



Date: \_\_\_\_\_

Powder Springs Mini-Warehouse, LLC John Cellino  
c/o Ms. Susan Fink  
112 Carney Drive  
Ball Ground, GA 30107

Re: Project Name: Powder Springs Road Safety Improvements  
Project Number: 1476.013  
Parcel Number: 012  
Parcel ID Number: 19087000110  
Property Address: 3745 Powder Springs Rd

Dear Powder Springs Mini-Warehouse, LLC ,

As you are aware, the City of Powder Springs is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 0.31 acres or 13,592.00 square feet of your property in fee simple, 2,532.00 square feet of temporary construction easement and 1,179.00 square feet of temporary driveway easement will be needed. This is more particularly shown highlighted on the plat attached to the option with this letter.

A new appraisal was done on June 30, 2025, the estimate of value of the property and/or rights to be purchased is \$1,237,800.00. This estimate of value is based upon verified market sales of similar properties provided by a state-certified real estate appraiser and includes values for existing improvements such as fencing, landscaping, etc.

Enclosed for your review are the following documents:

1. Summary Statement Basis for Just and Adequate Compensation
2. Option to Purchase Real Estate with Exhibits
3. Copies of the Right-of-Way plan, data table, cross-sections, driveway profiles
4. City's Brochure,
5. Right-of-Way W-9 Form

If you will agree to the terms expressed herein by signing the enclosed "Option to Purchase Real Estate" and returning it to the undersigned, it will be promptly submitted for closing and payment.

Yours very truly,

Agent Contact Information

Audrey Barnes  
Program Manager -Land Acquisition and Right of Way  
[REDACTED] (cell) [REDACTED]

\_\_\_\_\_  
\_\_\_\_\_

Attachment(s)

# Summary Statement Basis for Just and Adequate Compensation

1. PROJECT #: 1476.013	County: Cobb	Parcel: 012
2. OWNER NAME/MAILING ADDRESS:	Powder Springs Mini-Warehouse, LLC John Cellino c/o Ms. Susan Fink 112 Carney Drive Ball Ground, GA 30107	
3. PROPERTY ADDRESS: 3745 Powder Springs Rd, Powder Springs, GA 30127		
4. FAIR MARKET VALUE (see attached Market Data Information):	<b>\$ 1,237,800.00</b>	

Right of Way: <u>13,592.00</u> SF X \$ <u>10.00</u> /SF =	\$ 135,920.00
Permanent Easement: <u>0</u> SF X \$ <u>N/A</u> /SF X <u>50%</u> =	\$ N/A
Temporary Easement: <u>2,532.00</u> SF X \$ <u>10.00</u> /SF X <u>20%</u> =	\$ 5,064.00
Estimated Value of Improvement(s): Main Structure & Site	\$ 301,795.00
Cost to Cure/Incurable Damages	\$ 795,018.00
Damage to Trade Fixtures:	\$ N/A
Estimated Value of all consequential or severance damages:	\$ N/A

Estimated Value of REMAINDER:	\$ N/A
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TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder	\$ 1,237,800.00 Rd.
Including the Remainder	\$ N/A

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

## 5. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
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Total Estimated Fair Market Value:	\$1,237,800.00 Rd.
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6. If you wish to retain and remove the items listed in the Special/Other Provision section on the Option for Right of Way GDOT will:

(a) Deduct at Closing \$\_\_\_\_\_ (Retention Value)

(b) Deduct at Closing \$\_\_\_\_\_ (Performance Bond)

Total Withheld at Closing \$ \_\_\_\_\_

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

DATE: \_\_\_\_\_ PREPARED BY: \_\_\_\_\_

Staff Negotiator

## Market Data Information

<u>Sale No.</u>	<u>Location</u>	<u>Sale Date</u>	<u>Size (SF)</u>	<u>Adjusted Price/Acre</u>	<u>Adjusted Price/SF</u>
Subj.	3745 Powder Springs Rd	-	166,399	-	
Land Sale 1	1118 Richard Sailors Pkwy	4/20/2023	33,541	\$906,818	\$20.82
Land Sale 2	4180 Marietta Street	3/29/2023	39,291	\$869,069	\$19.95
Land Sale 3	Powder Springs Rd	12/6/2024	229,126	\$380,228	\$8.73
Land Sale 4	3805 Powder Springs Rd	10/21/2022	122,817.42	\$297,925	\$6.84

## Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions.  <b>6</b> City, state, and ZIP code  <b>7</b> List account number(s) here (optional)	<b>Requester's name and address (optional)</b>

