BEFORE THE
GEORGIA PUBLIC SERVICE COMMISSION

Sandersville Railroad Company Hancock County, Georgia **In re: Sandersville Railroad Company's Petition for Approval to Acquire Real Estate by Condemnation**	Docket No.: 45045

PRE-FILED RESPONSIVE TESTIMONY OF THOMAS AHMAD LEE

on behalf of the Property Owner Respondents

August 25, 2023

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**Pro hac vice* applications pending

Counsel for Property Owner Respondents

Q. PLEASE STATE YOUR NAME, ADDRESS, AND AGE.

A. My name is Thomas Ahmad Lee, and I am 37 years old. My home address is 8201 Brookriver Drive, Suite 246, Dallas, Texas 75247.

Q. ON WHOSE BEHALF ARE YOU TESTIFYING IN THIS PROCEEDING?

A. I am testifying on behalf of myself.

Q. WHY ARE YOU TESTIFYING?

A. I own property that is in the path of the proposed Hanson Spur. I am testifying against the railroad's attempt to take a portion of my property by eminent domain to build the Hanson Spur.

Q. HAVE YOU PREVIOUSLY TESTIFIED BEFORE THE COMMISSION?

A. No.

Q. DO YOU OWN PROPERTY IN THE PATH OF THE HANSON SPUR?

A. Yes.

Q. ARE YOU MARRIED?

A. No.

Q. WHAT IS THE ADDRESS OF YOUR PROPERTY IN THE PATH OF THE HANSON SPUR?

A. The property does not have an address. It is Hancock County Tax Parcel No. 186005 and is approximately 63.33 acres.

Q. FOR HOW LONG HAVE YOU OWNED THIS PROPERTY?

A. Since April 2022.

Q. WHAT IS YOUR FAMILY'S HISTORY RELATING TO YOUR PROPERTY IN THE PATH OF THE HANSON SPUR?

A. The property has been in the Smith family for almost 100 years. My great-grandparents

raised my grandfather there, who in turn raised my mother there. My mother owned the property until she passed away about twenty years ago. She left the property to me and my brother and we received it when we reached the age of 35. My brother died last year, and so I inherited his half of the property. Throughout my life, since childhood, I have visited my property and used it for recreation. I've hunted, hiked, camped, and ridden four wheelers on the property. I attend Smith family gatherings hosted by my uncle and aunt, Blaine and Diane Smith. I also visit my other uncle and aunt, Mark and Janet Smith. My mother's grave is in Sparta, and I visit her there.

Q. HOW DO YOU CURRENTLY USE YOUR PROPERTY?

A. I have not been to Sparta for five or six years, but I plan to visit soon because now I own my property. I plan to be there this Christmas. I grow and sell timber on the property and participate in the U.S. Department of Agriculture Natural Resources Conservation Service program. This is the same program that my uncle Willian Blaine Smith participates in with his land. I am worried that the Hanson Spur will affect my participation in that program.

Q. WHAT STRUCTURES ARE ON THE PROPERTY?

A. There are currently no structures on my property.

Q. DO YOU WANT TO SELL YOUR PROPERTY?

A. No.

Q. WHAT DO YOU PLAN TO DO WITH YOUR PROPERTY IF YOU ARE ABLE TO KEEP IT INTACT?

A. I want to continue using it to grow timber, and for recreation. I am considering my options for how to develop it. I have thought about putting a trailer on it where I can stay. I have also thought about allowing visitors to come to the property for recreation, maybe developing some dunes that are fun for riding four-wheelers. I view it as a kind of destination recreation area. I am proud of my property and my family history with the land, and I plan to give my property to my

future children or my nephews (my brother's sons) whole, just as my brother and I received it from our ancestors.

Q. WHAT DOES YOUR PROPERTY MEAN TO YOU?

A. Historically, Black people couldn't own land. So, property ownership is a matter of pride for me. I am grateful to have my land because they are not making any more of it. My property is also symbolic of my family and our history—of our struggle to get it, and to keep it. That is very meaningful to me.

