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 LEO BRIGGS

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 Leo Briggs, and I am 74 years old. My home address is 4500 Hidden Stream Drive, Loganville, Georgia 30052.

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

A. I am testifying on behalf of myself and my wife, Georgia Ann Briggs.

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. Yes.

Q. WHO IS YOUR SPOUSE?

A. My wife is Georgia Ann Briggs.

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

A. 225 Shoals Road, Sparta, Georgia 31087. It is Hancock County Tax Parcel No. 166035 and is approximately 208.46 acres.

Q. FOR HOW LONG HAVE YOU OWNED THIS PROPERTY?

A. 26 years.

Q. HOW OFTEN DO YOU VISIT YOUR PROPERTY?

A. I try to go down once a week. If I'm hunting, I may spend several days there. On average, I spend a couple of days per week, three times per month.

Q. WHAT IS THE HISTORICAL SIGNIFICANCE OF THE PROPERTY?

A. The property was once part of a plantation. You can see terraces where cotton was

farmed. There is also a sharecropper's home on the property that is over 100 years old. We were once asked by the National Register of Historic Places to put the home on the registry, but we declined. There is also an old mule barn.

Q. HOW DO YOU CURRENTLY USE YOUR PROPERTY?

A. I use it for hunting, fishing, and recreation. There is a pond and a dove field. I enjoy the solitude. We have a lot of timber on the property that will be harvestable in the future. About 100 acres of the land has been designated as "cropland" by the U.S. Department of Agriculture. The path of the proposed railroad track goes across that cropland. I have planted some food plots for the deer, turkey, and doves.

Q. WHAT STRUCTURES ARE ON THE PROPERTY?

A. A hunting cabin, an outhouse, the sharecropper's house, and the old mule barn. I've also built 10-11 permanent deer stands.

Q. HOW DO YOU USE THOSE STRUCTURES?

A. I stay in the hunting cabin and use the outhouse when I visit the property. I maintain the sharecropper's house and the mule barn for their historical value. I use the deer stands to hunt.

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 would maintain it as it is, pristine. It's a natural area, and natural areas are disappearing in this country. That is what makes them so valuable. They're becoming more and more rare every year. I want to be able to continue hunting and fishing. I might harvest the timber when it's ready, but otherwise, I want things to stay as-is. I want to leave our property to my son whole.

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

A. When we received a letter in April 2022.

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

A. Yes, approximately 7 total:

1. Letter dated April 19, 2022, signed by Benjamin Tarbutton, saying the new railroad he wanted to build "to serve the Hanson Aggregates Quarry near Sparta" would affect my property, and that people would go onto my property to survey it. That letter is attached as Exhibit A.

2. Letter dated June 29, 2022, signed by a lawyer named Steven L. Jones, saying that Sandersville Railroad had the power of eminent domain and the right to come onto my property. That letter is attached as Exhibit B.

3. Letter dated August 2, 2022, signed by Benjamin Tarbutton, which was an invitation to a 90-minute "community meeting" about the Hanson Spur project that would run a railroad from the CSX rail line to the Hanson Quarry, where people from Sandersville Railroad and Hanson Aggregates would be "available to answer questions." The letter also suggested we visit this website for additional information: sandersvillerailroad.com/hanson-spur-project/. That letter is attached as Exhibit C.

4. Letter dated September 20, 2022, signed by Benjamin Tarbutton, talking about economic development from the railroad and other things to help us feel better about the fact that his railroad company would be taking our land and totally disrupting our lives and the lives of many of our neighbors. That letter is attached as Exhibit D.

5. Letter dated November 29, 2022, signed by Sandersville Railroad's "Right of Way Consultant" Laura Northcraft, enclosing a letter signed by "Railroad Rights of Way Manager" Cheryl H. Brewer offering me money for the acres Sandersville Railroad wants to get from us. The offer letter and cover letter are attached as Exhibit E.