### Part I Taxpayer Identification Number (TIN)

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

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

<b>Social security number</b>												
				-				-				
<b>or</b>												
<b>Employer identification number</b>												
					-							

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

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

<b>Sign Here</b>	Signature of U.S. person	Date
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### Print Name : General Instructions

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

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

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

# OPTION TO PURCHASE REAL ESTATE

**Project: Powder Springs Road Safety Improvements**  
**P. I. Number 1476.013 Parcel # 012**  
**Tax Parcel ID # 19087000110**  
**GEORGIA, COBB County**

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

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 870 of the 19th District, of Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of **\$1,237,800.00** the undersigned agrees to execute and deliver to the City of Powder Springs fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

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

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

13,592.00 Square Feet of Right of Way

2,532.00 Square Feet of Temporary Construction Easement

1,179.00 Square Feet of Temporary Driveway Easement

- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.
- 6) Special Provisions, if any, are listed on the attached exhibit.

## {For multiple sellers only}

Proceeds shall be allocated among the sellers as follows:

\_\_\_\_\_ \$ \_\_\_\_\_ ( ) ( ) ( )

\_\_\_\_\_ \$ \_\_\_\_\_ ( ) ( ) ( )

*Print Name of Payee (s) and allocated share of each*

*Initials of all Sellers*

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, Sealed and Delivered  
in the presence of:

Powder Springs Mini-Warehouse, LLC John Cellino

\_\_\_\_\_ (L.S)

Witness

\_\_\_\_\_ (L.S)

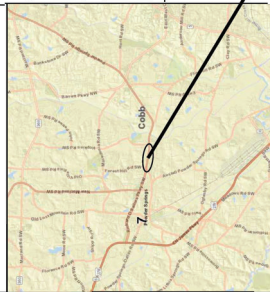
Notary Public

ACCEPTED BY:

\_\_\_\_\_ Date

Local Sponsor

LOCATION SKETCH



NOT TO SCALE  
THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAD) OF 1988.

