



Land Department
211 Ralph M. Cobb Boulevard NE Bldg. 10191
Atlanta, GA 30308-4574

March 20, 2023

Effingham County Board of Commissioners
601 North Laurel Street
Springfield, GA 31329

RE: Project Name: Hyundai Motors - Meldrim 230 kV Transmission Line (the "Project")
Georgia Power Company LIMS Project 2022050242 - Parcel 130
Property Location: U.S. Highway 80 (Tax ID 03010027), Guyton, GA 31312

Dear Sir or Madam,

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 a map that shows 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 \$24,500.00 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	314.32 acres
b. Easement Area	0.98 acres
c. Price per Acre	\$50,000.00
d. Easement Rights Factor	50.00 %
e. Total Assessed Value	\$24,500.00

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 478-494-6017 or email me at aaorozco@southernco.com.

Best regards,

Antonio "Tony" Orozco
Land Agent

Enclosures

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

PROJECT 2022050242 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10587691-GPC9596-VBS-12.02.01
NAME OF LINE/PROJECT: HYUNDAI MOTORS - MELDRIM 230 KV TRANSMISSION LINE

PARCEL NUMBER 130

STATE OF GEORGIA
EFFINGHAM 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, EFFINGHAM COUNTY BOARD OF COMMISSIONERS (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 601 North Laurel Street, Springfield, Georgia 31329-6816, 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 U.S. HIGHWAY 80, GUYTON, GEORGIA 31312 (Tax Parcel ID No. 03010027) in the 1559TH GMD (Georgia Militia District) of Effingham 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

PARCEL 130

NAME OF
LINE/PROJECT:

HYUNDAI MOTORS - MELDRIM 230 KV TRANSMISSION LINE

obstructions now on the Easement Area or that may hereafter be placed on the Easement Area by the Undersigned or any other person.

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

PARCEL 130

NAME OF
LINE/PROJECT:

HYUNDAI MOTORS - MELDRIM 230 KV TRANSMISSION LINE

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)]

PARCEL 130

NAME OF
LINE/PROJECT:

HYUNDAI MOTORS - MELDRIM 230 KV TRANSMISSION 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 presence of: EFFINGHAM COUNTY BOARD OF COMMISSIONERS

Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

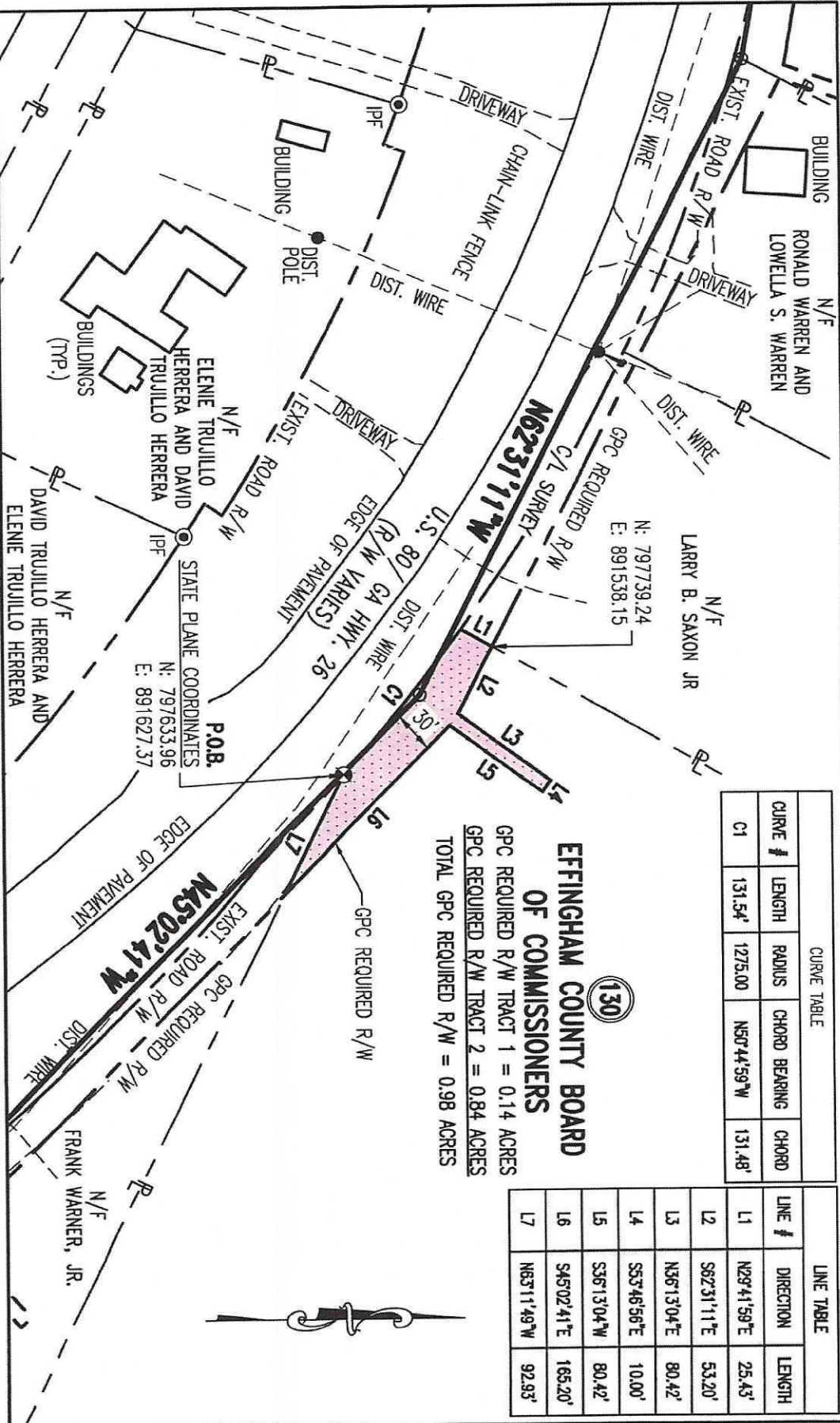
Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	131.54'	1275.00	N59°44'59"W	131.48'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N29°41'59"E	25.43'
L2	S62°31'11"E	53.20'
L3	N36°13'04"E	80.42'
L4	S53°46'56"E	10.00'
L5	S36°13'04"W	80.42'
L6	S45°02'41"E	165.20'
L7	N63°11'49"W	92.93'

