



Engineering Services Committee Committee Room- 3/10/2008- 12:45 PM
Meeting

ENGINEERING SERVICES

1. Approve request for authorization to make emergency repairs to the Augusta Canal at location behind 1445 Greene Street. ☐ [Attachments](#)
2. Approve funds in the amount of \$51,896.62 for the cost associated with the asphalt repairs in conjunction with the recent water line replacement projects on Malvern Lane and Happy Circle. ☐ [Attachments](#)
3. Approve phase II cart implementation for the Solid Waste Department. ☐ [Attachments](#)
4. Motion to authorize condemnation of a portion of property No. 051-0-113-00-0 located at 3974 Bolton Street for 1,059 square feet of permanent easement and 553 square feet of temporary easement appraised at \$585.00 necessary for the 50130 Butler Creek Collector, Belair Hills, AUD Project. ☐ [Attachments](#)
5. Authorize award of bids for Pre-purchase of Tank Cover System Equipment (Bid Item 07-178B) for the James B. Messerly WPCP Master Plan Implementation Phase 1 Project to the lowest responsive bidder. ☐ [Attachments](#)
6. Report from the Public Services Department regarding the drainage problems on Corinth Road, Blackberry Road and Scavone Road. (Referred from February 25 Engineering Services) ☐ [Attachments](#)
7. Motion to authorize condemnation of a portion of a property owned by Marcia L. Gamma: 1,602 square feet ☐ [Attachments](#)

of permanent easement and 1,999 square feet of temporary easement, PIN: 132-3-013-00-0 property address: 3722 Concord Avenue in connection with the 60107 Butler Creek East Upgrade Project, Utilities Department.

8. Motion to authorize condemnation of a portion of the following properties owned by Robert D. Parham (deceased) and Jessye Madelyn Parham (deceased): 1,000 square feet of permanent construction easement and 500 square feet of temporary easement, PIN: 052-0-141-00-0, property address: 3923 Carolyn Avenue; 1001 square feet of permanent construction easement, PIN: 052-0-140-00-0, no temporary easement; Property address: 3921 Carolyn Avenue; 1,000 square feet of permanent construction easement and 500 square feet of temporary easement, PIN: 052-0-142-00-0, property address: 3925 Carolyn Avenue; in connection with the 50130 Butler Creek Collector - Belair Hills Estates Project, Utilities Department. ☐ [Attachments](#)
9. Motion to approve an Option for Right-of-Way between Elizabeth Carol Maile-Hill as owner, and Augusta, Georgia, as optionee, for 0.011 acre (461.84 sq. ft) in fee and 0.005 acre (209.97 sq. ft.) of permanent construction & maintenance easement for the following property located at 2809 Brickrun Way for a purchase price of \$33,200.00, in connection with the Alexander Drive Project; GDOT Project No. – STP-0001-00(794), ARC Project No.: 323-04-296823215; Project Parcel 54 (Tax Map 013-1, Parcel 249). ☐ [Attachments](#)

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**Engineering Services Committee Meeting
3/10/2008 12:45 PM
Augusta Canal Emergency Repair behind 1445 Greene Street**

Department: Public Services

Caption: Approve request for authorization to make emergency repairs to the Augusta Canal at location behind 1445 Greene Street.

Background: The affected area is approximately 25 foot deep and 50 foot wide. The velocity of the water is continuing to cause the banks to erode. Currently there is approximately eight foot of private property that has been lost, to include an eight foot chain link fence that has fallen into the canal.

Analysis: A large tree fell into the canal that caused the water from the canal to begin to divert around the tree, causing tremendous erosion on the banks.

Financial Impact: Bids were solicited from four vendors, with only one responding. Cost will be approximately \$48,500.00

Alternatives: 1. Approve request for authorization to make emergency repairs to the Augusta Canal at location behind 1445 Greene Street. 2. Seek formal bids and, with additional delay, the bank will continue to erode.

Recommendation: 1. Approve request for authorization to make emergency repairs to the Augusta Canal at location behind 1445 Greene Street.

Funds are Available in the Following Accounts: Funds are available in SPLOST Account #327-04.1110/296-81.2014.

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
3/10/2008 12:45 PM**

Award Change Order to Blair Construction for paving of Malvern Lane and Happy Circle

Department: Augusta Utilities Department

Caption: Approve funds in the amount of \$51,896.62 for the cost associated with the asphalt repairs in conjunction with the recent water line replacement projects on Malvern Lane and Happy Circle.

Background: Malvern Lane and Happy Circle are two locations within AUD's water system that have historically been plagued with problems. Most recently, Malvern Lane had a series of water main breaks and Happy Circle has been insufficient in size to serve the customers at that location. AUD utilized the existing water line replacement contract to construct new water lines at these locations. While funding for the water line construction was available in the water line replacement contract, additional funding is needed for the necessary roadway repairs.

Analysis: Based on analysis of pavement costs of other projects, AUD feels the cost of \$51,896.62 for roadway repairs is reasonable particularly considering the expedited manner required for the work completion.

Financial Impact: Additional funding needed for this project is \$51,896.62.00. These funds are available from the following accounts:
507043410542511080600040-5425110

Alternatives: 1. Do not approve funding for the roadway repair.

Recommendation: It is recommended to approve funding.

Funds are Available in the Following 507043410542511080600040-5425110

Accounts:

REVIEWED AND APPROVED BY:

Finance.

Procurement.

Administrator.

Clerk of Commission



**Engineering Services Committee Meeting
3/10/2008 12:45 PM
Cart implementation, Phase II**

Department: Solid Waste

Caption: Approve phase II cart implementation for the Solid Waste Department.

Background: The Solid Waste Department initiated a new contract with three solid waste collection contractors to service approximately 60,000 households. The commission approved the use of 64 gallon carts in place of 18 gallon bins for recycling. The contractors worked under the assumption that Augusta would be replacing those assets based on the contract negotiations. This allowed Augusta to transition to a fully automated commingled recycling program. It makes the system more efficient as well as more user friendly to the citizens. By making it more user friendly, recycling participation should increase. The commission approved the concept of owning its own carts. This was done for several reasons. First, it provides long term benefits to the city, including running our own services in the future, should contractors cost increase dramatically. Second, by amending the billing system, a cart program will assist Augusta in auditing and locating all its assets, therefore, limiting billing discrepancies. Third, it ensures that the haulers charge us a fair price for the services provided. Finally, it will provide a uniform look within the city. In 2006, Augusta implemented phase I of the cart replacement program. We replaced approximately 32,640 garbage carts and delivered 3,790 recycling cans.

