

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

PROJECT **2024060118** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11047465-GPC4013-VBS-GP831D03424**
NAME OF LINE/PROJECT: **1215 BALSAM DR (DEKALB COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **001**

STATE OF GEORGIA
DEKALB COUNTY

E A S E M E N T

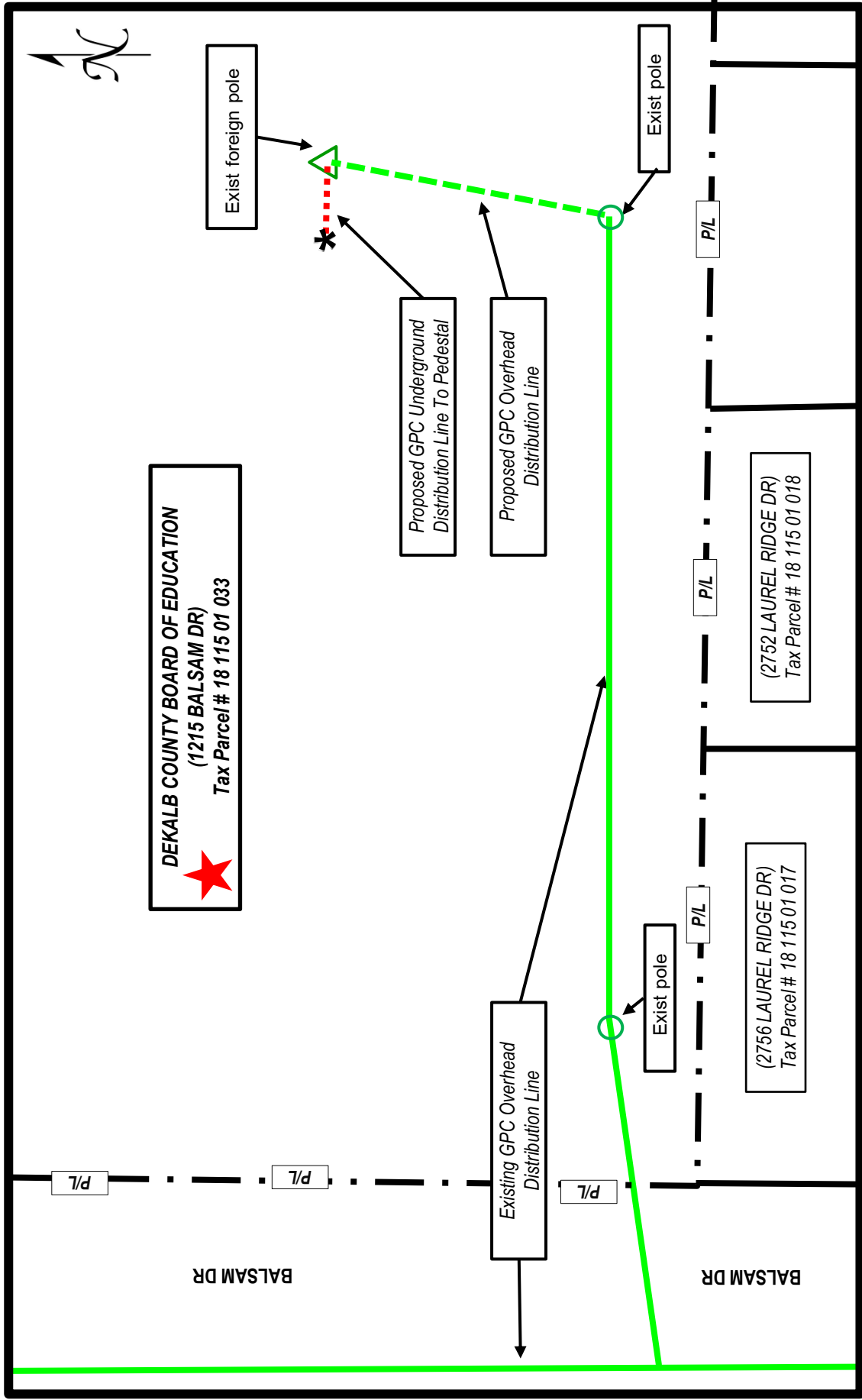
For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **DEKALB COUNTY BOARD OF EDUCATION** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **1701 Mountain Industrial Blvd, Stone Mountain, GA 30083-1027**, 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 1215 BALSAM DR, DECATUR, GA 30033 (Tax Parcel ID No. 18 115 01 033) in Land Lot 115 of the 18 District of Dekalb County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, (b) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A," and (c) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitation 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 poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the

