



Natural Resources
241 Ralph McGill Boulevard NE, BIN 10151
Atlanta, GA 30308-3374

June 5th, 2024

Habersham County
130 Jacobs Way Suite 104
Clarksville, GA 30523

RE: Project Name: Cornelia – Tallulah Lodge 115kV Transmission Line(the “**Project**”)
Georgia Power Company LIMS Project 2022040103 - Parcel 078
Property Location: 0 Toccoa Highway, Clarksville, GA 30523 Tax ID: 105 001

Dear Habersham County,

As you know from our previous discussions, Georgia Power needs to purchase an easement across your property for the Project referenced above. I’ve enclosed maps that show the location of Georgia Power’s proposed transmission line through your property and a copy of the company’s standard transmission line easement document that describes the property rights we are seeking to purchase from you (the “**Easement**”).

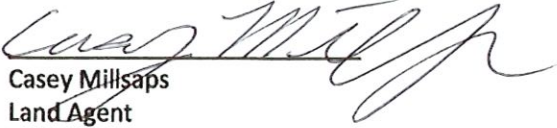
Georgia Power has evaluated the value of the easement area and, based on that evaluation, is offering \$6,400.00 upon receipt of the Easement that has been signed by you and properly witnessed and notarized where indicated. Please note that the witness and notary public must be two different individuals.

Your property’s evaluation is based on the following:

a. Total Acreage of Property	50.85 acres
b. Easement Area	0.59 acres
c. Price per Acre	\$12,000.00
d. Easement Rights Factor	90 %
e. Easement Value	\$6,400.00
f. Total Assessed Value	\$6,400.00

I will continue to be available to answer any questions you may have concerning the Project, the transmission line, the Easement, or this proposal. If you have questions, please don’t hesitate to call me at **404-933-8495** or email me at **x2cmills@southernco.com**

Best regards,


Casey Millsaps
Land Agent

Enclosures

Business Card, Offer Letter, Easement Document, Parcel Map, W9 form

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

PROJECT 2022040103 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10582795-GPC9596-VBS-12.02.01
NAME OF LINE/PROJECT: CORNELIA - TALULAH LODGE 115 KV TRANSMISSION LINE
 SOUTH CLARKESVILLE TO HISTORIC 441 115 KV SUBSTATION
PARCEL NUMBER 078

STATE OF GEORGIA
HABERSHAM COUNTY

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, HABERSHAM COUNTY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 130 Jacobs Way, Suite 104, Clarkesville, GA 30523, 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 0 TOCCOA HIGHWAY, CLARKESVILLE, GA 30523 (Tax Parcel ID No. 105 001) in Land Lot 21, 22 of the 12 District of Habersham County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, wires, manholes, conduits, anchors, guy wires, fixtures, appliances, and protective wires and devices in connection therewith (all being hereinafter referred to collectively as the "Facilities") upon or under the Easement Area; the right of the Company to grant or permit the exercise of the same rights, either in whole or in part, to others; the right of ingress and egress over the Property to and from the Easement Area; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on the Easement Area or that may hereafter be placed on the Easement Area by the Undersigned or any other person.

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Further, the Company shall have the right to cut, remove and dispose of dead, diseased, weak or leaning trees (collectively, "Danger Trees") on the Property adjacent to the Easement Area which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Easement Area, provided that on future cutting of such Danger Trees the Company shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of the Company. The Undersigned shall notify the Company of any party with whom it contracts, and who owns as a result thereof, any Danger Trees to be cut as set forth above. The Company shall also have, and is hereby granted, the right to install, maintain and use anchors and/or guy wires on the Property adjacent to the Easement Area and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Easement Area.

The Company shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Easement Area by employees of the Company and its agents in the construction, reconstruction, operation, maintenance and repair of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Easement Area as herein provided or which interfere with or may be likely to interfere with or endanger the proper maintenance and operation of the Facilities, provided the Undersigned shall give the Company written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify the Company of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Easement Area in the construction, operation, maintenance and repair of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of the Company. The Undersigned will notify the Company in the event the Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Easement Area for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8) feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to the Company hereby) may be erected upon the Easement Area.