Q. WHEN DID YOU FIRST HEAR ABOUT THE HANSON SPUR PROJECT?

A. I don't remember exactly when, but my uncle, Blaine Smith, told me about it first. I received my first letters from Sandersville in August 2022.

Q. DID YOU RECEIVE MORE THAN ONE LETTER FROM SANDERSVILLE RAILROAD?

A. Yes. I received at least three:

1. Letter dated August 10, 2022, signed by Benjamin Tarbutton, stating that some of my property "will be required" to build a new railroad and saying that the railroad and Hanson Aggregates will make investments in Hancock County that "will lead to new jobs and economic activity for Hancock County and the surrounding region." That letter is attached as Exhibit A.

2. Letter also dated August 10, 2022, signed by Benjamin Tarbutton, telling me that Sandersville Railroad Company is building "a new railroad track to serve the Hanson Aggregates Quarry near Sparta" and that the project will "[a]ffect [my] property" and that Sandersville Railroad had contracted with people to come onto my land to survey it. The letter did not ask permission. It only stated that Georgia law gives railroads the right of eminent domain, and the right to enter upon private property to do surveys. That letter is attached as Exhibit B. So, on the same day Sandersville Railroad sent two letters: one announcing that my land is required for this

private railroad company to build its track, and one saying people were going to come on my land, without even asking permission.

3. Letter dated January 21, 2023, from Laura Northcraft of CHB Acquisition Services, LLC, that included an "offer packet." That letter and packet are attached as Exhibit C.

Q. HOW DID YOU FEEL WHEN YOU READ THE LETTERS?

A. I was very bothered by the letters. I was even more bothered by the phone calls from Sandersville—I received many of them, even after I told them not to call me again. The letters and phone calls have created a great deal of stress in my life.

Q. WHAT WAS THE NATURE OF THE PHONE CALLS FROM SANDERSVILLE?

A. They kept calling and asking me to sell my property. They called me from different, unlisted phone numbers. I told them no, sometimes even hung up on them, but they kept calling. They kept calling me "Dr. Lee," even though I am not a doctor. My mother was a doctor. The phone calls have been extremely intrusive.

Q. DID SANDERSVILLE RAILROAD TRY TO PURCHASE YOUR PROPERTY PRIOR TO PETITIONING THE COMMISSION TO TAKE IT USING EMINENT DOMAIN?

A. Yes.

Q. WHAT WAS THE NATURE OF THOSE DISCUSSIONS?

A. There was never really a discussion. They never increased their offer.

Q. WHEN WAS THE LAST TIME YOU HEARD FROM SANDERSVILLE RAILROAD?

A. The letter I received in January 2023.

Q. DID ANYONE CONDUCT A SURVEY OF YOUR PROPERTY?

A. Yes.

Q. HOW DO YOU KNOW THAT?

A. My aunt and uncle, Janet and Mark Smith, who live nearby, told me that they saw evidence of surveying on my property.

Q. DID SANDERSVILLE ASK PERMISSION TO COME ON YOUR PROPERTY?

A. No.

Q. HAVE YOU REVIEWED THE RAILROAD'S PLANS FOR YOUR PROPERTY?

A. Yes.

Q. WHAT EFFECT WILL THE HANSON SPUR HAVE ON YOUR PROPERTY?

A. It will reduce my acreage, reduce the monetary value of my property, and limit access to my property from Shoals Road. The noise from the train will frighten wildlife away from the area and make it impossible to hunt on the land. It will destroy the peace and quiet and make going to my property a chore for me instead of something I look forward to. I feel the railroad will be expanded (over time) and they'll require more land. Also, I fear train derailment and leakage will damage and degrade my land.

Q. WHAT EFFECT WILL THE HANSON SPUR HAVE ON YOUR LIFE?

A. I have already felt depressed and anxious about the prospect of losing my land. This is a pride issue. The railroad is taking my property from me when it is difficult for Black people to own land at all. And even though they won't take all of my land, all of my land will be negatively impacted. Sandersville Railroad does not care about that, which makes me mad. Also, I will not be free to give the land to my children whole, just the way it is. I have two nephews as well who I might consider leaving property.

