



Engineering Services Committee Committee Room- 9/24/2007- 1:30 PM
Meeting

ENGINEERING SERVICES

1. Report from the Administrator regarding his investigation of conditions at the old Landfill property on Mack Lane as it relates to the property tax assessment of Ms. Beverly T. McIntyre. (Referred from September 10 Engineering Services) ☐ [Attachments](#)
2. Authorize a Supplement to Option Year 1 of Amendment No. 7 to the existing Program Management Services Contract with CH2MHILL. The supplement will provide additional Program Management Services for the 2004 Series Bond Capital Improvements Program approved by Commission on February 1, 2005. ☐ [Attachments](#)
3. Motion to authorize a portion of property #139-0-131-00-0 3856 New Karleen Road, which is owned by Terry Lee Duff and Charlean M. Duff, for 901.5 square feet of permanent easement and 500 square feet of temporary easement. AUD Project: Horsepen Sanitary Sewer, Phase 2. ☐ [Attachments](#)
4. Motion to authorize condemnation of a portion of property #128-0-116-00-0 3652 Karleen Rd, which is owned by Pamela A. Grant, for 1,709 square feet of permanent utility and maintenance easement and 859 square feet of temporary construction easement. AUD Project: 50202 - Horsepen Sanitary Sewer, Phase 2. ☐ [Attachments](#)
5. Motion to authorize condemnation of a portion of property #045-4-022-00-0 1235 Fifteenth Street, which is owned by Paine College, for 861 square feet of right-of-way and 740.21 square feet of permanent easement. ☐ [Attachments](#)

GDOT Project No. - STP-0003-00(790)/ACR Project No.
327-04-203823122

6. Consider a request from Horizon Group Investments, Inc. for an easement right and quitclaim deed for the J. B. White Building Skybridge. ☐ [Attachments](#)
7. Report from the Director of Engineering regarding the expansion of the engineering study from Broad Street to Ellis Street/12th Street to 7th Street. (Requested by Commissioner Cheek) (Referred from September 10 Engineering Services) ☐ [Attachments](#)
8. Consider request from the Richmond County Historical Society to construct a low curving wall with bronze markers honoring veterans at Riverwalk facing the existing Heroes' overlook. ☐ [Attachments](#)
9. Review/approve the reprogramming of funds from the Travis Road/Plantation Road Drainage Project to the Lyman/Dover Project for sidewalk/street light improvements. (Recommendation from the Lyman/Dover Street Sub-Committee) ☐ [Attachments](#)
10. Approve an option for Right-of-Way between Doris Gaines Hughes, as owner, and Augusta, Georgia, as purchaser for the purchase of 0.096 (4,167.25 sq. ft.), in fee simple and 0.040 acre (1,764.15 sq. ft.) of permanent construction and maintenance easement (PIN: 013-3-001-0; 1060 Alexander Drive) for the Alexander Drive Widening and Relocation Project. ☐ [Attachments](#)

www.augustaga.gov



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Beverly McIntyre**

Department: Clerk of Commission

caption2: Report from the Administrator regarding his investigation of conditions at the old Landfill property on Mack Lane as it relates to the property tax assessment of Ms. Beverly T. McIntyre. (Referred from September 10 Engineering Services)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

☐ Commission
☐ Public Services Committee
☐ Administrative Services Committee
☐ Engineering Services Committee
☒ Finance Committee
☐ Public Safety Committee

Contact Information for Individual/Presenter Making the Request:

Name: Beverly T. McIntyre
Address: 218 Longstreet Crossing North Augusta, SC 29860
Telephone Number: (803)819-0433
Fax Number: _____
E-Mail Address: beverly.mcintyre@solvay.com

Caption/Topic of Discussion to be placed on the Agenda:

Tax Assesors Board unreasonably denied my appeal. The increase in the tax assessed value of the property is not a true and fair value. I base this claim on the most recent sales in the Dallas Heights subdivision. Also, the property (parcel #167-0-074) is located less than 300 feet from the old Richmond County Landfill which is unsecured and still being utilized. Please refer to the supporting documents and pictures.

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augustaga.gov
530 Greene Street	
Augusta, GA 30911	

Item # 1

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or

Monday, August 06, 2007

Beverly T. McIntyre
218 Longstreet Crossing
North Augusta, SC 29860
(803)819-0433

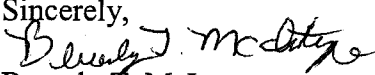
Dear Finance Committee:

I am requesting a review of my case concerning the property at 2110 Moncrieff Street Augusta, Ga. 30906 (parcel #167-0-074-00-0 in Dallas Heights Subdivision). The Tax Assessors Board of Equalization denied my appeal. I feel their decision was unfair and unreasonable after presenting the supporting evidence.

I submit 6 properties from 2006, which undersold the tax-assessed value. Also, one from 2005 and one from 2007. I also strongly feel the surrounding property directly affects the value of my property. The old Richmond County landfill is located less than 300 feet away. The landfill is unsecured and is still subject to dumping. The fence is torn down. Garbage and litter are abundant. Two fires have been set that I know of (I discovered and reported one myself). People are evidently dumping trash, furniture, etc. and setting it on fire. Last but not least, the ground is being contaminated with dumped oil containers (EPA violation). These items and violations have devalued the property. These are county responsibilities and this is county neglect. Yet they feel they have the right to increase the property taxes. All the items can be seen just from walking around the block. Who would want to live there and raise children around an unsecured landfill? The landfill is highly dangerous but attractive to curious children. There could be caves and sinkholes. Had I been aware of all these things last year I would have submitted an appeal when the taxes were increased at that time.

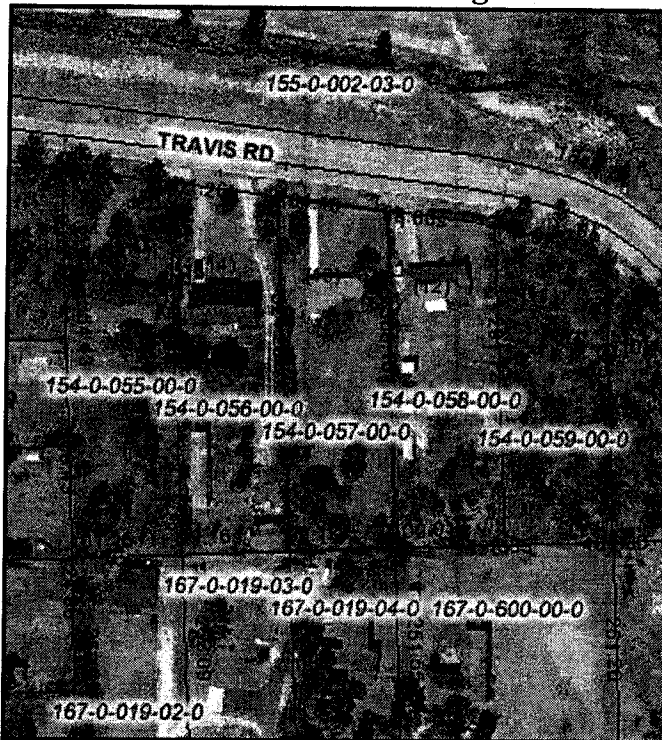
In 2006 the tax-assessed value increased \$8942.00 and now they want to increase it another \$7234.00. This property is 41 years old. It is a ranch style home that is dated and unattractive to many homebuyers. I have been trying to sell this unoccupied property unsuccessfully for 15 months. This is not rental property, not investment property but property I am trying to liquidate from an estate so there is no benefit of any homestead exemption. Also the waste disposal fee is included in the taxes (approx. \$300.00) and there is no benefit from that since the residence is not occupied.

I humbly request the committee to reverse the decision of the board.

Sincerely,

Beverly T. McIntyre



Augusta-Richmond County Map



Property Report for Parcel Number:

154-0-057-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: DONALD PATRICK W
 Mailing Address_1: -----
 Mailing Address_2: 2108 TRAVIS RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-8976

For Private Use Only

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address: 2108 TRAVIS RD Previous Value: \$62,424
 Legal Description: DALLAS HEIGHTS (00000) 013-C Total Acres: 0.7 ac
 Current Value: \$68,090 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$51,590

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$51,590	Wall Type:	Drywall
Heated Area:	1040 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Item # 1

Most Recent Sale			
Grantee of Sale:	DONALD PATRICK W	Plat Page:	27B 406
Grantor of Sale:	KENNEDY TERESA SUSAN {ESTATE OF}	Sale Price:	\$56,000
Sale Date:	12/21/2005		
Deed Page:	1032 1155		

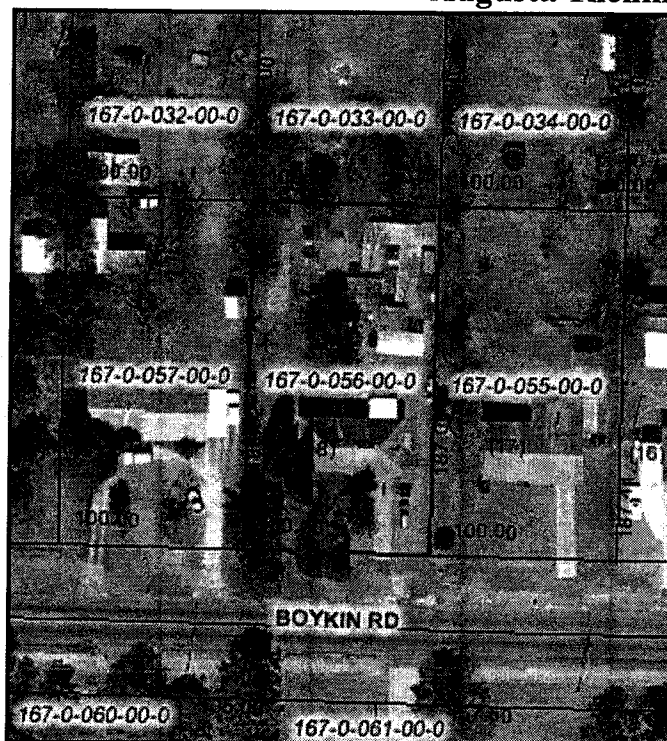
*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 154-0-057-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	DONALD PATRICK W	Plat Page:	27B 406
Grantor of Sale:	KENNEDY TERESA SUSAN {ESTATE OF}	Sale Price:	\$56,000
Sale Date:	12/21/2005		
Deed Page:	1032 1155		
Sale 2			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$27,500
Sale Date:	12/1/1978		
Deed Page:	109 913		
Sale 3			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	103 913		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-056-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: TORCHIA HILLARY
 Mailing Address_1: -----
 Mailing Address_2: 2235 BOYKIN RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-9489

For Private Use Only

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Property Information

Property Address: 2235 BOYKIN RD Previous Value: \$65,133
 Legal Description: DALLAS HEIGHTS (00000) 018-F Total Acres: 0.44 ac
 Current Value: \$72,847 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$56,347

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1973	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$56,347	Wall Type:	Drywall
Heated Area:	1300 sq ft	Floor Construction Type:	Wood Joist
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Forced Air
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Most Recent Sale			
Grantee of Sale:	TORCHIA HILLARY	Plat Page:	27-B 406
Grantor of Sale:	JOHNS ELLEN K	Sale Price:	\$62,900
Sale Date:	1/13/2006		
Deed Page:	1042 119		

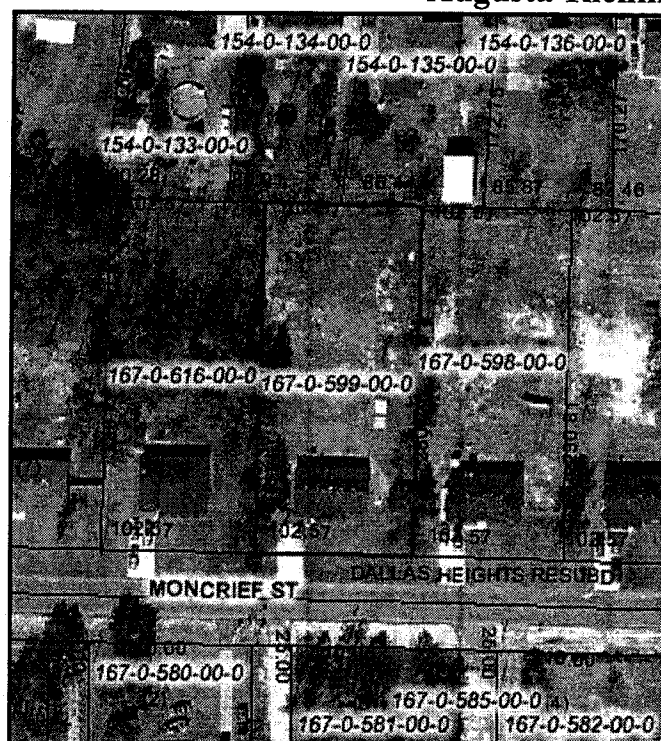
*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-056-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	TORCHIA HILLARY	Plat Page:	27-B 406
Grantor of Sale:	JOHNS ELLEN K	Sale Price:	\$62,900
Sale Date:	1/13/2006		
Deed Page:	1042 119		
Sale 2			
Grantee of Sale:	JOHNS HELLEN K	Plat Page:	----
Grantor of Sale:	JOHNS JAMES R ESTATE OF	Sale Price:	\$0
Sale Date:	1/7/2006		
Deed Page:	----		
Sale 3			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	75 937		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-599-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: JONES CURTIS W (ROFS)
 Mailing Address_1: -----
 Mailing Address_2: 1195 PEPPERCORN LN
 Mailing Address_3: -----
 City: SUMTER
 State: SC
 Zip Code: 29154-7256

For Private Use Only

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Property Information

Property Address: 2309 MONCRIEFF ST Previous Value: \$74,934
 Legal Description: DALLAS HEIGHTS RE-SUB (00000) 005-0 Total Acres: 0.54 ac
 Current Value: \$83,730 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$67,230

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1994	Occupancy Type:	One Family
Effective Year Built:	1994	Ceiling Type:	Sheetrock
Improvement Value:	\$67,230	Wall Type:	Drywall
Heated Area:	1246 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale			
Grantee of Sale:	JONES CURTIS W (ROFS)	Plat Page:	448 2142
Grantor of Sale:	BELL CONNIE T	Sale Price:	\$79,900
Sale Date:	10/31/2006		
Deed Page:	1087 370		

*For Zoning Information, Call Planning and Zoning at 821-1796

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-596-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: VOGEL JOHN
 Mailing Address_1: -----
 Mailing Address_2: 2303 MONCRIEFF ST
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-8908

For Private Use Only

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Property Information

Property Address: 2303 MONCRIEFF ST Previous Value: \$74,934
 Legal Description: DALLAS HEIGHTS RE-SUB (00000) 002-0 Total Acres: 0.48 ac
 Current Value: \$83,730 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$67,230

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1994	Occupancy Type:	One Family
Effective Year Built:	1994	Ceiling Type:	Sheetrock
Improvement Value:	\$67,230	Wall Type:	Drywall
Heated Area:	1246 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale			
Grantee of Sale:	PRUDENTIAL RELOCATION INC	Plat Page:	448 2142
Grantor of Sale:	VON-SEGGERN GARY A	Sale Price:	\$71,500
Sale Date:	3/14/2006		
Deed Page:	1048 2471		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-596-00-0
Inquiry Date: 8/7/2007

All Recorded Sales

Sale 1

Grantee of Sale:	PRUDENTIAL RELOCATION INC	Plat Page:	448 2142
Grantor of Sale:	VON-SEGGERN GARY A	Sale Price:	\$71,500
Sale Date:	3/14/2006		
Deed Page:	1048 2471		

Sale 2

Grantee of Sale:	VOGEL JOHN	Plat Page:	448 2142
Grantor of Sale:	PRUDENTIAL RELOCATION INC	Sale Price:	\$74,900
Sale Date:	3/14/2006		
Deed Page:	1048 2473		

Sale 3

Grantee of Sale:	RUTTI H E	Plat Page:	----
Grantor of Sale:	RUTTI H E	Sale Price:	\$0
Sale Date:	8/30/1994		
Deed Page:	A1 3863		

Sale 4

Grantee of Sale:	VON SEGGERN GARY A SEGGERN GARY A VON VO	Plat Page:	----
Grantor of Sale:	JACK R NORDAHL BUILDERS INC	Sale Price:	\$0
Sale Date:	6/7/1994		
Deed Page:	461 491		

Sale 5

Grantee of Sale:	VON SEGGERN, GARY A	Plat Page:	4
Grantor of Sale:	.JACK R NORDAHL BUIL	Sale Price:	\$64,900
Sale Date:	6/3/1994		
Deed Page:	461 491		

Sale 6

Grantee of Sale:	JACK R NORDAHL BUILDERS INC	Plat Page:	----
Grantor of Sale:	NORDAHL JACK R SR .JACK R NORDAHL DEVELO	Sale Price:	\$0
Sale Date:	3/10/1994		
Deed Page:	451 1547		

