

TEN DAY LETTER

EXHIBIT 3

David E. Hayes, Interim Director



October 16, 2022

VIA CERTIFIED MAIL RECEIPT: 7022 0410 0000 8782 3381

Felipe Castellanos
3739 Memorial Dr.
Decatur, GA 30032

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Robert Patrick

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

District 6
Edward "Ted" Terry

District 7
Lorraine Cochran-Johnson

RE: PROJECT: 18-016 PKG 5
COUNTY: DEKALB COUNTY DEPARTMENT OF WATERSHED
MANAGEMENT
P.I. NUMBER: 18-016 PARCEL: 0052

Greetings:

As you know, DeKalb County, acting through Atlas Technical Consultants LLC (formerly Moreland Altobelli Associates, LLC), must acquire a portion of your property in conjunction with the construction of the above numbered project.

The property rights required have been explained by our negotiator and are shown on the plat attached to the option previously furnished you. The County seeks to acquire **9,115.00 square feet of Permanent Sewage Easement and 9,946.00 square feet of Proposed Temporary Construction Easement** from your property located at **3739 Memorial Drive, Decatur, GA 30032**. Through a process of thorough review of expert appraisals, we believe that the Fair Market Value for your property is **\$26,200.00**. Your appraised value came in at **\$26,200.00** and we will honor the original Option amount indicated above. I have attached a copy of the Appraised Summary page for your review.

We prefer to acquire the property needed for sanitary sewer easement; however, we are authorized by law to acquire property by condemnation. As litigation is costly to both the County 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 County provides an administrative review process as a final opportunity toward reaching an amicable settlement. Should you elect to submit an administrative review, your request must be made directly to **Jeff Joyner, Atlas Technical Consultants LLC** within ten (10) days of this letter, or by **November 1, 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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Project: PKG 7

P.I. Number: 18-016

County: DeKalb

Parcel: 0052

Upon receipt of your request for an administrative review, an authorized representative of DeKalb County 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 any supporting documentation. You are not required to be represented by an attorney; however, 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 1, 2022**, if we have not received an executed option, a request for an administrative review, 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 the scheduled construction dates.

Yours Very Truly,



Jeff Joyner

S.E. Region Right of Way Manager

Atlas Technical Consultants LLC

cc: Chase Fuller, Atlas Technical Consultants

Date: _____

Jeff Joyner
S.E. Region Right of Way Manager
Atlas Technical Consultants LLC
2450 Commerce Avenue
Suite 100
Duluth, GA 30096-8910

Subject: Administrative Appeal of Fair Market Value
Project Number: 18-016
County: DeKalb
Parcel Number: 0052

Dear Mr. Joyner:

I am requesting that you review the offer that was presented to me by Atlas Technical Consultants LLC. After having considered the County's offer of **\$26,200.00**, I am of the opinion that the least I can settle this matter for is \$_____ in view of the following support of my estimate of value. (A settlement amount must be specified for consideration):

Name: _____

Address: _____

Email: _____

Phone #: _____

Signature: _____