Q. HAS ANYONE FROM SANDERSVILLE COMMUNICATED TO YOU ABOUT

THE PURPOSE OF THE HANSON SPUR PROJECT?

A. Yes.

Q. HOW HAVE THEY COMMUNICATED?

A. By phone and by the letters.

Q. WHAT DID THEY SAY?

A. The Hanson Spur is about moving sand and gravel from the quarry.

Q. ARE YOU RELATED TO ANY OF THE OTHER PROPERTY OWNERS IN THE PATH OR NEAR THE PATH OF THE HANSON SPUR?

A. Yes. Blaine and Diane Smith are my uncle and aunt, Mark and Janet Smith are also my uncle and aunt, and Marvin Smith, Jr. is my mother's cousin.

Q. HAVE YOU READ MATERIALS ABOUT THE HANSON SPUR PROVIDED BY THE RAILROAD?

A. Yes.

Q. HAVE YOU READ ABOUT THE HANSON SPUR IN THE NEWS?

A. Yes.

Q. FROM YOUR PERSPECTIVE, WILL THE HANSON SPUR BENEFIT THE SPARTA COMMUNITY?

A. No.

Q. FROM YOUR PERSPECTIVE, WILL THE HANSON SPUR HARM THE SPARTA COMMUNITY?

A. Yes.

Q. WHY NOT JUST SELL?

A. The property is mine. People should not be able to come and take it from me just so they can make more money. My family worked hard to keep it throughout the generations, and so

will I. Property ownership is a matter of pride. I do not trust Sandersville Railroad. I don't believe they will stop with just taking part of my property. They will want more, from me and from the other property owners. I also do not believe the railroad will benefit the community like they say it will.

Q. DOES THIS CONCLUDE YOUR TESTIMONY?

A. Yes.

CERTIFICATE OF SERVICE

I hereby certify that on this 25th day of August, 2023, a copy of the foregoing *Pre-Filed Responsive Testimony of Thomas Ahmad Lee* has been served via electronic mail and U.S. First-Class Mail on the following pursuant to GA. COMP. R. & REGS. 515-16-16-.02; 515-2-1-.04(4)(b), (3):

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Steven L. Jones
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Kathy Lynn Reed
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Leo John Briggs
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DATED this 25th day of August, 2023.



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Counsel for Property Owner Respondents

EXHIBIT A

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

August 10, 2022

Mr. Ahmad Thomas Lee
8201 Brook River Drive, Suite 246
Dallas, TX 75247

Dear Mr. Lee,

The Sandersville Railroad plans to build a new railroad track from near Sparta southward to the Hanson Aggregates Sparta Quarry. I am sending you this letter because some of your property will be required as right of way for this new project.

I want this process to be as minimally invasive to you as possible, and I ask that you work with us to accomplish this very important project for Hancock County. Cheryl Brewer with CHB Acquisition Services, LLC whose cell phone number is (706)832-1412 and email address is cherylbrewer@bellsouth.net will be leading this right of way acquisition effort. I have included a questionnaire with this letter, and I hope you will complete it and return the questionnaire in the self-addressed envelope.

Over the course of this project and in the years to follow, the Sandersville Railroad and Hanson Aggregates will be making significant capital investments in Hancock County. These investments will lead to new jobs and economic activity for Hancock County and the surrounding region.

I would be happy to meet with you to discuss this project. Please feel free to contact me or Cheryl Brewer with any questions.

Sincerely,

Ben J. Tarbutton III

Ben J. Tarbutton III

EXHIBIT B

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

August 10, 2022

Dear Ahmad Lee,

The Sandersville Railroad Company is requesting your cooperation in our effort to build a new railroad track to serve the Hanson Aggregates Quarry near Sparta. As stated in an earlier letter to you, this project will effect your property.

Field surveys are scheduled to begin soon on your property for the purpose of gathering the information necessary to finalize the design and the amount of right of way needed for the new railroad track. The survey will also include the identification of streams, wetlands, and open waters. Aerial drones may be used to collect survey data. Geotechnical samples may be collected, and small brush, bush, or sapling cuttings may be necessary to collect the field survey data. The Sandersville Railroad has contracted with the Consultant firms listed below to provide professional services for this project. Enclosed is a preliminary right-of-way exhibit for you to review.