Analysis: By approving phase II many positives can be identified for Augusta. First, Augusta will own its own infrastructure. This allows Augusta to have more options at the end of this contract. Should Augusta choose to re-bid this contract, then only trucks will need to be moved. Under the existing system, carts and trucks would need to be relocated, causing disruption to a portion of our customers. It further allows

Augusta to enter the collection business should the contractors cost get out of hand in the future. This allows Augusta to spread its capital cost over several years, as well as mobilize assets efficiently. Second, a sound asset management program should reduce, if not eliminate discrepancies between what Augusta bills the citizens versus what we get billed by the haulers. Owning and managing our carts allows us to know which customer has our carts, and allows us to know how many carts are assigned to each hauler. This allows us to verify the bills received by the hauler, as well as bill the citizens more accurately. This system ensures competitive pricing by contractors. Replacing the carts of some contractors saves Augusta money on the day the cart is replaced. Advanced disposal charges \$1.25 per cart per month, while Augusta Disposal Charges \$.75 per cart per month, and Inland Services charges \$.10 per cart per month. The cost per cart on a five year amortization schedule is \$.96, a seven year amortization schedule is \$.63 and a ten year amortization schedule is \$.48 per cart per month. When we replaced Advanced Disposals carts, the contract saved an instant \$387,870 per year of the contract. Finally, the city gets an improved aesthetic appeal. Neighborhoods will have the same type, style and color of cart all put out on one day. This adds value back into neighborhoods. It also allows for active communications with the public. When the carts are delivered, an information packet goes along with it. This provides the customer with do's and don'ts as well as other key information about Augusta's solid waste program. The Solid Waste Department recommends spending \$1.5 million on carts within 2008. This will replace all of Augusta Disposals carts as well as purchase and implement more recycling carts. Our recommendation is based on the fact that the costs are almost similar (depending on the amortization schedule used), there is a limited impact to cash flow; however, it provides Augusta with a positive asset moving forward. The replacement of Inland services carts should be held until last as the benefits are noncash items. The way in which Inland bid, will in fact cost Augusta cash flow. Overall though, the savings received throughout the life of the contract will pay for the carts of Inland Services. The department finally recommends that we finance the carts over a 5 year period through GMA leasing. A cart comes with a 10 year warranty, so financing over five years does not exceed the actual life of the product.

Financial Impact:

The financial impact on the operating fund is anticipated to be \$300,000 per year for five years. These funds were

budgeted and approved within the 2008 budget. Simply put, with a cost of \$.75 per month, and a warranty and lifecycle of 10 years, Augusta's true cost for the asset is \$.48 per month.

Alternatives: 1. Approve phase II cart implementation. 2. Do not purchase the carts

Recommendation: Approve Alternative 1.

**Funds are
Available in the
Following
Accounts:** 542-04-4110/6111631

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
3/10/2008 12:45 PM
Condemnation of Property – Donald S. Walton (Yushever N. Walton)**

Department: Attorney

Caption: Motion to authorize condemnation of a portion of property No. 051-0-113-00-0 located at 3974 Bolton Street for 1,059 square feet of permanent easement and 553 square feet of temporary easement appraised at \$585.00 necessary for the 50130 Butler Creek Collector, Belair Hills, AUD Project.

Background: Property is owned by Donald S. Walton awarded to Yushever N. Walton through a divorce decree. To this date, however, no deed has been recorded transferring the property into Mrs. Walton's name. The easement will be used in conjunction with an Augusta Engineering project that has already been advertised for bid.

Analysis: See background

Financial Impact: \$585.00 from project funds

Alternatives:

Recommendation: Authorize condemnation of stated portion of property for projects to proceed as scheduled.

Funds are Available in the Following Accounts: 509043420-5411120/80150130-5411120

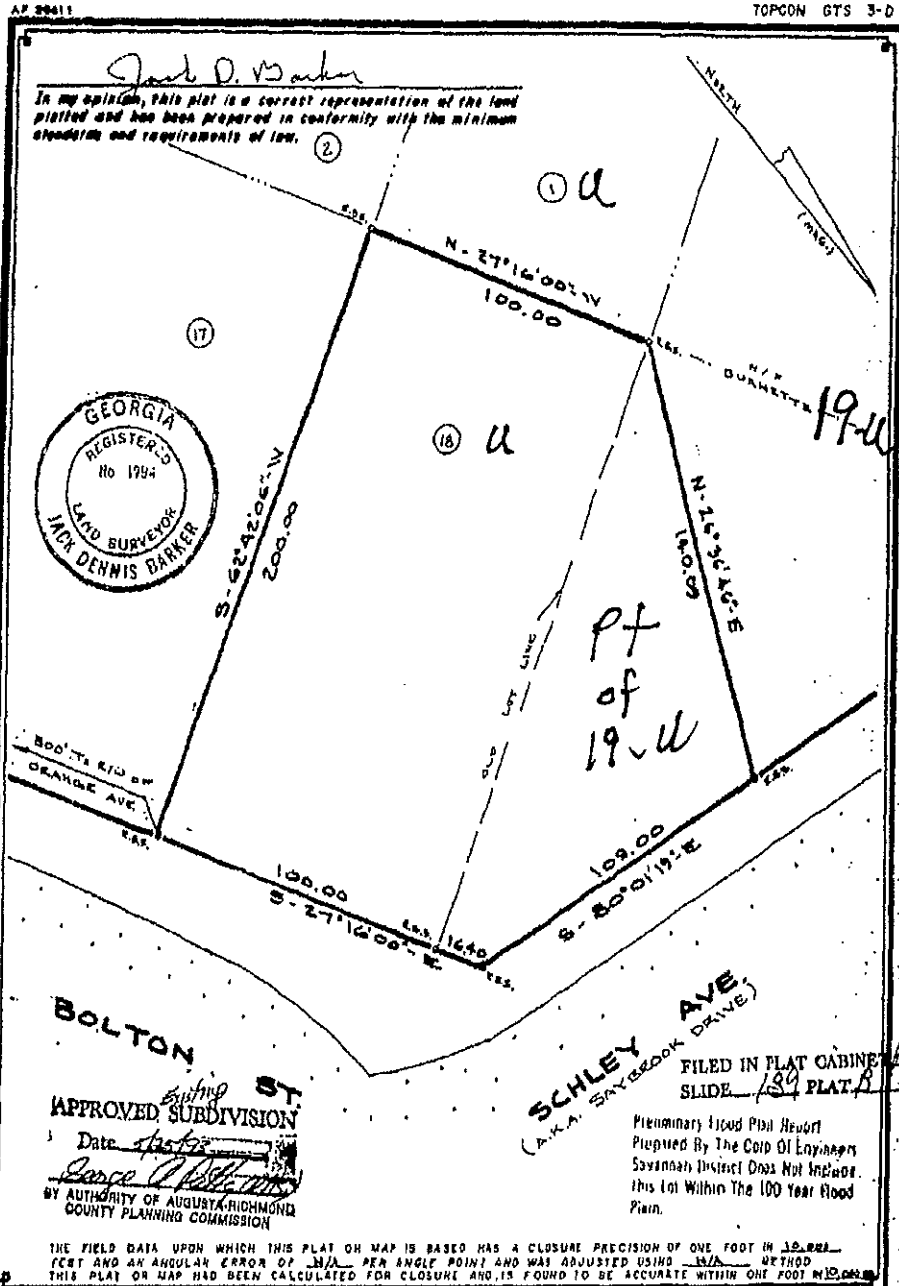
REVIEWED AND APPROVED BY:

