

TVA RESTRICTED INFORMATION

Tract Nos. UTGS-5-CR and -6

SUMMARY STATEMENT OF BASIS FOR OFFER

OWNER: CITY OF TUPELO, MISSISSIPPI

ACQUISITION: Acres: UTGS-5-CR: N/A UTGS-6: 1.09±

Interest Acquired: UTGS-5-CR: Clearing Rights Only
UTGS-6: Transmission Line Easement

LOCATION: Tract No. UTGS-5-CR: Clearing rights beginning at a point 57.94 feet right of the centerline of the transmission line location at survey station 8+81.86 and extending in a southwesterly direction, the said point being a common corner in the lands of The Housing Authority of The City of Tupelo, the said point being 100.00 feet right of the centerline of the location at survey station 12+34.44, on the centerline of the Tupelo-New Albany Transmission Line Loop to North Green St. Substation right-of-way.

Tract No. UTGS-6: A strip of land approximately 296.2 feet in length, 140 feet in width, located between survey stations 18+97.7 and 21+93.9, on the centerline of the Tupelo-New Albany Transmission Line Loop to North Green St. Substation right-of-way.

ESTABLISHED JUST AND LIBERAL COMPENSATION: UTGS-5-CR: \$ 500.00
UTGS-6: \$101,700.00
Total: \$102,200.00

BASIS: This compensation is based on the full amount of an appraisal prepared by a state-certified appraiser who is trained in the techniques of appraising and who by reason of his/her investigation is thoroughly familiar with real property values in the project area. His/Her investigation includes a comprehensive, continuing physical inspection of sales throughout the area as well as thorough studies of other factors affecting the value of real property. The appraiser made a detailed inspection of the tract to be acquired, considered the effect of its acquisition on any remaining property, and compared this property with similar properties in the area which have been sold in the open market.

If applicable, the Just and Liberal Compensation includes:

- 1. Value for existing timber;
2. Value for danger trees.

REMARKS:

TENNESSEE VALLEY AUTHORITY

By [Signature]

Aaron B. Nix, Senior Manager
Realty Services

OFFER MADE AND STATEMENT DELIVERED TO Scott Costello

ON December 19, 2023 BY L. Tyler Gandy

TITLE Realty Representative

Tract Nos. UTGS-5-CR and -6
 Short Code 1466622
 Cost Class 32A

TVA RESTRICTED INFORMATION
CLOSING STATEMENT

Disposition of Purchase Price:

Total Purchase Price for Tract No. UTGS-5-CR:	<u>\$ 500.00</u>
Total Purchase Price for Tract No. UTGS-6:	<u>\$101,700.00</u>
Less	<u>\$</u>
Net Amount To Be Disbursed on This Transaction	<u>\$102,200.00</u>

List of Checks To Be Issued:

<u>Payee and Mailing Address</u>	<u>Amount</u>	<u>Interest</u>	<u>Check No.</u>	<u>Date Delivered</u>
<u>CITY OF TUPELO, MISSISSIPPI</u> <u>71 East Troy Street</u> <u>Tupelo, Mississippi 38804</u>	<u>\$102,200.00</u>	<u>100%</u>	<u></u>	<u></u>
Total Disbursement on This Transaction	<u>\$102,200.00</u>			

Prepared: Julie D. Lyons 10/25/2023 Interest verified by: Martha K. Gant 11/27/2023
Date Date Reviewing Attorney Date

You are required by law to provide the Tennessee Valley Authority with your correct taxpayer identification number. If you do not provide the Tennessee Valley Authority with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. IRS Regulation § 1.6045-4(l)(1)(ii).

Certificate of Seller:

The undersigned, the seller under the instrument of even date herewith, certifies that the amount of \$102,200.00 is correct and that payment thereof has not heretofore been received; and the undersigned hereby acknowledges receipt of full settlement under said instrument in the manner above stated and authorizes the disbursement above shown. Also, under penalties of perjury, the undersigned certifies that the number shown below on this statement is the undersigned's correct taxpayer identification number. IRS Regulation § 1.6045-4(l)(1)(ii).