During the course of our work, it may be necessary for our Consultant's personnel to enter upon your property to the extent necessary to conduct the survey. Georgia law provides a right of eminent domain for all public utilities, including railroads (see Official Code of Georgia Sections 46-8-124 and Title 22), and, in connection with that right, the further right to enter upon private property to conduct surveys, inspections and appraisals (see Bearden v. Ga Power Co., 262 Ga. App. 536). Please be assured that we will perform all work in a professional manner with as little inconvenience to you as possible.

The following contact information should be used regarding any questions you have about the project and the work to be performed:

- Russell Moorehead – Croy Engineering (423) 708-5858 moorehead@croyeng.com
- Cheryl Brewer – CHB Acquisition Services (706) 832-1412 cherylbrewer@bellsouth.net

I sincerely appreciate your cooperation and regret any inconvenience this work may cause.

Sincerely,

Ben J. Tarbutton, III

EXHIBIT C

CHB
Acquisition Services, LLC

January 21, 2023

RE: Sparta Railroad Spur – Parcel 18 (Thomas Ahmad Lee)

Hello Mr. Lee.

Attached you will find the offer packet for the Sparta Railroad Spur project for your review. Please feel free to contact me at your convenience for questions. I'll reach out to you next week to follow up as well. Thank you for your time.

The packet includes the following:

Offer Letter
Summary Statement for Adequate Compensation
Market Data Information
Agreement to Purchase Real Estate
Availability of Incidental Payments; Claim Form
W-9
Plan Sheets

Sincerely,
Laura N. Northcraft

CHB
Acquisition Services, LLC
Phone: (843) 409-3828 cell/office
Address: 29 West Gibson Street
P.O. Box 632
Warrenton, Ga. 30828
E-mail: lnorthcraft-chb@att.net
Website: chbacquisitionservices.com

CHB
Acquisition Services, LLC

Laura Northcraft
29 West Gibson Street
P.O. Box 632
Warrenton, Georgia 30828
(843) 409-3828
lnorthcraft-chb@att.net

AGREEMENT TO PURCHASE REAL ESTATE

Map #186 Parcel # 005

GEORGIA, HANCOCK COUNTY

For and in consideration of the sum of One Dollar ($1.00), receipt whereof being acknowledged, the undersigned grants to the Sandersville Railroad Company an option to acquire the following described real estate:

Right of Way rights through that tract or parcel of land located in Hancock County, Georgia, lying within Map # 186 Parcel # 005, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of $6,800.00, the undersigned agrees to execute and deliver to the Sandersville Railroad Company fee simple title to the lands owned by the undersigned as reflected on the attached Exhibit "A".

Orphaned Acres that are adjacent to the Right of Way through the tract or parcel of land located in Hancock County, Georgia, lying within Map #186 Parcel # 003, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of $0.00, the undersigned agrees to execute and deliver to the Sandersville Railroad Company fee simple title to the lands owned by the undersigned as reflected on the attached Exhibit "A". The sum may change pending a property survey to develop a plat, which will yield the exact acres to be used at closing.

* *

The following conditions are imposed upon the grant of this option:

1) This option shall extend for 180 days from this date.

2) The consideration recited is full payment for the rights conveyed.

   1.94 Acres of Right of Way

   0 Acres of Orphaned Acres

3) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.

4) Special Provisions, if applicable, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this _____ day of _____, _____.

