



WATERSHED MANAGEMENT
Reginald D. Wells
Director

Date: _____

Chief Executive Officer
Lorraine Cochran-Johnson

Board of Commissioners

District 1
Robert Patrick

District 2
Michelle Long Spears

District 3
Nicole Massiah

District 4
Chakira Johnson

District 5
Mereda Davis Johnson

District 6
Edward "Ted" Terry

District 7
Lafana Bolton

DeKalb County Board of Education
1701 Mountain Industrial Blvd.
Stone Mountain, GA 30082

RE: Offer Package for 157 Heaton Park Dr. Atlanta, GA 30307
DeKalb County Capital Improvement
Comp 4
Project No. 18-027 Project
Parcel 33
Tax ID Number 15 244 02 001

Greetings,

DeKalb County Government, Department of Watershed Management (DWM), is in the process of acquiring property to improve and implement the project referenced above. To make this project possible, **5,962 square feet of Permanent Sewage Easement, and 3,240 square feet of Temporary Construction Easement, plus Site Improvements, if any,** are needed from your property located at **157 Heaton Park Dr. Atlanta, GA 30307.** This is more particularly shown on the plat attached to the Option Agreement provided with this letter.

Your property has been valued by an independent, state-certified appraiser who, after careful consideration, found the Fair Market Value of the easement rights to be purchased and the damages, if any, to your remaining property to be **\$26,100.00**. The attached form, titled "Summary Statement Basis of Just and Adequate Compensation," details the basis for this offer, specifying the components of the established value and compensation, and includes supporting market data.

Our negotiator, **Ashlee Fuller**, who may be contacted at **770-687-3763**, represents DWM and is authorized to explain this offer and project and further discuss the full effect of the purchase and your rights as provided by law.



If you agree to the terms expressed and contained in this Offer Package, please sign the enclosed documents, return them to **Ashlee Fuller**, and they will be promptly submitted for closing and payment.

If you have any further questions or concerns, please call **Ashlee Fuller** via phone at **770-687-3763** or via email at **Ashlee.fuller@oneatlas.com**.

Yours Very Truly,



Jeff Joyner
Vice President, Right-of-Way
Atlas Technical Consultants, LLC

Enclosures: AJJ/AMB
Property Owner Acknowledgment of Receipt of Plans & Explanation
Summary Statement Basis for Just and Adequate Compensation
Option for Permanent Sewage Easement and Temporary Construction Easement
W-9

CC:



SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

Owner's Name:	DeKalb County Board of Education
Project Name:	Comp 4
Project Number:	18-027
Mailing Address:	1701 Mountain Industrial Blvd. Stone Mountain, GA 30082
Property Address:	157 Heaton Park Dr. Atlanta, GA 30307

Fair Market Value (See attached Market Data)		
Fee Simple Required Right-of-Way	SF/Acres x <u>\$7.50</u> NA/SF/Acre	\$N/A
Permanent Sewage Easement	<u>5,962</u> SF/Acres x <u>\$7.50</u> SF/Acre x 50%	\$22,357.50
Permanent Slope Easement	SF/Acres x <u>\$7.50</u> NA/SF/Acre	\$N/A
Temporary Construction Easement	<u>3,240</u> SF/Acres x <u>\$7.50</u> SF/Acre x 15 % 1 year	\$3,645.00

Estimated Value of Site Improvements:	
	\$
	\$
	\$

Cost to Cure:	
	\$
	\$
	\$

Consequential or Severance Damages:	
	\$
	\$
	\$

Estimated Value:	\$26,002.50
Total Estimated Fair Market Value:	\$26,100.00

This value is the amount approved by a licensed state appraiser for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project.

Name/Company:	DeKalb County Board of Education
Kind of Interest:	
Estimated Value:	\$26,100.00

If you wish to retain and remove, at your own expense, improvements owned by you, we will:	
Deduct at Closing:	\$ (Salvage Value)
Deduct at Closing:	\$ (Performance Bond)
Total Withheld at Closing:	\$

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately, if applicable.