Sale 7

Grantee of Sale:	.JACK R NORDAHL BUIL	Plat Page:	3
Grantor of Sale:	NORDAHL, JACK R SR	Sale Price:	\$11,000
Sale Date:	2/22/1994		
Deed Page:	451 1547		

Sale 8

Grantee of Sale:	JACK R NORDAHL BUILDERS INC	Plat Page:	----
Grantor of Sale:	RUTTI H E	Sale Price:	\$0

Sale Date: 2/15/1994
Deed Page: 448 2144

Sale 9

Grantee of Sale: RUTTI H E
Grantor of Sale: H R HOMES INC .HR HOMES INC
Sale Date: 2/7/1994
Deed Page: 447 2069
Plat Page: ----
Sale Price: \$0

Sale 10

Grantee of Sale: .JACK R NORDAHL BUIL
Grantor of Sale: RUTTI, H E
Sale Date: 2/4/1994
Deed Page: 448 2144
Plat Page: 2
Sale Price: \$176,000

Sale 11

Grantee of Sale: RUTTI, H E
Grantor of Sale: .H R HOMES INC
Sale Date: 1/6/1986
Deed Page: 447 2069
Plat Page: 1
Sale Price: \$30,000

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

166-0-012-05-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: STEPHENS CHARLES
 Mailing Address_1: ----
 Mailing Address_2: 2430 BOYKIN RD
 Mailing Address_3: ----
 City: HEPHZIBAH
 State: GA
 Zip Code: 30815-5905

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Property Information

Property Address: 2430 BOYKIN RD Previous Value: \$82,813
 Legal Description: MAGNA CARTA (00000) 007-0 Total Acres: 0.51 ac
 Current Value: \$83,885 Topography: Rolling
 Land Value: \$10,011 Tax District: 02
 Building Value: \$73,874

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1967	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$67,000	Wall Type:	Drywall
Heated Area:	1269 sq ft	Floor Construction Type:	Wood Joist
Number of Rooms:	6	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Item # 1

Most Recent Sale			
Grantee of Sale:	STEPHENS CHARLES	Plat Page:	32W 165
Grantor of Sale:	JACKSON BETTY J	Sale Price:	\$72,000
Sale Date:	8/18/2006		
Deed Page:	1073 1779		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 166-0-012-05-0
Inquiry Date: 8/7/2007**All Recorded Sales****Sale 1**

<i>Grantee of Sale:</i>	STEPHENS CHARLES	<i>Plat Page:</i>	32W 165
<i>Grantor of Sale:</i>	JACKSON BETTY J	<i>Sale Price:</i>	\$72,000
<i>Sale Date:</i>	8/18/2006		
<i>Deed Page:</i>	1073 1779		

Sale 2

<i>Grantee of Sale:</i>	JACKSON BETTY J	<i>Plat Page:</i>	32W 165
<i>Grantor of Sale:</i>	NARBER CHRISTINA MARIE JACKSON	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	7/19/2006		
<i>Deed Page:</i>	1073 1773		

Sale 3

<i>Grantee of Sale:</i>	JACKSON BETTY J	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	JACKSON DANNY L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	11/9/1998		
<i>Deed Page:</i>	618 2093		

Sale 4

<i>Grantee of Sale:</i>	JACKSON, BETTY J	<i>Plat Page:</i>	4
<i>Grantor of Sale:</i>	JACKSON, DANNY L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	10/22/1998		
<i>Deed Page:</i>	618 2093		

Sale 5

<i>Grantee of Sale:</i>	JACKSON DANNY L	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	GORST BRUCE L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	7/9/1996		
<i>Deed Page:</i>	528 1372		

Sale 6

<i>Grantee of Sale:</i>	JACKSON, DANNY L	<i>Plat Page:</i>	3
<i>Grantor of Sale:</i>	GORST, BRUCE L	<i>Sale Price:</i>	\$68,900
<i>Sale Date:</i>	7/1/1996		
<i>Deed Page:</i>	528 1372		

Sale 7

<i>Grantee of Sale:</i>	GORST BRUCE L	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	FAGLIER TRACY L FAGLIER BONNIE S	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	11/12/1992		
<i>Deed Page:</i>	403 1155		

Sale 8

<i>Grantee of Sale:</i>	GORST, BRUCE L	<i>Plat Page:</i>	2
<i>Grantor of Sale:</i>	FAGLIER, TRACY L	<i>Sale Price:</i>	\$66,500

<i>Sale Date:</i>	11/5/1992		
<i>Deed Page:</i>	403 1155		
Sale 9			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	1
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$35,000
<i>Sale Date:</i>	6/1/1983		
<i>Deed Page:</i>	165 1107		
Sale 10			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	----		
<i>Deed Page:</i>	165 1107		

- End of Report -

Augusta-Richmond County Map

	Property Report for Parcel Number: 154-0-045-07-0 Inquiry Date: 8/7/2007
	Owner Information
	Owner Name: TAYLOR LOU B ASSOC REAL ESTATE INV Mailing Address_1: ----- Mailing Address_2: 9005 RUSTY RIFLE AVE Mailing Address_3: ----- City: LAS VEGAS State: NV Zip Code: 89143
	For Private Use Only Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address:	2344 TRAVIS RD	Previous Value:	\$64,297
Legal Description:	DALLAS HEIGHTS RE-SUB (00000) 005-1	Total Acres:	0.39 ac
Current Value:	\$64,297	Topography:	Rolling
Land Value:	\$7,728	Tax District:	02
Building Value:	\$56,569		

Sold
3-13-06
\$160,000

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1			
Year Built:	1980	Occupancy Type:	One Family
Effective Year Built:	1980	Ceiling Type:	Sheetrock
Improvement Value:	\$56,569	Wall Type:	Drywall
Heated Area:	1350 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass

Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale

Grantee of Sale:	TAYLOR LOU B ASSOC REAL ESTATE INV	Plat Page:	106 2514
Grantor of Sale:	PATTON PHILLIP	Sale Price:	\$0
Sale Date:	7/25/2006		
Deed Page:	1072 1799		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 154-0-045-07-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	TAYLOR LOU B ASSOC REAL ESTATE INV	Plat Page:	106 2514
Grantor of Sale:	PATTON PHILLIP	Sale Price:	\$0
Sale Date:	7/25/2006		
Deed Page:	1072 1799		
Sale 2			
Grantee of Sale:	PATTON PHILLIP	Plat Page:	106 2514
Grantor of Sale:	SEC OF HUD	Sale Price:	\$60,000
Sale Date:	3/13/2006		
Deed Page:	1047 1749		
Sale 3			
Grantee of Sale:	WASHINGTON MUTUAL BANK	Plat Page:	106 2514
Grantor of Sale:	COFIELD LAVELLE LANIER	Sale Price:	\$53,259
Sale Date:	10/4/2005		
Deed Page:	1031 13		
Sale 4			
Grantee of Sale:	SEC OF HUD	Plat Page:	106 2514
Grantor of Sale:	WASHINGTON MUTUAL BANK	Sale Price:	\$53,259
Sale Date:	10/4/2005		
Deed Page:	1031 16		
Sale 5			
Grantee of Sale:	COFIELD, LAVELLE LAN	Plat Page:	----
Grantor of Sale:	.HOUSING & URBAN DEV	Sale Price:	\$51,500
Sale Date:	10/6/1997		
Deed Page:	574 848		
Sale 6			
Grantee of Sale:	GEORGIA HOUSING & FINANCE AUTHORITY	Plat Page:	----
Grantor of Sale:	DICKMAN MICHAEL H BY ATTY DICKMAN JOYCE	Sale Price:	\$48,244
Sale Date:	7/17/1997		
Deed Page:	563 1951		
Sale 7			
Grantee of Sale:	HOUSING & URBAN DEVELOPMENT SECRETARY OF	Plat Page:	----
Grantor of Sale:	GEORGIA HOUSING & FINANCE AUTHORITY	Sale Price:	\$48,244
Sale Date:	7/17/1997		
Deed Page:	563 1962		
Sale 8			
Grantee of Sale:	DICKMAN, MICHAEL H	Plat Page:	----
Grantor of Sale:	DICKMAN, JOYCE A	Sale Price:	\$0

<i>Sale Date:</i>	10/13/1993		
<i>Deed Page:</i>	438 427		
Sale 9			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$39,700
<i>Sale Date:</i>	2/1/1989		
<i>Deed Page:</i>	306 2156		
Sale 10			
<i>Grantee of Sale:</i>	.FIRST UNION MORTGAG	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	MORRIS, LOWELL D JR	<i>Sale Price:</i>	\$56,081
<i>Sale Date:</i>	11/1/1988		
<i>Deed Page:</i>	299 811		
Sale 11			
<i>Grantee of Sale:</i>	.HOUSING & URBAN DEV	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	.FIRST UNION MORTGAG	<i>Sale Price:</i>	\$56,081
<i>Sale Date:</i>	10/1/1988		
<i>Deed Page:</i>	299 814		
Sale 12			
<i>Grantee of Sale:</i>	MORRIS, LOWELL D JR	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	UNDERWOOD, ALICE J	<i>Sale Price:</i>	\$47,750
<i>Sale Date:</i>	7/1/1986		
<i>Deed Page:</i>	233 637		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-060-00-0

Inquiry Date: 8/7/2007

Owner Information

Owner Name: GUILLAUME MARIE NICOLLE
 Mailing Address_1: -----
 Mailing Address_2: 2240 BOYKIN RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906

For Private Use Only

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address: 2240 BOYKIN RD Previous Value: \$295,395
 Legal Description: DALLAS HEIGHTS (00000) 010-H Total Acres: 1.23 ac
 Current Value: \$257,624 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$241,124

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1965	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$182,508	Wall Type:	Drywall
Heated Area:	4473 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	9	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	4	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Structure 2

<i>Year Built:</i>	1988	<i>Occupancy Type:</i>	One Family
<i>Effective Year Built:</i>	1988	<i>Ceiling Type:</i>	Sheetrock
<i>Improvement Value:</i>	\$50,616	<i>Wall Type:</i>	Drywall
<i>Heated Area:</i>	960 sq ft	<i>Floor Construction Type:</i>	Concrete Slab
<i>Number of Rooms:</i>	2	<i>Roof Type:</i>	Asphalt/Fiberglass
<i>Number of Bedrooms:</i>	1	<i>Heat Type:</i>	Cent Heat/AC
<i>Full Baths:</i>	1	<i>Exterior Wall Type:</i>	Brick Veneer (Face)
<i>Number of Half-Baths:</i>	0	<i>Foundation:</i>	Block/Brick

Most Recent Sale

<i>Grantee of Sale:</i>	GUILLAUME MARIE NICOLLE	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	BUTLER DAVID LEWIS	<i>Sale Price:</i>	\$120,000
<i>Sale Date:</i>	5/5/2006		
<i>Deed Page:</i>	1054 325		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-060-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	GUILLAUME MARIE NICOLLE	Plat Page:	27B 406
Grantor of Sale:	BUTLER DAVID LEWIS	Sale Price:	\$120,000
Sale Date:	5/5/2006		
Deed Page:	1054 325		
Sale 2			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	122 2556		

- End of Report -

Augusta-Richmond County Map

	Property Report for Parcel Number: 167-0-055-00-0 Inquiry Date: 8/7/2007	
	Owner Information	
	Owner Name: MURRAY ALFONZA Mailing Address_1: ----- Mailing Address_2: 2233 BOYKIN RD Mailing Address_3: ----- City: AUGUSTA State: GA Zip Code: 30906	
	For Private Use Only Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.	

Property Information

Property Address:	2233 BOYKIN RD	Previous Value:	\$69,756
Legal Description:	DALLAS HEIGHTS (00000) 017-F	Total Acres:	0.44 ac
Current Value:	\$77,604	Topography:	Rolling
Land Value:	\$16,500	Tax District:	02
Building Value:	\$61,104		

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1			
Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$61,104	Wall Type:	Drywall
Heated Area:	1410 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	6	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Most Recent Sale

<i>Grantee of Sale:</i>	MURRAY ALFONZA	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	NORRIS MARY SONA	<i>Sale Price:</i>	\$75,900
<i>Sale Date:</i>	3/21/2007		
<i>Deed Page:</i>	1111 1400		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-055-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	MURRAY ALFONZA	Plat Page:	27B 406
Grantor of Sale:	NORRIS MARY SONA	Sale Price:	\$75,900
Sale Date:	3/21/2007		
Deed Page:	1111 1400		
Sale 2			
Grantee of Sale:	NORRIS MARY SONA	Plat Page:	----
Grantor of Sale:	NORRIS WILLIAM REPPERT /EST/	Sale Price:	\$0
Sale Date:	8/11/1995		
Deed Page:	498 915		
Sale 3			
Grantee of Sale:	----	Plat Page:	1
Grantor of Sale:	----	Sale Price:	\$14,500
Sale Date:	6/1/1975		
Deed Page:	48 2487		
Sale 4			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	74 276		

- End of Report -

Meybohm

REALTORS®

May 14th, 2007

Attention: Michael Thomas
Fax #: 706-821-2325

Re: 2110 Moncrieff Street
Hephzibah, GA 30815
Beverly McIntyre – Owner

Dear Mr. Thomas,

The above referenced property was listed with our company on May 11, 2007 for a list price of \$89,900. Since then the listing price has been reduced 3 times; August 21, 2006 to \$84,900, January 01, 2007 to \$82,900 and April 14, 2007 to \$79,900. It is currently listed for \$79,900 and we are still having a problem selling the home.

At this point we do not know the true value of the property or what it will sell for.

If you have any further questions or need any additional information, I will be glad to assist you.

Thank you,

Greg Honeymichael
Greg Honeymichael, VP
Associate Broker
Cell: 706-533-3015
Office: 706-790-5828

WEST AUGUSTA

3519 Wheeler Road
Augusta, GA 30909
(706) 736-3375
Fax (706) 736-0703

SOUTH AUGUSTA

2556-A Tobacco Road
Augusta, GA 30815
(706) 790-5828
Fax (706) 790-9393

COLUMBIA COUNTY

646 North Belair Road
Evans, GA 30809
(706) 863-8218
Fax (706) 860-9078

NORTH AUGUSTA

590 W. Martintown Road
North Augusta, SC 29841
(803) 278-4437
Fax (803) 279-5283

SUCCESS CENTER

3512 1/2 Wheeler Road
Augusta, GA 30909
(706) 739-1020
Fax (706) 739-1027
Item # 1

Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	153676	2341	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		3	2	0	1227	0	152	\$66,900	02/29/1996	278	0
☐	R	C	157463	2228	BOYKIN RD.	1RI	DALLAS HEIGHTS	.7	3	2	0	2215		135	\$71,900	04/11/1996	106	0
☐	R	C	159514	4221	ERVAY ST	1RI	DALLAS HEIGHTS		2	1	0		15	162	\$45,800	04/23/1996	36	0
☐	R	C	160040	2121	BOYKIN ROAD	1RI	DALLAS HEIGHTS		2	1	0	983	37	123	\$18,000	04/19/1996	18	0
☐	R	C	160426	2040	BOYKIN ROAD	1RI	DALLAS HEIGHTS		3	2	0	1476	14	571	\$75,500	10/11/1996	151	1
☐	R	C	163417	2121	BOYKIN RD.	1RI	DALLAS HEIGHTS		2	1	0	1080	37	571	\$47,900	08/20/1996	89	0
☐	R	C	171648	2202	CASELL STREET	1RI	DALLAS HEIGHTS	.75	3	1	1	1137	1963	152	\$52,900	05/09/1997	2	1
☐	R	C	172750	2214	BOYKIN RD	1RI	DALLAS HEIGHTS	1	3	1	1	1500	1963	138	\$42,500	05/30/1997	0	1
☐	R	C	173108	2222	TRAVIS RD.	1RI	DALLAS HEIGHTS	.75	3	2	0	1601	1997	068	\$77,900	06/27/1997	33	1
☐	R	C	173109	2220	TRAVIS RD.	1RI	DALLAS HEIGHTS	.75	3	2	0	1589	1997	033	\$79,900	11/17/1997	156	1
☐	R	C	174083	2112	TRAVIS ROAD	1RI	DALLAS HEIGHTS		3	2	0	1	0	084	\$66,900	07/30/1997	69	1
☐	R	C	175124	2208	TRAVIS ROAD	1RI	DALLAS HEIGHTS		3	1	1	1500	1969	079	\$55,000	10/10/1997	71	1
☐	R	C	176475	2218	TRAVIS RD	1RI	DALLAS HEIGHTS	.75	3	2	0	1629	1997	068	\$76,900	12/08/1997	77	1
☐	R	C	178399	4213	JAMES DR.	1RI	DALLAS HEIGHTS	.34	3	2	0	1351	1979	138	\$37,000	01/28/1998	20	1
☐	R	C	178402	2201	BOYKIN RD	1RI	DALLAS HEIGHTS		2	1	0	964	1958	524	\$41,900	12/15/1997	5	1
☐	R	C	180753	2216	TRAVIS RD	1RI	DALLAS HEIGHTS	.75	3	2	0	1515	1998	068	\$75,900	04/30/1998	54	1
☐	R	C	181766	4216	BECKMONT DRIVE	1RI	DALLAS HEIGHTS		3	2	0	1400	0	382	\$65,000	06/29/1998	9	2
☐	R	C	184135	4311	PARKWOOD DR	1RI	DALLAS HEIGHTS	.4	3	2	0	1450	1987	069	\$55,100	04/24/1998	0	0
☐	R	C	187618	2233	MONCRIEFF ST	1RI	DALLAS HEIGHTS	1.8	3	1	0	720	1960	068	\$20,000	12/18/1998	45	1
☐	R	C	187619	2115	MONCRIEFF ST	1RI	DALLAS HEIGHTS		2	1	0	800	1939	068	\$11,000	03/01/1999	54	1
☐	R	C	187620	2117	MONCRIEFF ST	1RI	DALLAS HEIGHTS		2	1	0	1050	1945	068	\$10,000	12/31/1998	97	1
☐	R	C	187973	2364	BOYKIN RD	1RI	DALLAS HEIGHTS		3	2	0	1400	1984	068	\$63,900	02/12/1999	41	1
☐	R	C	189244	2122	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		4	1	1	1356	1970	134	\$66,000	03/18/1999	92	1
☐	R	C	190166	2327	MONCRIEFF ST.	1RI	DALLAS HEIGHTS	.42	3	2	0	1404	1985	092	\$62,000	06/21/1999	168	1
☐	R	C	197984	2222	BOYKIN ROAD	1RI	DALLAS HEIGHTS		4	2	1	2263	1969	068	\$60,000	11/18/1999	67	1

Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	201955	2223	BOYKIN RD	1RI	DALLAS HEIGHTS	.44	3	1	1	1269	1969	068	\$63,900	04/07/2000	47	1
☐	R	C	202313	2348	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.39	3	2	0	1192	1978	069	\$36,000	06/28/2000	69	1
☐	R	C	203029	2125	CASELLST	1RI	DALLAS HEIGHTS	.88	3	2	0	2025	1966	134	\$59,000	04/13/2000	7	0
☐	R	C	210584	2106	MONCRIEFF ST	1RI	DALLAS HEIGHTS	.46	3	1	1	1133	1964	068	\$59,000	06/25/2001	171	1
☐	R	C	211929	2348	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.39	3	2	0	1350	1977	069	\$64,300	05/25/2001	22	1
☐	R	C	212819	2333	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		3	2	0	1	1996	152	\$65,900	04/27/2001	27	1
☐	R	C	216720	2327	MONCRIEF ST	1RI	DALLAS HEIGHTS	.42	3	2	0	1404	1985	571	\$66,500	10/02/2001	33	1
☐	R	C	217159	2100	MONCRIEF STREET	1RI	DALLAS HEIGHTS	1	4	2	0	1980	1972	068	\$116,000	10/16/2001	14	1
☐	R	C	223992	2317	HIAWATHA	1RI	DALLAS HEIGHTS	.33	3	2	0	1314	1977	154	\$43,500	05/20/2002	17	1
☐	R	C	229708	2231	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.5	3	2	0	1372	1979	678	\$34,750	03/19/2003	144	1
☐	R	C	230236	2309	MONCRIEFF STREET	1RI	DALLAS HEIGHTS	.54	3	2	0	1246	1994	069	\$73,700	12/23/2003	47	1
☐	R	C	232861	2319	Moncrieff St	1RI	DALLAS HEIGHTS		3	2	0	1400	1992	571	\$78,645	05/07/2003	80	1
☐	R	C	235402	2320	MONCRIEFF	1RI	DALLAS HEIGHTS		3	2	0	1400	1987	851	\$77,500	07/24/2003	56	5
☐	R	C	238113	2223	BOYKIN RD	1RI	DALLAS HEIGHTS		3	1	1	1357	1970	069	\$56,000	07/22/2003	1	0
☐	R	C	238887	2309	STEPHANIE LANE	1RI	DALLAS HEIGHTS		3	2	0	1190	1980	864	\$47,000	11/25/2003	6	1
☐	R	C	243262	2109	Boykin Rd.	1RI	DALLAS HEIGHTS	.44	3	1	1	1378	1968	571	\$47,000	06/22/2004	135	1
☐	R	C	245447	2225	BOYKIN ROAD	3RI	DALLAS HEIGHTS		3	1	1	1196	1966	069	\$65,000	06/25/2004	48	1
☐	R	C	245975	4211	AKARD STREET	3RI	DALLAS HEIGHTS	.89	2	1	0	1120	1955	134	\$34,900	08/04/2004	62	2
☐	R	C	247572	4215	ERVAY ST	3RI	DALLAS HEIGHTS	.32	2	1	0	1008	1981	069	\$47,300	08/31/2004	46	6
☐	R	C	249324	2410	ERIN COURT	3RI	DALLAS HEIGHTS		3	2	0	1400	0	571	\$73,400	11/16/2004	29	8
☐	R	C	255271	2300	Oketo Drive	3RI	DALLAS HEIGHTS	.78	4	2	0	1500	1995	562	\$87,150	06/10/2005	63	4
☐	R	C	258191	2115	CASELL STREET	3RI	DALLAS HEIGHTS	.46	3	1	1	1427	1966	106	\$41,000	07/08/2005	7	1
☐	R	C	258747	4242	AKARD ROAD	3RI	DALLAS HEIGHTS		3	2	0	1500	2005	571	\$129,900	02/09/2006	213	1
☐	R	C	259218	2118	BOYKIN ROAD	3RI	DALLAS HEIGHTS	.44	3	2	0	1152	1978	571	\$71,500	09/15/2005	36	5
☐	R	C	261164	2113	CASELL STREET	3RI	DALLAS HEIGHTS		3	2	0	1450	1970	068	\$86,900	12/02/2005	66	1

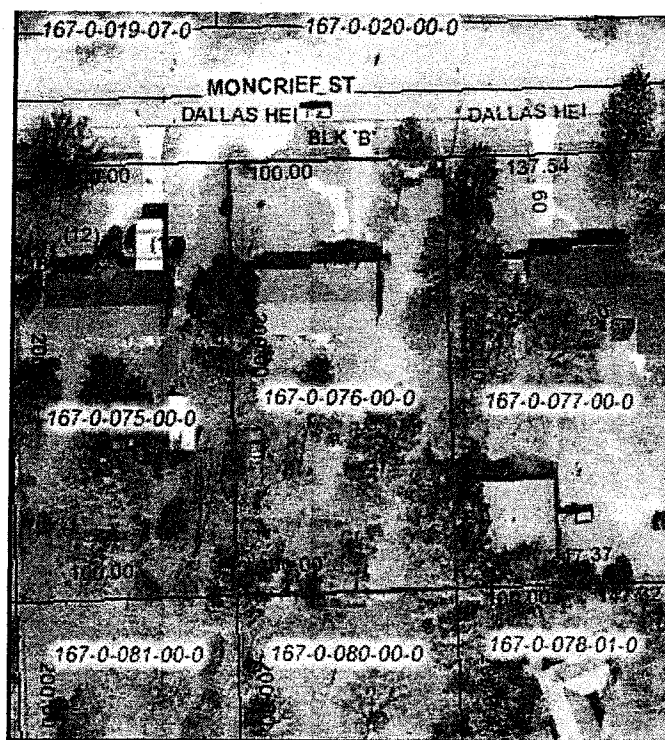
Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	261972	2227	Boykin Rd	3RI	DALLAS HEIGHTS	1	3	2	0	1500	1966	677	\$116,000	11/04/2005	24	2
☐	R	C	262442	2235	Boykin Road	3RI	DALLAS HEIGHTS		3	1	1	1300	1977	562	\$62,900	01/13/2006	32	1
☐	R	C	263107	2108	Travis Road	3RI	DALLAS HEIGHTS	.7	3	1	1	1040	1964	091	\$56,000	12/21/2005	60	1
☐	R	C	263796	2240	BOYKIN ROAD	3RI	DALLAS HEIGHTS		4	2	1	3664	1972	562	\$120,000	05/05/2006	130	3
☐	R	C	264921	2313	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	.54	3	2	0	1464	1994	069	\$93,000	03/01/2006	13	5
☐	R	C	265019	2303	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	.48	3	2	0	1246	1994	562	\$74,900	03/14/2006	70	6
☐	R	C	265605	2106	Cassell Street	3RI	DALLAS HEIGHTS	.41	3	2	0	1644	2006	751	\$137,900	08/31/2006	196	6
☐	R	C	265895	2344	TRAVIS ROAD	3RI	DALLAS HEIGHTS		3	2	0	1350	1980	069	\$60,000	03/13/2006	13	1
☐	R	C	266261	4234	AKARD ROAD	3RI	DALLAS HEIGHTS		3	2	0	1500	2005	068	\$124,900	05/31/2006	97	1
☐	R	C	266388	2104	Cassell Street	3RI	DALLAS HEIGHTS	.34	3	2	0	1644	2006	134	\$132,500	08/23/2006	133	1
☐	R	C	266389	2102	Cassell Street	3RI	DALLAS HEIGHTS	.34	3	2	0	1644	2006	152	\$140,800	09/07/2006	168	5
☐	R	C	267325	2309	Moncrieff Street	3RI	DALLAS HEIGHTS		3	2	0	1246	1994	069	\$79,900	10/31/2006	215	1
☐	R	C	270562	2430	Boykin Rd	3RI	DALLAS HEIGHTS	.51	3	1	1	1300	1985	134	\$72,000	08/18/2006	42	1
☐	R	C	274397	4211	AKARD ST	3RI	DALLAS HEIGHTS	.89	2	2	0	1120	1955	851	\$58,850	11/27/2006	55	5
☐	R	C	275763	2110	Cassell St.	3RI	DALLAS HEIGHTS	.46	3	2	0	1600	2006	073	\$140,000	03/30/2007	143	1
☐	R	C	278865	2233	BOYKIN ROAD	3RI	DALLAS HEIGHTS		4	2	0	1500	1966	068	\$75,900	03/21/2007	57	6
☐	R	C	279921	2307	Moncrieff St	3RI	DALLAS HEIGHTS	.54	3	2	0	1257	1994	571	\$90,406	03/30/2007	52	8

83,730
73,93483,730
74,934
83,885
82,87354,600
56,727

Displaying matches 1 through 67 of 67

Sel	P R	S T	ML#	Address		Quad	Subdiv	List Price	Acr	BR	BA	HB	Apx SQFT	List Frm	Yr Blt	DOM	
				No.	Street												
☐	R	A	270265	2110	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	\$79,900	.46	3	1	1	1200	571	1966	447	4
☐	R	A	273481	2211	BOYKIN ROAD	3RI	DALLAS HEIGHTS	\$129,900	.44	3	2	0	1466	968	2006	364	1
☐	R	A	275890	4242	AKARD ROAD	3RI	DALLAS HEIGHTS	\$139,500	.65	3	2	0	1500	562	2005	306	1
☐	R	A	280808	2413	BOYKIN ROAD	3RI	DALLAS HEIGHTS	\$99,900	.55	4	1	1	1289	562	1967	159	1

Displaying matches 1 through 4 of 4



Property Report for Parcel Number: 167-0-076-00-0
Inquiry Date: 7/2/2007

Page 35 of 59

Owner Information

Owner Name: STOKES GARY
Mailing Address_1: ----
Mailing Address_2: 2106 MONCRIEFF ST
Mailing Address_3: ----
City: AUGUSTA
State: GA
Zip Code: 30906-9416

For Private Use Only

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address:	2106 MONCRIEFF ST	Previous Value:	\$52,162
Legal Description:	DALLAS HEIGHTS (00000) 013-B	Total Acres:	0.46 ac
Current Value:	\$59,396	Topography:	Rolling
Land Value:	\$16,500	Tax District:	02
Building Value:	\$42,896		

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$42,896	Wall Type:	Drywall
Heated Area:	1133 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Baseboard w/c AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

All Recorded Sales**Sale 1**

<i>Grantee of Sale:</i>	STOKES GARY	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	HERNDON EDNA K	<i>Sale Price:</i>	\$59,000
<i>Sale Date:</i>	6/25/2001		
<i>Deed Page:</i>	736 992		

Sale 2

<i>Grantee of Sale:</i>	HERNDON EDNA K	<i>Plat Page:</i>	---
<i>Grantor of Sale:</i>	HERNDON CALVIN H HERNDON EDNA K	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	9/1/1999		
<i>Deed Page:</i>	657 492		

Sale 3

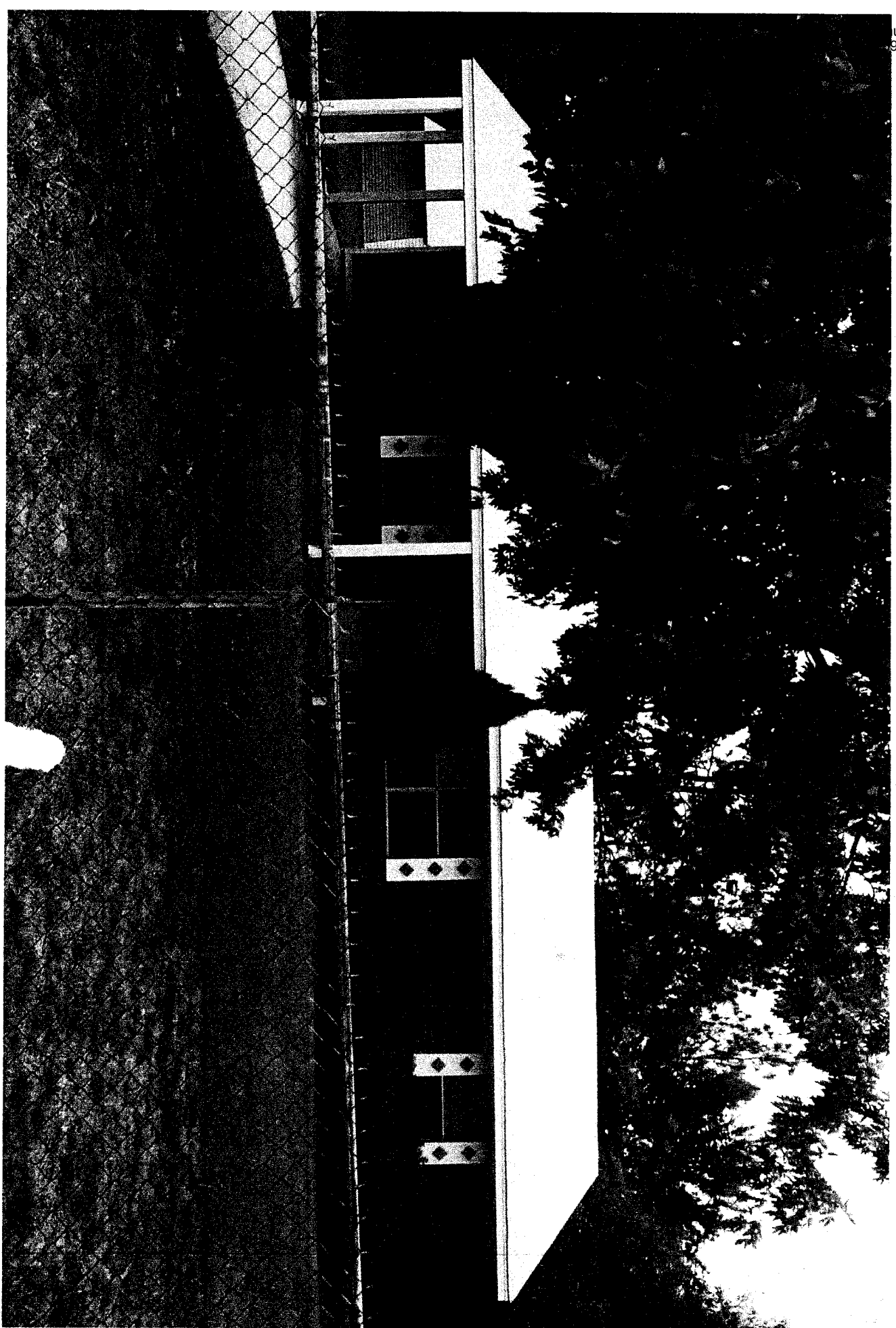
<i>Grantee of Sale:</i>	HERNDON CALVIN H HERNDON EDNA K	<i>Plat Page:</i>	---
<i>Grantor of Sale:</i>	HERNDON CALVIN H	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	12/2/1987		
<i>Deed Page:</i>	276 1520		

- End of Report -

Photographs of surrounding property and the conditions I believe to have devalued it. This is the old Richmond County landfill.