6. Letter dated January 18, 2023, signed by Benjamin Tarbutton, saying that if we did not sell our land to Sandersville Railroad, then they are authorized to acquire my land by condemnation anyway. He offered an "administrative review" with him, which we would have to ask him for, and said that negotiations were concluded. The letter said they were doing what the State of Georgia would do when it acquires property. It said that if we did not execute the sale contract or request an administrative review with Mr. Tarbutton by January 30, 2023, Sandersville Railroad would pursue condemnation of our property required for the Hanson Spur. That letter is attached as Exhibit F.

7. Letter dated February 15, 2023, signed by Laura Northcraft, with a revised offer. The revised offer indicated they wanted more land than the offer in January indicated. That offer letter and cover letter are attached as Exhibit G.

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

A. I frankly thought it would all go away. I didn't think there was any way they were allowed to take private property, because they are a private company apparently only building this railroad track to benefit themselves and other private companies. When I discovered that they were serious, I was angry because that's wrong. The fact that it has not all gone away is very upsetting to me.

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 TONE OF THE OFFER?

A. Take it or leave it. If you don't take it, we'll take the land anyway. That was not a legitimate offer.

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

A. We spoke with a woman named Laura Norcraft not long after they sent the offer letter. She asked if we reviewed the offer and we said yes, but that we don't want to sell the property.

Q. DID ANYONE CONDUCT A SURVEY OF YOUR PROPERTY?

A. Yes.

Q. DID YOU SPEAK WITH THEM?

A. No.

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

A. Yes. We got a call from a woman asking if Sandersville could have permission to use an access logging road to go back and survey. They wanted us to meet them to open the gates for them and we said no. I made it very clear that the answer was no. They said eminent domain allows us to go onto that property, and so they went ahead and did it without our permission. They cut the fence and went onto the property.

Q. DID THE SURVEYORS DAMAGE YOUR PROPERTY?

A. In addition to cutting the fence, they drove around on the pasture and went places where they had no business being. They cut some small trees down, ran over some young trees, and killed them. They probably damaged 50 trees in total.

Q. HOW DO YOU KNOW THAT THE SURVEYORS DAMAGED YOUR PROPERTY?

A. I saw the trees that were cut down and run over. I saw tracks in the pastures, along with the stakes the surveyors put in. I counted the trees myself.

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 bisect the parcel and interrupt my access to the back acreage, which is approximately 50 acres. It's going to limit my hunting and fishing. Sparta and my property is a Quality Deer Management area, which is highly valued for hunting and recreation. Who wants to be hunting or fishing when there's a train rumbling by and scaring the animals? It's going to decrease the value of the property, too.

Q. HAVE YOU TALKED TO YOUR NEIGHBORS OR OTHER SPARTA COMMUNITY MEMBERS ABOUT THE HANSON SPUR?

A. Yes.

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. I have the perfect piece of property for what I want to do. I don't want to give that up. I can't replace it—the value of the property is that it's a natural area. Those are getting more rare

every day. I want to pass the land along to my son whole and unspoiled as a piece of nature that he can call his own, just like I have been able to do. And the forced sale would not benefit our neighbors or the community; it would only benefit a few private companies and people. You can't take private property from one person and give it to another person for private enrichment. That's just wrong.

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 Leo Briggs* 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):

VIA Electronic Mail and U.S. First-Class Mail:

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Leo John Briggs
Georgia Ann 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

BEN J. TARBUTTON, III
PRESIDENT

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

April 19, 2022

Dear Mr. Leo and Mrs. Georgia Briggs,

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.

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. 550). 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 B

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Counsel
Direct Dial: 678.426.4628
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

June 29, 2022

VIA FIRST-CLASS MAIL
Leo J. Briggs
Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, Georgia 30052

and

225 Shoals Road
Sparta, Georgia 31087

Re: Sandersville Railroad Company;
Proposed Railroad CSX to Hanson Quarry (the "Project");
Project Parcel Number 6; TPN 166 035 (the "Property").

