

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

TAX ID: 18 011 04 003

PROJECT **2026050305** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11112430-GPC9596-VBS-GP831E03326**
NAME OF LINE/PROJECT: **3710 N DECATUR RD (DEKALB COUNTY) DISTRIBUTION LINE**

PARCEL NUMBER **001**

STATE OF GEORGIA
DEKALB COUNTY

EASEMENT

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, **THE 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**, 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 **3710 N DECATUR RD, SCOTTDAL, GA 30079** (Tax Parcel ID No. **18 011 04 003**) in Land Lot **11**, 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

PARCEL 001 NAME OF 3710 N DECATUR RD (DEKALB COUNTY)
 LINE/PROJECT: DISTRIBUTION LINE

right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this 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 overhead or 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 overhead or 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 3710 N DECATUR RD (DEKALB COUNTY)
 LINE/PROJECT: DISTRIBUTION LINE

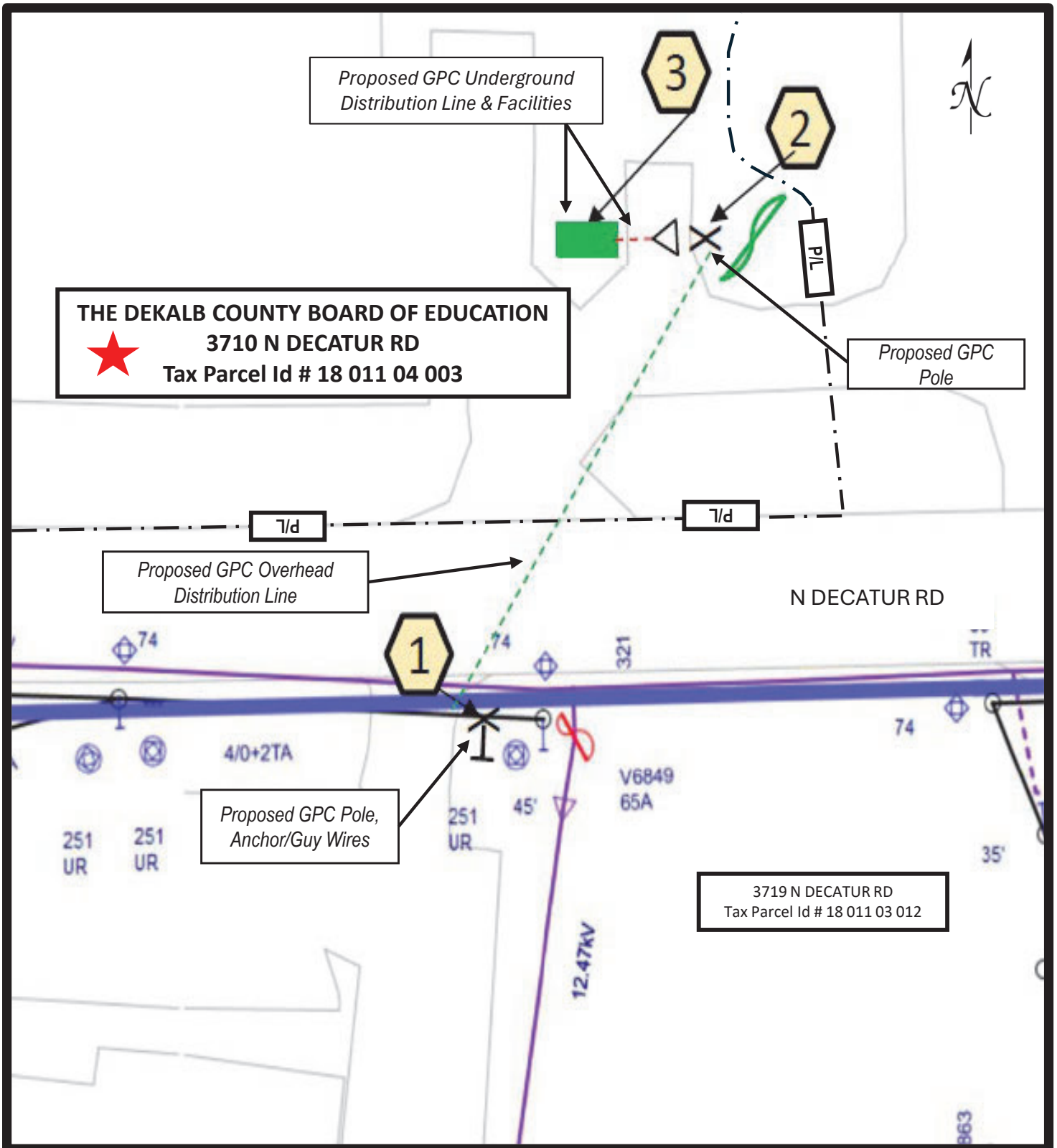
IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the THE DEKALB COUNTY BOARD OF EDUCATION
presence of:

_____	By: _____ (SEAL)
Witness	Name: _____
	Title: _____
_____	Attest: _____ (SEAL)
Notary Public	Name: _____
	Title: _____

[CORPORATE SEAL]

Exhibit A



Overhead and Underground Construction Agreement

PROJECT NAME: 3710 N DECATUR RD (DEKALB COUNTY) DISTRIBUTION LINE

LOCATION: 3710 N. Decatur Rd, Scottdale, GA 30079

DEVELOPER / CUSTOMER: THE 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, its 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: _____



Overhead/Underground Release For Construction Agreement

To release 3710 N. Decatur Rd, Scottdale, GA 30079 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: _____



Patrick Long
Land Acquisition Agent
Universal Field Services, Inc
x2patlon@SouthernCo.com
(770) 363-5806

Overhead and Underground Distribution Construction Agreement Trenching within Tree Dripline

PROJECT NAME: 3710 N DECATUR RD (DEKALB COUNTY) DISTRIBUTION LINE

LOCATION: 3710 N. Decatur Rd, Scottdale, GA 30079

DEVELOPER / CUSTOMER: THE 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: _____