

TVA RESTRICTED INFORMATION

Tract No. CPFL-91-GR

SUMMARY STATEMENT OF BASIS FOR OFFER

OWNER: THE CITY OF CALHOUN, GEORGIA, ET AL

ACQUISITION: Acres: N/A
Interest Acquired: Clearing and Guy Rights

LOCATION: The perpetual right to install, maintain, and replace guy wires and necessary appurtenances outside the right-of-way for the transmission line structure located at survey station 816+92.32, on the centerline of the Center Point – Moss Lake #2 Transmission Line, as shown on US-TVA drawing LW-8963, Sheet P4, Revision 1, and clearing rights outside the right-of-way, beginning at a point 75.00 feet left of survey station 816+03.23, and extending in an easterly direction to a point being N. 74° 37' 38" E., 288.27 feet from survey station 816+92.32.

ESTABLISHED JUST AND LIBERAL COMPENSATION: \$525.00

BASIS: This compensation is based on the full amount of an appraisal prepared by experienced TVA staff appraisers who are trained in the techniques of appraising and who by reason of their investigations are thoroughly familiar with real property values in the project area. Their investigations include 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 appraisers 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.

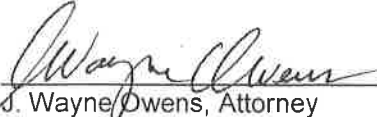
REMARKS:

TENNESSEE VALLEY AUTHORITY

By Aaron B. Nix
Aaron B. Nix, Senior Manager
Realty and GIS Services

OFFER MADE AND STATEMENT DELIVERED TO The City of Calhoun, Georgia, ET AL
ON March 3, 2016 BY Gary Godfrey
TITLE Realty Representative

Prepared by and return to:


J. Wayne Owens, Attorney
Tennessee Valley Authority
1101 Market Street, BR 4B
Chattanooga, Tennessee 37402-2801
1-888-817-5201

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GRANT OF EASEMENT

STATE OF GEORGIA - GORDON COUNTY

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$525.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

THE CITY OF CALHOUN, GEORGIA
and
GORDON COUNTY, GEORGIA

(hereinafter sometimes referred to as "GRANTORS") have this day bargained and sold and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement for the following purposes, namely:

The perpetual right to enter at any time and from time to time the land of the City of Calhoun, Georgia et al, to install, maintain, and replace guy wires and necessary appurtenances outside the right-of-way for the transmission line structure located at survey station 816+92.32, on the centerline of the Center Point – Moss Lake #2 Transmission Line, as shown on US-TVA drawing LW-8963, Sheet P4, Revision 1, the said land lying adjacent to and north of the land of James W. Hobgood and being in Original Land Lot 222, Fourteenth District, Third Section of Gordon County, Georgia.

Furthermore, said permanent easement rights include the perpetual right to enter at any time and from time to time the south portion of the land of the City of Calhoun, Georgia et al and trim, top, cut, clear and remove, destroy or otherwise dispose of as necessary any trees, which in falling could come within ten feet of any transmission line structure or conductor on the Center Point – Moss Lake #2 transmission line, the said land affected by the clearing rights beginning at a point, said point being a property corner common between the lands of the City of Calhoun, Georgia et al and Pamela Hobgood Duckworth, said property corner being 75.00 feet left of survey station 816+03.23, thence leaving said point and extending easterly along the south property line of the land of the City of Calhoun, Georgia et al and along the north property line of the land of James W. Hobgood to a point, said point being a property corner common between the City of Calhoun, Georgia et al and others, said point being N. 74° 37' 38" E., 288.27 feet from survey station 816+92.32.

The previous and last conveyances of this property are deed of record in Deed Book 163, page 564, Deed Book 948, page 106, and Deed Book 996, page 159, in the office of the Superior Court Clerk of Gordon County, Georgia.