Dear Mr. and Mrs. Briggs:

As you know, the Sandersville Railroad Company (the "Railroad") intends to build a new railroad route, which will run through your real property (the "Property") which is identified as Hancock County Tax Parcel Identification Number 166 035 and Proposed Railroad CSX to Hanson Quarry (the "Project") Parcel Number 6.

As part of the project, the Railroad's consultants may need to come onto the Property, either in person and/or with aerial drones, as those consultants deem necessary, to conduct a field survey related to the Project. The Railroad has this right incident to its power of eminent domain. *See, e.g., Oglethorpe Power Co. v. Goss*, 253 Ga. 644, 644-45 (1984); *Walker v. Warner Robins*, 262 Ga. 551, 551 (1992); *Bearden v. Ga. Power Co.*, 262 Ga. App. 550, 551 (2003). Indeed, O.C.G.A. § 46-8-100(1) expressly lists among the powers of a Georgia railroad company the following:

> [The right to] cause such examinations and surveys to be made for the proposed railroad as shall be necessary for the selection of the most advantageous route, and, ***by its officers, agents, servants, or employees, to enter upon the land or water of any person for that purpose***, provided that the company shall be responsible for all damage done to such property . . .

(Emphasis added).

The Railroad has attempted in good faith to work with you to schedule this field survey of the Property, but you have not cooperated with those attempts. As a result, the Railroad has no choice but to proceed with the field survey of the Property on a date and time that are convenient to its consultants. Therefore, the Railroad will do so on Monday, July 25 starting on or about 9:00 a.m. It does not expect the field survey to take more than two (2) calendar weeks.

We hope that you will comply with your legal obligations and not interfere with this field survey of the Property. Out of an abundance of caution, however, the Railroad may ask the Hancock County Sheriff's Office to be on site for at least the beginning of the field survey.

Please let us know if you have any questions concerning this field survey of the Property. Rest assured that the Railroad and its consultants will use their reasonable best efforts to try to avoid or minimize any damage to the Property or inconvenience to you.

Sincerely,

Steven L. Jones

cc: Sandersville Railroad Company
Al Hill, Taylor English Duma LLP
Mickey Ross, Taylor English Duma LLP

EXHIBIT C

SANDERSVILLE RAILROAD COMPANY

BEN J. TARBUTTON, III
PRESIDENT

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

August 2, 2022

Mr. & Mrs. Leo J. Briggs
4500 Hidden Stream Drive
Loganville, GA 30052

Dear Mr. & Mrs. Briggs,

As many of you know, the Sandersville Railroad is planning a new 4.5-mile spur connecting the CSX rail line that runs along Ga. Highway 16 in Hancock County to the Hanson Aggregates quarry off of Shoals Road.

We are sending this letter to invite you to a community meeting where project leaders will be available to answer questions. The meeting will be held at the **Hancock County Youth Center in Sparta, Georgia on August 11, 2022, from 6:30 p.m. to 8 p.m. The address is 12560 Augusta Highway.** The meeting will be a drop in format with project engineers and executives from Sandersville Railroad and Hanson Aggregates on site. We will also have detailed maps and other information available for review. Please feel free to join us at any time during the 90-minute window.

Included with this letter is a fact sheet with more information about the Hanson Spur. If you have any questions, we will be happy to answer them at the meeting. If you would like additional information or cannot attend, please visit sandersvillerailroad.com/hanson-spur-project/. On this page, you will find a feedback form you can fill out.

We look forward to meeting you and answering your questions.

Sincerely,

Ben J. Tarbutton III

President

EXHIBIT D

SANDERSVILLE RAILROAD COMPANY
POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

September 20, 2022

Mr. and Mrs. Leo Briggs
4500 Hidden Stream Drive
Loganville, Georgia 30052

Dear Mr. and Mrs. Briggs:

Thank you to those who were able to attend our community meeting on Thursday, August 11. We were pleased with the level of dialogue and input we received from many of you. Since the meeting, we have taken time to review your questions and consider many of your suggestions.