Administrator.
Clerk of Commission

ORIGINAL REEL RECORDED
REEL 421 PAGE 801
MIP 10: 131633

REEL 421 PAGE 801

REALTY
REEL
#421



PLAT for DONALD S. WALTON

LOT No. 18, Block "U" AND A FRACTION OF LOT TO THE NORTHWEST BLAIR HILLS
SCALE: 1" = 40' RICHMOND COUNTY, GEORGIA DATE: 09 MAR. 1993

JACK D. BARKER & ASSOCIATES

Professional Land Surveyors
P. O. BOX 367, Augusta, Georgia 30903

GA, RICHMOND COUNTY CLERK SUPERIOR COURT
FILED FOR RECORD 02 JUN 1993 AT 12:33PM
RECORDED 02 JUN 1993

Item # 4



Engineering Services Committee Meeting

3/10/2008 12:45 PM

James B. Messerly WPCP Master Plan Implementation Phase 1 Project pre-purchase of Tank Cover System Equipment (Bid Item 07-178B).

Department:	Utilities
Caption:	Authorize award of bids for Pre-purchase of Tank Cover System Equipment (Bid Item 07-178B) for the James B. Messerly WPCP Master Plan Implementation Phase 1 Project to the lowest responsive bidder.
Background:	The Augusta Utilities Department, in order to take advantage of Augusta's tax exempt status, has prepared nine (9) bid packages for various significant equipment items for the James B. Messerly WPCP Master Plan Implementation Phase 1 Project. The Procurement Department has used those bid packages to solicit bids through the normal bidding process. Eight of these bids have previously been awarded by the Commission. This final package for Tank Cover Systems (Bid Item 07-0178B) was previously rejected because we only received one bid that was approximately \$350,000 over our budget estimate. The following bids were received in response to our procurement process for Tank Cover System Equipment (Bid Item 07-178B): Conservatek Industries \$1,639,900.00 Hallsten Corporation \$1,197,066.00
Analysis:	Our Design Engineer for this project has reviewed both bids for completeness and determined that the low bidder, Hallsten Corporation, is complete and meets the requirements of this project. The price offered by Hallsten is below our original budget estimate and is about \$500,000 less than the previously rejected bid.
Financial Impact:	\$1,197,066.00 from 2004 bond funds (Account 511043420-5425210/80280130-5425210).
Alternatives:	No alternatives recommended.

Recommendation: We recommend that the Commission authorize the award of the Tank Cover System Equipment (Bid Item 07-178B) to the lowest bidder, Hallsten Corporation, at a price of \$1,197,066.00.

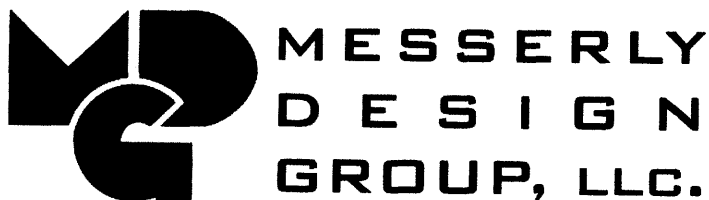
**Funds are
Available in the
Following
Accounts:** 511043420-5425210/80280130-5425210

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**

Bid Item #07-178B
Tank Cover Systems
Augusta Utilities Department
Bid Due: Friday, January 25, 2008 @ 11:00 a.m.

Vendor	Bid Amount	Copies
Hallsten Corporation 6944 - 34th Street North Highlands, CA 95660	\$1,197,066.00	X
Conservatek Industries 498 N Loop 336 E Conroe, TX 77301	\$1,639,900.00	X



**James B. Messerly WPCP 2003 Master Plan Implementation – Phase 1
Project Number 80130**

Mr. D. Allen Saxon, Jr.
Assistant Director, Wastewater
Augusta Utilities Department
360 Bay Street
Suite 180
Augusta, GA 30901

February 19, 2008

Project #: 80130
SL# 34320

Re: Odor Cover Bid Tabulation

Dear Mr. Saxon:

We have reviewed the bids offered for Tank Cover Systems for the James B. Messerly Water Pollution Control Project. The two proposers were Conservatek at \$1,639,900.00 and Hallsten at \$1,197,066.00. Conservatek failed to bid on the cover at the influent pumping station, and did not provided itemized pricing.

We recommend award to the low bidder, Hallsten. A bid tabulation is attached for your reference.

Messerly Design Group, LLC

A handwritten signature in black ink that reads 'Tom D. Wiedmeier'.