Signed, Sealed and Delivered
in the presence of:

_____
Witness

_____
Notary Public

_____(Seal)
Thomas Ahmad Lee

_____(Seal)

ACCEPTED BY:

_____
Sandersville Railroad

_____
Date

Market Data Information

Vacant Land Sales

Address	DB	Page
Pine Bloom Road	577	419
Highway 15	531	471
6087 Springfield Road	574	397
132 Monument Road	536	151
Off of Fort Creek Road	584	279

Improved Land Sales (If Applicable)

Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (If Applicable)

Address	DB	Page

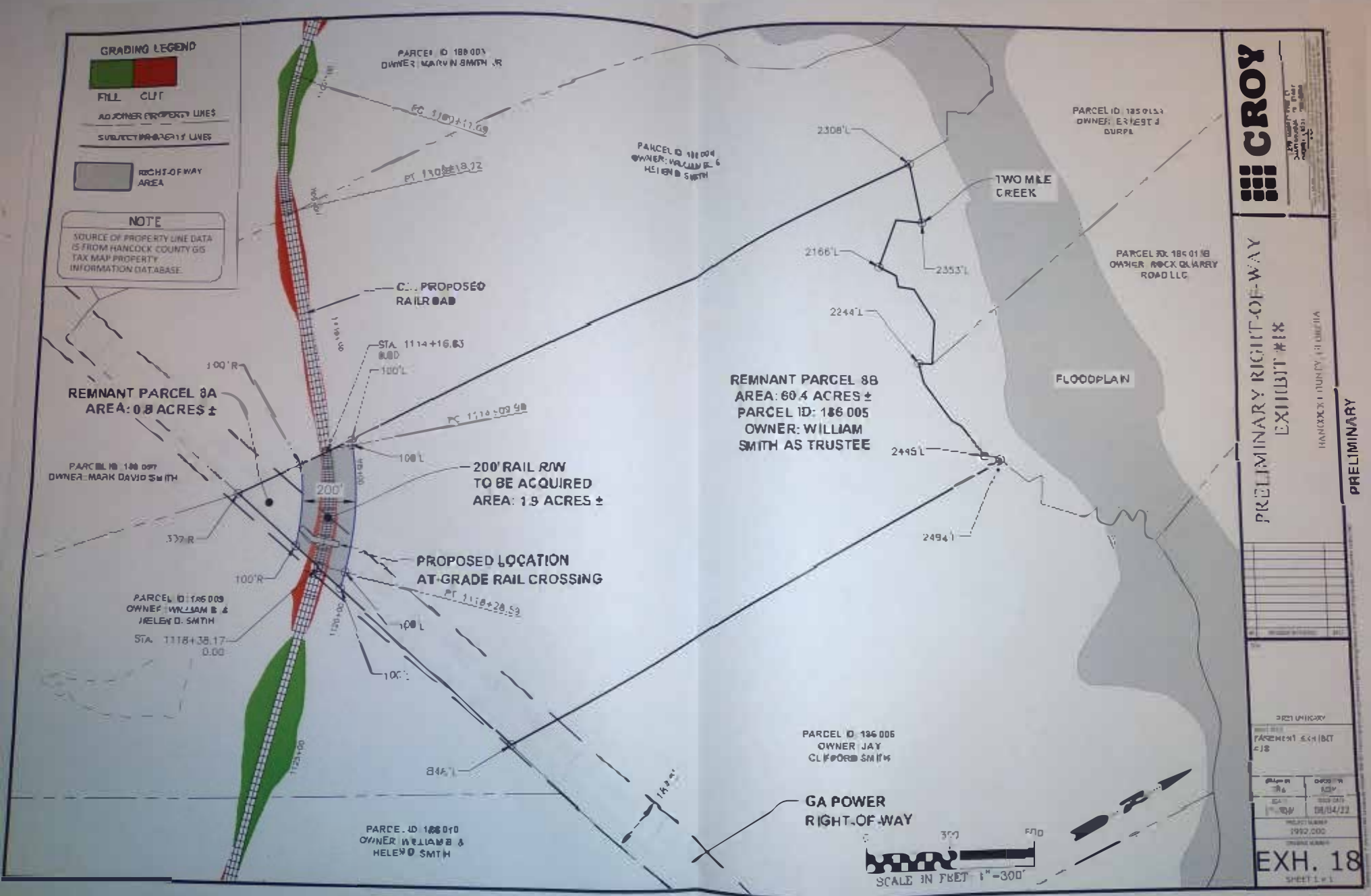

GRADING LEGEND
FILL
CUT
ADJOINER PROPERTY LINES
SUBJECT PROPERTY LINES
RIGHT-OF-WAY AREA
NOTE
SOURCE OF PROPERTY LINE DATA IS FROM HANCOCK COUNTY GIS TAX MAP PROPERTY INFORMATION DATABASE.
PARCEL ID 188 003
OWNER: MARVIN SMITH JR
PARCEL ID 188 004
OWNER: WILLIAM B. & HELEN D. SMITH
PARCEL ID 135 013
OWNER: ERNEST J. BURPA
PARCEL ID 186 018
OWNER: ROCK QUARRY ROAD LLC
PARCEL ID 186 007
OWNER: MARK DAVID SMITH
PARCEL ID 186 009
OWNER: WILLIAM B. & HELEN D. SMITH
PARCEL ID 186 005
OWNER: JAY CLIFFORD SMITH
PARCEL ID 186 010
OWNER: WILLIAM B. & HELEN D. SMITH
C.L. PROPOSED RAILROAD
STA. 1114+16.63 BOD
REMNANT PARCEL 8A
AREA: 0.8 ACRES ±
200' RAIL R/W TO BE ACQUIRED
AREA: 1.9 ACRES ±
PROPOSED LOCATION AT-GRADE RAIL CROSSING
STA. 1118+38.17
0.00
REMNANT PARCEL 8B
AREA: 60.4 ACRES ±
PARCEL ID: 186 005
OWNER: WILLIAM SMITH AS TRUSTEE
TWO MILE CREEK
FLOODPLAIN
GA POWER RIGHT-OF-WAY
SCALE IN FEET 1"=300'
CROY
PRELIMINARY RIGHT-OF-WAY EXHIBIT #18
HANCOCK COUNTY, GEORGIA
PRELIMINARY
EASEMENT EXHIBIT #18
08/04/22
EXH. 18

Exhibit B

Special Provisions

- During the 180 day due diligence period the following actions will occur
  - Title Search
  - Geotechnical work to evaluate soil types
  - Any other work necessary to consummate closing
- At Grade Railroad Crossing