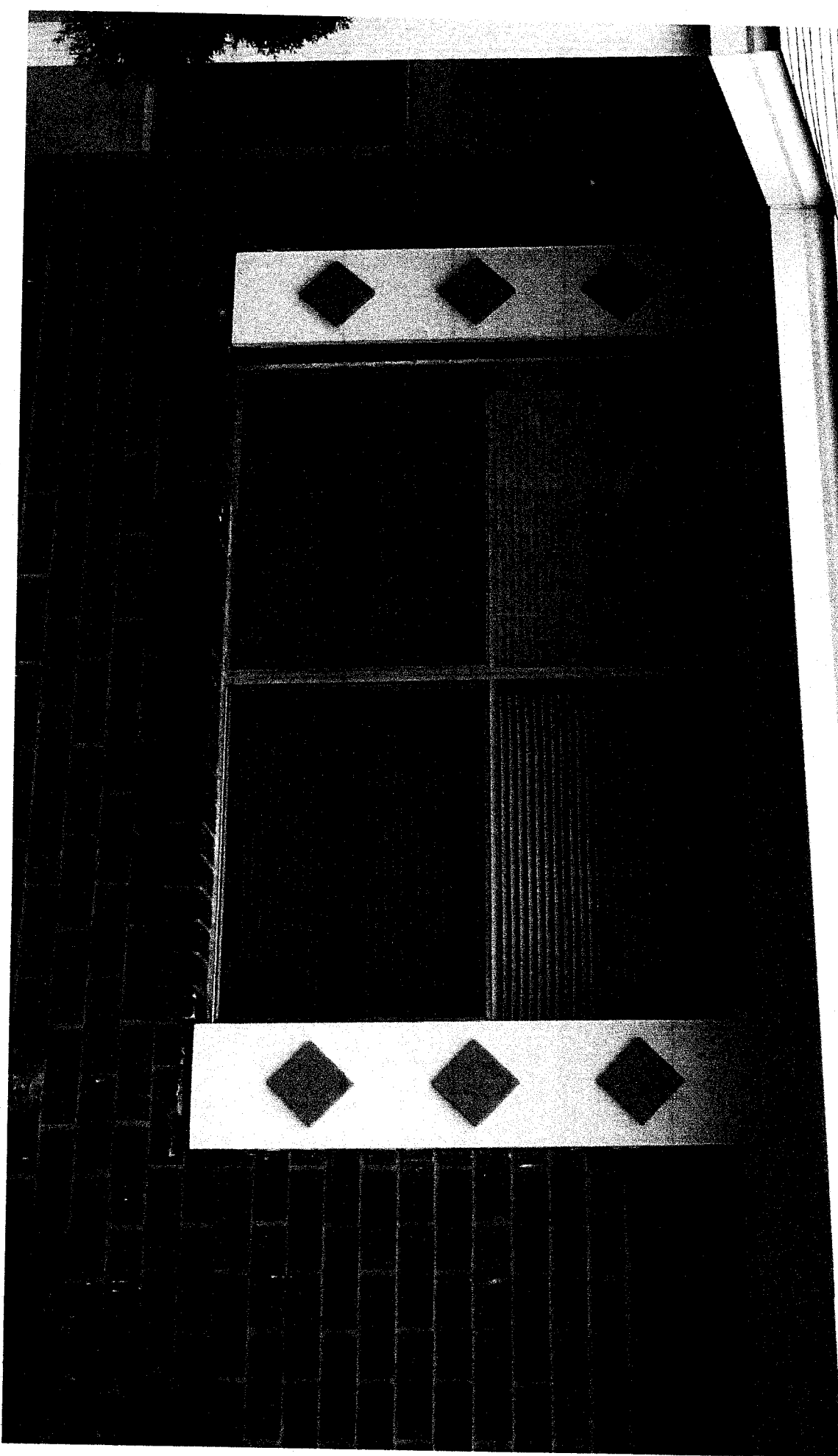
7-11-07



7-11-07

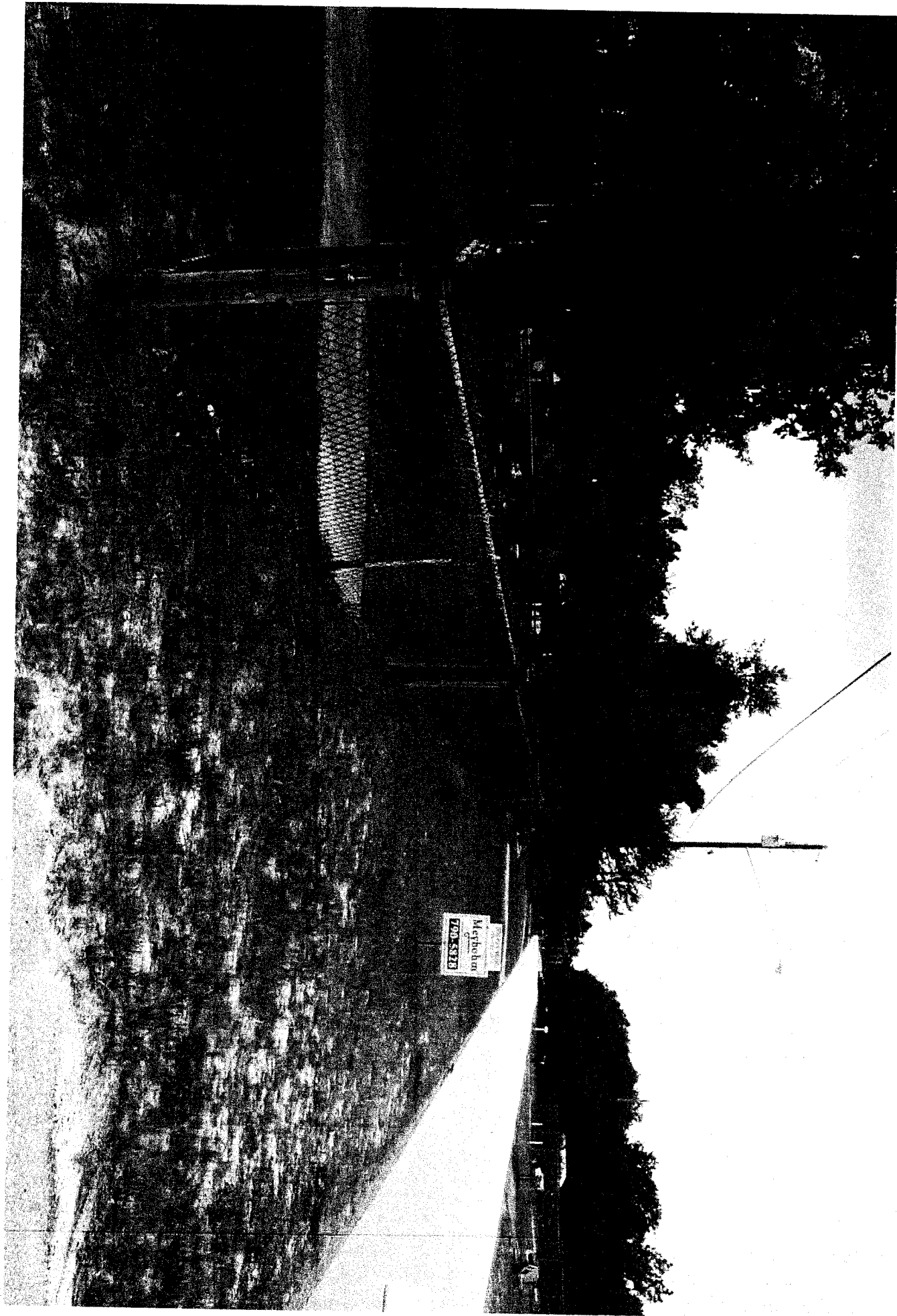
40 + year old windows

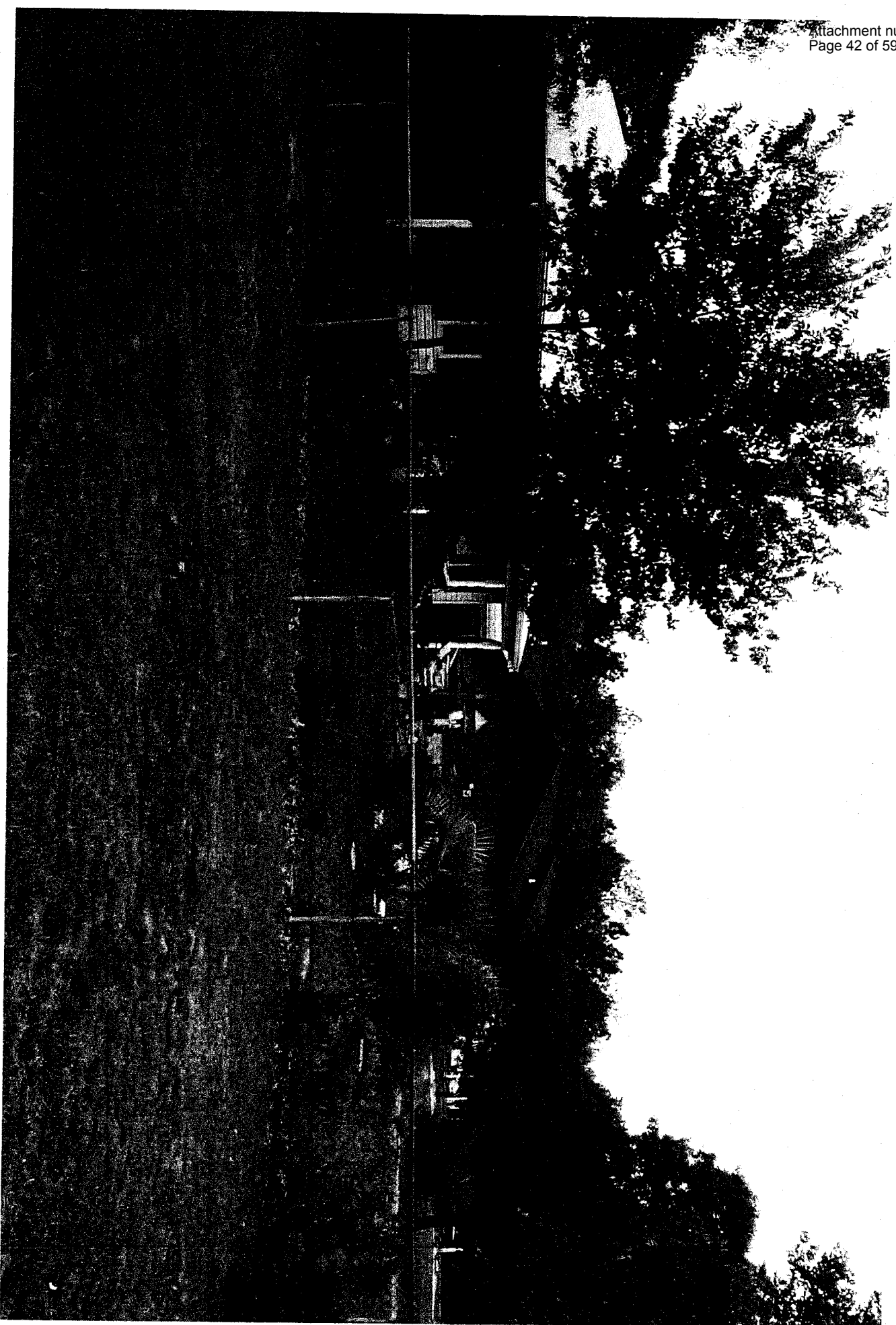
7-11-07



40 year old fence

7-11-07





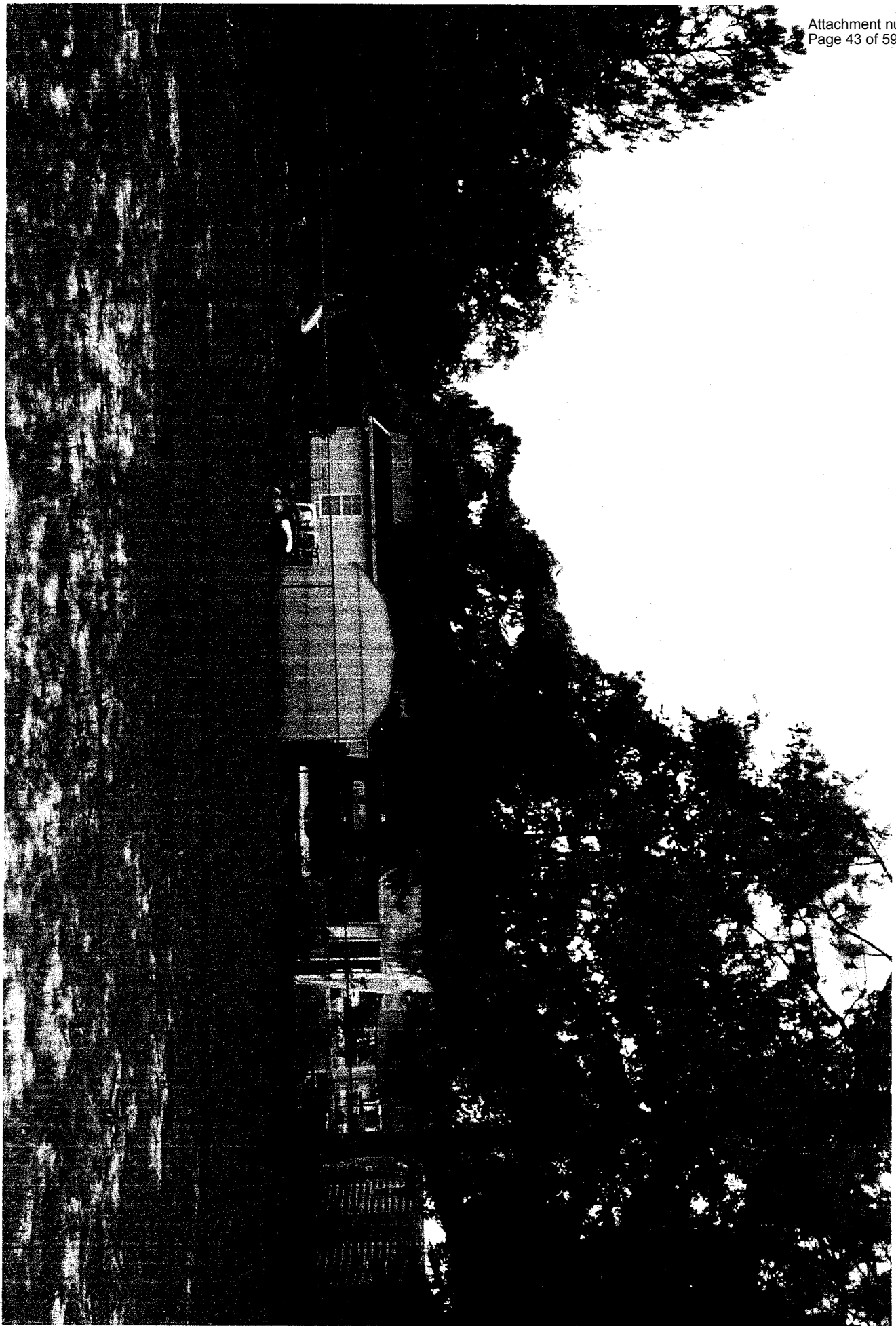
Item # 1

neighbor

7-11-07

Property behind residence

7-11-07





"Junk vehicle" No current tag - Unregistered 7-11-07



fire
result

7-11-07

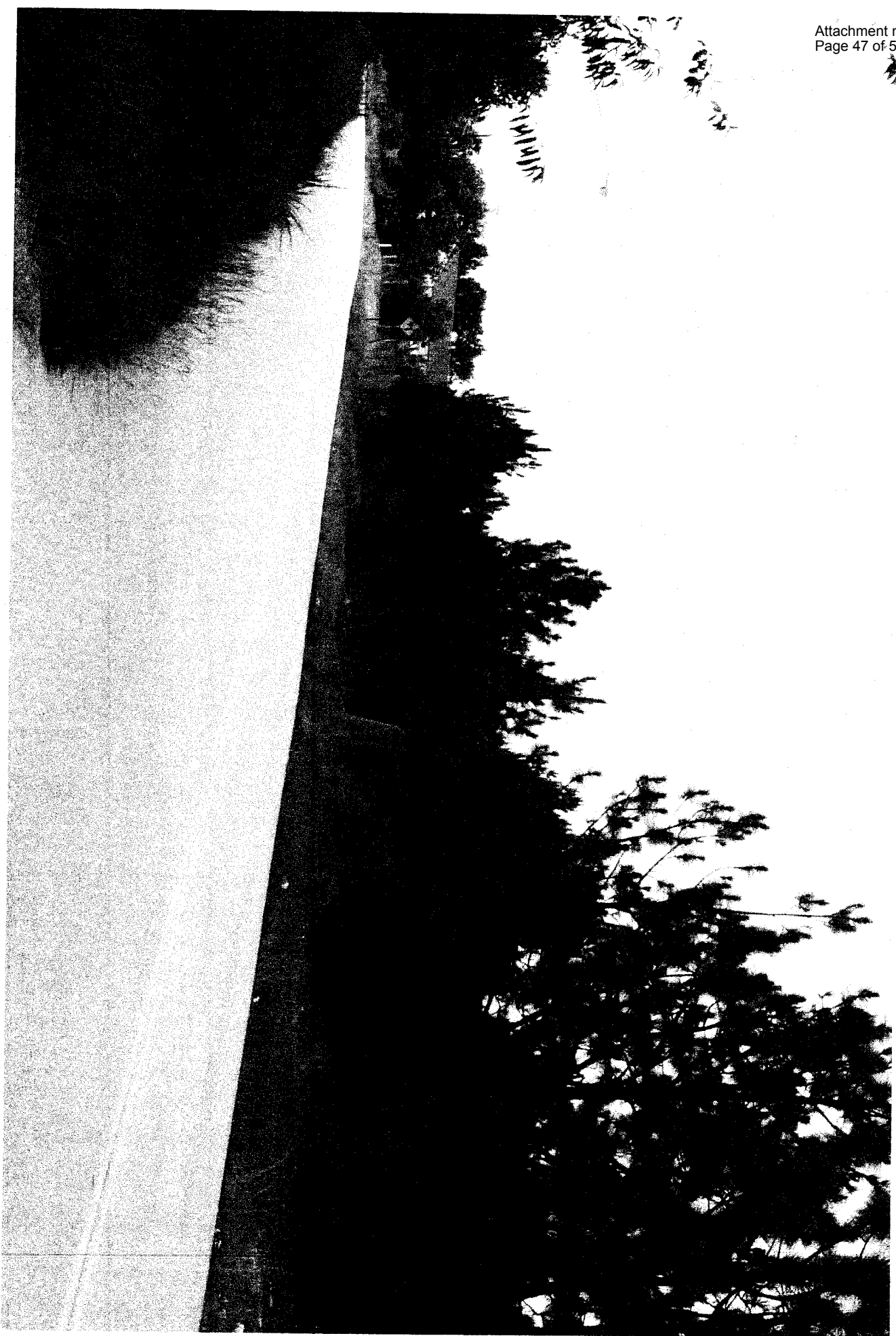
from down land fill fence

7-11-07

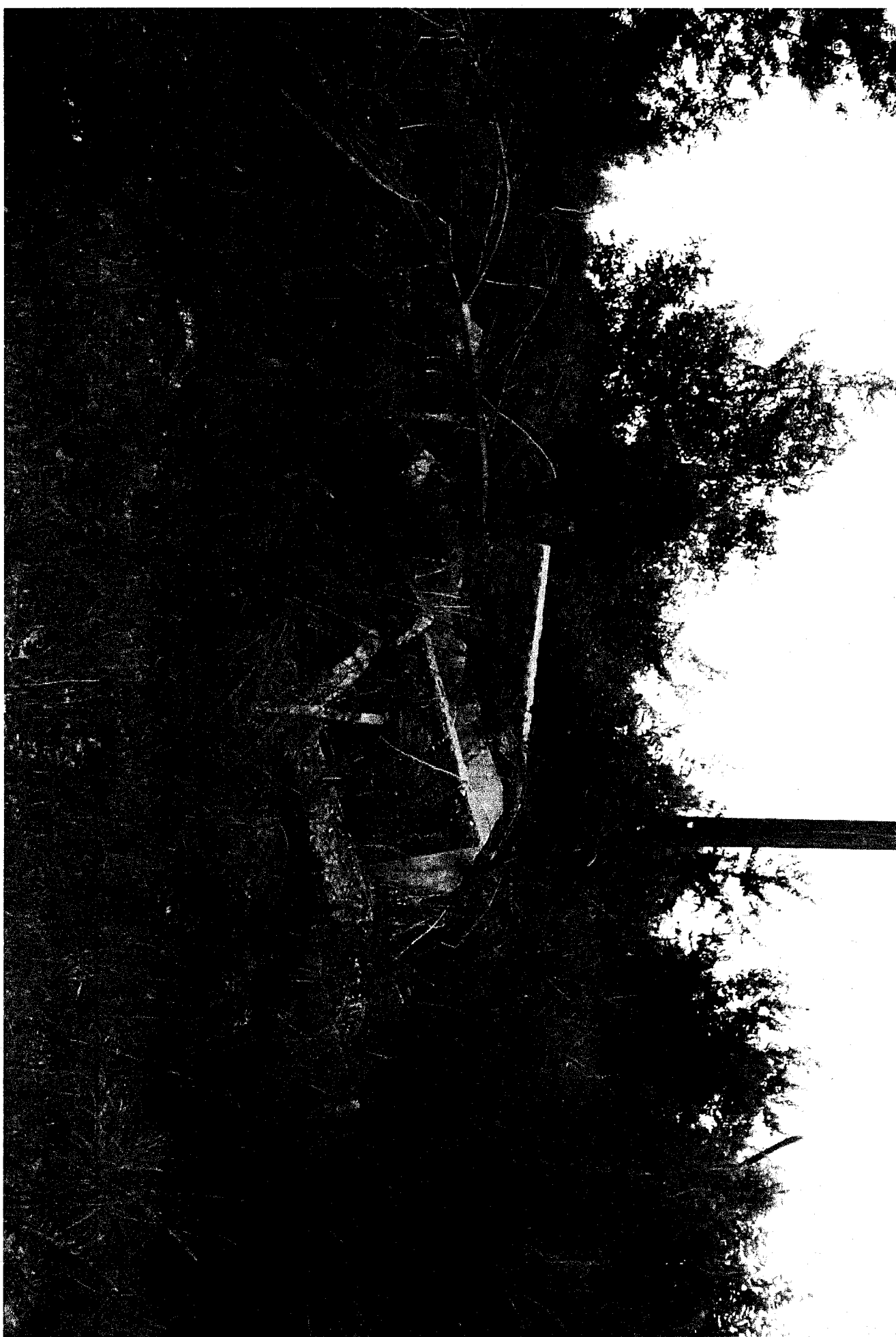


from down landfill fence

7-11-07



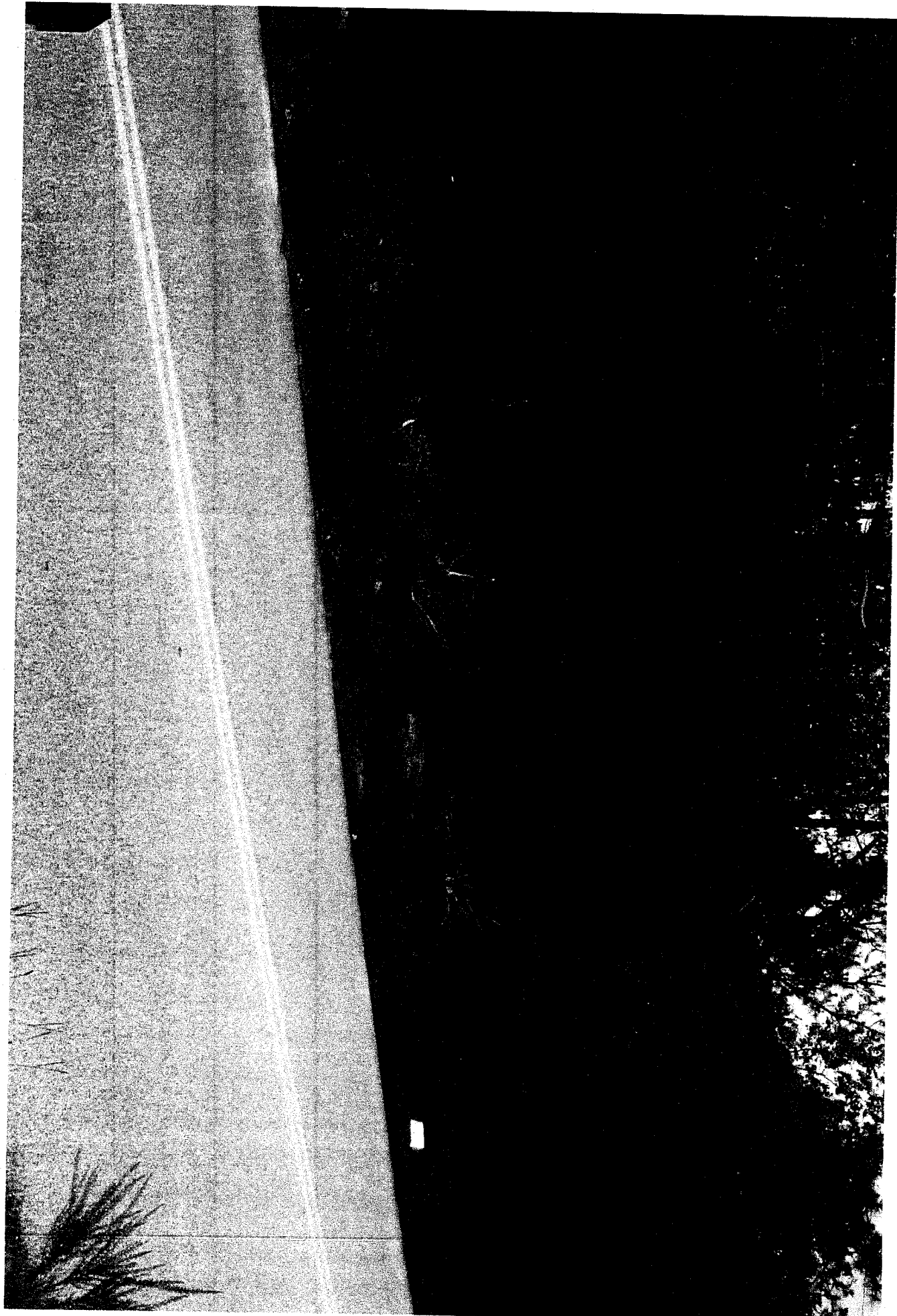
7-11-87



concrete

2

trash



7-11-87

oil dumped



7-11-07

oil dumped



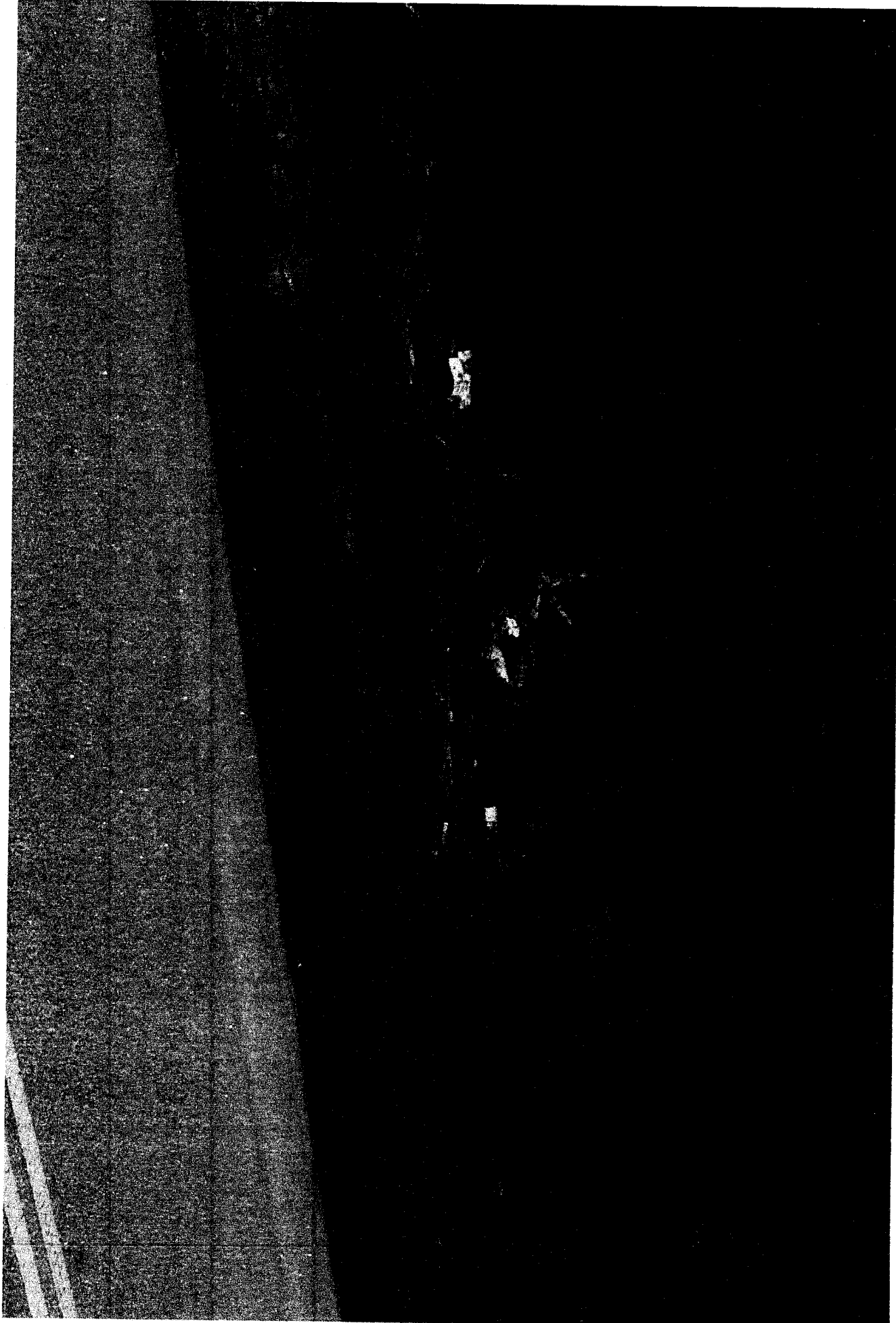
7-11-67

fern down fence



7-11-07

7-11-07

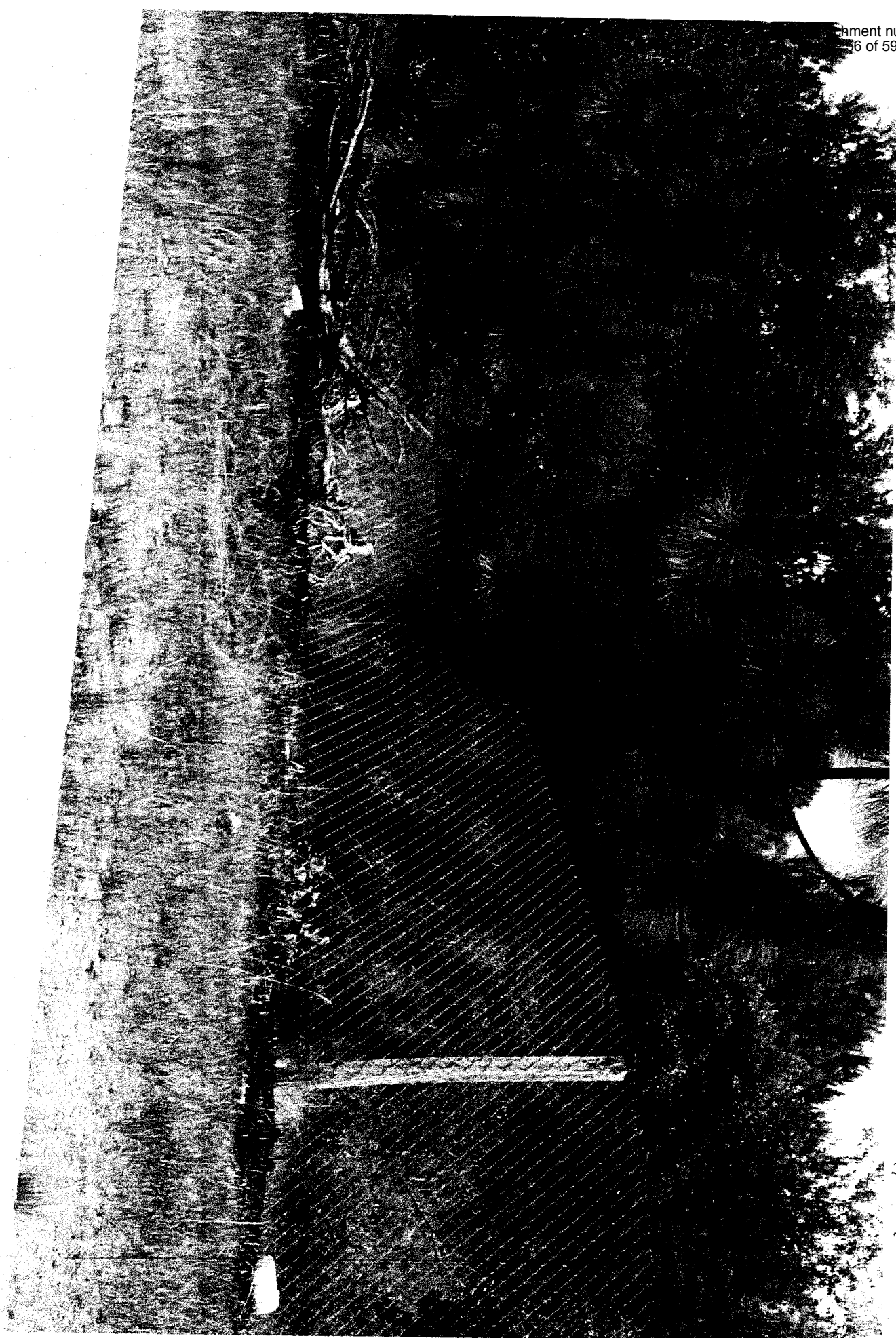


741-87



7-11-07

from
down
face
and
fire



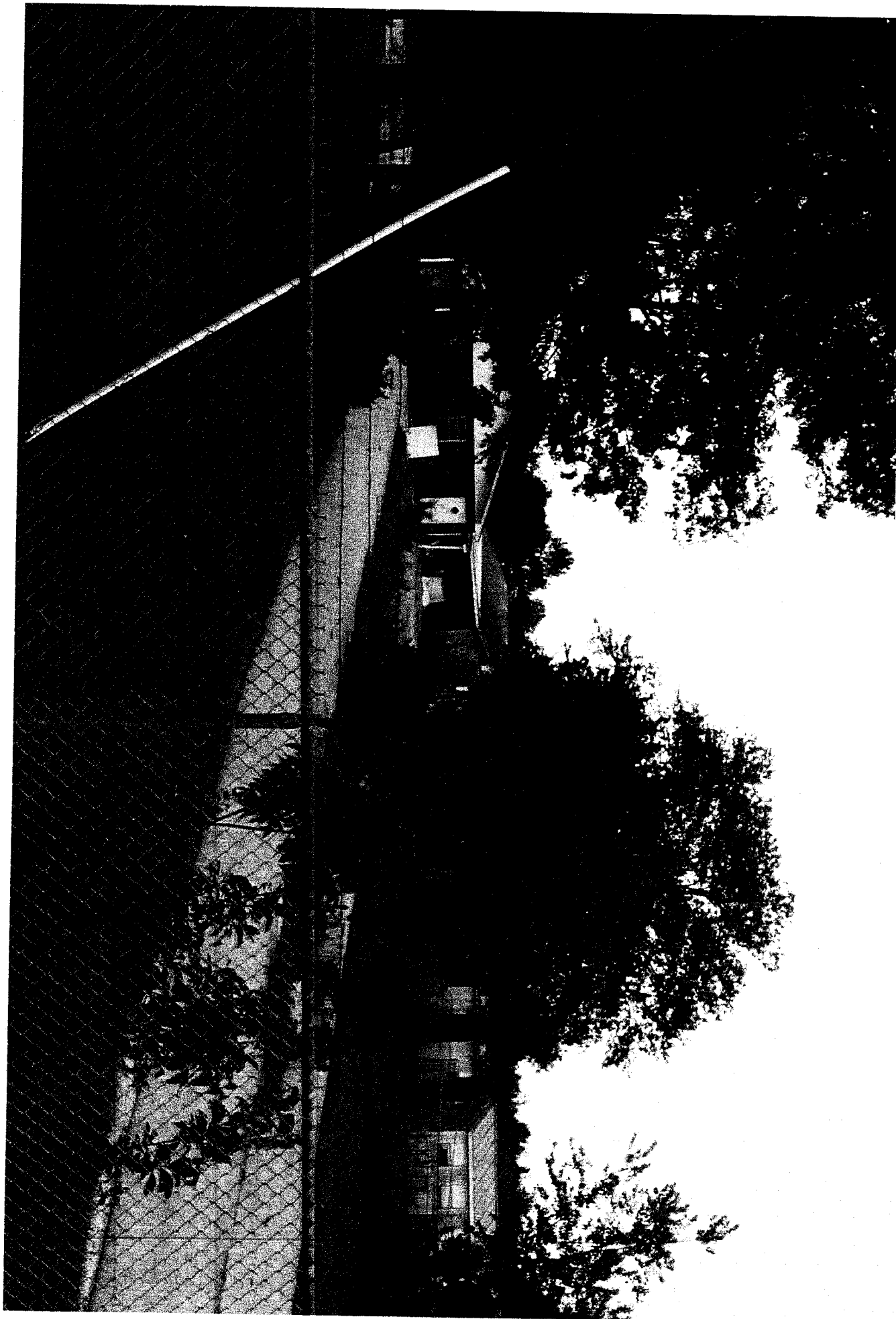
7-11-67

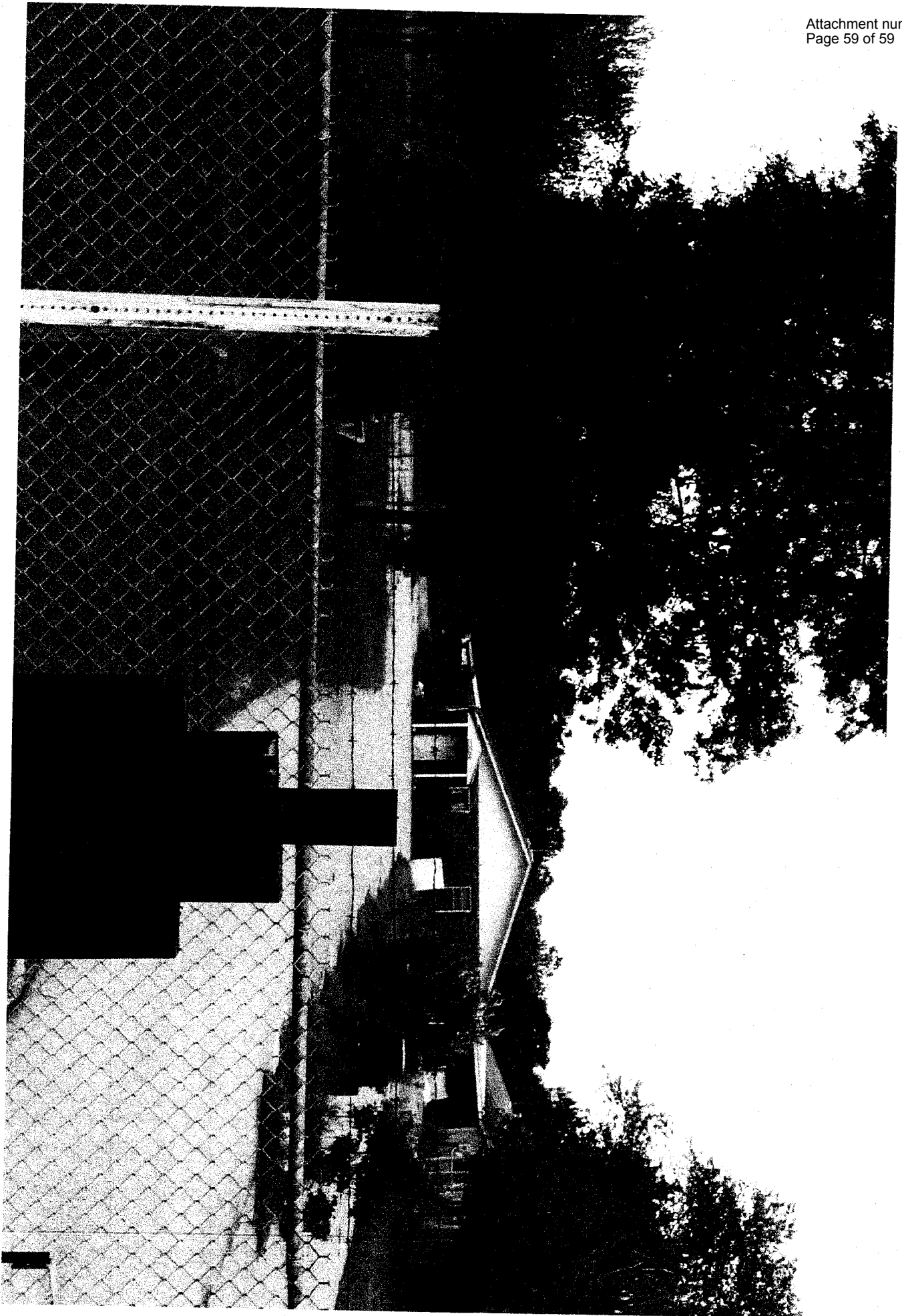


Old Animal Control Shelter 7-11-07

Old Animal Control Shelter

7-11-07





Old Animal Control Shelter
7-11-07



Engineering Services Committee Meeting

9/24/2007 1:30 PM

CH2MHILL Contract Supplement to Option Year 1 of Amendment No. 7

- Department:** Utilities Department
- caption2:** Authorize a Supplement to Option Year 1 of Amendment No. 7 to the existing Program Management Services Contract with CH2MHILL. The supplement will provide additional Program Management Services for the 2004 Series Bond Capital Improvements Program approved by Commission on February 1, 2005.
- Background:** CH2MHILL, INC. has been providing Program and Contract Management Services for the Augusta Utilities Department Master Plan 2000 implementation program. To cover additional services needed for the Bond Capital Improvements Program, a Supplement to the existing contract amendment is needed to address major project support in this \$540 million program. In this Supplement to Option Year 1 of Amendment No. 7, tasks were selected to provide contract management services as well as program management including approximately 38% sub-contract services with local business enterprises. Furthermore, the staff furnished by CH2MHILL and sub-contractors will include at least 45% local personnel. CH2MHILL, Inc. will not furnish design or construction services for the projects funded by this program. The supplement also includes the Initial Capital Improvement Planning for Fort Gordon if Augusta is selected by the Defense Energy Support Center (DESC) in response to Solicitation SP0600-01-R-0119 for privatization of the water and sewer infrastructure at the Fort Gordon Army installation.
- Analysis:** Approving this authorization will allow additional services for the 2004 Series Bond Capital Improvements Program to progress in a timely and cost efficient manner. Further, it will enable meeting the initial Fort Gordon privatization requirements if selected.

Financial Impact: Financial impact: Funds for this authorization are available under the Augusta Utilities Department's Bond Improvement Program in the amount of \$4,845,721. The Fort Gordon initial planning portions will be reimbursed.

Alternatives: No recommended alternatives.

Recommendation: We recommend the Commission approve authorization of the Supplement to Option Year 1 defined in Amendment No. 7 to the existing contract with CH2MHILL, Inc. for additional Program Management Services associated with the 2004 Bond Capital Improvements Program in the amount of \$4,4845,721.