The Undersigned expressly grants to the Company the right to take any action, whether at law or in equity, and whether by injunction, ejectment or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Easement Area (other than

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fences as provided for herein), regardless of whether the offending party is the Undersigned or not. The Undersigned will notify the Company in the event the Undersigned contracts with a third party who owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to the Company.

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

TO HAVE AND TO HOLD forever unto the Company, its successors and assigns the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Easement Area.

The Undersigned warrants and will forever defend the title to the rights, privileges, easements and interests granted herein to the Company against the claims of all persons whomsoever.

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

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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 presence of: HABERSHAM COUNTY

Witness

By: _____ (SEAL)

Name:

Title:

Notary Public

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]

078

HABERSHAM COUNTY
GPC REQUIRED R/W = 0.59 ACRES

S58°54'37"W
C/L SURVEY

APPROXIMATE LOCATION OF
LAND LOT LINE

EXIST. ROAD R/W
TOCCOA HWY
80' R/W

POB
N: 1677169.080
E: 2495938.558

EXIST. CLARKESVILLE PRIMARY 061958 -
CLARKESVILLE 46KV TL
GPC MAP FILE #CS2-E, SHT. 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S59°50'35"W	139.04'
L7	S59°06'41"W	336.51'
L8	S58°12'41"W	197.46'
L9	S58°13'31"W	123.49'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N30°05'45"W	31.49'
L2	N55°54'37"E	300.12'
L3	N58°35'58"E	470.43'
L4	S28°50'06"E	31.06'
L5	S82°04'16"W	64.02'

S59°35'58"W
C/L SURVEY

N/F
HABERSHAM COUNTY

EXIST. ROAD R/W
PAUL FRANKLIN RD
R/W VARIES

EXIST. ROAD R/W

REFERENCE: GPC M.F. F506-73. (SHEET 10 OF 15)