  - In the case the Sandersville Railroad Company crosses the property where the landowner will own both side of the Right of Way, the Sandersville Railroad Company will work with Owner to locate an at grade railroad crossing that is suitable for both parties
  - The location of the grade crossing will take into consideration engineering, safety and the topography of the approaches
  - The crossing will be 12 feet in width and will be of a rock gravel material
  - The Sandersville Railroad Company will maintain the crossing at no expense to Owner

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ - ___ - ____

or

Employer identification number

__ - _____

Part II Certification

Under penalties of perjury, I certify 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); and
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; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Summary Statement Basis For Just and Adequate Compensation

1. PROJECT: Hanson Railroad Spur	County: Hancock	Parcel: 18
2. OWNER NAME/MAILING ADDRESS:	Thomas Ahmad Lee 8201 Brookriver Dr Ste 246 Dallas, TX 75247	
3. PROPERTY ADDRESS: Off Shoals Road, Sparta GA		
4. FAIR MARKET VALUE (see attached Market Data Information):		

Right of Way: 1.94 AC/SF X $ 3.50000 AC/SF =		$6,800.00 rd
Permanent Easement: N/A AC/SF X $ 0.00 AC/SF X N/A % =		$0.00
Temporary Easement: N/A AC/SF X $ 0.00 AC/SF X N/A % =		$0.00
Estimated Value of Improvement(s):		$0.00
Cost to Cure:		$0.00
Damage to Trade Fixtures:		$0.00
Estimated Value of all consequential or severance damages:	$0.00	
Estimated Value of REMAINDER:		$ 0.00

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder	$ 0.00
Including the Remainder	$ 0.00

(This value is the amount approved by the Sandersville Railroad for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
Thomas Ahmad Lee	Fee	$6,800.00 rd
Total Estimated Fair Market Value:		$6,800.00 rd.

