

Letter of Intent to Purchase Real Estate

THIS LETTER OF INTENT (the “Document”) made as of this 14 day of September, 2023 (the “Execution Date”)

BETWEEN:

David Fields of Daniel Field Airport General Aviation Commission
(the “Purchaser”) On behalf of Augusta, Georgia

-AND-

Alice Harry of Estate of Al M Davis
(the “Seller”)

This Document is a letter of intent only. It does not create a legally binding obligation on the parties. This letter of intent is subject to agreement between the Purchaser and the Seller upon a formal written purchase and sale contract containing the terms and conditions the parties find acceptable. This Document sets forth the general terms and conditions for a purchase and sale transaction to be entered into concerning the herein described real property.

Property Address: 594 Damascus Road, Augusta, GA 30909. Parcel ID 0563001000. 12.8 acres of land.

Purchase Price: \$125,000.00 plus the conveyance of real property located at 594 Damascus Road, Augusta, GA 30909 free and clear of all liens and mortgages.

Due Diligence Period: 90 days to include any and all inspections and/or studies.

Anticipated Closing Date: December 12, 2023.

Representations: The Seller represents and warrants that the property is free and clear of any liens, charges, encumbrances, or rights of others which will not be satisfied out of the sale proceeds. If the representations of the Seller are untrue upon the closing date, the Purchaser may terminate any future agreement without penalty.

Terms and Conditions: This Document is subject to the completion of the following prior to entering into purchase and sale agreement:

- a. A favorable title opinion showing ownership.
- b. A Phase 1 Environmental Site Assessment to visually inspect for any contamination on site or other incompatibilities to consider before purchasing, paid for by the Purchaser.
- c. The survey and appraised value of the property suitable to the Purchaser, paid for by the Purchaser.
- d. The approval of the Augusta, Georgia Commission.
- e. The approval of Georgia Department of Transportation.
- f. The Purchaser accepts the property in its current state and condition.

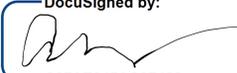
This Document accurately reflects the understanding between the Seller and the Purchaser, signed on this 14 day of September, 2023.

Agreed by Purchaser:



David Fields

Agreed by Seller:

DocuSigned by:


C07AE045AC97493...
Alice Harry