Signed this the _____ day of _____

CITY OF TUPELO, MISSISSIPPI

By: _____
 TODD JORDAN, MAYOR

 Taxpayer Identification Number

TVA RESTRICTED INFORMATION

DOCUMENT TYPE: GRANT OF CLEARING RIGHTS EASEMENT AND
GRANT OF TRANSMISSION LINE EASEMENT

Prepared by and return to:

Tennessee Valley Authority
1101 Market Street, BR 4B
Chattanooga, Tennessee 37402-2801
1-888-817-5201

TVA Tract Nos. UTGS-5-CR and -6

GRANTOR INFO: The name(s) and address of the legal owner(s) are:

OWNER(S): City of Tupelo, Mississippi (See D.B. 947, page 70 and
71 East Troy Street Instrument No. 2023002812)
Tupelo, Mississippi 38804
Telephone: 662-841-6513

GRANTEE INFO: The name and address of the owner of the herein described easement are:

EASEMENT OWNER: United States of America [Tax Exempt
Tennessee Valley Authority Mississippi Code §27-37-301]
1101 Market Street, BR 4B
Chattanooga, Tennessee 37402-2801
Telephone: 1-888-817-5201

INDEXING INSTRUCTIONS: Tract No. UTGS-5-CR: SE1/4 of Section 19, T9S, R6E, in Lee County, MS
Tract No. UTGS-6: SW1/4 of Section 19, T9S, R6E, in Lee County, MS

**GRANT OF CLEARING RIGHTS EASEMENT
and
GRANT OF TRANSMISSION LINE EASEMENT**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration receipt whereof is hereby acknowledged, the undersigned,

CITY OF TUPELO, MISSISSIPPI,
a municipal corporation organized and existing under the laws of the State of Mississippi,

(hereinafter sometimes referred to as "GRANTOR") has this day bargained and sold, and by these presents does hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way for the following purposes, namely:

Tract No. UTGS-5-CR:

The perpetual right to enter at any time and from time to time the southeastern portion of the land of the City of Tupelo, Mississippi and to clear, remove, destroy, or otherwise dispose of as necessary any trees, which in falling could come within five (5) feet of any line, structure, appurtenance, facility, or conductor on the Tupelo-New Albany Transmission Line Loop to North Green St. Substation, as shown on sheet P2A of US-TVA drawing LW-5144, revision 2, the said land lying north of and adjacent to the northern property line of the Housing Authority of The City of Tupelo, the land affected by the clearing rights beginning at a point 57.94 feet right of the centerline of the transmission line location at survey station 8+81.86 and extending in a southwesterly direction to a point, the said point being a common corner in the lands of the Housing Authority of The City of Tupelo, the said point being 100.00 feet right of the centerline of the location at survey station 12+34.44, and located in the Southeast ¼ of Section 19, Township 9 South, Range 6 East, Lee County, State of Mississippi.

This description prepared from a survey by: Tennessee Valley Authority, 1101 Market Street, MR-4B, Chattanooga, Tennessee 37402-2801

Tract No. UTGS-6:

The perpetual right to enter at any time and from time to time and to erect, maintain, repair, rebuild, operate, and patrol lines of transmission line structures with wires and cables for electric power circuits and communication circuits, and all necessary appurtenances, including guy wires, in, on, over, and across said right-of-way, together with the perpetual right to clear said right-of-way and keep the same clear of structures (including but not limited to flagpoles, solar panels, buildings, signboards, billboards), trees, brush, stored personal property, and fire hazards; to destroy or otherwise dispose of such trees and brush; to prevent the drilling or sinking of wells within the right-of-way; and to remove, destroy, or otherwise dispose of any trees located beyond the limits of said right-of-way which in falling could come within five (5) feet of any line, structure, appurtenance, facility, or conductor; all over, upon, across, and under the land described in Exhibit A hereto attached and by this reference hereby incorporated in and made a part of this instrument as fully as if here written.