6. If you wish to retain and remove the items listed in the Special/Other Provision section on the Option for Right of Way Sandersville Railroad will:

(a) Deduct at Closing $_____ (Retention Value)

(b) Deduct at Closing $_____ (Performance Bond)

Total Withheld at Closing $ _____

DATE: 1/21/2023 PREPARED BY: Laura Nordheim

Staff Negotiator

Availability of Incidental Payments: Claim Form

PROJECT #	Hanson Railroad Spur		
COUNTY	Hancock	PARCEL	18
OWNER NAME/MAILING ADDRESS	Thomas Ahmad Lee 8201 Brookriver Dr. Ste 246 Dallas, TX 75247	DATE:	
PHONE#:		SOCIAL SECURITY # OR FEI# (include SSN for each property owner)	
PROPERTY ADDRESS:	Shoals Road, Sparta GA		

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Sandersville Railroad purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they are not, or in the event of condemnation, it will be your responsibility to provide to the Sandersville Railroad copies of your paid receipt(s) as described in Property Tax Payments section below.

1. Property Tax Payments are handled as follows:

A. **For Total Acquisition of your property (by Sandersville Railroad)**, a deduction for your pro-rata share of the taxes will be withheld at closing. Then, upon your receipt of your property tax bill for the current year of acquisition, you should immediately forward the property tax bill, to the Railroad (at the address below) along with this letter for the Railroad's proper payment to the tax authority.

B. **For Partial Acquisition of your property (by Sandersville Railroad)**, the Railroad will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Railroad. To apply for this reimbursement, you will need to send a copy of your paid tax bill receipt to the Railroad, along with this letter and a completed W9 to the address below.

Sandersville Railroad
C/O Ben J. Tarbutton, III
Post Office Box 269
Sandersville, Ga. 31082

2. Survey Work Reimbursement is handled as follows:

You may be eligible for reimbursement for reasonable survey fees to re-establish existing property corner pins that were removed as a result of construction of the project. Please note that it is your responsibility to obtain pre-approval from your assigned Right of Way Agent and to confirm construction completion prior to going forward with affected pin replacement. Your assigned Right of Way Agent for survey incidental benefits is:

Right of Way Agent: Laura Northcraft **Phone:** 843-409-3828 **Email:** Lnorthcraftchb@att.net

(1) Contact your Right of Way Agent before proceeding with survey; send estimate and obtain pre-approval.
(2) Your Right of Way Agent will need this completed claim form, approved survey estimate, and paid receipt in order to submit claim to the Sandersville Railroad Office for reimbursement.

Survey Pre-Approval: For Railroad Use Only
Survey Estimate Amt: $_____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____
Pre-approved Signature (for Reimbursement): _____, Sandersville Railroad, C/O Ben J. Tarbutton, III

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and the attached W9 is required. You must file within eighteen (18) months of the date your property was acquired, except survey fees, which must be filed within six (6) months after construction on the project is completed.

Sincerely,

Cheryl H. Brewer
Railroad Rights of Way Manager

Property Owner's Questionnaire

COUNTY	Hancock	MAP & PARCEL	186 005

1. Owner Name(s):
2. Street Address:
3. Mailing Address: (If different from property address)
   Email Address:
4. I can most easily be contacted between the hours of:
5. Telephone Numbers: Cell: Home: Work
6. Date property was acquired:
7. Do you get water from: Well? ☐ Public Line? ☐
8. Is sewer available to your property? Yes ☐ No ☐
9. Do you use septic tank and drain field? Yes ☐ No ☐
10. Where are your septic tank and drain filed lines located? Front ☐ Back ☐ Side ☐
11. PLEASE LIST ALL MORTGAGE HOLDERS AND/OR INDIVIDUALS, INCLUDING TENANTS, WHO MAY HAVE AN INTEREST IN YOUR PROPERTY.

Name:		Name:	
Address:		Address:	
Phone#:		Phone #:	
Account #:		Account #:	
Name:		Name:	
Address:		Address:	
Phone #:		Phone #:	
Account #:		Account #:	

12. Comments concerning your property:

13. Please mail or email to the below contact

CHB Acquisition Services, LLC, ATTN Cheryl Brewer, P.O. Box 632, Warrenton, Ga. 30828
Email cherylbrewer@bellsouth.net Phone # (706)832-1412