Exhibit A



Notary Acknowledgement Form

State of Georgia

County of _____

This easement was executed before me on _____
Date

By _____, _____
Printed name of individual signing document Printed name of individual signing document

Who is

_____ personally known

Or

_____ proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Type of identification provided: _____ Location of signing: _____ Time: _____

Signature of notary public

Signature of individual signing document (Required)

Printed name of un-official witness (Required)

Signature of individual signing document (Required)



Jay Bailey
 Land Agent
 Environmental & Natural Resources
 1132 Bridge Mill Ave, Canton, Ga 30114
 X2jbaile@SouthernCo.com
 678-986-4311

Overhead & Underground Distribution Construction Agreement

PROJECT NAME: 1215 BALSAM DR (DEKALB COUNTY) DISTRIBUTION LINE

LOCATION: 1215 BALSAM DR, DECATUR, GA 30033 - Tax ID # 18 115 01 033

DEVELOPER / CUSTOMER: DEKALB COUNTY BOARD OF EDUCATION

AREA OF CONSTRUCTION: See Exhibit A

Customer / Developer does hereby attest that the above referenced area of construction in which overhead and underground electric distribution facilities are to be installed is clear of all obstructions; that all property lines, where required, are clearly marked and that the area is finished to a grade which shall not change more than three (3+/-) inches of the final grade.

Georgia Power Company, it's employees, and contractors working on this project are hereby released from all claims due to damage of underground facilities that have not been located in the field and that are not covered by the "Utilities Protection Act of Georgia".

Customer / Developer does hereby agree to bear any and all costs to alter the installed overhead and underground electric distribution facilities as a result of grade changes or Developer design changes.

Customer / Developer shall be responsible for providing Georgia Power Company a clear unpaved route where underground electric distribution facilities can be installed. If this area is paved and conduit has not been installed, before Georgia Power Company facilities are installed the Developer shall be responsible for opening and re-paving the area required by Georgia Power Company. Customer / Developer shall also be responsible for providing Georgia Power Company accessible locations and a clear route where overhead electric distribution facilities can be installed.

Customer / Developer shall be responsible to communicate with contractors and subcontractors warning them of underground electric distribution facilities in the area and for notifying the Georgia Power Company by calling the Utilities Protection Center at GA 811 at least three (3) working days in advance to locate underground electric distribution facilities before digging or grading in the vicinity of installed underground electrical facilities. If Georgia Power Company is not notified, and the underground electric distribution facilities are damaged, then the Developer shall bear the cost of repairs.

Should electric distribution facilities become damaged in any way, Customer / Developer will notify the Georgia Power Company at phone #1-888-660-5890 and the Utilities Protection Center at GA 811.

Developer will establish and maintain the appropriate clearances for the pole(s) and guy wires and transformer(s) on this site per Georgia Power Company Distribution Specification GUK-00.5003, dated 2/7/07. Electric service will not be provided until this specification is satisfied.

Georgia Power Company is not responsible for any damages to locks, gates, fences, walls, vehicles, equipment, trees, landscaping, sidewalks, or any other items that inhibit Georgia Power's access to the poles, cables, transformers, metering, or other equipment serving this site. This includes routine or emergency access of all equipment and personnel.

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

TITLE: _____

COMPANY: _____



Jay Bailey
 Land Agent
 Environmental & Natural Resources
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**Underground Distribution Construction Agreement
 Trenching within Tree Dripline**

PROJECT NAME: 1215 BALSAM DR (DEKALB COUNTY)
 DISTRIBUTION LINE

LOCATION: 1215 BALSAM DR, DECATUR, GA 30033
 Tax ID # 18 115 01 033

DEVELOPER / CUSTOMER: DEKALB COUNTY BOARD OF EDUCATION

AREA OF CONSTRUCTION: See Exhibit A

It is the policy of Georgia Power Company to avoid digging within the dripline of any trees while installing distribution facilities on the customer's property.

In order to install and/or relocate overhead/underground facilities in this area, Georgia Power Company will have to install electrical facilities within the tree dripline.

Georgia Power Company, its employees, and/or its contractors working on this project are hereby released, by the designee(s) of the property listed above, from any liability and claims due to damages caused to trees along said route, due to installation processes and/or procedures.

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

TITLE: _____

COMPANY: _____