

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT **2025050239** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11047464-GPC9596-VBS-GP831E04025**
NAME OF LINE/PROJECT: **2775 COLUMBIA DR (DEKALB COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **001**

STATE OF GEORGIA
DEKALB COUNTY

U N D E R G R O U N D E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, DEKALB COUNTY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 1300 Commerce Dr, Decatur, GA 30030, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 2775 COLUMBIA DR, DECATUR, GA 30034 (Tax Parcel ID No. 15 103 01 001) in Land Lot 102, 103, 122, 123, of the 15 District of Dekalb County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary

PARCEL 001 NAME OF 2775 COLUMBIA DR (DEKALB COUNTY) DISTRIBUTION LINE
 LINE/PROJECT:

apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001

NAME OF
LINE/PROJECT:

2775 COLUMBIA DR (DEKALB COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the DEKALB COUNTY presence of:

Witness

Notary Public

By: _____ (SEAL)

Name:

Title:

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]

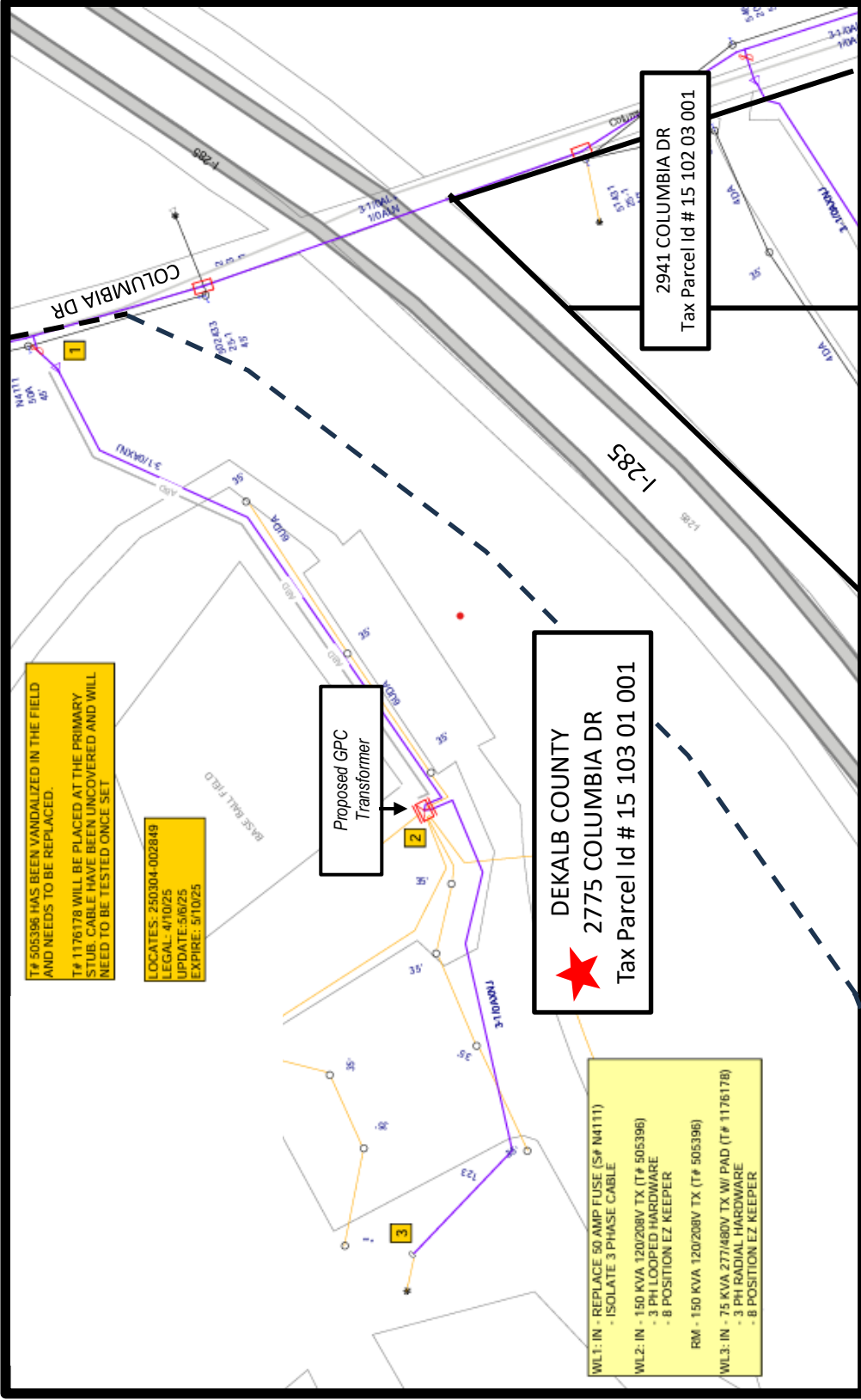


Exhibit "A"
Parcel 001

2775 COLUMBIA DR (DEKALB COUNTY)
DISTRIBUTION LINE
LIMS #2025050239
Work Location(s): N/A



Overhead/Underground Release For Construction Agreement

To release 2775 Columbia Dr, Decatur GA 30034 for construction, **all** the following items must be verified complete, this form signed and returned to the address provided:

_____ The Overhead / Underground Distribution Construction Agreements have been signed by the Customer/Developer.

_____ The \$1,200.00 per service point underground service fee (where applicable) and any other CIAC has been paid.

_____ The easement has been signed and properly witnessed by the Property Owner.

_____ Lot Corners have been marked on the curb with paint in lieu of permanent property pins.

_____ Clearance behind the curb or from the edge of pavement/roadway of 12 feet is level with curb and free from obstructions and within three (3) inches of final grade.

_____ Sewer laterals, water lines and any other privately-owned facilities are adequately located and plainly marked.

_____ Paving and curbing or final grading, as applicable is complete.

_____ Removal of unforeseen obstructions and supply of suitable backfill material,

___A) will be provided by the Developer / Customer. The Developer / Customer agrees to remove rock and have suitable backfill available during construction while ensuring there are no construction delays.

-or-

___B) will be provided for by Georgia Power crews / contractors. The Developer / Customer may be billed for any additional charges that GPC incurs for the rock removal and select dirt for backfill charged to Georgia Power if actual costs exceed cost allowances.

_____ Erosion, Sedimentation, and Pollution Control Plan. The Developer's Storm Water Pollution Prevention Plan (SWPPP) is in place and available for review. A certification statement is available for GPC or its subcontractor to sign on the Developer's SWPPP. This project:

___A) requires a Notice of Intent (NOI) and a copy, with the permit number, is enclosed. The owner/developer agrees to provide a copy of the Notice of Termination (NOT) when filed.

-or-

___B) will not have land disturbance activities totaling more than one (1) acre of land in the common development or it will not trigger any other requirements of the *Georgia Water Quality Control Act*.

_____ Property owner / Developer approves the distribution design & lighting represented on GPC's construction print.

_____ Emergency and Standby Generation will be installed on-site: ___No ___Yes. If yes, then installation must meet requirements as stated in GPC Distribution Bulletin 18-23, and the application referenced below must be completed.

_____ The Application for Emergency and Standby Generation Installation & Operation document has been completed and returned to a GPC Engineer or Key Account Manager.

GPC scheduling meetings are usually held weekly. After being released for construction, the job will be scheduled, and the Customer / Developer will be notified of the proposed start date.

Printed Name: _____ Developer: _____

Signature: _____ Phone/Fax#: _____

Date: _____