For those of you who were unable to make it, I want to offer some important background:

- This new spur will average only one round trip per day, at 20 miles per hour or less. It will run during business hours. The new spur and increased production at Hanson will create 12 new permanent jobs, with an average wage of $90,000 per year (including benefits).
- This rail spur will allow Hanson to potentially expand and subsequently move its plant more than 1,500 feet ~~further~~ from residents on Clayton, Shoals and Maggie Reynolds roads. This potential expansion will generate additional jobs and hundreds of thousands of additional tax dollars per year for Hancock County.
- All homes along Clayton Road are at least two football field lengths from the spur line, with most well over 1,000 feet away, with trees in between the line and the homes. If you reside on Clayton or Maggie Reynolds Road and saw a surveyor at the edge of your property but were not contacted directly by Sandersville Railroad, then they were verifying adjacent property lines; the spur will not be coming through your property.
- We will also be building 20-foot-tall berms near many areas of the rail line closest to Clayton Road and property owned by the Garrett family to further minimize noise impact. Trees between Clayton Road property owners and the berm structures will not be removed.

As a result of your feedback, we are taking a hard look at the Maggie Reynolds Road area to see what we can do to minimize impact there, including adding additional berms or lowering the height of the track to reduce visual impact or noise.

Also, as a result of your input, Hanson and Sandersville Railroad are engaging with the Hancock County School system to see if we can develop an apprenticeship or other program to ensure that as many of the new jobs as possible go to local residents.

Enclosed you will find a document that includes answers to many of the questions we were asked on August 11, along with a fact sheet about the project. We have also uploaded a copy of these questions and answers on our website (www.sandersvillerailroad.com/hanson-spur-project), along with a copy of the more detailed route map that was available at the meeting.

Please do not hesitate to contact me if you have any further questions.

Sincerely,

Ben J. Tarbutton III

President

EXHIBIT E

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

CHB
Acquisition Services, LLC

Cell: 843-409-3828

November 29, 2022

Leo J. and Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, GA 30052

RE: Sparta Railroad Spur – Parcel 6 (Briggs)

Hello Mr. and Mrs. Briggs,

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 within two weeks 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. Box632
Warrenton, Ga. 30828
E-mail: lnorthcraft-chb@att.net
Website: chbacquisitionservices.com

SANDERSVILLE RAILROAD COMPANY
POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

DATE: 11/29/2022

Leo J. Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, GA 30052

RE: PROJECT: Hanson Railroad Spur COUNTY: Hancock
PARCEL: 6

Dear Mr. and Mrs. Briggs:

The Sandersville Railroad Company is in the process of purchasing property to improve the railroad designated above. In order to make this project possible, 14.36 acres of your property in fee will be needed. This is more particularly shown on the plat attached to the agreement provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be $ 36 000.00 . The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Laura Northcraft located at 29 West Gibson Street, Warrenton GA 30828 , Email: Lnorthcraft-chb@att.net Phone: 843-409-3828 , is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law.

If you will agree to the terms expressed herein by signing the enclosed "Agreement to Purchase Real Estate" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,
Cheryl H. Brewer
Cheryl H. Brewer
Railroad Rights of Way Manager

BY: Laura Northcraft
Laura Northcraft
Right of Way Consultant

Attachment(s)
cc:

EXHIBIT F

SANDERSVILLE RAILROAD COMPANY
POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

Wednesday, January 18, 2023

VIA FEDEX

Leo J. Briggs
Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, Georgia 30052

Re: Hancock County Tax Parcel Number 166 035;
Hanson Industrial Spur (the "Project");
Project Parcel Number 6 (the "Property").