GEORGIA POWER COMPANY - LAND ENGINEERING

COORDINATE DATUM: NAD83(2011), GEORGIA STATE PLANE EAST ZONE

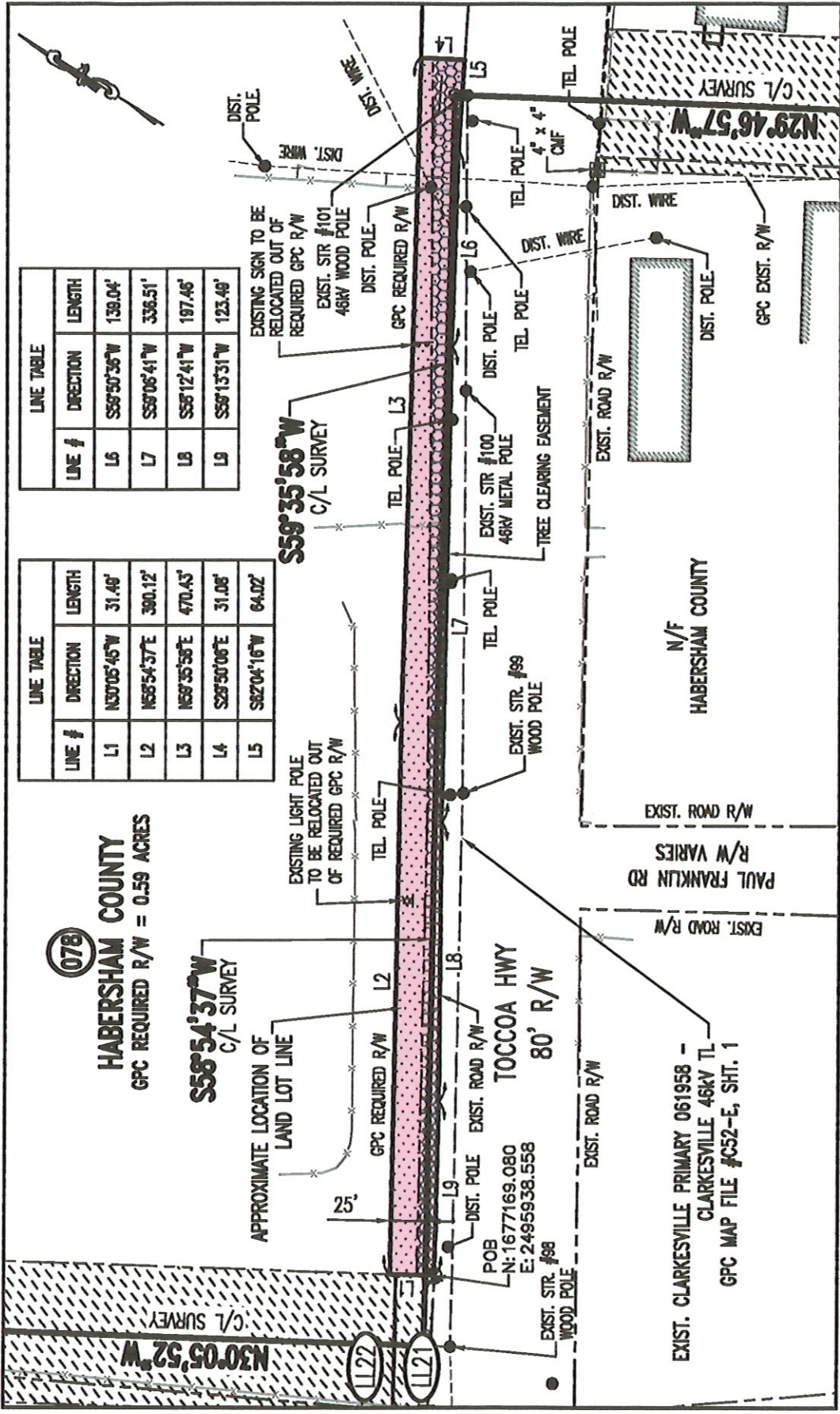
SYMBOL LEGEND

- EXISTING POLE
- IRON PIN SET
- ⊙ IRON PIN FOUND
- ⊗ POINT OF BEGINNING (POB)
- ⊠ ROW MARKER
- ⊞ POC= POINT OF COMMENCEMENT
- ▨ GPC R/W MONUMENT
- ▩ GPC R/W MONUMENT
- ▧ QUITCLAIMED R/W
- ▨ GPC EXISTING R/W
- ▩ GPC EXISTING R/W
- ▧ GPC TREE CLEARING EASEMENT

CORNELIA - TALLULAH LODGE 115KV T/L

CROSSING THE PROPERTIES OF
HABERSHAM COUNTY

LAND LOTS 21 & 22, 12TH DISTRICT, CITY OF CLARKESVILLE, HABERSHAM COUNTY, GEORGIA



DATE: 2/19/24

SCALE: 1" = 50'

DRAWN BY: WRM

EXHIBIT A

SHT 1 OF 1

PARCEL No. 078

Office Use Only:

Name of Line:	Cornelia - Tallulah Lodge 115 kV Transmission Line	Closing Agent: Casey Millsaps		
Project Number:	2022040103	Parcel Number: 078	Gross Proceeds:	
Owner Name:	HABERSHAM COUNTY	District: 12	Legal Land Lot: 21, 22	County: Habersham

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status

Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number

U.S. Resident Individual:

Individual's Name

Individual's Social Security Number

____-__-____

A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

Sole Proprietor:

Business Owner's Name

Owner's Social Security Number

____-__-____

Business or Trade Name:

Or Employer's Identification Number

____-____-____

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

Partnership, Limited Liability Co. (LLC), Trust or Estate:

Name of Partnership/ LLC
Trust/Estate (As shown on your tax forms)

Employer Identification Number

____-____-____

Partnership's Legal Name
(Name of first partner):

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election

U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't. Agency:

Name of Corporation or Entity:

Habersham County

Employer identification Number

____-____-____

Part 2 Exemption-If exempt from 1099 reporting, circle your qualifying exemption reason below.

- 1. Corporation
- 1. Tax Exempt Charity under 501(a), or IRA
- 1. The United States or any of its agencies or instrumentalities
- 1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
- 1. A foreign government or any of its political subdivisions

Under penalties of perjury, my signature certifies 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).
- 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.
- 3. I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Signature	Name (Typed or Printed)	Title
Date	Home Phone Number	Cell/Work Phone Number
Address	City	State