

PARCEL INTELLIGENCE REPORT

EMF INVESTMENTS LLC

700 DOUTHIT FERRY RD · Bartow County

The ROW authorization date of April 14, 2026 has passed by 74 days, meaning GDOT acquisition activity is likely already underway and initial offers may have been extended to EMF Investments LLC.

Prepared by: Proving Ground Property Advisors | propertytakings.com

Classification: Confidential

PROPERTY

This 1.05-acre parcel sits at 700 Douthit Ferry Road in Bartow County, positioned within the active widening corridor. The property's direct frontage on Douthit Ferry Road places it squarely in the path of documented infrastructure changes. Property usage is unspecified in county records, though the LLC ownership structure suggests investment or commercial purpose.

Parcel ID	C065-0003-003
Site Address	700 DOUTHIT FERRY RD
Mailing Address	406 THORPE PARK, DULUTH, GA 30097
Acreage	1.05 acres
County	Bartow
Property Usage	N/A
Ownership	In-state non-resident: Georgia mailing address (Duluth), not at parcel

CORRIDOR

GDOT District 6 is widening Douthit Ferry Road (PI 0007494) from a two-lane roadway to a four-lane divided facility over 2.48 miles, from Old Alabama Road to SR 61/SR 113. The project carries an \$11.35 million ROW budget and affects 362 parcels in this corridor. ROW authorization was scheduled for April 14, 2026.

Corridor	Widening, Bartow County (PI 0007494)
GDOT PI	0007494

County / State	Bartow, Georgia
ROW Auth Date	2026-04-14
Total Parcels	362
Work Type	Widening
DOT District	District 6

SIGNAL EVIDENCE — SOURCED FROM OFFICIAL DOT PROJECT RECORDS

The following infrastructure impacts are documented in official DOT project records. Each confirmed impact may constitute a compensable damage to affected properties under applicable state law.

- **Driveway Impact:** widening from 2 to 4 lanes will likely impact property access points
- **Frontage Change:** roadway widening will change road frontage for adjacent properties
- **Median Installation:** conversion to "four-lane divided roadway" implies median installation

OWNER ENTITY ANALYSIS

EMF Investments LLC shows Active/Compliance status with the Georgia Secretary of State, with current annual registration through 2026. The registered agent, Katie Kennedy Sobeck, shares the same Duluth address as the entity's mailing address. This active corporate status means GDOT must properly serve the LLC as the titled owner, and the entity may assert damages on behalf of its investment interest in the property. The 2005 formation date indicates nearly two decades of ownership continuity.

Entity Name	EMF INVESTMENTS, LLC
Status	Active/Compliance
Match Confidence	Exact
Registered Agent	Katie Kennedy Sobeck
Agent Address	406 Thorpe Park, Duluth, GA, 30097, USA
Formation Date	2005-11-09
Last Annual Reg.	2026

DAMAGES ASSESSMENT

This parcel faces confirmed, documented impacts in official project records. The combination of driveway impact, frontage reduction, and median installation creates a multi-layered damages profile that extends well beyond the land take itself.

Leasehold Interest	As an in-state non-resident LLC owner, this property likely serves as a rental or investment asset. If tenants occupy the parcel, the documented infrastructure impacts (driveway changes, frontage reduction, median installation) will directly affect tenant operations and may constitute compensable leasehold damages separate from the fee interest.
Business Damages	The LLC ownership structure suggests commercial or investment use. Project records confirm: "widening from 2 to 4 lanes will likely impact property access points." If any business operates from this location, the access modifications and median installation will disrupt customer traffic patterns, delivery logistics, and daily operations. These documented physical changes support a business damages claim under OCGA 22-1-12.
Severance Damages	At 1.05 acres, this parcel will likely experience a partial take rather than total acquisition. Project records confirm: "roadway widening will change road frontage for adjacent properties." The reduction in frontage, combined with the documented median installation, will diminish the utility and value of any remainder parcel. These are textbook severance damage factors.
Access Impairment	Official project records document three confirmed access-related impacts: (1) Driveway Impact: "widening from 2 to 4 lanes will likely impact property access points"; (2) Frontage Change: "roadway widening will change road frontage for adjacent properties"; (3) Median Installation: "conversion to four-lane divided roadway implies median installation." The median will eliminate direct left-turn movements, forcing circuitous routing for traffic approaching from the opposite direction.

RECOVERY POTENTIAL

High

- > Three distinct infrastructure impacts documented in official GDOT project records
- > Median installation will permanently alter access patterns and eliminate direct left-turn movements
- > 1.05-acre parcel size indicates partial take with significant remainder impact
- > Active LLC status enables entity to assert full range of compensable damages
- > In-state non-resident ownership suggests investment property with potential tenant and leasehold claims
- > Project's \$11.35M ROW budget confirms substantial acquisition activity in corridor

RECOMMENDED NEXT STEPS

1. Contact EMF Investments LLC through registered agent Katie Kennedy Sobeck at 406 Thorpe Park, Duluth, GA 30097 to discuss representation
2. Request project plans and preliminary ROW maps from GDOT District 6 for PI 0007494 to determine precise take boundaries
3. Investigate current use and any tenant occupancy to identify potential leasehold and business damage claimants
4. Obtain access study data showing existing traffic patterns and projected changes from median installation
5. Commission independent appraisal addressing severance damages from frontage loss and access impairment
6. Prepare for accelerated timeline given ROW authorization date has passed

STATUTORY BASIS

OCGA 32-3-1	DOT acquisition authority; just compensation required
OCGA 32-3-14	Condemnation procedure; special master proceedings
OCGA 22-1-12	Consequential damages to remaining property
OCGA 22-1-9	Just and adequate compensation

With three documented infrastructure impacts, an active LLC owner, and ROW acquisition now in progress, this parcel presents a strong candidate for enhanced compensation through strategic representation. The government has a head start on your client. Until now.