Funds are Available in the Following Accounts: The balance of funds in 508043490-5212115, approximately \$214,000, then the remainder from 511943490-5212115/80590900-5212115 507043490-5212115/80390900-5212115

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

CH2MHILL **Supplement to Option Year 1 of AMENDMENT 7 to STANDARD AGREEMENT
FOR PROFESSIONAL SERVICES**

This Supplement to Option Year 1 of AMENDMENT 7 to STANDARD AGREEMENT FOR PROFESSIONAL SERVICES is between CH2M HILL INC., and

Augusta, Georgia, acting by and through the Augusta-Richmond County Commission ("OWNER") for a PROJECT generally described as:

Program Management Services For Bond Issue Projects For The Augusta Utilities Department

This Supplement to Option Year 1 of AMENDMENT 7 is to the AGREEMENT between CH2M HILL INC. ("PROGRAM MANAGER"), and The Augusta-Richmond County Commission ("OWNER"), Dated April 6, 1998, for a PROJECT generally described as:

Program Management Services for 2004 Series Bond Issue Projects for the Augusta Utilities Department

The purpose of this AMMENDMENT 7 is as follows: furnish specific services that are in addition to those outlined in AGREEMENT or previous amendments of AGREEMENT.

ARTICLE 1. SCOPE OF SERVICES

PROGRAM MANAGER will perform the Scope of Services set forth in Attachment A.

ARTICLE 2. COMPENSATION

OWNER will compensate PROGRAM MANAGER as set forth in Attachment B.

ARTICLE 3. TERMS OF PAYMENT

No changes.

ARTICLE 4. OBLIGATIONS OF PROGRAM MANAGER

No changes

ARTICLE 5. OBLIGATIONS OF OWNER

No changes

ARTICLE 6. GENERAL LEGAL PROVISIONS

No changes Add: "6.18 Employees. During the term of this Agreement and for a period of one year after Substantial Completion of the Project, neither party shall hire any employee of the other party without the prior written consent of both parties."

ARTICLE 7. ATTACHMENTS, SCHEDULES, AND SIGNATURES

This Supplement to Option Year 1 of AMENDMENT, including its attachments and schedules, constitutes the entire AMENDMENT to AGREEMENT, supersedes all prior written or oral understandings, and may only be changed by a written amendment executed by both parties. The following attachments and schedules are hereby made a part of this AGREEMENT:

Attachment A - Scope of Services

Attachment B - Compensation

Attachment C - Key Personnel and Subcontractors

Exhibit 1 - Fort Gordon Support Services

Exhibit 2 - Security and Emergency Response Support Services

ATTACHMENT A - SCOPE OF SERVICES

This attachment is to AMENDMENT 7 to STANDARD AGREEMENT FOR PROFESSIONAL SERVICES between **CH2M HILL, INC.**, ("PROGRAM MANAGER"), and

Augusta, Georgia, acting by and through the Augusta-Richmond County Commission,
("OWNER"), for

a PROJECT generally described as:

Program Management Services for 2004 Series Bond Issue Projects for the Augusta Utilities Department

ARTICLE 1. SCOPE OF SERVICES

PROGRAM MANAGER agrees to furnish OWNER the following specific services:

The PROGRAM MANAGER will assist the OWNER with planning, permitting, and support services related to the bond and other capital improvement projects; and assist in the management of design, bidding, and construction phase services for 2004 Series Capital Improvement Program projects planned to be completed by December 31, 2010. These projects will be designed by various engineering and/or architectural firms (DESIGNERS) selected by the OWNER. Neither the PROGRAM MANAGER nor any of its affiliate companies will furnish design or construction for these projects.