EFFINGHAM COUNTY BOARD OF COMMISSIONERS
 GPC REQUIRED R/W TRACT 1 = 0.14 ACRES
 GPC REQUIRED R/W TRACT 2 = 0.84 ACRES
 TOTAL GPC REQUIRED R/W = 0.98 ACRES



REFERENCE: P505-45

GEORGIA POWER COMPANY - LAND ENGINEERING
 COORDINATE DATUM: NAD83(2011), GEORGIA STATE PLANE EAST ZONE

HYUNDAI MOTORS - MELDRIM 230KV TRANSMISSION LINE
 CROSSING THE PROPERTY OF

EFFINGHAM COUNTY BOARD OF COMMISSIONERS
 1559 G.M.D. - EFFINGHAM COUNTY, GEORGIA

- SYMBOL LEGEND**
- IRON PIN SET
 - EXISTING POLE
 - ⊙ IRON PIN FOUND
 - ⊗ POINT OF BEGINNING (POB)
 - ⊠ ROW MARKER
 - ⊞ POINT OF COMMENCEMENT
 - ▨ GPC R/W MONUMENT
 - ▩ GPC REQUIRED R/W
 - ▧ UNCLAIMED R/W
 - ▦ GPC EXISTING R/W

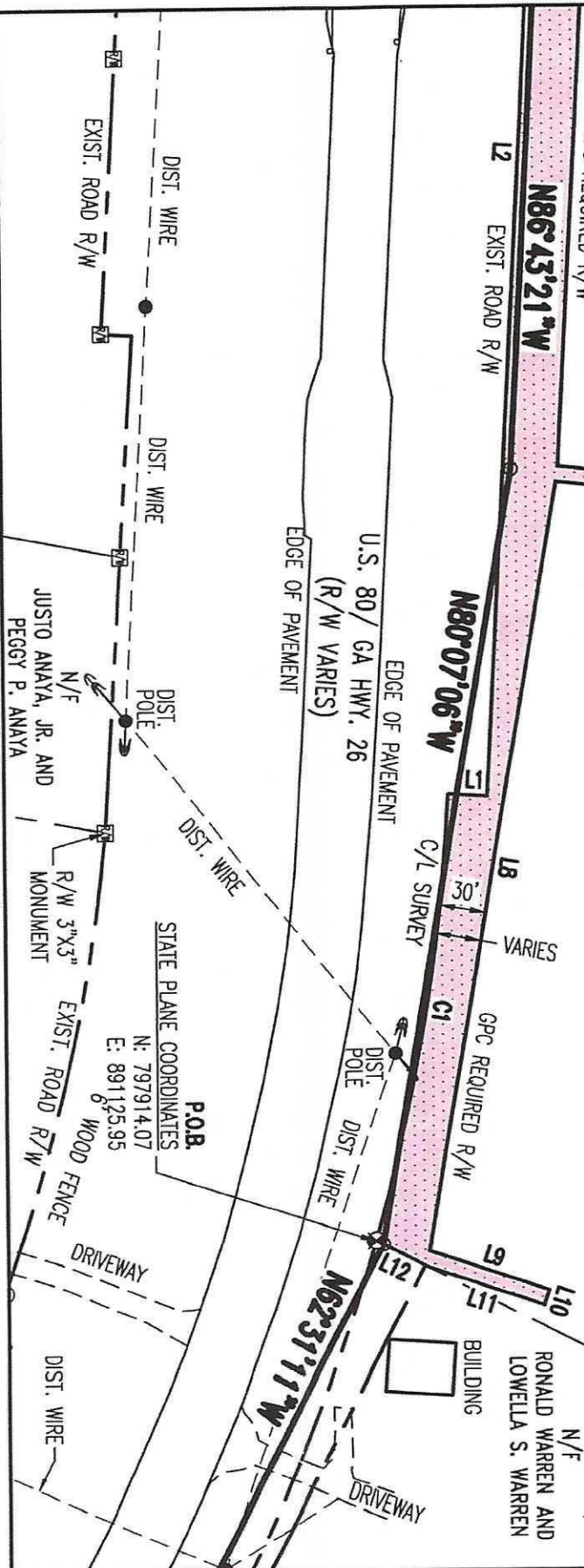
DATE: 03/08/2023
 SCALE: 1" = 100'
 DRAWN BY: NM
 EXHIBIT A
 SHT 1 OF 3

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	286.94'	1275.00	N80°16'31"W
			286.34'

EFFINGHAM COUNTY BOARD OF COMMISSIONERS

GPC REQUIRED R/W TRACT 1 = 0.14 ACRES
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 TOTAL GPC REQUIRED R/W = 0.98 ACRES

LINE TABLE				LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH		
L1	N03°16'38"E	25.00'	L7	S06°34'46"W	80.24'		
L2	N86°43'21"W	820.81'	L8	S80°07'06"E	196.31'		
L3	N09°15'53"W	35.86'	L9	N18°40'52"E	80.42'		
L4	S86°43'21"E	615.27'	L10	S71°19'08"E	10.00'		
L5	N06°34'46"E	80.24'	L11	S18°40'52"W	78.28'		
L6	S83°25'14"E	10.00'	L12	S27°38'15"W	37.22'		



REFERENCE: P505-45

SYMBOL LEGEND

- IRON PIN SET
- EXISTING POLE
- ⊙ IRON PIN FOUND
- ⊗ POINT OF BEGINNING (POB)
- ⊠ ROW MARKER
- ⊠ POINT OF COMMENCEMENT
- ▨ GPC R/W MONUMENT
- ▨ GPC REQUIRED R/W
- ▨ QUITCLAIMED R/W
- ▨ GPC EXISTING R/W

HYUNDAI MOTORS - MELDRIM 230KV TRANSMISSION LINE

CROSSING THE PROPERTY OF

EFFINGHAM COUNTY BOARD OF COMMISSIONERS

1559 G.M.D. - EFFINGHAM COUNTY, GEORGIA

DATE:	03/08/2023
SCALE:	1" = 100'
DRAWN BY:	NM

EXHIBIT A
SHT 2 OF 3



N/F
TBW PROPERTIES, LLC

N: 798069.71
E: 890019.91

GPC REQUIRED R/W

C/L SURVEY

N86°43'21"W

EXIST. ROAD R/W

30'