The previous and last conveyances of this property are deed of record in Deed Book 947, page 70, and deed record as Instrument No. 2023002812, in the office of the Chancery Court Clerk of Lee County, Mississippi.

TO HAVE AND TO HOLD the said easement and right-of-way to the UNITED STATES OF AMERICA and its assigns forever.

GRANTOR covenants with the said UNITED STATES OF AMERICA that it is lawfully seized and possessed of said real estate, has a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

GRANTOR agrees that the payment of the purchase price above stated is accepted by it as full compensation for all damage caused by the exercise of any of the rights above described; except that the UNITED STATES OF AMERICA shall remain liable for any direct physical damage to the land and annual growing crops resulting from the operations of the construction and maintenance forces of its agents and employees in the erection and maintenance of or in exercising a right of ingress and egress to said transmission line structures.

GRANTOR, for itself, and its successors and assigns, covenants with the UNITED STATES OF AMERICA that no structures (including but not limited to flagpoles, solar panels, buildings, signboards, billboards) or fire hazards will be erected or maintained within the limits of the right-of-way, that the right-of-way will not be used for the storage of personal property, and that no well will be drilled or sunk within the right-of-way, and agrees that this shall be a real covenant which shall attach to and run with the land affected by the easement rights and shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

IN WITNESS WHEREOF, the CITY OF TUPELO, MISSISSIPPI has caused this instrument to be executed by its duly authorized officer on this _____ day of _____, 20_____.

CITY OF TUPELO, MISSISSIPPI

By: _____
TODD JORDAN, Mayor

ATTEST:

KIM HANNA, CFO/City Clerk

STATE OF MISSISSIPPI)
) SS
COUNTY OF _____)

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, 20_____, within my jurisdiction, the within named TODD JORDAN and KIM HANNA, who acknowledged that they are Mayor and CFO/City Clerk, respectively, of the CITY OF TUPELO, MISSISSIPPI, a municipal corporation organized and existing under the laws of the State of Mississippi, and that for and on behalf of said municipality, and as its act and deed, they signed, executed, and delivered the above and foregoing instrument, after first having been duly authorized by said municipality so to do.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

TUPELO-NEW ALBANY
TRANSMISSION LINE
LOOP TO NORTH GREEN ST. SUBSTATION

The City of Tupelo, Mississippi

A strip of land located in the Southwest $\frac{1}{4}$ of Section 19, Township 9 South, Range 6 East, Lee County, State of Mississippi, as shown on sheet P2A of US-TVA drawing LW-5144, revision 2, the said strip being 140 feet wide, being 50 feet on the left (southern and eastern) side and 90 feet on the right (northern and western) side of the centerline of the transmission line location, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of the Southeast $\frac{1}{4}$ of said Section 19; thence in a southerly direction along the west line of the said southeast $\frac{1}{4}$; 656.8 feet, more or less, to a point on the centerline of the location at survey station 18+97.7; and being a point on the common line of the City of Tupelo, Mississippi and The Housing Authority of the City of Tupelo, and being the point of beginning.