To provide this assistance the PROGRAM MANAGER will function as an extension of OWNER'S staff and will provide a core project team for program management, and supplement the core project team with additional staff, as necessary, to accomplish work which requires additional assistance or specialized technical expertise. The Tasks defining Program Management responsibilities and budgets of the PROGRAM MANAGER in Amendment 7 are revised to also include the following:

Task 2 - Design Phase Services

2.2: The PROGRAM MANAGER as requested by the OWNER, will continue to provide technical oversight, review, and SPECIALIZED CONSULTING on selected projects and technical issues listed below:

2.2.1 FORT GORDON PRIVATIZATION: Support the OWNER in the development, preparation and submittal of proposal for the Defense Energy Support Center (DESC) Solicitation SP0600-01-R-0119 for privatization of the water and sewer infrastructure at Fort Gordon Army Installation, Georgia. This includes coordination and preparations for Face to Face Negotiations and final proposal and contract development. (Additional Budget = \$189,500)

2.2.2 FORT GORDON INITIAL CAPITAL IMPROVEMENT PLANNING: If the OWNER is selected by the Defense Energy Support Center (DESC) in response to Solicitation SP0600-01-R-0119 for privatization of the water and sewer infrastructure at Fort Gordon Army Installation, Georgia the PROGRAM MANAGER will assist the OWNER with Water and Wastewater Systems Assessment and Analysis the development of a Fort Gordon Water and Wastewater System Master Plan. See details in Exhibit 1. (Additional Budget = \$1,611,000)

2.2.3 SECURITY ASSESSMENT: PROGRAM MANAGER will complete a comprehensive security assessment for OWNER's water and wastewater assets, including treatment plants and conveyance system infrastructure. The assessment will be completed based primarily on DHS protocols and guidance for critical infrastructure. The assessment will include current status of previous Vulnerability Assessment (VA) recommendations and subsequent implementation. Recommendations to reduce

Task 4 - Start-up and Training

4.2: The PROGRAM MANAGER will continue to provide four additional quarters of Supervisory Level Training for OWNER'S management and staff. (Additional Budget = \$250,000)

Task 5.5 - Additional and Special Services

The PROGRAM MANAGER will continue to provide NPDES Construction Stormwater Permit Compliance monitoring services for the OWNER Program construction projects. (Additional Budget = \$370,000)

The PROGRAM MANAGER will provide services to assist in seeking additional funding for the OWNER's Program construction projects and interim financing for the Fort Gordon implementation if needed. (Additional Budget = \$75,000)

**ATTACHMENT C -
LISTING OF KEY PERSONNEL AND SUBCONTRACTING**

KEY PERSONNEL

PROGRAM MANAGER shall provide qualified personnel to perform its work. The list of key personnel below will not be forced to transfer or be reassigned without the written approval of the OWNER, such approval not to be unreasonably withheld. Those key personnel committed for this work are as follows:

Lawrence (Larry) R. Scott	Program Manager
George R. (Bob) Davis	Construction Manager
Anthony (Tony) R. Johnson	Small Business Liaison
James (Jim) W. Rush	Lead Program Project Engineer

SUBCONTRACTING

The PROGRAM MANAGER shall not subcontract any part of the work covered by this Agreement or permit subcontracted work to be further subcontracted without the OWNER's prior written approval of the subcontractor. The OWNER will not approve any subcontractor for work covered by this Agreement that has not been recommended for approval by the PROGRAM MANAGER.

