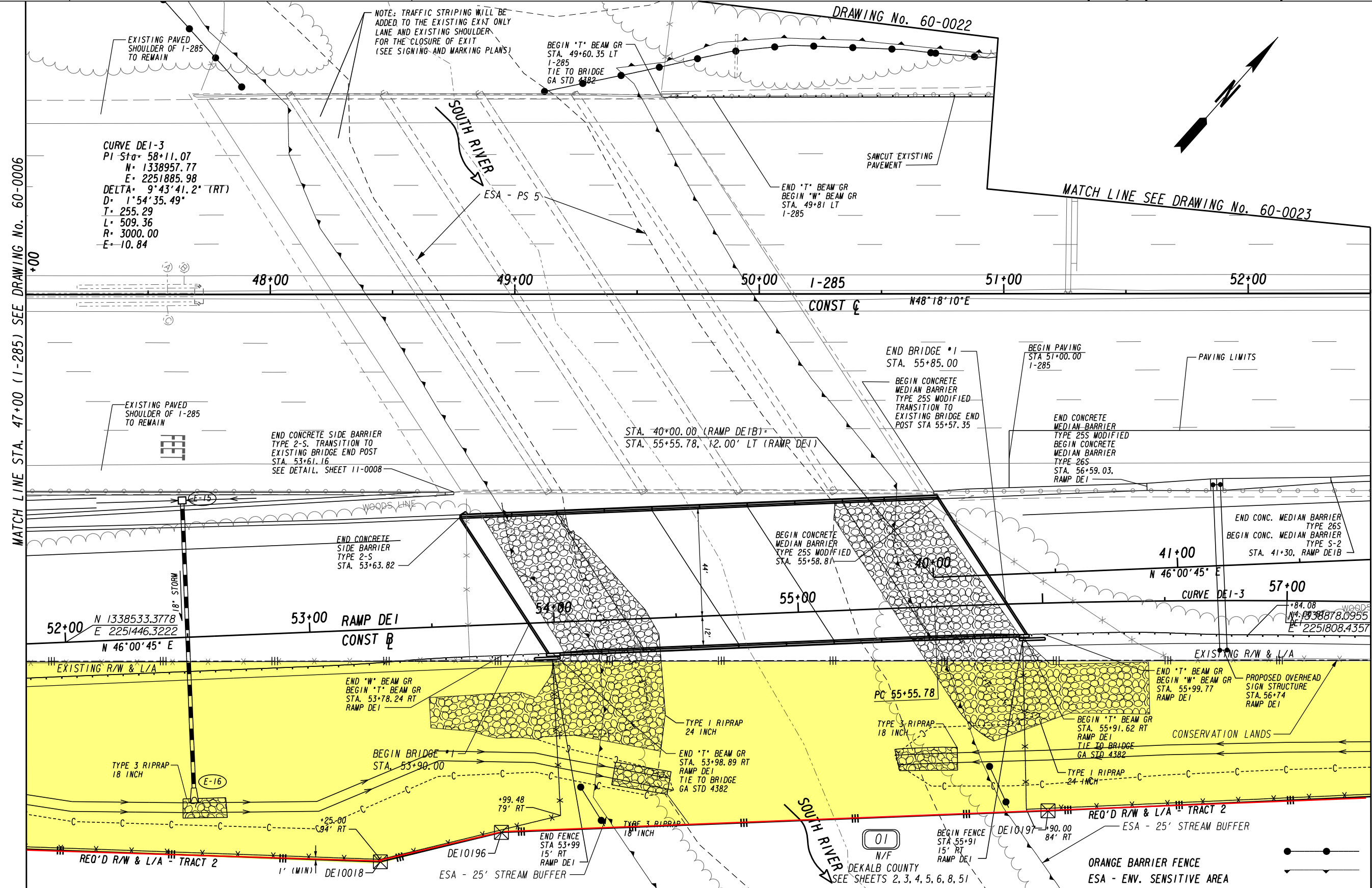
DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

