

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This Agreement for the Sale and Purchase of Real Property ("this Agreement) dated as of the Effective Date (as defined in Section 12.k below) by and between, **Jose Efrain Menjivar d/b/a Lasenda Antigua** (the "Seller") and the **City of Dalton**, a municipal corporation of the State of Georgia (the "Purchaser").

W I T N E S S E T H:

1. **Property.** Seller, in consideration of the mutual covenants herein contained, agrees to sell and Purchaser agrees to purchase certain real estate more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all lighting fixtures, all electrical, mechanical, plumbing, air-conditioning and any other systems or fixtures as are attached thereto; all plants, trees, and shrubbery now a part thereof, together with all improvements thereon; and all appurtenances thereto (the "Property"). The Property has a mailing address as follows: 308 East Matilda Street, Dalton, GA 30720.
2. **Purchase Price.** The purchase price of the Property shall be \$ 2,400.00 payable as on the date of Closing of this transaction by attorney escrow check or by wired Federal Funds.
3. **Deed and Title.** Seller warrants that at the time of Closing Seller will convey good and marketable fee simple title to the Property. The parties agree that Seller may discharge any outstanding liens and encumbrances out of the purchase money at Closing. At Closing, Seller shall deliver to Purchaser an affidavit concerning the absence of boundary line disputes on the Property, the possession of the Property by Seller, improvements or repairs made on the Property within three (3) months of the Closing date, the absence of legal proceedings against Seller, and such other matters as Purchaser may reasonably require. Purchaser and Seller agree to comply with and to execute and deliver such certifications, affidavits and statements as are required at Closing in order to meet the requirements of the United States Code and the Official Code of Georgia Annotated, including without limitation Internal Revenue Code Section 1445 (Foreign/Non-Foreign Sellers). At Closing Seller will furnish Purchaser with a general warranty deed, properly executed by Seller and delivered to Purchaser, in proper form
4. **Time to Examine Title.** Purchaser shall have a reasonable time after execution of this Agreement in which to examine title to the Property and deliver to Seller a written statement of objections affecting the marketability of said title. Seller, upon receipt of such written statement from Purchaser, shall have a reasonable time after such receipt in which to satisfy all valid objections. If Seller fails to satisfy such valid objections within said reasonable time, then, at the option of Purchaser, evidenced by written notice to Seller, this Agreement shall be null and void and neither party shall have any further obligation to the other, except the Seller's obligation to the Purchaser to return the earnest money paid. It is understood and agreed that the title herein required to be furnished by the Seller shall be good and marketable and that marketability shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia ("Title Standards"). It is also agreed that any defect in the title which comes within the scope of any of said Title Standards shall not constitute a valid objection on the part of Purchaser provided Seller furnishes the affidavits or other title papers, if any, required in the applicable Title Standard to cure such defect.
5. **Proration.** Taxes and other assessments assessed against the Property for the calendar year during which the Closing occurs shall be prorated as of the date of Closing. If the taxes and other assessments of said calendar year are not known on the Closing date, the proration shall be based upon the actual taxes and

other assessments for the immediately preceding calendar year, and Purchaser and Seller shall adjust the proration at such time as the actual taxes or other assessments for the calendar year of the Closing are billed.

6. **Closing.** The closing date of this transaction (the "Closing") shall be on _____ at the offices of The Minor Firm, 745 College Drive, Suite B, Dalton, GA 30720, at 1:30 P.M., or at such earlier date and at such other place as the parties may agree. Purchaser agrees to allow Seller to retain possession of the Property until midnight of the day of Closing, rent free. Seller shall deliver the Property clean and free of debris at time of possession. At Closing the Seller shall provide the Purchaser with all keys, door openers, codes and other similar equipment pertaining to the Property.

7. **Risk of Loss.** Seller shall bear all risk of loss or damage from any casualty suffered by any and all improvements and personal property located on the Property until such time as legal title has passed to or possession given to Purchaser, but shall be entitled to recover from the Purchaser for any damage or loss caused by Purchaser's negligence. In the event that the improvements or personal property sustain substantial damage or total destruction, prior to the date of Closing, either party shall have the right to declare this Agreement null and void, and the earnest money shall then be returned to Purchaser and the parties shall have no further liability hereunder.