All subcontracts in the amount of \$5,000 or more shall include, where possible, the provisions set forth in this Agreement.

proactively addresses regulatory concerns, such as the System Evaluation and Capacity Assurance requirements of the forthcoming EPA's CMOM regulation. The output of the Master Plan will be a prioritized list of capital upgrades and renewal and replacement projects that will be used in the Annual Capital Upgrades and Renewals and Replacements Plan.

Fort Gordon's existing facilities require review and evaluation to determine improvements and system modifications that will be required in the future to accommodate planned development, optimize system performance, and maximize operational efficiencies.

ARC-EMA and critical customers will be solicited for the ERP update. Profiles of critical customer needs and resources developed during the Security Assessment will be included in the ERP appendices. AUD's emergency response pocket guide will also be updated based on the ERP and provided for distribution to AUD staff.

Task Deliverable: Updated ERP (Draft and Final)

Task Duration: 6 months

EMERGENCY RESPONSE EXERCISES AND TRAINING

Two response exercises (one tabletop and one functional) will be facilitated by PROGRAM MANAGER with AUD. The exercises will be coordinated with ARC EMA and other applicable local entities. Potential scenarios include flooding, power outage, water shortage, and criminal acts. An After-Action Report will be provided to document exercise implementation and lessons learned.

COOP/COP and ERP Awareness Training will be provided for all AUD employees during multiple sessions. Each session will be approximately 2 hours long and cover critical elements of the COOP/COP and updated ERP.

ERP and COOP/COP Training for the AUD Emergency Response Team (ERT) will be provided and coordinated with the ARC EMA following DHS and NIMS guidelines. ERT training will focus on executing roles and responsibilities before, during, and after an incident. Training will last approximately 4 hours and incorporate critical elements of the COOP/COP and updated ERP, as applicable.

Task Deliverable: After-Action Report, Awareness Training, ERT Training

Task Duration: 6 months (after completion of the COOP/COP and ERP update)



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Condemnation - Duff**

Department: County Attorney - Stephen E. Shepard, Attorney

caption2: Motion to authorize a portion of property #139-0-131-00-0 3856 New Karleen Road, which is owned by Terry Lee Duff and Charlean M. Duff, for 901.5 square feet of permanent easement and 500 square feet of temporary easement. AUD Project: Horsepen Sanitary Sewer, Phase 2.

Background: The appraised value of the easement is \$238.00. There is a \$6,469 IRS lien against this property. In addition to that the owners are in Chapter 13. Therefore, it is necessary to pursue condemnation.

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

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

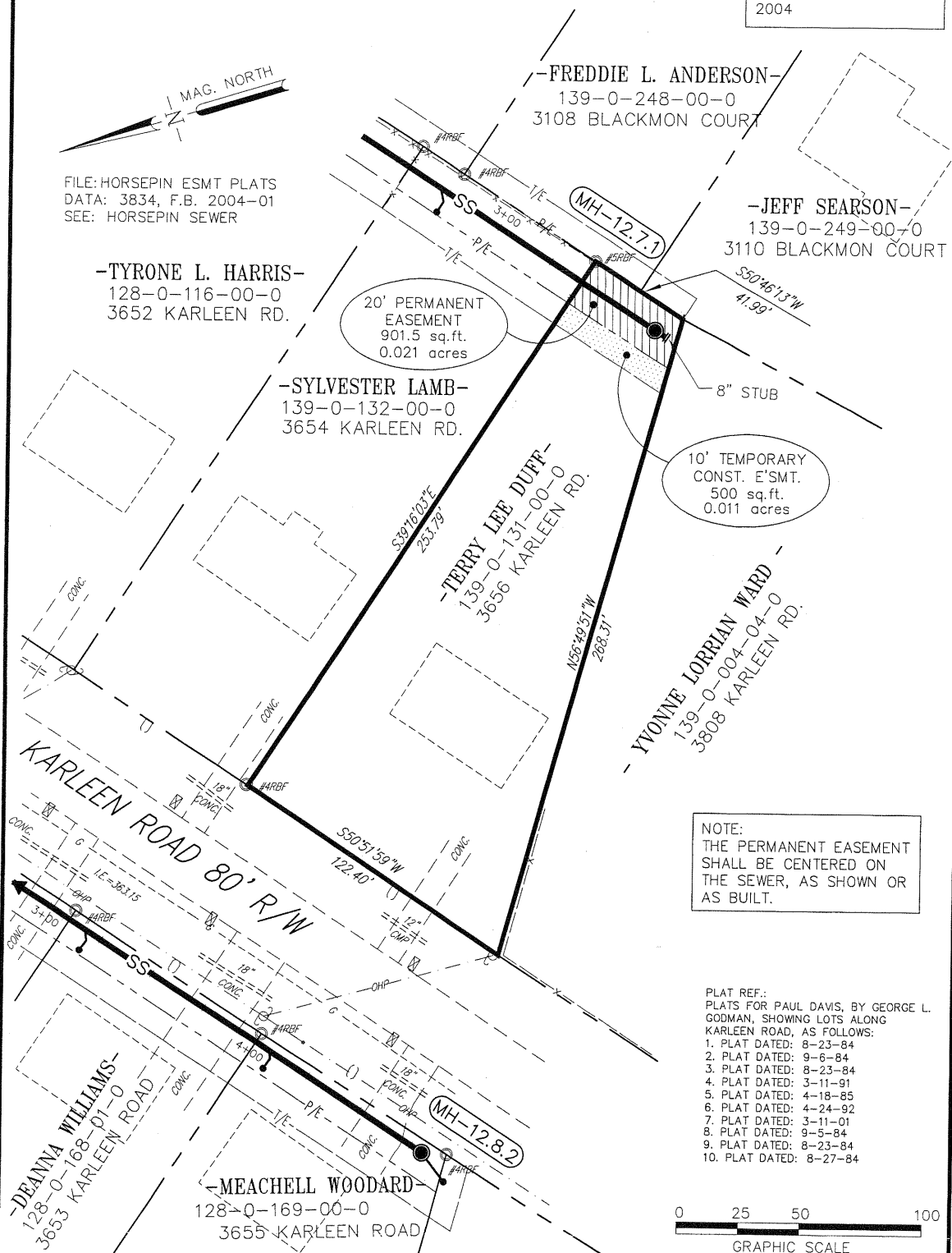
Alternatives: Deny the authorization to condemn.

Recommendation: Approve the authorization to condemn.

Funds are Available in the Following Accounts: G/L 510043420-5411120 J/L 80250202-5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

DATE OF FILED SURVEY:
2004FILE: HORSEPEN ESMT PLATS
DATA: 3834, F.B. 2004-01
SEE: HORSEPEN SEWERNOTE:
THE PERMANENT EASEMENT
SHALL BE CENTERED ON
THE SEWER, AS SHOWN OR
AS BUILT.PLAT REF.:
PLATS FOR PAUL DAVIS, BY GEORGE L.
GODMAN, SHOWING LOTS ALONG
KARLEEN ROAD, AS FOLLOWS:
1. PLAT DATED: 8-23-84
2. PLAT DATED: 9-6-84
3. PLAT DATED: 8-23-84
4. PLAT DATED: 3-11-91
5. PLAT DATED: 4-18-85
6. PLAT DATED: 4-24-92
7. PLAT DATED: 3-11-01
8. PLAT DATED: 8-5-84
9. PLAT DATED: 8-23-84
10. PLAT DATED: 8-27-840 25 50 100
GRAPHIC SCALEEASEMENT PLAT
FOR:AUGUSTA COMMISSION
HORSEPEN PHASE 2 SEWER COLLECTION SYSTEM
HORSEPEN BRANCH BASIN - PROJECT NO. 50202

Scale: 1" = 50'

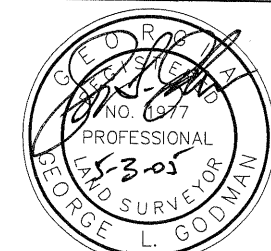
Date: REV. 05-03-2005

Description: PROPERTY LOCATED IN THE 86th G.M.D.

COUNTY OF: RICHMOND STATE OF: GEORGIA



GEORGE L. GODMAN & ASSOCIATES

GEORGIA REGISTERED LAND SURVEYOR 1977
SOUTH CAROLINA REGISTERED LAND SURVEYOR 6268
1280 MERRY STREET
AUGUSTA, GEORGIA
PHONE: (706) 738-0749 30904EQUIPMENT USED:
WILD 10C1010 TOTAL STA.ANGULAR CLOSURE:
00"-00"-03"/STA.TRAVERSE CLOSURE:
RADIAL TRAVERSEItem # 3
ADJUSTMENT: NONE



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Condemnation - Grant**

Department: County Attorney - Stephen E. Shepard, Attorney

caption2: Motion to authorize condemnation of a portion of property #128-0-116-00-0 3652 Karleen Rd, which is owned by Pamela A. Grant, for 1,709 square feet of permanent utility and maintenance easement and 859 square feet of temporary construction easement. AUD Project: 50202 - Horsepen Sanitary Sewer, Phase 2.

Background: The appraised value of the easement is \$448.00. Due to unsuccessful attempts to contact the property owner, it is necessary to pursue condemnation.

Analysis: CONdemnation is required in order to acquire the easement.

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

Alternatives: Deny the authorization to condemn.

Recommendation: Approve the authorization to condemn.

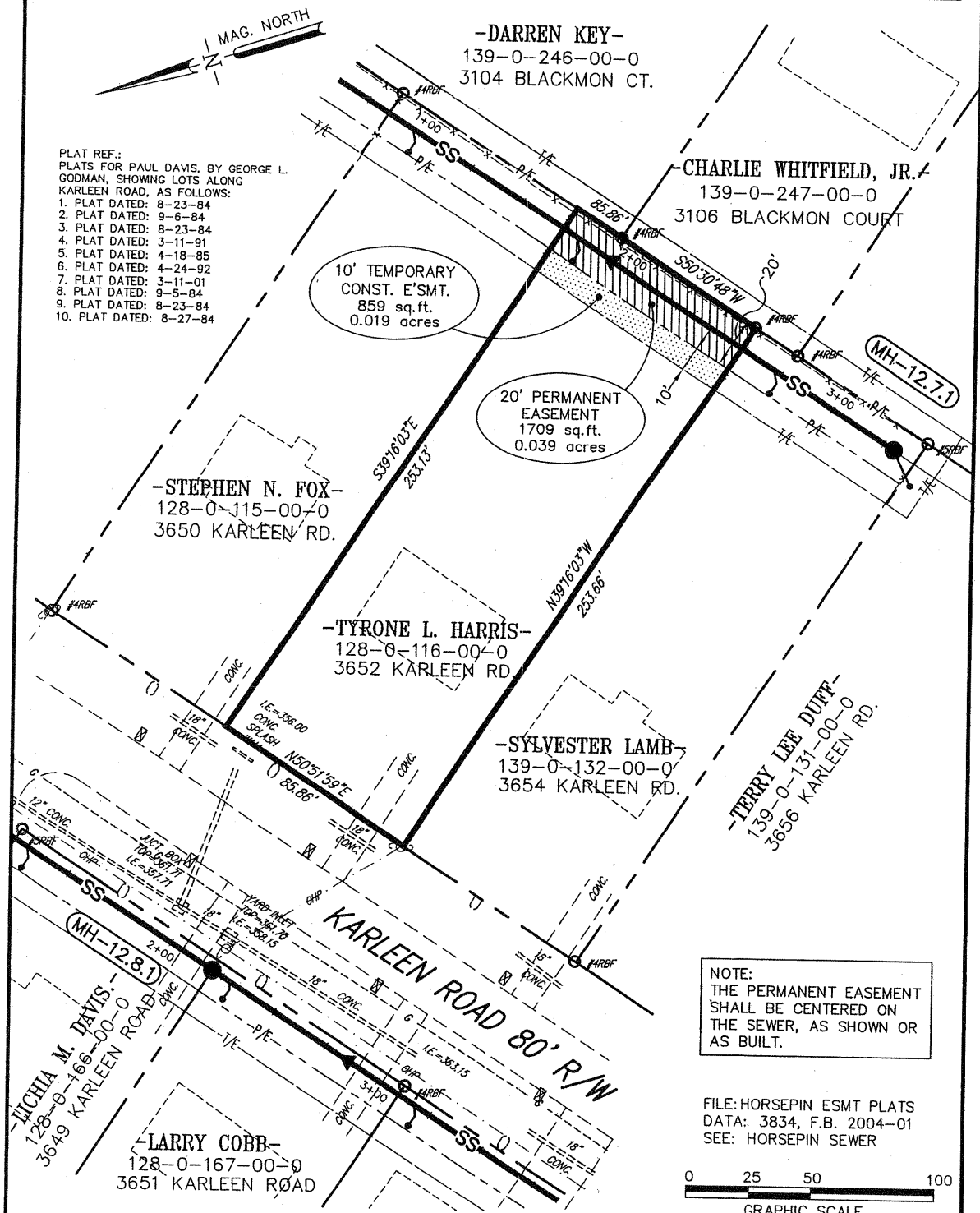
Funds are Available in the Following Accounts: G/L 510043420-5411120 J/L 80250202-5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Attachment number 1
Page 1 of 1
DATE OF FILED SURVEY:
2004

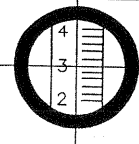


**EASEMENT PLAT
FOR:**

**AUGUSTA COMMISSION
HORSEPEN PHASE 2 SEWER COLLECTION SYSTEM
HORSEPEN BRANCH BASIN - PROJECT NO. 50202**

Description: PROPERTY LOCATED IN THE 86th G.M.D.

COUNTY OF: RICHMOND STATE OF: GEORGIA



GEORGE L. GODMAN & ASSOCIATES

GEORGIA REGISTERED LAND SURVEYOR 1977
SOUTH CAROLINA REGISTERED LAND SURVEYOR 6268
1280 MERRY STREET
AUGUSTA, GEORGIA 30904
PHONE: (706) 738-0749

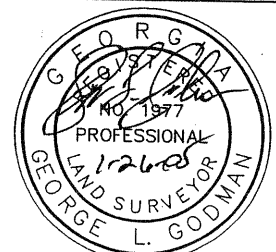
EQUIPMENT USED:
WLD 10C1010 TOTAL STA.

ANGULAR CLOSURE:
00°-00'-03"/STA.

TRAVERSE CLOSURE:
RADIAL TRAVERSE

Scale: 1" = 50'

Date: 01-26-2005



ADJUSTMENT: Item # 4



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Condemnation - Paine College**

Department: County Attorney - Stephen E. Shepard, Attorney

caption2: Motion to authorize condemnation of a portion of property #045-4-022-00-0 1235 Fifteenth Street, which is owned by Paine College, for 861 square feet of right-of-way and 740.21 square feet of permanent easement. GDOT Project No. - STP-0003-00(790)/ACR Project No. 327-04-203823122

Background: The appraised value of the easement is \$13,404.00. Due to time constraints, it is necessary to pursue the condemnation process.