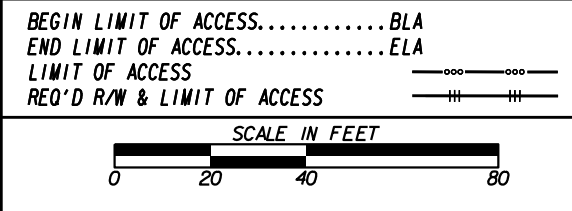
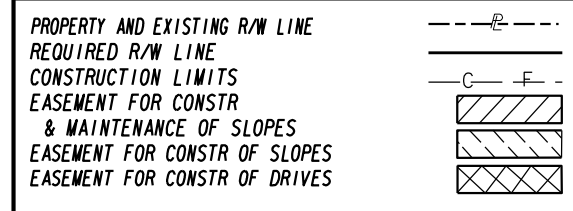
PROJECT NO: 1MNH0-0285-01(352)
COUNTY: DEKALB
LAND LOT NO: 52
LAND DISTRICT: 15
GMD 1342
DATE 5-18-18 SH6 OF59

DRAWING No.
60-0006



MATCH LINE STA. 47+00 (I-285) SEE DRAWING No. 60-0006

MATCH LINE STA. 52+50 (I-285) SEE DRAWING No. 60-0008

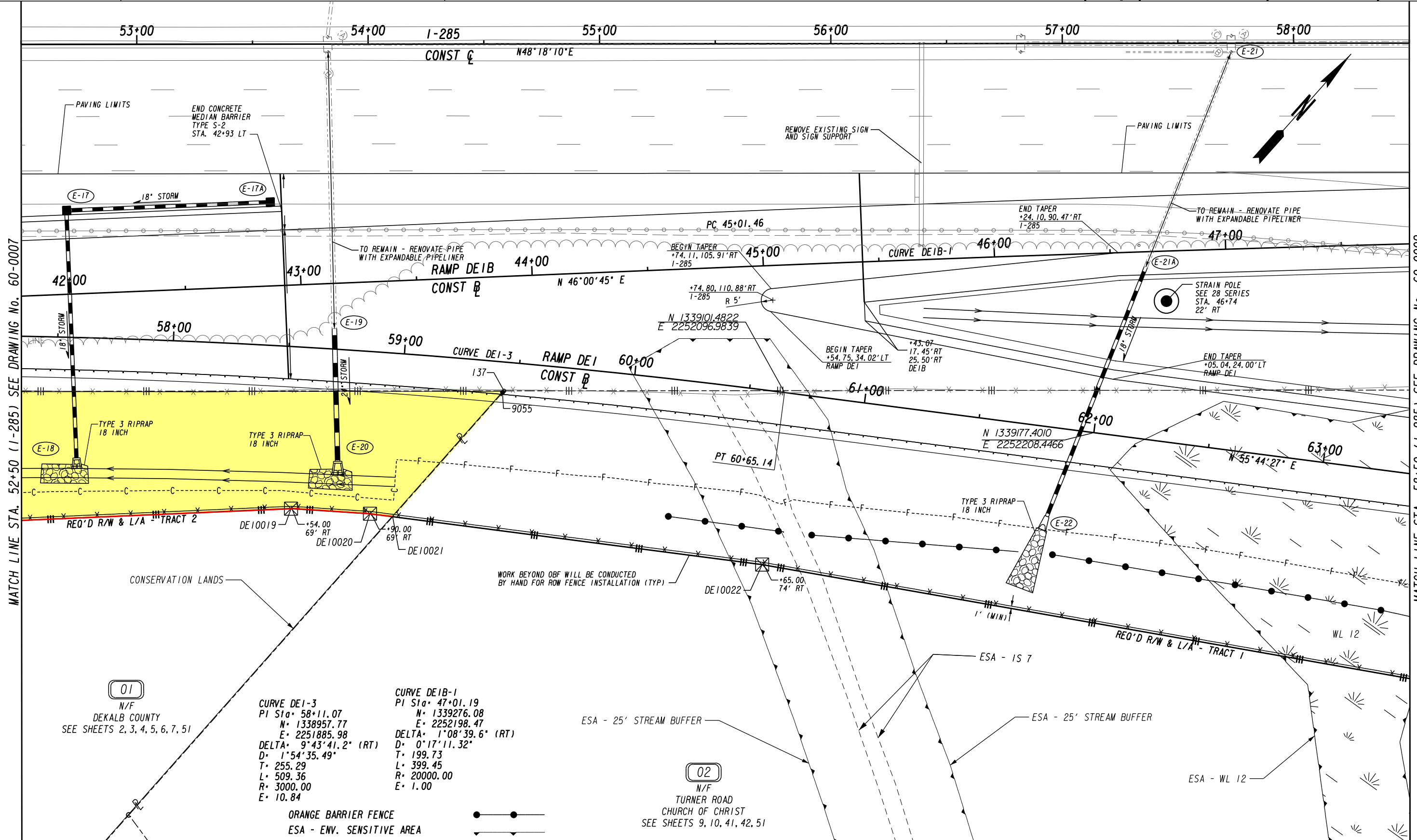


DATE	REVISIONS	DATE	REVISIONS
11/09/21	REV RW & LIMIT OF ACCESS PAR 1		

DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 1MNH0-0285-01(352)
 COUNTY: DEKALB
 LAND LOT NO: 52
 LAND DISTRICT: 15
 GMD 1342
 DATE 5-18-18 SH7 OF 59

DRAWING No.
60-0007



MATCH LINE STA. 52+50 (I-285) SEE DRAWING No. 60-0007

MATCH LINE STA. 58+50 (I-285) SEE DRAWING No. 60-0009

01
N/F
DEKALB COUNTY
SEE SHEETS 2, 3, 4, 5, 6, 7, 51

CURVE DE1-3
PI Sta 58+11.07
N= 1338957.77
E= 2251885.98
DELTA= 9°43'41.2" (RT)
D= 1°54'35.49"
T= 255.29
L= 509.36
R= 3000.00
E= 10.84

CURVE DE1B-1
PI Sta 47+01.19
N= 1339276.08
E= 2252198.47
DELTA= 1°08'39.6" (RT)
D= 0°17'11.32"
T= 199.73
L= 399.45
R= 20000.00
E= 1.00

ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

02
N/F
TURNER ROAD
CHURCH OF CHRIST
SEE SHEETS 9, 10, 41, 42, 51

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
11/09/21	REV RW & LIMIT OF ACCESS PAR 1		