Tom D. Wiedmeier
Project Manager

			Hallsten	Conservatek
A		Design and Engineering	\$ 15,000.00	*
B		Materila/Equipment		
	1			
	a	Inlet structure	\$ 18,769.00	*
	b	Headworks channel	\$ 16,350.00	*
	c	Influent pumping station	\$ 26,690.00	No bid
	d	Grit collection system	\$ 28,098.00	*
	e	South primary clarifiers	\$ 372,611.00	*
	f	North primary clarifiers	\$ 372,611.00	*
	g	WAS holding tank	\$ 97,787.00	*
		Subtotal	\$ 932,916.00	
C	1	Spare Parts	Included	*
D	1	Warranty	Included	*
E	1	Taxes	Exempt	
		Subtotal A - E	\$ 947,916.00	
F		Delivery to Jobsite, Installation, and On-Site Services		
	1	Freight	\$ 46,900.00	
	2	Installation		*
	a	Inlet Structure	\$ 3,926.00	*
	b	Headworks Channel	\$ 3,417.00	*
	c	Influent Pumping Station	\$ 5,578.00	No bid
	d	Grit Collection System	\$ 5,872.00	*
	e	South Primary Clarifiers	\$ 77,884.00	*
	f	North Primary Clarifiers	\$ 77,884.00	*
	g	WAS Holding Tank	\$ 20,439.00	*
		Subtotal	\$ 195,000.00	
	3	Field Services	\$ 7,250.00	*
		Subtotal F	\$ 249,150.00	
		Total	\$ 1,197,066.00	\$ 1,639,900.00

Cost of sales and use tax included in above total \$ -
Cost of payment & performance bond included in above total \$ 30,000.00



**Engineering Services Committee Meeting
3/10/2008 12:45 PM
Maintenance of Dirt Roads**

Department: Clerk of Commission

Caption: Report from the Public Services Department regarding the drainage problems on Corinth Road, Blackberry Road and Scavone Road. (Referred from February 25 Engineering Services)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission



Engineering Services Committee Meeting

3/10/2008 12:45 PM

Property Condemnation-Construction of Permanent and Temporary Easement, Marcia L. Gamma

Department: Attorneys

Caption: Motion to authorize condemnation of a portion of a property owned by Marcia L. Gamma: 1,602 square feet of permanent easement and 1,999 square feet of temporary easement, PIN: 132-3-013-00-0 property address: 3722 Concord Avenue in connection with the 60107 Butler Creek East Upgrade Project, Utilities Department.

Background: The Utilities Department has been unsuccessful in their attempts to contact the property owner and the project has to proceed according to schedule. Through indirect sources, it was learned that the property owner is not in the area. The appraisal value of the easements is \$501.00.

Analysis: Condemnation is required in order to acquire the easements

Financial Impact: The necessary costs will be covered by the project budget.

Alternatives: None practical – action is necessary to proceed with project.

Recommendation: Approve the authorization to condemn.

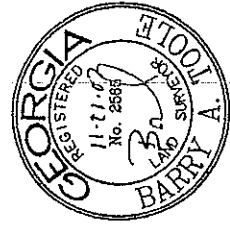
Funds are Available in the Following Accounts: 511043420-5411120/80360107-5411120

REVIEWED AND APPROVED BY:

Administrator.
Clerk of Commission

.....	T.C.E. TO BE ACQUIRED
.....	PERM. S.S. EASEMENT TO BE ACQUIRED
.....	EXISTING EASEMENT

NOTE: THIS EASEMENT MAP MAY NOT SHOW ALL EASEMENTS THAT ENCUMBER THIS PROPERTY.