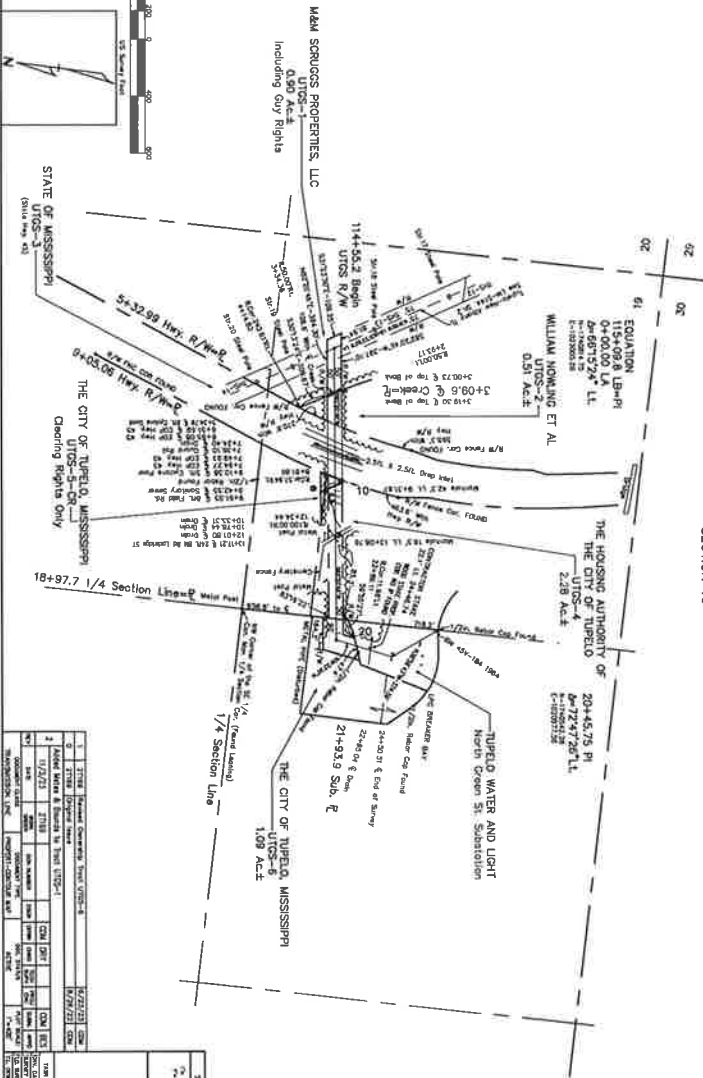
Thence leaving the point of beginning, S82°20'46"W, 148.05 feet, more or less, to a point of intersection at survey station 20+45.75 and having state plane coordinates of North:1740542.28 East:1020977.56; thence S09°33'20"W, 148.15 feet to a point of ending on the centerline of the location at station 21+93.9 and being the property line of Tupelo Water and Light North Green St. Substation; the herein described strip being bounded on the east by The Housing Authority of the City of Tupelo and on the south by Tupelo Water and Light North Green St. Substation, the ends of said strip are shortened or extended to said property lines.

The strip of land described above includes the centerline of the transmission line location for a net distance of 296.2 feet and contains 1.09 acres, more or less.

The coordinates, distances and directions of lines are referred to the Mississippi East Coordinate System, NAD83(2011) Horizontal Datum, NAVD 88 Vertical Datum.

This description prepared from a survey by:
Tennessee Valley Authority
1101 Market Street, MR-4B
Chattanooga, Tennessee 37402-2801

LEE COUNTY, MISS.
 195-REB
 SECTION 19



NOTE:
 For R/W Information of Record for TIS Tracts See LW-5144, SA, 2

- Property as shown hereon has been taken from readily available information and is not intended to represent a boundary survey. The coordinates, distances and directions of lines are referred to the NAVD83 Vertical Datum, and the coordinates are referred to the NAVD83 Horizontal Datum.



NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/27/22	ISSUED FOR PERMITS
2	11/27/22	REVISED TO SHOW CHANGES

SCALE:	DATE:	APPROVED:
AS SHOWN		
TENNESSEE VALLEY AUTHORITY TUPELO-NEW ALBANY TRANSMISSION LINE LOOP TO NORTH GREEN ST. SUBSTATION STA. 0+00 TO STA. 24+50.51 LW-5144 R2		

THE CITY OF TUPELO, MISSISSIPPI
UTGS-5-CR
0.00 Ac.±
Clearing Rights Only

174 Section Line

PROPERTIES, LLC
TGS-6
00 Ac.±
g Guy Rights

Existing Fence

509.53' 20" W

562' 20" W

WILLIAM NOWL
UTGS-
0.00 A

THE HOUSING AUTHORITY OF
THE CITY OF TUPELO
UTGS-4
0.00 Ac.±

