



DeKalb County
Public Works
Transportation Division
1950 W. Exchange Place, 4th Floor
Tucker, Georgia 30084
Phone: 770-492-5206 - Fax: 770-492-5201

November 8, 2022

USPS CERTIFIED MAIL: 7003 3110 0004 0073 8131

RE: PROJECT: STP00-0002-00(669)
P.I. NUMBER: 0002669

COUNTY: DEKALB
PARCEL: 53

Patrick & Lisa Whelchel
540 Clairemont Ave,
Decatur GA 30030

Dear : Property Owner

As you know, the State of Georgia acting through the Department of Transportation must acquire a portion of your property in conjunction with the construction of the above numbered project.

The property rights have been explained by our negotiator and are shown in color on the plat attached to the option previously furnished to you. Through a process of thorough review of expert appraisals, we believe that the Fair Market Value for your property is **\$1,020.00**.

We prefer to and do purchase most of the property needed for right of way; however, we are authorized by law to acquire property by condemnation. As litigation is costly to both the State and Landowner, it is our sincere desire that upon reconsideration of our offer, a settlement agreement can be reached, hopefully avoiding litigation. Since negotiations for the required property rights have concluded, the Department provides an administrative appeal process as a final opportunity toward reaching an amicable settlement. Should you elect to submit an appeal, your request must be made directly to DeKalb County within ten (10) days of this letter, or by **11/18/2022**. This appeal should be requested by mail using the attached form. It must include the lowest monetary amount acceptable to you with any supporting documentation.

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Upon receipt of your appeal, an authorized representative of the Department will contact you to arrange a meeting for a discussion of your views and supporting documentation of the value of your property. With this being the final effort for settlement, please be prepared to furnish supporting documentation. You are not required to be represented by an attorney; however, if anyone you deem necessary may accompany you. Should this final review fail to produce an agreement, condemnation action will be initiated.

Legal proceedings will be instituted after November 18, 2022, if we have not received your executed option, a request for an appeal, or some other form of satisfactory reply. We regret that such action may become necessary, but we must proceed with acquisition in order to meet our scheduled construction dates.

Yours very truly,



Raffi T. Ali
Land Acquisition Specialist
Phone: 770-492-5288
Email: tali@dekalbcountyga.gov

TA

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