— COMPILED EASEMENT MAP FOR —
AUGUSTA-RICHMOND COUNTY COMMISSION

SHOWING PROPERTY LOCATED IN 85th G.M.D., IN AUGUSTA, GEORGIA.
 RICHMOND COUNTY, GEORGIA

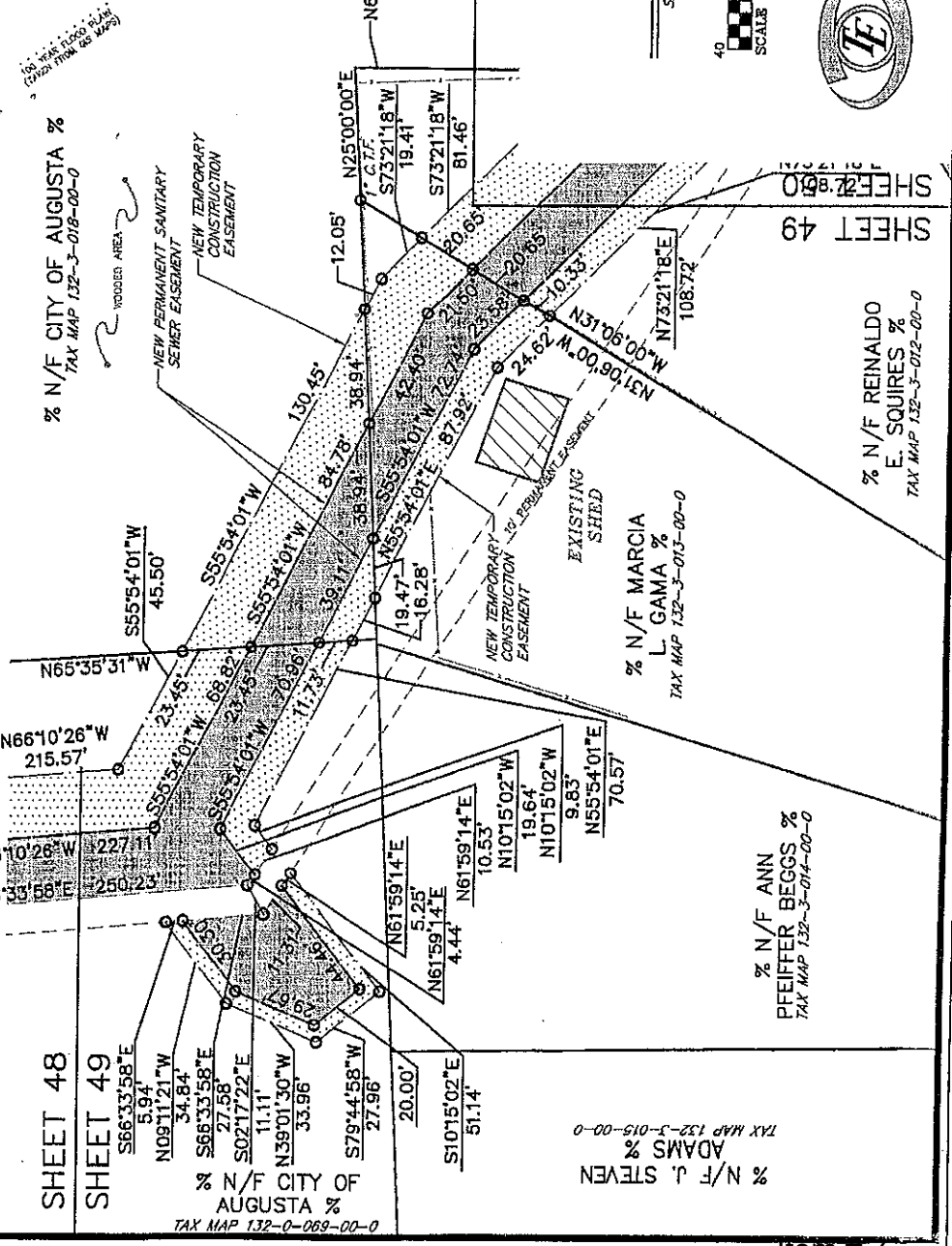
DATE
 AUGUST 22, 2007
 PREPARED BY —

W R Toole Engineers, Inc.
 349 Greene St. • Augusta, Ga. 30907 • 706.722.4114 • www.wrtoole.com
 Engineers • Consultants • Planners

JOB #0500025H7S.DWG .dxf

PROPERTIES INFORMATION:

OWNER	TAX MAP	PARCEL	T.C.E. TO BE ACQUIRED	PERM. S.S. EASEMENT TO BE ACQUIRED
CITY OF AUGUSTA	132-3	18	10,755 SQ. FT., 0.25 ACRES	13,308 SQ. FT., 0.31 ACRES
CITY OF AUGUSTA	132	89	7,105 SQ. FT., 0.16 ACRES	8,586 SQ. FT., 0.20 ACRES
MARCIA L. GAMA	132-3	13	1,999 SQ. FT., 0.04 ACRES	1,602 SQ. FT., 0.04 ACRES
REINALDO E. SQUIRES	132-3	12	2,911 SQ. FT., 0.07 ACRES	2,068 SQ. FT., 0.05 ACRES



SHEET 48

SHEET 49

SHEET 49

% N/F REINALDO E. SQUIRES %
 TAX MAP 132-3-012-00-0

% N/F ANN PFEIFFER BEGGS %
 TAX MAP 132-3-014-00-0

% N/F J. STEVEN
 ADAMS %
 TAX MAP 132-3-015-00-0

% N/F CITY OF AUGUSTA %
 TAX MAP 132-0-069-00-0



**Engineering Services Committee Meeting
3/10/2008 12:45 PM
Property Condemnation–Robert D. Parham and Jessye Parham**

Department: Attorneys

Caption: Motion to authorize condemnation of a portion of the following properties owned by Robert D. Parham (deceased) and Jessye Madelyn Parham (deceased): 1,000 square feet of permanent construction easement and 500 square feet of temporary easement, PIN: 052-0-141-00-0, property address: 3923 Carolyn Avenue; 1001 square feet of permanent construction easement, PIN: 052-0-140-00-0, no temporary easement; Property address: 3921 Carolyn Avenue; 1,000 square feet of permanent construction easement and 500 square feet of temporary easement, PIN: 052-0-142-00-0, property address: 3925 Carolyn Avenue; in connection with the 50130 Butler Creek Collector - Belair Hills Estates Project, Utilities Department.

Background: Both property owners are deceased. The appraised value of the above stated easements is \$1,601.00.

Analysis: Condemnation is required in order to acquire the easements.

Financial Impact: The necessary costs will be covered by the project budget.

Alternatives: None practical – action is necessary to proceed with project.

Recommendation: Approve the authorization to condemn.

Funds are Available in the Following Accounts: Account # 511043420-5411120/80150130-5411120

REVIEWED AND APPROVED BY:

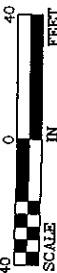
**Administrator.
Clerk of Commission**

- COMPILED EASEMENT MAP FOR -

AUGUSTA-RICHMOND COUNTY COMMISSION

SHOWING PROPERTY LOCATED IN 30th G.M.D., IN AUGUSTA, GEORGIA.