Prepared By: _____
Ashlee Fuller, Staff Negotiator

Date: _____

MARKET DATA INFORMATION

Comparable Land Sales:



Comparable Sales Summary:

	Location	Date of Sale	Site Size	Price Per Unit
Sale #1	4445 Northlake Pkwy Tax ID#18 210 03 019	04/20/2026	317,552 SF	\$17.63/SF
Sale #2	1263 Custer Ave. Tax ID#15 113 01 025	03/28/2025	538,837 SF	\$7.96/SF
Sale #3	4295 Glenwood Rd. SE Tax ID#15 165 01 112	03/30/2025	845,064 SF	\$1.83/SF

OTHER PROVISIONS

This agreement shall be binding upon the Grantor and its heirs, executors, administrators, successors, and assigns, notwithstanding prior acceptance of this offer. The Grantor acknowledges that, in lieu of completing the purchase of the said premises, the Grantee may, at any time prior to closing, proceed to acquire the property through condemnation.

Loss or damage to the property by fire or casualty shall be at the risk of the Grantor until title has been conveyed to the Grantee.

Signed, Sealed and Delivered this _____, day of _____,
20_____, in the presence of:

Unofficial Witness

DeKalb County Board of Education

Owner's Name

Notary Public, State of Georgia

Owner Representative's Signature

My Commission Expires

Owner Representative's Name

Representative's Title or Position

Accepted: DEKALB COUNTY, GEORGIA

By: _____

Date: _____

Parcel No: 33

Social Security Number (SSN)				-			-					
Employer Identification Number (EIN)				-								

DEKALB COUNTY

OPTION FOR PERMANENT SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME AND NUMBER: **18-027 Comp 4**

PARCEL: **33**

In consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, **DeKalb County Board of Education**, the undersigned, ("Grantor"), being the owner of the parcel identified on the map dated **October 29, 2025**, and attached as Exhibit "A", hereby bind myself, my heirs, executors and assigns as follows:

Within (120) days hereof, I agree to convey and deliver to DeKalb County, Georgia ("Grantee") or its successor, assignee or nominee, an unencumbered **5,962** square feet/acres in **permanent sewer easement** and **3,240** square feet/acres in **temporary construction easement** for the DeKalb County Sewer Project **18-027 Comp 4**, said easements being further shown on Exhibit "A".

Upon conveying and delivering the easements, DeKalb County, Georgia shall pay me the sum of **\$26,100.00**.

Unofficial Witness

DeKalb County Board of Education

Owner's Name

Notary Public, State of Georgia

Owner Representative's Signature

My Commission Expires

Owner Representative's Name

Representative's Title or Position

OWNER'S RECEIPT OF PLANS & EXPLANATION ACKNOWLEDGMENT

Date: _____

Owner's Name: DeKalb County Board of Education

Mailing Address: 1701 Mountain Industrial Blvd.
Stone Mountain, GA 30082

Property Address: 157 Heaton Park Dr. Atlanta, GA 30307

Type: _____ Project: _____ Parcel: _____

I have received the following full sized and / or half-sized (to scale) and accompanying legal description plan sheets:

Plans dated: October 29, 2025

Last revised: _____

I further acknowledge the Land Acquisition Consultant / Negotiator Ashlee Fuller, representing the DeKalb County Department of Watershed Management, explained the above-stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

DeKalb County Board of Education

(Owner's Name – Printed)

(Representative's Signature)

(Owner Representative's Name – Printed)

(Representative's Title or Position)

DeKalb County DWM Representative: _____

Ashlee Fuller (Agent)

Phone: 770-687-3763

Email: Ashlee.fuller@oneatlas.com

(DWM Signature)

(Date)

EXHIBIT "B"

SPECIAL STIPULATIONS

Property Owner: DeKalb County Board of Education and

Tax ID: 15 244 02 001

Project Name: Comp 4

Project Number: 18-027

Parcel Address: 157 Heaton Park Dr. Atlanta, GA 30307

Parcel Number: 33

[illegible]

Owner's Initials

Date _____

Atlas Initials

Date _____

Approved:

DeKalb County

Date _____