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

GRANTORS covenant with the said UNITED STATES OF AMERICA that they are lawfully seized and possessed of the land above referred to and that the same is free of all encumbrances, that they have a good and lawful right to convey the easement rights above described, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

GRANTORS further covenant and agree that the payment of the purchase price above stated is accepted by them as full compensation for all damage incidental to the exercise of any of the rights above described resulting from the granting of this easement; EXCEPT that the UNITED STATES OF AMERICA shall remain liable for any damage to annual growing crops and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees, in the exercise of said easement rights.

IN WITNESS WHEREOF, THE CITY OF CALHOUN, GEORGIA, by and through its properly authorized officers, has hereunto set its hand and affixed its seal this 14 day of March, 2016, and GORDON COUNTY, GEORGIA, by and through its properly authorized officers, has hereunto set its hand and affixed its seal this 14 day of March, 2016.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Paul Walz
WITNESS

Misty Caudle
NOTARY PUBLIC

My Commission Expires:
June 11, 2017



THE CITY OF CALHOUN, GEORGIA
By: Arms J. Adams (SEAL)
Title: Mayor
Attest: Paul Walz (SEAL)
Title: City Clerk

SIGNED, SEALED, AND DELIVERED IN THE
PRESENCE OF:

GORDON COUNTY, GEORGIA

WITNESS

NOTARY PUBLIC

My Commission Expires:

By: _____ (SEAL)

Title: _____

Attest: _____ (SEAL)

Title: _____

Tract No. CPFL-91-GR
 Short Code 0541781
 Cost Class 32A

TVA RESTRICTED INFORMATION
CLOSING STATEMENT

Disposition of Purchase Price:

Total Purchase Price \$525.00
 Less \$
 Net Amount To Be Disbursed on This Transaction \$525.00

List of Checks To Be Issued:

<u>Payee and Mailing Address</u>	<u>Amount</u>	<u>Check No.</u>	<u>Date Delivered</u>
<u>THE CITY OF CALHOUN, GEORGIA</u> <u>226 South Wall Street</u> <u>Calhoun, Georgia 30701</u>	<u>\$262.50</u>		
<u>GORDON COUNTY, GEORGIA</u> <u>201 North Wall Street</u> <u>Calhoun, Georgia 30701</u>	<u>\$262.50</u>		

Total Disbursement on This Transaction \$525.00

Prepared: *Donna Barks* 2-8-16
Paralegal Date

Approved: *[Signature]* 2-8-16
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 Sellers:

The undersigned, the seller under the instrument of even date herewith, certifies that the amount of \$525.00 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 14 day of March, 2016

Tract No. CPFL-91-GR
Short Code 0541781
Cost Class 32A

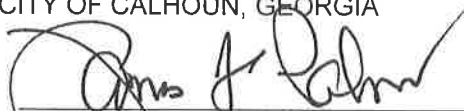
TVA RESTRICTED INFORMATION
CLOSING STATEMENT CONTINUED

58-6000530

Taxpayer Identification Number

THE CITY OF CALHOUN, GEORGIA

By:



Title:

Mayor

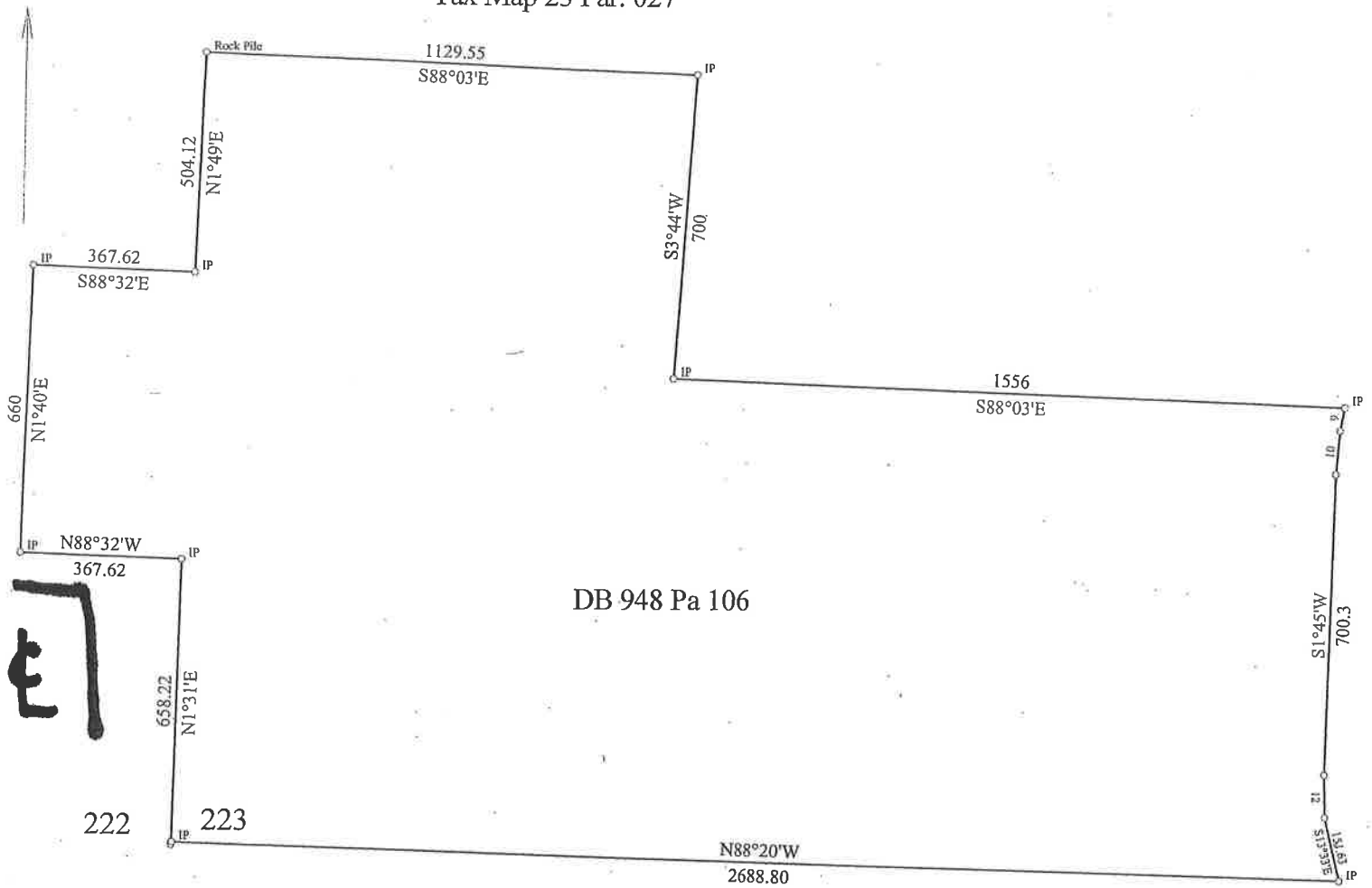
GORDON COUNTY, GEORGIA

By:

Title:

Taxpayer Identification Number

WHITFIELD COUNTY, GA
 LL22 & 223 14th District 3rd Section
 Tax Map 23 Par. 027



DB 948 Pa 106

Title: The City of Calhoun, GA & Gordon County, GA		Date: 08-21-2014
Scale: 1 inch = 400 feet	File: CPFL-91GR.des	
Tract 1: 91.182 Acres: 3971885 Sq Feet: Closure = s13.0539w 7.03 Feet: Precision =1/1385: Perimeter = 9741 Feet		
001=N1.31E 658.22 IP	006=S88.03E 1129.55 IP	011=S1.45W 700.3
002=N88.32W 367.62 IP	007=S3.44W 700 IP	012=S1.13E 100.65
003=N1.40E 660 IP	008=S88.03E 1556 IP	013=S13.33E 151.63 IP
004=S88.32E 367.62 IP	009=S10.09W 54.9	014=N88.20W 2688.80 IP
005=N1.49E 504.12 Rock Pile	010=S4.44W 101.33	