RICHMOND COUNTY, GEORGIA



JULY 22, 2005

REVISION 2/8/06 TCE AREA CHANGE
REVISION 11/19/07 NEW SS ESMT

-Prepared By-

W. R. Toole Engineers, Inc.

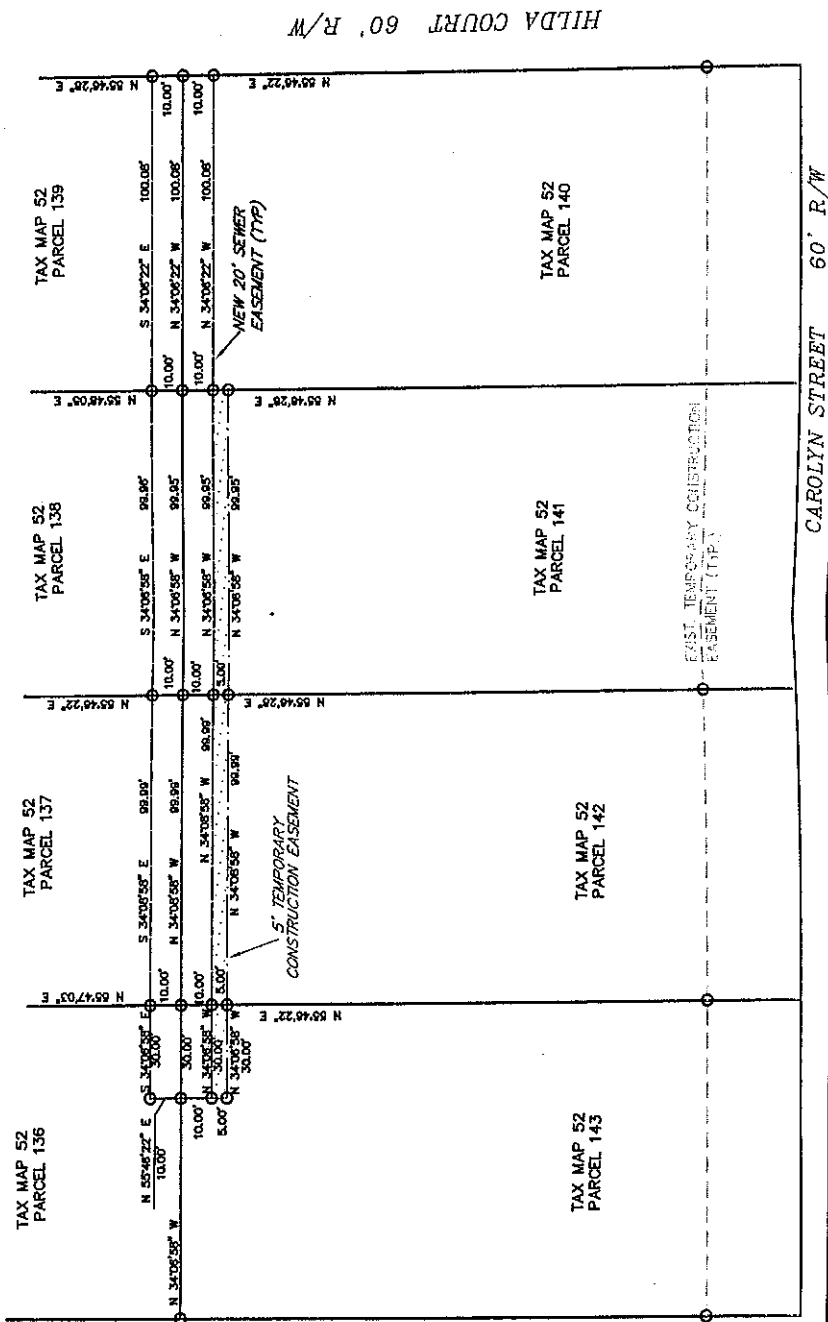
349 Greene Street Phone (706) 722-4114 Augusta, Georgia 30901
JOB # 03062P WTD



PROPERTIES INFORMATION:

TAX MAP	PARCEL	OWNER	T.C.E. TO BE ACQUIRED	SS EASEMENT TO BE ACQUIRED
52	136	HELEN V GOLATT	-	300 SQ. FT. 0.007 ACRES
52	137	LINDSEY J CONLEY	-	1000 SQ. FT. 0.02 ACRES
52	138	LLOYD W WALTON	-	1000 SQ. FT. 0.02 ACRES
52	139	CHARLES EDWARD SMALLS, JR.	-	1000 SQ. FT. 0.02 ACRES
52	140	ROBERT D. ROFS PARHAM	-	1000 SQ. FT. 0.02 ACRES
52	141	ROBERT D. ROFS PARHAM	500 SQ. FT. 0.01 ACRES	1000 SQ. FT. 0.02 ACRES
52	142	ROBERT D. ROFS PARHAM	500 SQ. FT. 0.01 ACRES	1000 SQ. FT. 0.02 ACRES
52	143	GRADY SULLIVAN	150 SQ. FT. 0.003 ACRES	300 SQ. FT. 0.007 ACRES

T.C.E.
NEW SAN. SEWER EASEMENT



SHEET #44



**Engineering Services Committee Meeting
3/10/2008 12:45 PM
ROW Acquisition Alexander Drive Project - Elizabeth Carol Maile-Hill**

Department:	Attorneys
Caption:	Motion to approve an Option for Right-of-Way between Elizabeth Carol Maile-Hill as owner, and Augusta, Georgia, as optionee, for 0.011 acre (461.84 sq. ft) in fee and 0.005 acre (209.97 sq. ft.) of permanent construction & maintenance easement for the following property located at 2809 Brickrun Way for a purchase price of \$33,200.00, in connection with the Alexander Drive Project; GDOT Project No. – STP-0001-00(794), ARC Project No.: 323-04-296823215; Project Parcel 54 (Tax Map 013-1, Parcel 249).
Background:	The property owner has agreed to convey a certain right-of-way and easement to Augusta, Georgia, for the Alexander Drive project.
Analysis:	The purchase of the referenced property is necessary for the project to proceed according to schedule
Financial Impact:	The costs necessary for this purchase will be covered under the project budget.
Alternatives:	Deny the motion to approve the purchase of the referenced property.
Recommendation:	Approve the motion to purchase the referenced property.
Funds are Available in the Following Accounts:	323041110 -5411120 296823215 – 5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
OPTION FOR RIGHT-OF-WAY

GEORGIA, RICHMOND COUNTY

P.L#: 0001794

S.S.N#:

Received of Augusta, Georgia, the sum of one (\$1.00) dollar, the receipt whereof is hereby acknowledged, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

#23,200 *eth*

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of ~~\$28,200.00~~, then the undersigned agrees to execute and deliver to Augusta, Georgia, fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right-of-way map attached hereto and made a part hereof by reference, to be used for highway purposes on the Alexander Drive Project, STP-0001-00(794), being Project Parcel 54, consisting of 0.011 acre (461.84 sq. ft.) in fee and 0.005 acre (209.97 sq. ft.) of permanent construction & maintenance easement. Also granted is (are) N/A temporary driveway easement(s) on Alexander Drive Project, STP-0001-00(794).

It is agreed and understood that TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant, now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements (or for residential properties three (3) months from the date replacement housing is available, whichever is greater) to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If Augusta, Georgia, agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, that person will be required to pay a rental fee of \$100 payable each month in advance. Subsequent to the date of transfer of title to Augusta, Georgia, and prior to vacation of subject premises, the person in possession will hold Augusta harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right-of-way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required right-of-way and easements, for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

*****SPECIAL PROVISION*****

Grantor may retain title to A/A for sum of \$0/A, which shall be deducted from the option price at the time of closing, PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove all above described improvements from the right-of-way, easements conveyed and set back area from the said right-of-way sufficient to comply with County Building Code requirements; however, in the absence of County Requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfaction of authorized personnel of Augusta Engineering Department within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, regulations, or building code applicable to demolition or removal of buildings in Richmond County, Georgia, and hold the Department of Transportation and Augusta, Georgia, harmless as to any claim in connection herein.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right-of-way, and it is understood and agreed that grantor has agreed to bargain, sell, and convey to Augusta, Georgia, all existing utility rights, and Augusta will not be liable in any way for utility reconnections adjacent to acquired rights-of-way or any subsequent location improvements.
4. Grantor will leave on deposit with Augusta, Georgia, the additional sum of \$0/A, which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

PROJECT PARCEL 54
(Tax Map 013-1, Parcel No 249)

INITIALS *GA*

Time is expressly made of the essence of this Special Provision and in the event grantor fails to comply with aforesaid obligations, all sums held by Augusta, Georgia, shall be retained as liquidated damages, and title to and the right to remove said structures shall vest in the Augusta, Georgia.