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

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

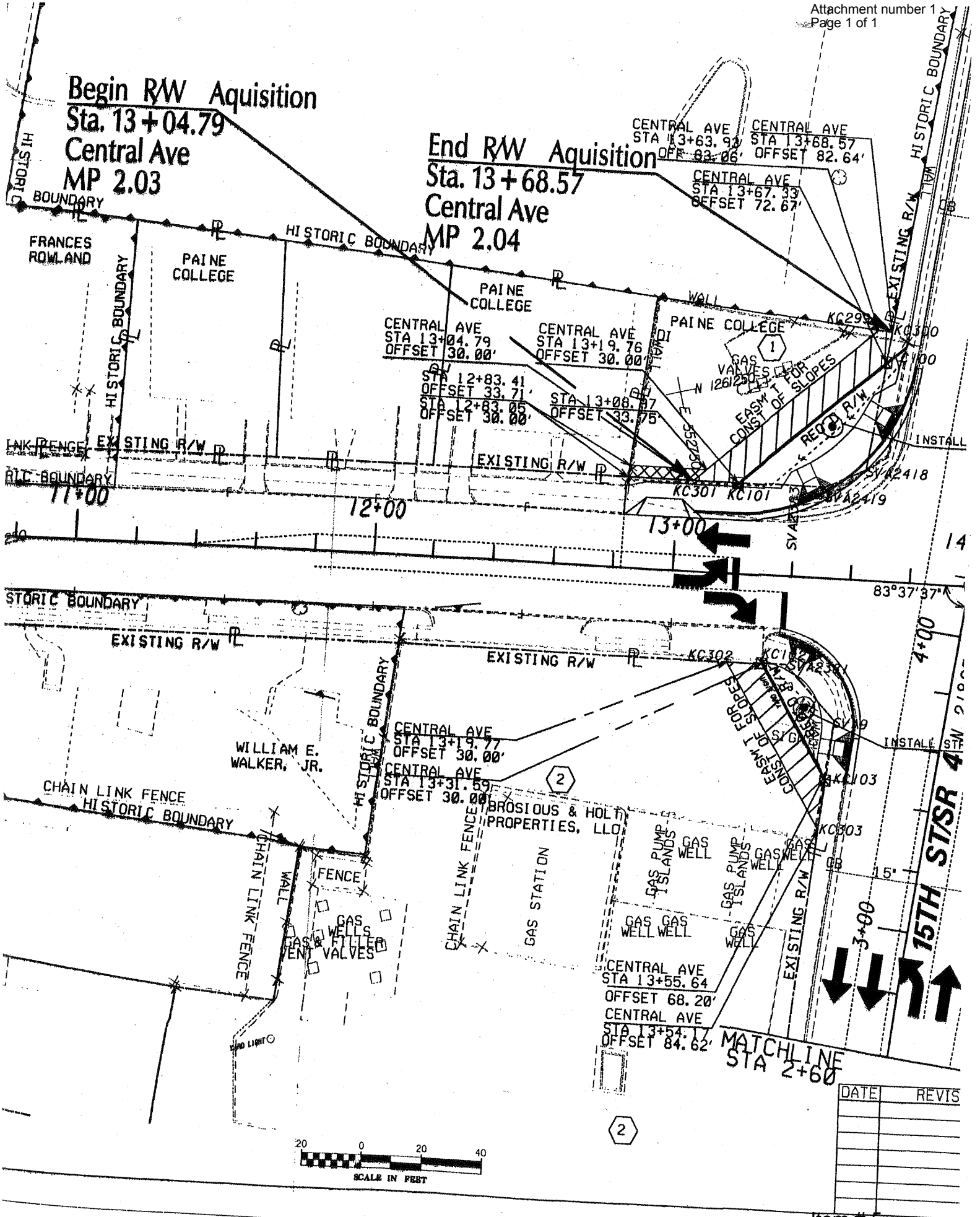
Alternatives: Deny the authorization to condemn.

Recommendation: Approve the authorization to condemn.

Funds are Available in the Following Accounts: G/L 323041110-54.11120 J/L 203823122-54.11120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**





**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Easement and Deed for J. B. White Bldg. Skybridge**

Department: Clerk of Commission

caption2: Consider a request from Horizon Group Investments, Inc. for an easement right and quitclaim deed for the J. B. White Building Skybridge.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

- ☐ Commission
☒ Public Services Committee
☐ Administrative Services Committee
☐ Engineering Services Committee
☐ Finance Committee
☐ Public Safety Committee

Contact Information for Individual/Presenter Making the Request:

Name: Margaret Woodard, DDA
Address: 416 8th Street
Telephone Number: 706-722-8000
Fax Number: 706-722-1138
E-Mail Address: mwoodard@augustadda.org

Caption/Topic of Discussion to be placed on the Agenda:

easement right and quitclaim deed from city to
Horizon Investments for JB White Bldg skybridge
(see attachment)

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augustaga.gov
530 Greene Street	
Augusta, GA 30911	

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.



September 4, 2007

Ms. Margaret Wooder
Downtown Development Authority
416 8th Street
Augusta, Georgia 30901

RE: Skybridge traversing Ellis Street;
Former JB White's Building and White's Warehouse Building
August, Richmond County, Georgia

Dear Ms. Wooder,

Please accept this letter as our formal request for a conveyance of easement rights from the City of Augusta regarding the bridge connecting the former JB Whites Building located at 936 Broad Street, and the former JB Whites Warehouse located at 922 Ellis Street, in downtown Augusta (the "Skybridge"). In late June and July of 2007, my company (through two single asset limited liability companies) acquired both the JB Whites Building and the former Whites Warehouse building, respectively. In order to enhance our proposed redevelopment of the Whites Building, we are in the process of acquiring fee simple title to the Skybridge. In connection with our acquisition of the Skybridge, our attorney believes that the City should convey an easement right (including air rights) permitting the Skybridge to cross Ellis Street.

A search of the deed records in the Richmond County Clerk's office discloses no record of any real property conveyance of the Skybridge. The only official documentation we could find even mentioning the Skybridge is a copy of minutes from a 1951 City Council meeting (copies attached). As a result, we are not entirely certain of the identity of the current fee simple owner of the Skybridge. We currently believe that the Skybridge is owned by our predecessor in title and immediate grantor, but our attorney also asked whether, in addition to the easement requested herein, we could obtain a quitclaim deed from the City, conveying all of its right, title and interest in and to the Skybridge.

Thank you for your attention. Please contact me after you have had the opportunity to review the foregoing.

Warm Regards,

Sherwin Loudermilk
President, Horizon Group Investments, Inc.

650 Village Trace NE. Bldg 17, Marietta, GA 30067
Phone: 770-272-0722 Fax: 800-418-1950



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Engineering Study**

Department: Clerk of Commission

caption2: Report from the Director of Engineering regarding the expansion of the engineering study from Broad Street to Ellis Street/12th Street to 7th Street. (Requested by Commissioner Cheek) (Referred from September 10 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
9/24/2007 1:30 PM
Heroes' Overlook Wall Monument**

Department: Planning Commission

caption2: Consider request from the Richmond County Historical Society to construct a low curving wall with bronze markers honoring veterans at Riverwalk facing the existing Heroes' overlook.

Background: Applicants have been through the review process including meeting with the Committee and a public hearing. all affected departments have been notified with nor response. This is a cost sharing project and the applicant has focused on the appropriateness of the request not the financial contribution.

Analysis: The existing wall is tastefully done and a fine tribute to our war heroes. This wall will be more of the same.

Financial Impact:

Alternatives: Approve or deny

Recommendation: Approve for applicant to place the wall on City property. City financial participation is a separate issue.

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Clerk of Commission



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Lyman Dover Funding**

Department: Clerk of Commission

caption2: Review/approve the reprogramming of funds from the Travis Road/Plantation Road Drainage Project to the Lyman/Dover Project for sidewalk/street light improvements.
(Recommendation from the Lyman/Dover Street Sub-Committee)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

LYMAN/DOVER STREET
SUB-COMMITTEE

COMMITTEE ROOM – September 19, 2007
12:00 Noon

Present: Hons. Smith, Cheek and Williams, members; Chester Wheeler, HND Department Director; Norman Michael, Land Bank Authority; Rob Sherman, License & Inspections Director; Fred Stallings, Tax Commissioner's Office; Lena Bonner, Clerk of Commission.

Mr. Michael: Currently there is a suggestion to purchase more property in the area to make a greater impact and we have acquired the piece of property next to Villa Europa. There is also a need for sidewalks and street lights in Lyman Dover and more money is needed.

Mr. Cheek: We have about \$2.5 million dollars in District 6 in the Travis Road/Plantation Road drainage project. That's about one-third of the total estimated cost and if we were to expedite this, I think it would fall in the same category for sidewalks and drainage and we would be willing to forward to the Commission with a reprogramming of some of those funds to cover those costs.

Mr. Michael: How would we initiate that process?

Mr. Cheek: We would take it back to the Commission and ask for reprogramming. It would be on Engineering Services to transfer those funds.

Mr. Williams: Where are we with a comprehensive plan for all of this?

Mr. Wheeler: There was a study done prior to my arrival.

Mr. Williams: Are there some HUD guidelines in place to determine where we are going with this?

Mr. Wheeler: HUD has no guidelines on development. It is a prescribed function coming from the department that's charged with neighborhood redevelopment. That's where those guidelines come from.

Mr. Sherman: The properties in this area belonged to one family. They let it deteriorate and we were finally able to acquire 19 properties from them. They donated six of them to us and we've completed nine demolitions of those 19 properties. The remainder of the properties are structurally sound and we own them. We have to decide how to rebuild those houses so that they will be compatible with the new houses that the CHDOs are going to build. We have an architect who is donating her time to help design the houses and we met a couple of weeks ago about the designs and I think we have a general idea of where we want to go with that. We are getting the Land Bank up and going and we received input from the Land Bank in Macon and were told that all the property should be acquired before any development begins. We discussed whether we should acquire more properties and delay any construction and renovation and this was

one of the reasons for this meeting was to decide whether to do that. We acquired the corner property and the thought was that we need a transition from a busy Deans Bridge Road coming into the neighborhood. We know we can't put a house on the corner and expect to sell it because that will be a problem. We met with a realtor to get some ideas of what could be done there and it was suggested that condominiums might be considered as a transition from the highway down into the neighborhood with single family homes. We will be doing a couple more demolitions and the brothers who originally owned the property have four more and I believe they are ready to sell. We have to decide if we want to proceed with spot building, but ideally I think you might want to have a block that can be developed.

Mr. Williams expressed his concerns about continually purchasing more property and adding to this particular project when there are so many other needs in the city.

After further discussion, Mr. Wheeler: Two things necessary for this project are the land and infrastructure and sidewalks are necessary for this project if you hope to sell homes to prospective buyers. Acquiring the land is necessary if you want to control the whole development process of the project.

Mr. Stallings: Do we own all of the properties within the boundaries of this project?

Mr. Michael: No.

Mr. Sherman: Roughly we own a third of the properties in the Lyman/Dover/Miles area. We would not necessarily need to acquire all of the properties because some are in good shape; we would just need to acquire those that are continuing to decline.

Mr. Cheek: I would move that we request the Engineering Services Committee to review the Travis/Plantation Road drainage project and transfer the appropriate revenue from that program to the Lyman/Dover Project.

Mr. Smith: Second.

Motion adopted with Mr. Williams voting Present.

Committee members further discussed various aspects of how the project is proceeding and what the plans are for upcoming development.

ADJOURNMENT: There being no further business, the meeting was adjourned.

Lena J. Bonner
Clerk of Commission

nwm



**Engineering Services Committee Meeting
9/24/2007 1:30 PM
Option for ROW Alexander Drive Widening and Relocation Project**

Department:

caption2: Approve an option for Right-of-Way between Doris Gaines Hughes, as owner, and Augusta, Georgia, as purchaser for the purchase of 0.096 (4,167.25 sq. ft.), in fee simple and 0.040 acre (1,764.15 sq. ft.) of permanent construction and maintenance easement (PIN: 013-3-001-0; 1060 Alexander Drive) for the Alexander Drive Widening and Relocation Project.

Background: The property owner has agreed to convey 0.096 acre (4,167.25 sq. ft.), in fee simple and 0.040 acre (1,764.15 sq. ft.) of permanent construction and maintenance easement to Augusta, Georgia for a total purchase price of \$30,500.00 for the Alexander Drive Widening and Relocation Project.

Analysis: The purchase of the referenced Right-of-Way and easement is necessary for the project.

Financial Impact: The purchase of the referenced Right-of-Way and easement for said project is in the project budget and will not otherwise affect the budget.

Alternatives: Deny the request to approve the purchase of the referenced Right-of-Way and easement for said project.

Recommendation: Approve the purchase of the referenced Right-of-Way and easement for the project.

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

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
OPTION FOR RIGHT-OF-WAY

GEORGIA, RICHMOND COUNTY
P.I.#: 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:

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of ~~\$25,300.00~~ ^{\$ 30,500.00 (DN)}, 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 19, (Tax Map 013-3, Parcel(s) 001), consisting of 0.096 acre (4167.25 sq. ft.) in fee and 0.040 acre (1,764.15 sq. ft.) of permanent construction & maintenance easement. Also granted is (are) One 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 _____ 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 _____ for sum of \$ _____, 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 \$ _____, 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 19
(Tax Map 013-3, Parcel No 001)

INITIALS



Item # 10

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 _____ acres of land owned by the undersigned adjacent to an abutting on the above numbered highway for the total consideration of \$ _____ 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 16 day of August, 2007.

Signed, Sealed and Delivered
in the presence of:

Cheri J. Middlebrooks
Unofficial Witness

Doris Gaines Hughes (L.S.)
Doris Gaines Hughes

_____(L.S.)

_____(L.S.)

Adrian W. Wynn
NOTARY PUBLIC
Notary Public, Richmond County, Georgia
My Commission Expires June 5, 2010

AUGUSTA, GEORGIA

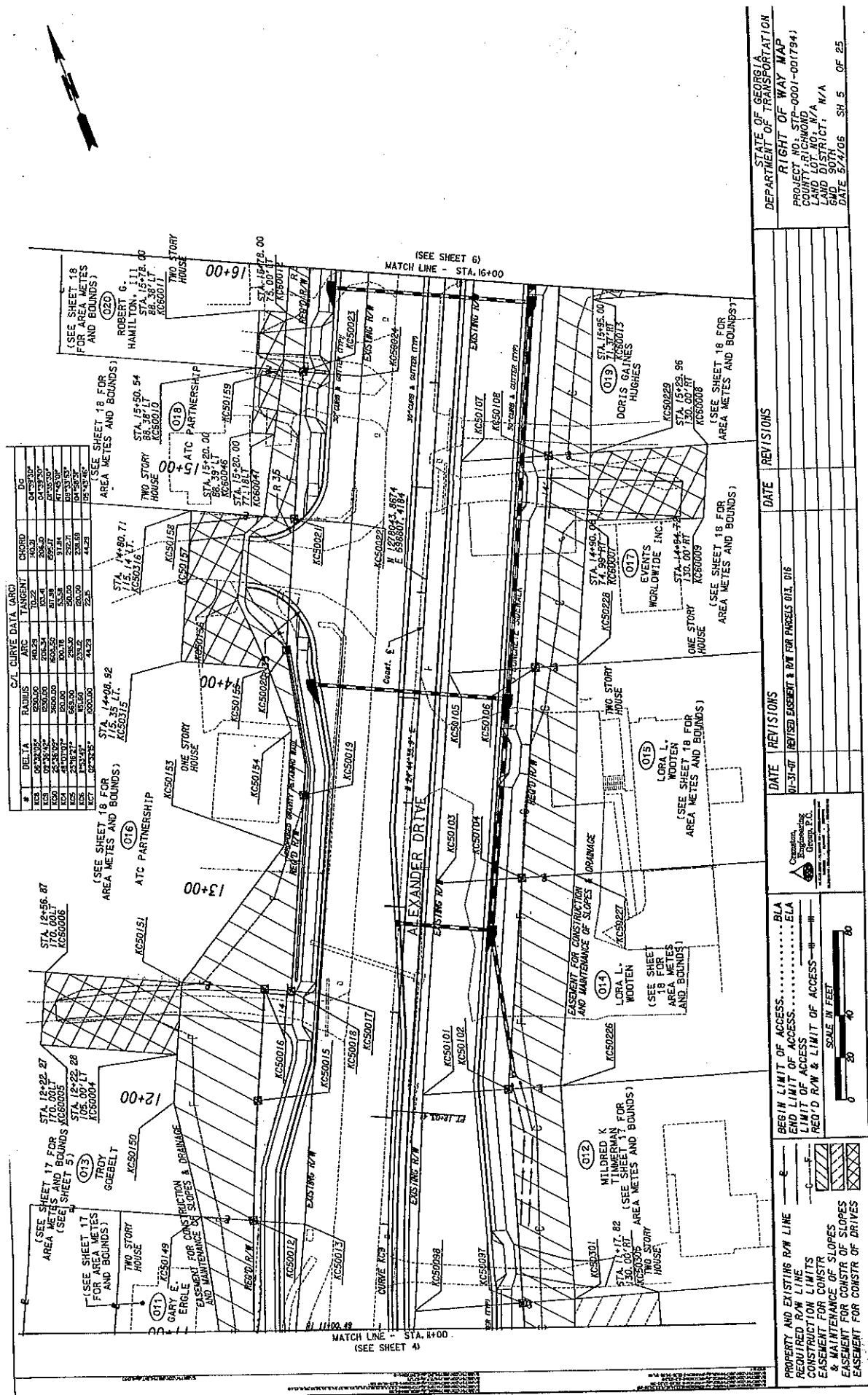
Administrator

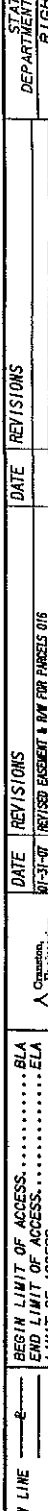
ACCEPTED: DEPARTMENT OF TRANSPORTATION

By: Aug 6, 07
Date

DATE _____

PROJECT PARCEL 19
(Tax Map 013-3, Parcel No. 001)



PROPERTY AND EXISTING R/W LINE		BEGIN LIMIT OF ACCESS..... SLA				
REQUIRED R/W LINE		END LIMIT OF ACCESS..... ELA				
CONSTRUCTION LIMITS		LIMIT OF ACCESS				
EASEMENT FOR CONSTR.		RED'D R/W & LIMIT OF ACCESS				
						



Civil
Engineer
No. 7876
Georgia E.C.

DATE	REVISIONS	DATE	REVISIONS
07-31-07	REVISED EASEMENT & R/W FOR PARCELS 015		

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO. STP-0001-00IT794)
 PLANNING