8. **Use of Property.** Seller warrants that the Property and the use of the Property is currently in compliance with all zoning ordinances, building codes, fire codes or regulations and all other laws, regulations or ordinances which are applicable to the Property or its present use. Seller further warrants and represents that Seller has received no notice of any violation or pending change in any such ordinance, law or regulation which, if enforced or enacted, would result in the noncompliance of the Property with any such ordinance, law or regulation. Seller shall reaffirm such warranty and representation at Closing.

9. **Agreement to Cooperate.** All parties agree that such documentation as is reasonably necessary to carry out the obligations of this Agreement shall be produced, executed and delivered by such parties at the time such documentation is required to fulfill the terms and conditions of this Agreement.

10. **No Broker.** The parties represent to each other that they have dealt with no broker or finder in connection with this transaction, that no broker or finder has brought the Property to the attention of Purchaser, or Purchaser to the attention of Seller, and that no broker or finder is entitled to a commission or other compensation in connection with this transaction. Each party agrees to indemnify the other party for all costs and expenses incurred, including reasonable attorneys' fees, as a result of the claim of any broker or finder based on dealings with said party.

11. **Remedies.** In the event either party should wrongfully fail or refuse to carry out the terms of this Agreement, the other party shall have the right to elect to (a) declare this Agreement null and void, in which event the earnest money may be delivered to the non-defaulting party as liquidated damages, or (b) affirm this contract and enforce its specific performance or recover damages for its breach, in which case the earnest money shall be delivered to the non-defaulting party to apply on the purchase price or on the damages recovered.

12. **Miscellaneous Provisions.**

a. *Controlling Law.* This Agreement shall be controlled by the laws of the State of Georgia.

b. *Entire Agreement.* This Agreement constitutes the sole and entire agreement between the parties and no modification of this Agreement shall be binding unless attached to this Agreement and signed by all parties to this Agreement. No representation, promise, inducement, oral or otherwise, not included in this Agreement shall be binding upon any party to this Agreement.

c. *Severability and Time of Essence.* Time is of the essence of each and every decision of this Agreement. Every provision of this Agreement is intended to be severable, and, if any term or provision is determined to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

d. *Captions, Gender and Number.* The use of titles and captions under this Agreement is for convenience only and shall not be deemed in any way to alter, amend, or modify the terms and conditions of this Agreement. Words of the masculine gender shall be deemed and construed to include words of the feminine and neuter gender where the case may require, and the singular shall include the plural as the case may require.

e. *Time of the Essence.* Time is of the essence of each and every provision of this Agreement.

f. *Integration.* This Agreement and any other agreement contemplated hereby supersede all prior negotiations, agreements, and understandings between the parties with respect to the subject matter hereof and thereof, constitute the entire agreement between the parties with respect to the subject matter hereof and thereof.

g. *Deadline Dates; Business Day.* If any deadline date herein falls on a date that is not a Business Day, such date shall automatically be extended until the next Business Day. For all purposes under this Agreement, the term "Business Day" or "Business Days" shall mean any day other than a Saturday, Sunday, or national holiday on which National Banks in the county in which the Property is located are not open for business.

h. *Notices.* All notices, demands, consents, approvals, and other requests which may be given or which are required to be given by either party to the other (each a "Notice") shall be in writing and may be: (A) hand delivered, (B) delivered by way of overnight delivery service (such as Federal Express Corporation or United Parcel Service, or other nationally recognized overnight courier service with confirmation of delivery), or (C) transmitted via electronic mail provided that the sender must obtain a written confirmation of receipt by way of electronic confirmation showing the date and time of the transmission. In the event Notice is provided by electronic mail a copy of the Notice must also be delivered the next day by method (A) or (B) above. Notices cannot be given through the United States Postal Service or by mail under any means. All Notices shall be deemed effective either: (A) upon delivery if hand delivered, as evidenced by written receipt therefor, whether or not actually received by the person to whom addressed; (B) on the day deposited into the custody of a nationally recognized overnight delivery service for overnight next day delivery, addressed to such party at the address indicated herein; or (C) the date of the receipt of a confirmation of electronic mail is received by the sender if a confirmation of receipt is received by the sender. Refusal to accept, or inability to deliver because of changed address of which no notice was given, shall be deemed receipt on the date of such refusal of delivery or inability to deliver. Either party may, from time to time, change the address to which Notices shall be sent by like Notice given to the other party hereto, except that no party may change its address to other than a street address. Any Notice given that does not conform to this paragraph shall be effective only upon receipt. The addresses for Notices given pursuant to this Agreement shall be at the address indicated below.