*****OTHER PROVISIONS*****

Grantor may execute and deliver fee simple title to Augusta, Georgia, to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to an abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land being shown on the attached plat as Parcel No.

The undersigned herein agrees, for the same consideration, to provide, without cost to Augusta, Georgia, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the City of Augusta all rights of access between the limited access highway and approaches thereto on the above numbered highway and all of the remaining real property of the undersigned except at such points as designated by the City of Augusta. This paragraph is not applicable unless access rights are indicated on the attached plat.

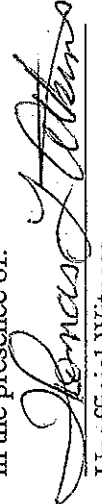
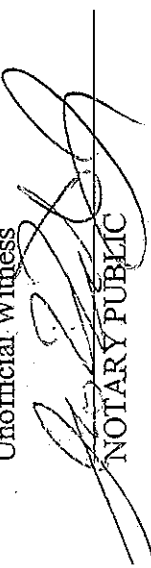
The said parcel of land as above indicated is shown upon plans on file in the office of Augusta Engineering, Augusta, Georgia, said plans being identified as Project Alexander Drive, STP-0001-00(794).

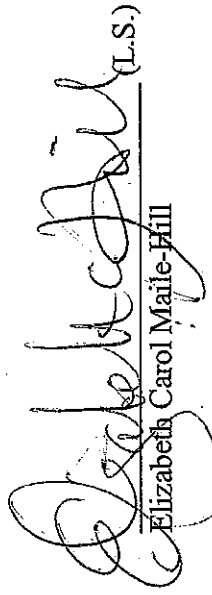
I (We) do (do not) elect to retain improvements as set out in Special Provision.

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this 18th day of JANUARY, 20 08.

Signed, Sealed and Delivered
in the presence of:


Unofficial Witness

NOTARY PUBLIC


Elizabeth Carol Maile-Hill (L.S.)

(L.S.)

(L.S.)

Notary Public, Richmond County, Georgia
My Commission Expires January 6, 2009

AUGUSTA, GEORGIA

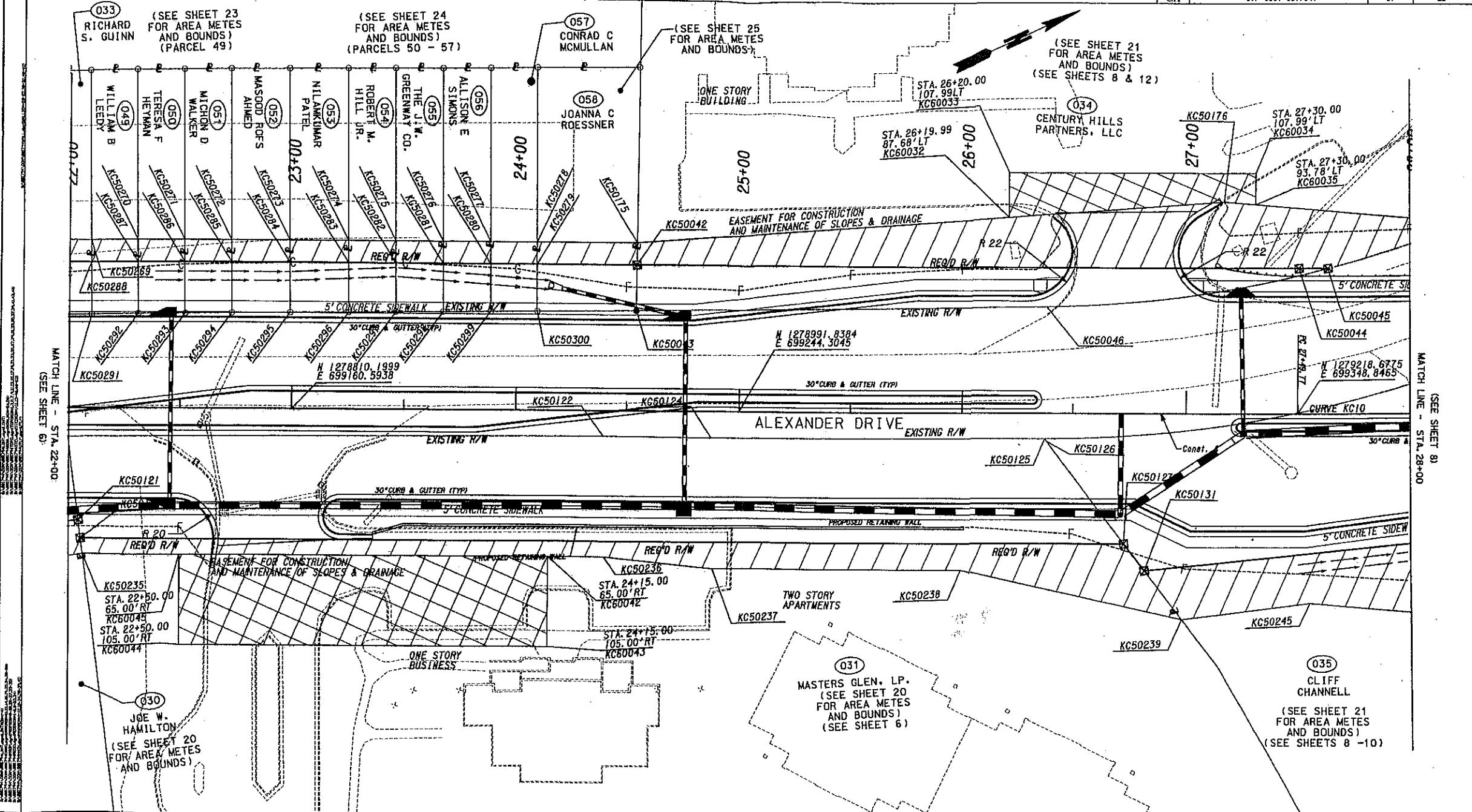
Administrator

ACCEPTED: DEPARTMENT OF TRANSPORTATION

By: _____
Date

DATE _____

PROJECT PARCEL 54
(Tax Map 013-1, Parcel No. 249)



PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES	E C F	BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS— — — SCALE IN FEET	Granston, Engineering Group, P.C.	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO.: STP-0001-00(794) COUNTY: RICHMOND LAND LOT NO.: N/A LAND DISTRICT: N/A
				01-31-07	REVISED EASEMENT & R/W FOR PARCELS 031, 034, 035			
					Item # 9			

STATE		PROJECT NUM	
GA		STP-0001-001	

PARCEL 056	R/W	REQ'D R/W	KC1

PNT	OFFSET/ DIST	STATION/ BEARING	

KC50281	65.00 L	23+66.73	
	21.00	N 24°44'47.1	
KC50280	65.00 L	23+87.73	
	21.37	S 65°56'32.1	
KC50299	43.64 L	23+87.98	
	20.99	S 24°03'44.1	
KC50298	43.39 L	23+66.99	
	21.62	N 65°56'55.3	
KC50281	65.00 L	23+66.73	
REQD R/W	= 451.22	SF	
REQD R/W	= 0.010	ACRES	
REMAINDER	= +/- 0.043	ACRES	

PARCEL 054	PERMANENT	REQ'D PERM. EASMT.	KC6106

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50274	75.00 L	23+24.61	MAINLINE
	21.01 L	N 24°44'06.5" E	
KC50275	75.00 L	23+45.62	MAINLINE
	10.00 L	S 65°55'16.2" E	
KC50282	65.00 L	23+45.73	MAINLINE
	21.00 L	S 24°44'47.6" W	
KC50283	65.00 L	23+24.73	MAINLINE
	10.00 L	N 65°58'24.6" W	
KC50274	75.00 L	23+24.61	MAINLINE

PARCEL 055	R/W	REQ'D R/W	KC6118

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50282	65.00 L	23+45.73	MAINLINE
	21.00 L	N 24°44'47.6" E	
KC50281	65.00 L	23+66.73	MAINLINE
	21.62 L	S 65°56'55.3" E	
KC50298	43.39 L	23+66.99	MAINLINE
	21.00 L	S 24°03'04.0" W	
KC50297	43.13 L	23+45.99	MAINLINE
	21.87 L	N 65°55'52.0" W	
KC50282	65.00 L	23+45.73	MAINLINE
REQD R/W	= 456.63	SF	
REQD R/W	= 0.010	ACRES	
REMAINDER	= +/- 0.043	ACRES	

PARCEL 055	PERMANENT	REQ'D PERM. EASMT.	KC6107

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50275	75.00 L	23+45.62	MAINLINE
	21.00 L	N 24°44'47.6" E	
KC50276	75.00 L	23+66.61	MAINLINE
	10.00 L	S 65°55'16.2" E	
KC50281	65.00 L	23+66.73	MAINLINE
	21.00 L	S 24°44'47.6" W	
KC50282	65.00 L	23+45.73	MAINLINE
	10.00 L	N 65°55'16.2" W	
KC50275	75.00 L	23+45.62	MAINLINE
REQD EASMT	= 209.97	SF	
REQD EASMT	= 0.005	ACRES	

PARCEL 056	R/W	REQ'D R/W	KC6101

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC50281	65.00 L	23+66.73	MAINLINE
	21.00 L	N 24°44'47.6" E	
KC50280	65.00 L	23+87.73	MAINLINE
	21.37 L	S 65°56'32.0" E	
KC50299	43.64 L	23+87.98	MAINLINE
	20.99 L	S 24°03'44.1" W	
KC50298	43.39 L	23+66.99	MAINLINE
	21.62 L	N 65°56'55.3" W	
KC50281	65.00 L	23+66.73	MAINLINE
REQD R/W	= 451.22	SF	
REQD R/W	= 0.010	ACRES	
REMAINDER	= +/- 0.043	ACRES	

PARCEL 056	PERMANENT	REQ'D PERM. EASMT.	KC6101

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50276	75.00 L	23+66.61	MAINLINE
	21.00 L	N 24°44'47.6" E	
KC50277	75.00 L	23+87.61	MAINLINE
	10.00 L	S 65°55'16.2" E	
KC50280	65.00 L	23+87.73	MAINLINE
	21.00 L	S 24°44'47.6" W	
KC50281	65.00 L	23+66.73	MAINLINE
	10.00 L	N 65°55'16.2" W	
KC50276	75.00 L	23+66.61	MAINLINE
REQD EASMT	= 209.97	SF	
REQD EASMT	= 0.005	ACRES	

PARCEL 057	R/W	REQ'D R/W	KC6101

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50279	65.00 L	24+08.73	MAINLINE
	21.12 L	S 65°56'08.1" E	
KC50300	43.89 L	24+08.98	MAINLINE
	20.99 L	S 24°03'44.1" W	
KC50299	43.64 L	23+87.98	MAINLINE
	21.37 L	N 65°56'32.0" E	
KC50280	65.00 L	23+87.73	MAINLINE
	21.00 L	N 24°44'47.6" W	
KC50279	65.00 L	24+08.73	MAINLINE
REQD R/W	= 445.96	SF	
REQD R/W	= 0.010	ACRES	
REMAINDER	= +/- 0.043	ACRES	

PARCEL 057	PERMANENT	REQ'D PERM. EASMT.	KC6101

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

KC50277	75.00 L	23+87.61	MAINLINE
	21.00 L	N 24°44'47.6" E	
KC50278	75.00 L	24+08.61	MAINLINE
	10.00 L	S 65°55'16.2" E	
KC50279	65.00 L	24+08.73	MAINLINE
	21.00 L	S 24°44'47.6" W	
KC50280	65.00 L	23+87.73	MAINLINE
	10.00 L	N 65°55'16.2" W	
KC50277	75.00 L	23+87.61	MAINLINE
REQD EASMT	= 209.97	SF	
REQD EASMT	= 0.005	ACRES	