CONVENTIONAL SIGNS

STATE OR COUNTY LINE

CITY LIMIT LINE

RAILROAD

PROPERTY LINE

SURVEY OR BASE LINE

RIGHT OF WAY LINE

FENCE

POWER LINE

TELEPHONE POLES

TELEPHONE OR TELEGRAPH POLES

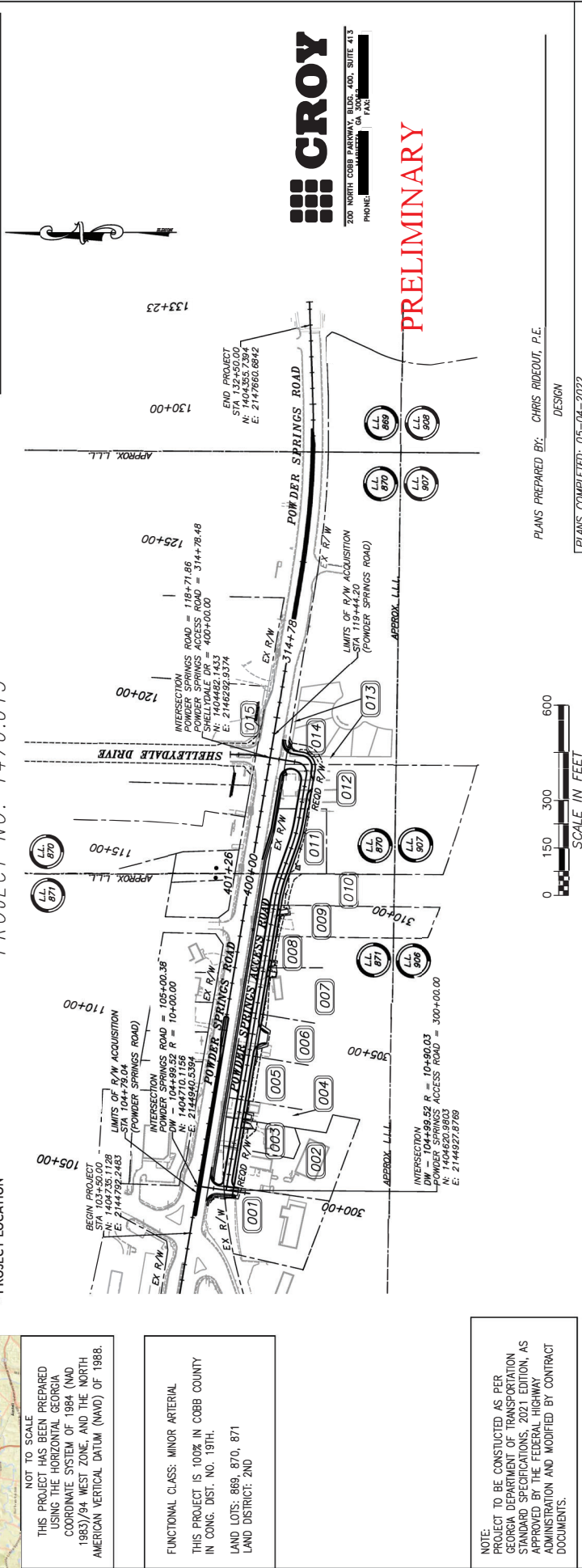
EXISTING

REQUIRED

LIMIT OF ACCESS

RECD R/W & LIMIT OF ACCESS

R/W MARKERS



NOTE:  
PROJECT TO BE CONSTRUCTED AS PER  
GEORGIA DEPARTMENT OF TRANSPORTATION  
STANDARD SPECIFICATIONS, 2021 EDITION, AS  
APPROVED BY THE FEDERAL HIGHWAY  
ADMINISTRATION AND MODIFIED BY CONTRACT  
DOCUMENTS.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY  
INDICATED THEREON, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON  
FIELD SURVEYS AND INFORMATION BELIEVED TO BE ACCURATE. HOWEVER, THE  
FIELD SURVEYS AND INFORMATION BELIEVED TO BE ACCURATE, AND NOT THE DEPARTMENT  
OF TRANSPORTATION, IN ANY WAY, THE ATTENTION OF THE DEPARTMENT IS SPECIFICALLY DIRECTED TO  
SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

PLANS PREPARED BY: CHRIS RIDEOUT, P.E.

DESIGN

PLANS COMPLETED: 05-04-2022

REVISIONS

SHEETS

05-12-2022

60-00

LENGTH OF RIGHT OF WAY PROJECT

COUNTY NO.

01

NET LENGTH OF RIGHT OF WAY

0.28

NET LENGTH OF BRODES

0.00

NET LENGTH OF EXCEPTIONS

0.00

GROSS LENGTH OF PROJECT

0.55

CROBY

200 NORTH COBB PARKWAY, SUITE 400, SUITE 413  
POWDER SPRINGS, GA 30074  
PHONE: 770.486.1000  
FAX: 770.486.1001

PRELIMINARY

DRAWING NO.

60-01





# Right of Way Acknowledgement Form

Date:

PI#	<u>1476.013</u> <u>Powder Springs Road Safety</u> <u>Improvements</u>	COUNTY	<u>Cobb</u>	PARCEL	<u>012</u>
OWNER NAME/BUSINESS:	<u>Powder Springs Mini-Warehouse, LLC John Cellino</u>				
PROPERTY ADDRESS:	<u>3745 Powder Springs Rd</u>				
MAILING ADDRESS:	<u>c/o Ms. Susan Fink</u> <u>112 Carney Drive, Ball Ground, GA 30107</u>				
<i>I, the above named, do hereby certify that I have this date received a copy of the offer package containing the following:</i>					
<input type="checkbox"/> I, the above named, do hereby certify that I have this date received a copy of the Brochure <b><i>"Right of Way and Easements A Guide for Property Owners"</i></b> . <input type="checkbox"/> Right of Way Plans/Cross-sections and Driveway Profile detailed below:  <div style="text-align: center;"><b>Right of Way plans, dated: <u>1/8/2022</u> , Last revised: <u>5/12/2022</u></b> <b>Roadway cross-section plans</b> (Negotiator to initial and date bottom right corner of plans on date given to property owner.) <b>Driveway profiles (if applicable)</b> (Negotiator to initial and date bottom right corner of plans on date given to property owner.)</div> <input type="checkbox"/> Official Offer Letter <input type="checkbox"/> Summary Statement Basis for Just and Adequate Compensation <input type="checkbox"/> Market Data Information <input type="checkbox"/> Availability of Incidental Payments: Claim Form <input type="checkbox"/> Option for Right of Way					
<i>I (We) also acknowledge that the Right of Way Specialist, representing the Project has satisfactorily explained the above documents to me (us).</i>					
<hr style="width: 50%; margin: 0 auto;"/> (SIGNATURE)					
Right of Way Specialist:	<u>John Vasicak</u>	Phone #:	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	EMAIL:	<div style="background-color: black; width: 150px; height: 1.2em;"></div>