i. *Electronic Signatures.* Handwritten signatures to this Agreement transmitted by telecopy or electronic transmission (for example, through the use of a Portable Document Format or "PDF" file) shall be valid and effective to bind the parties so signing. It is expressly agreed that each party to this Agreement shall be bound by its own telecopied or electronically transmitted handwritten

signature and shall accept the telecopy or electronically transmitted handwritten signature of the other party to this Agreement. The parties hereto agree that the use of telecopied or electronic signatures for the execution of this Agreement shall be legal and binding and shall have the same full force and effect as if originally signed.

j. *Counterparts.* This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

k. *Effective Date.* For purposes of this Agreement, the term "Effective Date" shall be the last date on which this Agreement has been fully executed on behalf of Seller and Purchaser as indicated by the dates adjacent to the signatures of the parties set forth below.

l. *Time Limit of Offer.* The offer made herein by _____ shall expire at 11 o'clock 4.m. on the date 11/18/2024.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the year above written.

SELLER:

PURCHASER:

City of Dalton

 (Seal)

By: _____ (Seal)

Jose Efrain Menjivar
d/b/a Lasenda Antigua

Title:

Seller Contact Information:
Mailing Address:

Purchaser Contact Information:
Mailing Address:

817 Luckiest

Dalton GA 30720

Phone: 706 288 8625

Phone: _____

Email: Josee.menjivar@t4h.com

Email: _____

Date of Execution: 11-6, 2024.

Date of Execution: _____, 2024.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 201 in the 12th District and 3rd Section of Whitfield County, Georgia, being in the City of Dalton, and being more particularly described as follows:

BEGINNING at a point on the south side of Matilda Street, said point being located 150 feet east, along the south side of Matilda Street, from the southeast corner of the intersection of said Matilda Street and North Depot Street; thence east, along the south side of Matilda Street, 74 feet, more or less, to a point; thence south 165 feet, more or less, to a point; thence west 74 feet, more or less, to a point; thence north 165 feet, more or less, to THE POINT OF BEGINNING.

For prior title, see Deed Book 4061 Page 234, Whitfield County, Georgia Land Records.

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

STORM DRAINAGE EASEMENT

Georgia, Whitfield County

This Storm Drainage Easement (this “Agreement”) made this _____ day of _____, 2024, between **Jose Efrain Menjivar d/b/a Lasenda Antigua**, Grantor, the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain real property and improvements in the City of Dalton, Whitfield County, Georgia, as being more particularly described in Exhibit “A,” attached hereto and made a part hereof by reference (the “Servient Property”); and

WHEREAS, Grantee is the owner of certain real property adjacent to the Servient Property and being more particularly described that certain public roadway known as **E Matilda Street** the “City Property”); and

WHEREAS, Grantee has constructed, or will construct, a storm sewer pipe and/or storm water structures on the Servient Property (collectively the “Municipal Storm Sewer”) and being located on that certain portion of the Servient Property more particularly described as the “20-Ft Permanent Drainage Easement” on the drawing attached hereto as Exhibit “B,” attached hereto and made a part hereof by reference (the “Permanent Storm Drainage Easement”); and

WHEREAS, the construction of the Permanent Storm Drainage Easement will require access by Grantee to other property of Grantor, immediately adjacent to the Permanent Storm Drainage Easement, and being located on either side thereof (collectively the “Construction Easement”) and being located on that certain portion of the Servient Property more particularly described as the “Temporary Construction

Easement, TYP” on the drawing attached hereto as Exhibit “B,” attached hereto and made a part hereof by reference (the “Temporary Construction Easement”); and

WHEREAS, Grantee desires non-exclusive temporary access and use of a portion of the Servient Property for a period set forth herein to perform certain construction activities for the public good and welfare and Grantor is willing to grant the requested access and use and subject to the terms hereof; and

WHEREAS, upon completion of the construction identified therein said construction easement shall cease; and

WHEREAS, Grantor acknowledges that the work to be performed in this Agreement may not fully mitigate all water and flooding of the Servient Property; and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive access to and use of the Storm Drainage Easement to collect storm water originating from the City Property into the Municipal Storm Sewer;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. *Recitals.* The parties hereto acknowledge that the above recitals to this Agreement are true and correct, and agree that the same are incorporated by reference into the body of this Agreement.
2. *Temporary Construction Easement.* Grantor, for and on behalf of his heirs, administrators, executors, legal representatives, and assigns, does hereby grant unto Grantee, a temporary, non-exclusive easement in, on, over, under, across, and through the Temporary Construction Easement. The rights, benefits, privileges, and easement granted herein are for the purpose of the construction of the Municipal Storm Sewer (the “Construction Project”). Said Easement is temporary and shall begin upon execution of this Agreement and expire upon the earlier of twenty-four (24) months from the date of this Agreement or completion of the Construction Project (“Term”). The parties contemplate that the Construction Project can be completed during the Term. However, the parties acknowledge that the time for completion may be delayed due to weather or other conditions. Grantee shall have the right upon written notice to Grantor to extend the Temporary Construction Easement up to one additional Term in the event of delays in the Construction Project. Grantee shall notify Grantor of any reasonable delay in commencement or delay in completion due to weather or other delays as soon as reasonably possible. The parties shall reasonably cooperate to complete the project in a timely manner.
3. *Creation of Permanent Easements.* Grantor, and for and on behalf of the heirs, administrators, successors and assigns, of Grantor, and for and on behalf of anyone claiming by, through or under Grantor, does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns, a perpetual, non-exclusive easement in, on, over, under, across and through the Storm Drainage Easement. The rights, benefits, privileges, and easement granted herein is for the purpose of the non-exclusive use and enjoyment of the Storm Drainage Easement flowing to channel, distribute or transport storm water originating from or onto and across the Grantee’s Property in part through the Municipal Storm Sewer. Notwithstanding the foregoing, Grantor hereby agrees to accept such storm water discharge through the Municipal Storm Sewer in its current intensity, rate, volume and location.

4. *Rights to Maintain.* Grantee shall have all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Storm Drainage Easement for the purposes described herein, including the right of entry into and upon the Servient Property for the purpose of access and ingress to and egress from the Storm Drainage Easement in order to effect the rights, privileges, and easements set forth herein. Grantee shall have the right to cut away and keep clear, remove and dispose of all trees, undergrowth or other obstructions now or as may exist on the Storm Drainage Easement, which removal may be necessary for Grantee's use and enjoyment of easements, rights and privileges granted herein, and Grantee shall also have the right to conduct scientific, geotechnical, archaeological or other studies, investigation or other testing on or below the ground surface of the Storm Drainage Easement. However, nothing in this Agreement shall obligate Grantee to take any such action, and Grantor hereby releases, indemnifies, and holds harmless Grantee from any and all claims which in any way pertain to construction or maintenance of the Municipal Storm Sewer or Storm Drainage Easement.

5. *Covenants of Grantor.* Grantor waives all right to any further compensation for the use and enjoyment of the rights and privileges granted herein. Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the Servient Property, that it has a good and lawful right to convey said easement, rights and privileges granted herein. Grantor irrevocably binds itself to refrain from making any claim or demand, or to commence, cause, or permit to be prosecuted any action in law or equity against Grantee, or any other person, firm or entity claiming by or through Grantee on account of any damage that may occur or resulting from the installation or the operation of the Storm Drainage Easement.

6. *Running with the Land.* It is intended that each of the Easements, covenants, conditions, rights, and obligations set forth herein shall run with the land and create equitable servitudes in favor of the City Property benefited thereby, shall bind every person having any fee, leasehold, or other interest therein and shall inure to the benefit of the respective Parties and their successors, assigns, heirs, and personal representatives.

7. *Jurisdiction and Venue* The laws of the State of Georgia shall govern the interpretation, validity, performance, and enforcement of this Agreement. The exclusive jurisdiction and venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County, Georgia, and the parties hereby waive any and all objections or defenses to said jurisdiction and venue.

8. *Severability.* The invalidity of any one of the covenants, agreements, conditions or provisions of this Agreement, or any portion thereof, shall not affect the remaining portions thereof, or any part thereof, and this Agreement shall be modified to substitute in lieu of the invalid provision, a like and valid provision which reflects the agreement of the parties with respect to the covenant, agreement, condition or provision which has been deemed invalid.

9. *Time of Essence.* Except as otherwise specifically provided herein, time is of the essence of this Agreement.

10. *Entire Agreement.* This Agreement and any Temporary Construction Easement executed in connection herewith contain the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby. In the event of any conflict between this Agreement and the Temporary Construction Easement, the terms of this Agreement shall control.

11. *Notices.* All notices, demands, consents, approvals, and other requests which may be given or which are required to be given by either party to the other (each a "Notice") shall be in writing and may be: (A) hand delivered, (B) delivered by way of overnight delivery service (such as Federal Express

Corporation or United Parcel Service, or other nationally recognized overnight courier service with confirmation of delivery), (C) transmitted via certified U.S. Mail return receipt requested, or (D) transmitted via electronic mail provided that the sender must obtain a written confirmation of receipt by way of electronic confirmation showing the date and time of the transmission. In the event Notice is provided by electronic mail a copy of the Notice must also be delivered the next day by method (A), (B), or (C) above. Notices shall not be given by any other means. All Notices shall be deemed effective either: (A) upon delivery if hand delivered, as evidenced by written receipt therefor, whether or not actually received by the person to whom addressed; (B) on the day deposited into the custody of a nationally recognized overnight delivery service for overnight next day delivery, addressed to such party at the address indicated herein; (C) on the date signed for if transmitted via certified U.S. Mail; or (D) the date of the receipt of a confirmation of electronic mail is received by the sender if a confirmation of receipt is received by the sender. Refusal to accept, or inability to deliver because of changed address of which no notice was given, shall be deemed receipt on the date of such refusal of delivery or inability to deliver. Either party may, from time to time, change the address to which Notices shall be sent by like Notice given to the other party hereto. The addresses for Notices given pursuant to this Agreement shall be as follows:

If to Grantor, to the then current street address of the parcel identified in Exhibit A as provided by the United States Post Office.

If to Grantee, to City of Dalton c/o City Administrator, 300 West Waugh Street #317, P.O. Box 1205, Dalton, GA 30722.

12. *Successors and Assigns.* This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

13. *Counterparts.* This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered
In the presence of:

Charles K. Reader
Unofficial Witness

[Signature]
Notary Public

My commission expires 12/06/2008
Notarial Seal



GRANTOR:

Jose Efrain Menjivar d/b/a Lasenda (Seal)
Jose Efrain Menjivar d/b/a Lasenda
Antigua
[Signature]

RECEIPT ACKNOWLEDGED BY:

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public

My commission expires:

[Notarial Seal]

GRANTEE:

City of Dalton, Georgia

By _____
Title:

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 201 in the 12th District and 3rd Section of Whitfield County, Georgia, being in the City of Dalton, and being more particularly described as follows:

BEGINNING at a point on the south side of Matilda Street, said point being located 150 feet east, along the south side of Matilda Street, from the southeast corner of the intersection of said Matilda Street and North Depot Street; thence east, along the south side of Matilda Street, 74 feet, more or less, to a point; thence south 165 feet, more or less, to a point; thence west 74 feet, more or less, to a point; thence north 165 feet, more or less, to THE POINT OF BEGINNING.

For prior title, see Deed Book 4061 Page 234, Whitfield County, Georgia Land Records.

**Appraisal of
308 East Matilda Street
Dalton, Georgia 30720**



**Appraised by:
John P. Murray, MAI
Date of Valuation: August 15, 2024**

CHILDERS ASSOCIATES
REAL ESTATE CONSULTANTS AND APPRAISERS
321 FOURTEENTH STREET, N.W.
ATLANTA, GEORGIA 30318
TELEPHONE: (404) 876-5100
FAX: (404) 876-8863

DAVID W. CHILDERS, MAI
JOHN P. MURRAY, MAI
CHAD LIESKE

September 27, 2024



Ms. Devon Brooks
Special Projects Coordinator
City of Dalton
535 Elm Street
Dalton, Georgia 30722

Re: Appraisal of 308 East Matilda Street
Dalton, Georgia 30720
Glenwood Avenue Drainage Project
Tax ID: 12-200-10-012
Childers Associates File No. 032.1-24

Dear Ms. Brooks:

In accordance with your request, I analyzed the updated project plans submitted to me for the purpose of updated my previous appraisal, dated September 5, 2024. This update appraisal revises the sizes of the proposed acquisitions and the estimated just compensation due to the property owner. I have not reinspected the subject property for this update. The descriptions and analyses presented in the previous appraisal are included herein unless otherwise noted.

I inspected the above referenced property for the purpose of estimating the market value of the property rights proposed for acquisition. Additionally, I have also considered the impact of the proposed acquisitions on the remaining property and determined that the remainder is unaffected by the acquisitions. Therefore, only the underlying land and property rights acquired will be appraised. The attached analysis and conclusions represent an appraisal presented in a summary report format. All of the supporting data and analysis needed to fully understand the appraisal is included herein.

The purpose of the appraisal is to establish the just compensation due to the property owner in consideration of the proposed acquisitions. The intended use of the document is to facilitate the City of Dalton's negotiations to acquire the necessary property rights from the property owner. The intended users of the report are the City of Dalton – as the client – and its authorized representatives, including yourself.

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Ms. Devon Brooks
September 27, 2024

The effective date of value for the appraisal is the date of my most recent inspection, August 15, 2024. Based on my analysis included herein, the estimated just compensation for the proposed acquisitions is:

Award Summary

Market Value of Parts Acquired	
Land	\$7,871
Improvements	<u>1,007</u>
Total	\$8,878
Temporary Construction Easement	\$445
Consequential Damages	<u>\$0</u>
Total Award	\$9,323
As Rounded	\$9,400

It has been a pleasure to serve you in this matter. If you have any questions concerning the attached appraisal, please do not hesitate to contact me.

Sincerely,



John P. Murray, MAI
Certified General Real Property Appraiser
State of Georgia No. 261994
Date of Expiration: November 30, 2024

Permanent Easements

Size:	2,078 square feet; the permanent easement includes one permanent drainage easement and one permanent sewer easement; we have allocated by scaled measurement the easements as follows: Drainage Easement: 557 square feet Sewer Easement: 1,390 square feet Overlap: 131 square feet
General shape:	Rectangle (see sketch)
Approximate dimensions:	See sketch
Topography:	Level but sloping downward to the east and southeast
Flood plain/Wetlands:	None
Access/Driveways:	The easements are situated along the southern portion of the property and do not impact the access to the site.
Remarks/Conclusions:	The permanent easements are for the installation and maintenance of a 43-inch by 68-inch, elliptical concrete drainage pipe and an expansion of the existing sanitary sewer lines. The easements will allow the contractor the right to access and use the encumbered areas for the purpose of the project. The easement areas are too small and irregular in shape to support independent development. Therefore, the tract will be valued as part of the whole.

Temporary Construction Easement

Size:	Easement 1: 166 square feet (center) Easement 2: 43 square feet (northern edge) Total: 209 square feet (shown in grey)
General shape:	Irregular
Approximate dimensions:	See sketch
Topography:	Level but sloping downward to the southeast
Flood plain/Wetlands:	None
Access/Driveways:	None
Remarks/Conclusions:	The easements are highly irregular in shape and lack sufficient depth and dimensions to support any independent use. The acquisitions will therefore be considered as part of the whole.

Improvements

The acquisition area is improved with 2,078 square feet of asphalt pavement. The pavement is used for parking for the subject church use. The site improvement will be acquired as part of the project.

IMPACT OF ACQUISITION ON REMAINDER

Size:	Unchanged
Shape:	Unchanged
Topography:	Unchanged
Grade:	Unchanged
Access/Driveways:	Unchanged
Exposure:	Unchanged
Distance to New Right of Way:	N/A
Distance to New Pavement:	N/A
Parking:	N/A
Describe Cross Sections:	N/A
Other:	The acquisitions will diminish the property rights slightly as a 2,078-square foot permanent easement is established on the land. The diminished property rights do not impact the use or utility of the land and have no impact on the remainder.

How does the acquisition affect the value of the remainder?

The acquisition involves two permanent easements for the installation and maintenance of a stormwater drain pipe and a sanitary sewer pipe. The easements are fairly small and do not alter the use or utility of the subject remainder. In this regard, the acquisitions are judged to have no impact on the value of the remainder.