VARIES

L2

EXIST. ROAD R/W

N86°43'21"W

GPC REQUIRED R/W

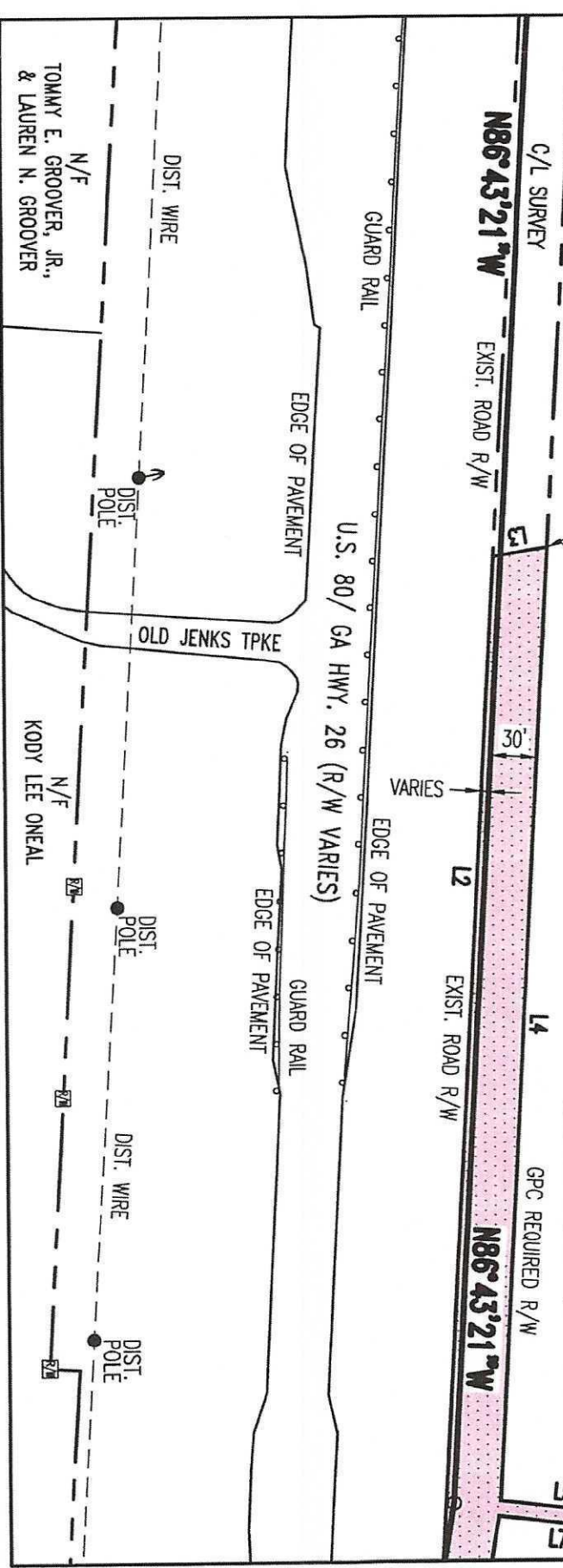
L5

LINE TABLE			LINE TABLE		
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EFFINGHAM COUNTY BOARD OF COMMISSIONERS

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REFERENCE: P505-45

GEORGIA POWER COMPANY - LAND ENGINEERING

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

SYMBOL LEGEND

- IRON PIN SET
- EXISTING POLE
- ⊙ IRON PIN FOUND
- ⊗ POINT OF BEGINNING (POB)
- ⊠ ROW MARKER
- ⊡ POC= POINT OF COMMENCEMENT
- ▨ GPC R/W MONUMENT
- ▩ GPC REQUIRED R/W
- ▧ OUTCLAIMED R/W
- ▦ GPC EXISTING R/W

HYUNDAI MOTORS - MELDRIM 230KV TRANSMISSION LINE

CROSSING THE PROPERTY OF

EFFINGHAM COUNTY BOARD OF COMMISSIONERS

1559 G.M.D. - EFFINGHAM COUNTY, GEORGIA

DATE: 03/08/2023
SCALE: 1" = 100'
DRAWN BY: NM

EXHIBIT A
SHT 3 OF 3

Fax completed form to:
Fax number:

or mail to: Georgia Power Company
Land Department Bin 10151 Attention: WES SINGLETARY
241 Ralph McGill Blvd.
Atlanta, Ga. 30308-3373

Office Use Only:

Name of Line:	Hyundai Motors - Meldrim 230 kV Transmission Line		
Project Number:	2022050242	Parcel Number: 130	Account Number: 10587691-GPC9596-VBS-12.02.01
Letter File:		Deed File:	Map File: P505-45
Seller Name:	EFFINGHAM COUNTY BOARD OF COMMISSIONERS		
Closing Agent:	AAOROZCO	Closing Date:	Tax APN: 03010027
Check Number:		Gross Proceeds:	
Legal-Land Lot:		District: 1559 th GMD	County: Effingham

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.

U.S. 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.

U.S. 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 you U.S. 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 _____ Effingham County Board of Commissioners _____ Employer identification Number 58-6000821

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

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

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 U.S. person (including a U.S. 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

ZIP