Dear Mr. and Mrs. Briggs:

As you know, Sandersville Railroad Company's ("SRR") is constructing an industrial rail spur to serve industry southeast of Sparta, Georgia. SRR must acquire a portion of your property for the construction of that industrial rail spur which is named after the end user at the terminus of that spur—Hanson Aggregates Quarry.

The property rights required for the Project have been explained to you by our negotiator and are shown in color on the plat attached to the option agreement previously furnished to you and which is enclosed with this letter for your convenience. Based on an appraisal prepared by an expert real estate appraiser, we believe that the Fair Market Value/just and adequate compensation for the portion of your property that is required for the Project is $36,000.00.

SRR prefers to purchase the property needed for the Project; however, if it is not able to do so, SRR is authorized by law to acquire property by condemnation. As litigation is costly to both SRR and the landowner, it is our sincere desire that upon reconsideration of our offer, a settlement agreement can be reached, hopefully avoiding litigation. Since negotiations for the required property rights have concluded, SRR (just like the State of Georgia does when it acquires property for transportation projects) provides an administrative review process as a final opportunity toward reaching an amicable settlement.

Should you elect to submit an administrative review, your request must be made, by mail or email, directly to me, Ben J. Tarbutton, III, within ten (10) days of this letter. Ideally, this review should be summitted by email to bjtiii@sandersvillerailroad.com. If needed, you may mail the attached form to me at the following address "Sandersville Railroad Attn: Ben J. Tarbutton, III, P.O. Box 269, Sandersville, Georgia 31082". It must include the lowest monetary

amount acceptable to you for sale of the portion of your property required for the Project along with any documentation you believe supports that monetary amount.

Upon receipt of your request for an administrative review, an authorized representative of the SRR will contact you to arrange a meeting to discuss your views and your supporting documentation of the value of your property. With this being the final effort for settlement, please be prepared to furnish any supporting documentation in your response to this letter, if you chose to appeal, and in your meeting with the SRR representative. You are not required to be represented by an attorney; however, anyone you deem necessary may accompany you in your meeting with the SRR representative. Should this final review fail to produce an agreement, SRR will pursue condemnation of the portion of your property required for the Project.

If we have not received an executed option, a request for an administrative review, or some other form of satisfactory reply from you by **Monday, January 30, 2023**, SRR will pursue condemnation of the portion of your property required for the Project. We regret that such action may become necessary, but we must proceed with acquisition of the property required for the Project in order to complete the Project, drive economic development in Hancock County, and meet the Project milestone dates.

Sincerely,

Ben J. Tarbutton III

Benjamin ("Ben") J. Tarbutton, III

EXHIBIT G

CHB
Acquisition Services, LLC

Cell: 843-409-3828

February 15, 2023

RE: Sparta Railroad Spur – Parcel 6 (Briggs)

Hello Mr and Mrs. Briggs,

Attached you will find the REVISED (acreage change) offer packet for the Sparta Railroad Spur project for your review. Please feel free to contact me at your convenience for questions. 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

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

DATE: 02/15/2023 REVISED

Leo J. Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, GA 30052

RE: PROJECT: Hanson Railroad Spur COUNTY: Hancock
PARCEL: 6

Dear Mr. and Mrs. Briggs:

The Sandersville Railroad Company is in the process of purchasing property to improve the railroad designated above. In order to make this project possible, 14.560 acres of your property in fee will be needed. This is more particularly shown on the plat attached to the agreement provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be $ 36,400.00 . The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Laura Northcraft located at 29 West Gibson Street, Warrenton, GA 30828 , Email: Lnorthcraft-chb@att.net Phone: 843-409-3828 , is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law.

If you will agree to the terms expressed herein by signing the enclosed "Agreement to Purchase Real Estate" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

Cheryl H. Brewer
Railroad Rights of Way Manager

BY: Laura Northcraft
Laura Northcraft
Right of Way Consultant

Attachment(s)
cc: