

EXHIBIT 'A'

| <u>PROJECT</u> | <u>COUNTY</u> | <u>TRACT</u> | <u>MAP/PARCEL</u> |
|----------------|---------------|--------------|-------------------|
| 82I026-F2-002 | SULLIVAN | 2 | 060/006.00 |

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

GRANTOR(S) NAME

("Grantor(s)") have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee ("Grantee") the land and/or land rights, more particularly described as follows:

Located in SULLIVAN County, Tennessee:

BEGINNING at a proposed 6" by 6" concrete right of way monument at the intersection of the west proposed controlled access right of way line of Interstate 26 and west present controlled access right of way line of Interstate 26, being 289.27 feet right of Interstate 26 centerline station 159+00; thence along the present controlled access right of way line south 26 degrees 02 minutes 49 seconds east 334.29 feet to an existing 6" by 6" concrete right of way monument located 234.65 feet right of centerline station 162+54.20; thence along the said right of way line south 18 degrees 22 minutes 21 seconds west 109.82 feet to a proposed 6" by 6" concrete right of way monument located 292.23 feet right of centerline station 163+54.66 at the intersection of the said right of way line and west proposed controlled access right of way line of Interstate 26; thence along the west proposed controlled access right of way line north 54 degrees 14 minutes 31 seconds west 236.34 feet to a proposed 6" by 6" concrete right of way monument located 445.00 feet right of centerline station 161+55.00; thence along the said right of way line north 12 degrees 02 minutes 29 seconds west 70.91 feet to a proposed 6" by 6" concrete right of way monument located 440.00 feet right of centerline station 160+75.00; thence along the said right of way line north 25 degrees 35 minutes 34 seconds east 218.55 feet to a proposed 6" by 6" concrete right of way monument located 289.27 feet right of centerline station 159+00 at the intersection of the west proposed controlled access right of way line of Interstate 26 and west present controlled access right of way line of Interstate 26, being the **TRUE POINT OF BEGINNING**.

Containing 1.116 acres, more or less.

The above described tract of land is conveyed to the Grantee in fee simple.

PROPOSED CONSTRUCTION EASEMENT

Being a parcel of land lying outside and adjacent to the west present and proposed right of way line of Interstate 26 and the west proposed controlled access right of way line of Interstate 26 and extending from a point 289.27 feet, more or less, right of Interstate 26 centerline station 159+00, more or less, to a point 292.23 feet, more or less right of centerline station 163+54.66, more or less, varying in width from 0 to 130 feet, more or less.

Containing 1.639 acres, more or less.

By this instrument the Grantors hereby convey an easement for the construction of a work area and erosion controls outside of the right of way line. The title to the above described land remains vested in the Grantor and is to be used by the State of Tennessee, its contractors or its assigns for a period of 3 years from and after the commencement of construction.

State of Tennessee Department of Transportation
Offer to Acquire Real Property

ROW FORM-17B
Revision 11-26-2013

STATE PROJ. #:821026-F2-002
FED PROJ. #: NH-I-26(79)
PIN #: 131058.00
OWNER: City of Kingsport, TN

COUNTY/S Sullivan
TRACT #: 2
NEGOTIATOR: Benny Bethel
DATE PRINTED: OCTOBER 24, 2024

The following offer is not less than the approved appraisal of the fair market value of the property including, where applicable, damages to the remainder.
This offer does does not include payment for the purchase of one or more uneconomic remainders.

| | A | B |
|-----------------------|-----------------------|-----------------------|
| | IMPROVEMENTS ACQUIRED | IMPROVEMENTS RETAINED |
| LAND (FEE SIMPLE) | \$2,820.00 | SAME AS A |
| PDE | \$0.00 | SAME AS A |
| AIR RIGHTS | \$0.00 | SAME AS A |
| AVIGATION EASEMENT | \$0.00 | SAME AS A |
| ACCESS CONTROL | \$0.00 | SAME AS A |
| IMPROVEMENTS | \$0.00 | \$0.00 |
| DAMAGES | \$0.00 | SAME AS A |
| SPECIAL BENEFITS | \$0.00 | \$0.00 |
| SLOPE EASEMENT | \$0.00 | SAME AS A |
| TCE | \$1,230.00 | SAME AS A |
| APPROVED COMPENSATION | \$4,050.00 | \$0.00 |
| UTILITY ADJUSTMENT | \$0.00 | SAME AS A |
| OTHER | \$0.00 | SAME AS A |
| GRAND TOTAL | \$4,050.00 | \$0.00 |

RESIDENTIAL RELOCATION (See RA Form 109)
BUSINESS RELOCATION (See RA Form 116)

This offer includes payment for the following improvements: N/A

This offer does not include payment for the following improvements as they are owned by others:
N/A

The original of this form was delivered to MICHAEL THOMPSON on 10/28/2024.

who had or were furnished a copy of the Acquisition Brochure.

10/28/2024

Date

[Signature]

Negotiator TABLET Signature

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
SELLER'S ACKNOWLEDGMENT OF SALE PRICE AND CONDITIONS

STATE PROJECT 821026-F2-002
FEDERAL PROJECT NH-I-26(79)
COUNTY/S Sullivan
TRACT # 2

| OFFICE USE ONLY | |
|-----------------|-------|
| REC'D: | _____ |
| INV #: | _____ |
| RG #: | _____ |
| DEPT: | _____ |
| TX #: | _____ |
| Approve: | _____ |

- A. The Seller hereby offers and agrees to convey to the Department the interest(s) in the lands identified as **TRACT 2** on the right-of-way plans for the above referenced project upon the Department tendering the price of **\$4,050.00**, said tract being further described on the attached legal description. In the event of subsequent plans revisions, this sale price may be adjusted and shall be evidenced by a new ROW Form 30A.
- B. The Department shall pay for the expenses of title examination, preparation of instrument of conveyance, and recording of deed. The Department will reimburse the Seller for reasonable and customary fees charged by lienholders to obtain necessary releases of any liens upon the property acquired by the Department. Real estate taxes will be prorated pursuant to TCA § 67-5-203.

The following terms and conditions will also apply unless otherwise indicated:

- C. Retention of Improvements Does Not Retain Improvements Not Applicable
If applicable, Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this acknowledgment.

- D. Utility Adjustment Not Applicable
If applicable, Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him/her. The price offered includes _____ to reimburse the Seller for such expenses.

E. Other:

- F. The Seller states in the following space the name of any Lessee of any part of the property to be used and the name of any other parties having any interest of any kind in said property.

- G. The Seller agrees not to change the condition of the property being conveyed between the date of signature and the date the property is conveyed to the Department and understands that any costs incurred by the Department due to non-compliance are the responsibility of the Seller.

SELLER(S):

Date City of Kingsport, TN