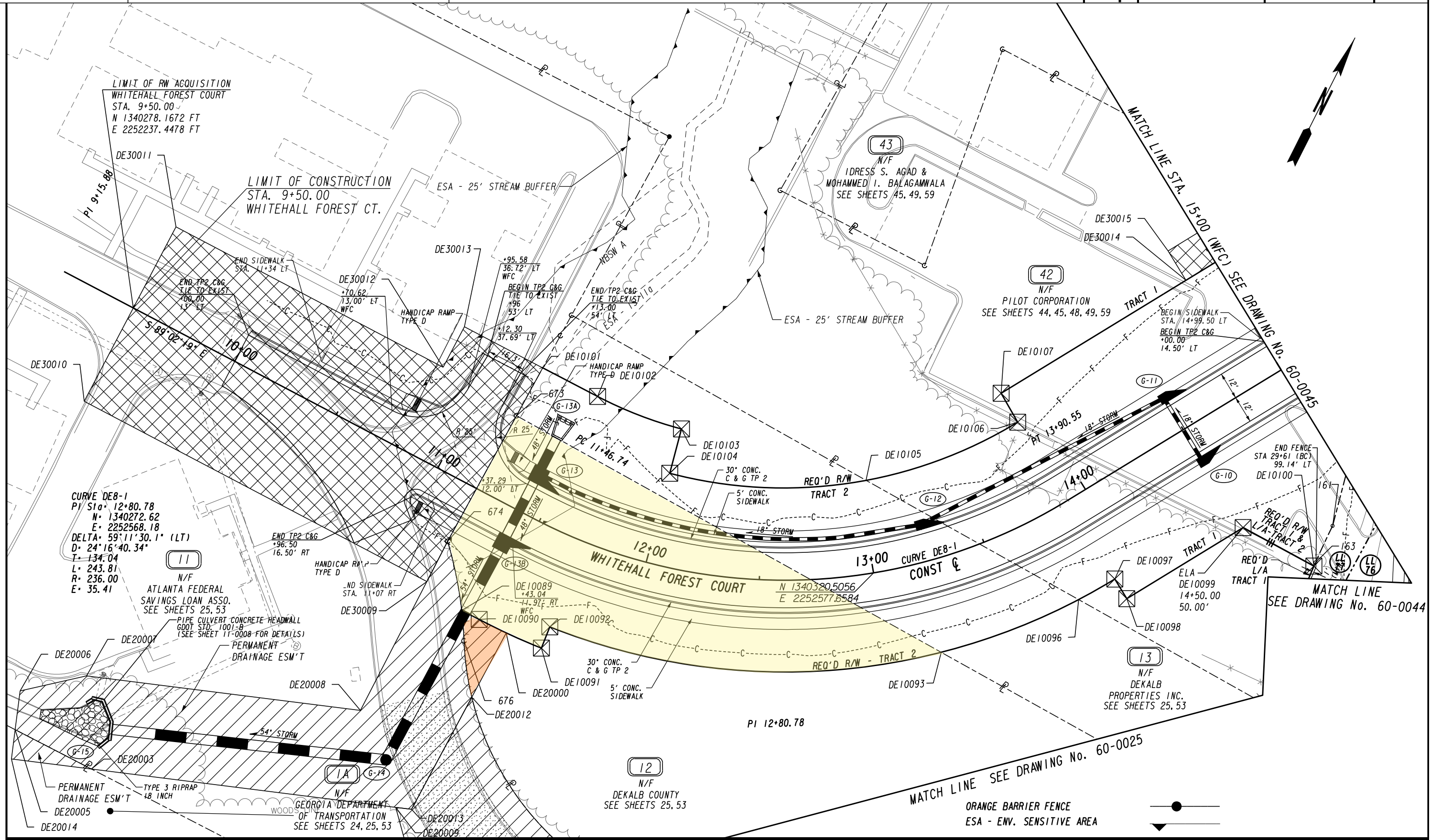
DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: 1MNH0-0285-01(352)
COUNTY: DEKALB
LAND LOT NO: 52
LAND DISTRICT: 15
GMD 1342
DATE 5-18-18 SH8 OF59

DRAWING No.
60-0008



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR	---
& MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

SCALE IN FEET

0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
6/17/19	RENAMED PAR 10 TO 1A	11/02/20	REVISED REQ'D R/W TRACT 1 INTO WEST & EAST
10/04/19	PAR 13 & 42 REVISED LIMIT OF ACCESS	FOR PAR 42	
11/18/19	PAR 11 ADDED CONSTRUCTION EASEMENT	12/02/21	ADDED LIMIT OF ACCESS TRACTS 1 & 2 FOR PARCEL 42
06/23/20	REV ESM'T PAR 1A, 11, AND 12		
	REVISED CURB & GUTTER AND PAR 11 EASEMENT		

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
PROJECT NO: IMNH-0285-01(352)	COUNTY: DEKALB
LAND LOT NO: 76 & 77	LAND DISTRICT: 15
GMD 1342	DATE 5-18-18 SH50 OF59

DRAWING No.	60-0050
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08

PAR 8 LIMIT OF ACCESS DE2010 FORTUNE INVESTMENTS (GA) INC.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10071 through DE10081 and associated curve information.

LIMIT OF ACCESS LENGTH = 2483.96 LF

09

PAR 9 REQ'D R/W DE1023 DEKALB COUNTY

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points 73, DE10081, DE10082, DE10083, DE10084, DE10085, 9052, 73.

REMAINDER +/- 136.961 ACRES

09

PAR 9 LIMIT OF ACCESS DE2011 DEKALB COUNTY

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10081 through DE10085.

LIMIT OF ACCESS LENGTH = 1234.51 LF

1A

PAR 1A REQ'D R/W DE1024 GEORGIA DEPARTMENT OF TRANSPORTATION

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points 9052, DE10085, DE10086, DE10087, 69, 9009, 9010, 9052.

REMAINDER +/- 10.250 ACRES

PAR 1A REQ'D PERMANENT EASM'T. DE1025 GEORGIA DEPARTMENT OF TRANSPORTATION

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE20003, DE20014, DE20005, DE20003, DE20003.

REMAINDER +/- 0.005 ACRES

PAR 1A LIMIT OF ACCESS DE2012 GEORGIA DEPARTMENT OF TRANSPORTATION

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10085, DE10086, DE10087.

LIMIT OF ACCESS LENGTH = 632.00 LF

11

PAR 11 REQ'D R/W DE1026 ATLANTA FEDERAL SAVINGS LOAN ASSO.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points 69, DE10087, DE10088, 68, 69, DE10088.

REMAINDER +/- 11.133 ACRES

PAR 11 REQ'D PERM. EASM'T. DE1027 ATLANTA FEDERAL SAVINGS LOAN ASSO.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE20003, DE20005, DE20006, DE20007, DE20008, 674.

REMAINDER +/- 0.046 ACRES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10089, 9009, 9010, 9052.

REMAINDER +/- 2.850 ACRES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE20012, DE20013, DE20009, DE20003, DE20003.

REMAINDER +/- 0.205 ACRES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10087, DE10088.

LIMIT OF ACCESS LENGTH = 89.78 LF

12

PAR 11 REQ'D PERM. EASM'T. DE1089 ATLANTA FEDERAL SAVINGS LOAN ASSO.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE20012, DE10088, DE10087, DE20009, DE20013, DE20012.

REMAINDER +/- 0.109 ACRES

PAR 11 REQ'D DRWY. EASM'T. DE1028 ATLANTA FEDERAL SAVINGS LOAN ASSO.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE30009, DE30010, DE30011, DE30012, DE30013, DE10101, 673, 674, DE30009.

REMAINDER +/- 0.446 ACRES

PAR 12 TRACT 1 REQ'D R/W DE1029 DEKALB COUNTY

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points 68, DE10088, DE10094, 66, 67, 68.

REMAINDER +/- 0.286 ACRES

PAR 12 TRACT 2 REQ'D R/W DE1030 DEKALB COUNTY

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10093, DE10092, DE10091, DE10087, DE20009, DE20013, DE20012, DE10089, DE10093, 674, 673, DE10093.

REMAINDER +/- 0.446 ACRES

TOTAL REQ'D PERM. TRACTS 1 & 2 = 24320.98 SF

TOTAL REQ'D DRWY. TRACTS 1 & 2 = 0.558 ACRES

REMAINDER +/- 0.446 ACRES

PAR 12 REQ'D PERMANENT EASM'T. DE1031 DEKALB COUNTY

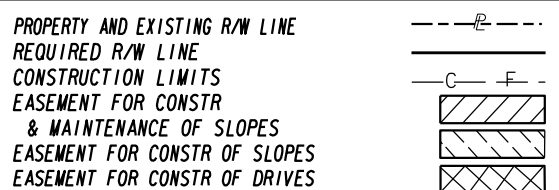
Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE20000, DE20012, DE20012, DE20012, DE10089, DE10090, DE10089, DE10090, DE20000.

REMAINDER +/- 0.008 ACRES

PAR 12 LIMIT OF ACCESS DE2014 DEKALB COUNTY

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, ALIGNMENT. Includes data for points DE10088, DE10094.

LIMIT OF ACCESS LENGTH = 224.64 LF



BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

Table with columns: DATE, REVISIONS. Includes entries for 06/17/19, 10/04/19, 11/18/19, 03/30/20, 06/23/20.

Table with columns: DATE, REVISIONS. Includes entries for 06/17/19, 10/04/19, 11/18/19, 03/30/20, 06/23/20.

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: IMNH0-0285-01(352)
COUNTY: DEKALB
LAND LOT NO:
LAND DISTRICT: 15
GMD 1342
DATE 5-18-18 SH53 OF59
DRAWING No. 60-0053