



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 7, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: Consideration of the Approval of the Acquisition of the property located at 465 Hammond Drive as part of a Stormwater Purchase

MEETING DATE: For Submission onto the November 12, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Presentation
Resolution
Purchase and Sale Agreement

APPROVAL BY CITY MANAGER: JMM APPROVED

PLACED ON AGENDA FOR: 11/12/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: SMU

REMARKS:



TO: Mayor and Council

FROM: Wendell K. Willard, City Attorney

DATE: November 4, 2013 for Submission onto the Agenda of the November 12, 2013 City Council Meeting

ITEM: Consideration of the Approval of the Acquisition of the property located at 465 Hammond Drive as part of a Stormwater purchase

Public Works Department's Recommendation:

The staff recommends that the Mayor and City Council approve the total acquisition of that tract or parcel of land lying and located in Land Lot 70 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being acquired in whole from the property owner, Brannan D. Southerland, and is more specifically known as 465 Hammond Drive.

Background:

Right of way drainage runoff is connected to outfall systems on private property. There are storm sewer pipes and structures under the home, pool, and carport on the property. Numerous sink holes have opened up in the last few years. Cracks have also developed in the structures on the property. Given the age of the facilities, this poses an ongoing danger to the residents.

Discussion:

Based upon the locations of the stormwater infrastructure in relation to the home and the significant deterioration of the stormwater system, a total acquisition appears warranted. Numerous alternatives were evaluated. Due to the significant cost of repairing the damaged structures and the risk of future damage, it was determined that purchasing the property was the most cost effective alternative that would also ensure the safety of the residents.

Alternatives:

The alternatives are to acquire the property in fee in recommended by staff, or conduct repairs to the system while the residents continue to occupy the home.

Financial Impact:

Four hundred twenty-five thousand dollars (\$425,000)

Attachments:

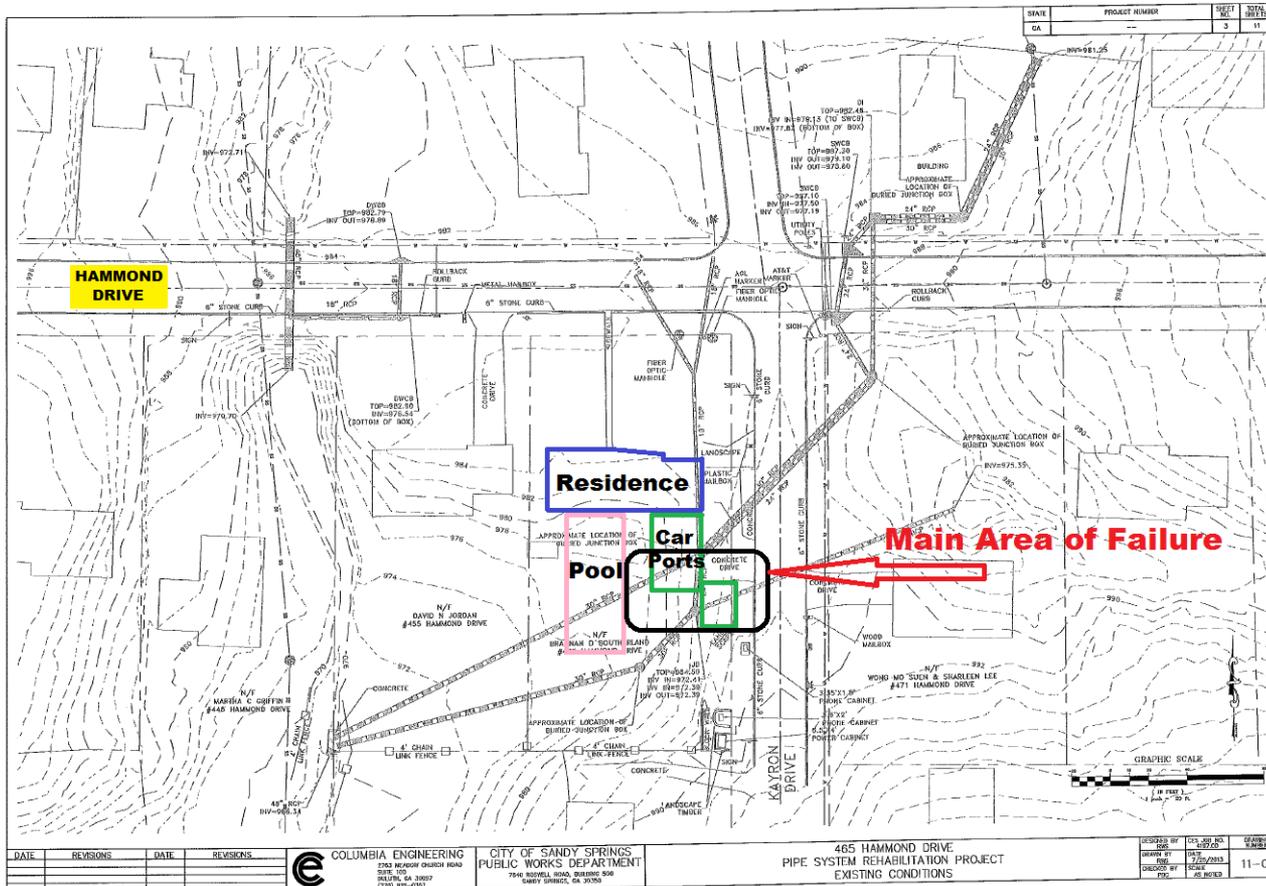
- I. Presentation
- II. Resolution

465 HAMMOND DRIVE STORM SEWER FAILURE

November 12, 2013



465 HAMMOND DRIVE STORM SEWER FAILURE



The property is located at the corner of Hammond Drive and Kayron Drive. There are storm sewer pipes under the carports, pool, and the residence.

465 HAMMOND DRIVE STORM SEWER FAILURE

3



Sinkholes have been opening up on the property.

465 HAMMOND DRIVE STORM SEWER FAILURE

4



The carports have sustained structural damage from the storm sewer failure.

465 HAMMOND DRIVE STORM SEWER FAILURE

5



Sinkholes on the property will continue to recur until storm sewer repairs are completed.

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE THE PURCHASE OF 465 HAMMOND DRIVE,
PROPERTY LOCATED IN LAND LOT 70 OF THE 17TH DISTRICT,
FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA**

WHEREAS, the City desires to purchase the property located at 465 Hammond Drive, tax parcel 17-0070-0002-0122, located in Land Lot 70 of the 17th District, Fulton County, Georgia, and more particularly described as set forth in the Purchase and Sale Agreement attached hereto; and

WHEREAS, the City and the property owner have in good faith agreed upon a purchase price of Four hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00); and

WHEREAS, the Mayor and Council has considered the land acquisition and determined that it is in the City's best interest.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA:

That the City of Sandy Springs Mayor and City Council approve the Purchase and Sale Agreement for the property located at 465 Hammond Drive, in land Lot 70 of the 17th District, Fulton County, Georgia, as set forth in the exhibits attached hereto, and authorize the City Manager to sign and execute all documents required to facilitate this transaction.

SO RESOLVED AND APPROVED this 12th day of November, 2013.

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (hereinafter "Agreement") is made and entered into as of the Effective Date specified below, by and between **BRANNAN SOUTHERLAND** a resident of the State of Georgia (hereinafter called "Seller"); and **CITY OF SANDY SPRINGS**, a municipal corporation organized and existing under the laws of the State of Georgia, (hereinafter called "Purchaser").

WITNESSETH:

1. Purchaser hereby agrees to purchase and take from Seller, subject to and in accordance with all of the terms and conditions of this Agreement, the following property:

That certain parcel of land known as Tax Parcel 17-0070-0002-0122 in Sandy Springs, Fulton County, Georgia land lying and being in Land Lot 70, of the 17th District, of Fulton County and as more particularly described as set forth Exhibit A (the "Property"). So long as the Property is maintained in a safe condition, Seller shall be allowed to remove the items set forth on Exhibit B attached hereto.

2. Purchase Price, Method of Payment. The purchase price for the Property, hereinafter called the "Purchase Price," shall be **FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00)**. The Purchase Price, after crediting the Earnest Money, and subject to the prorations and adjustments hereinafter described, shall be paid by Purchaser to Seller on the Closing Date by wire transfer to an account designated by Seller, or other payment medium acceptable to Seller.

3. Earnest Money.

(a) Within five (10) days after the Effective Date, as defined herein below, Purchaser shall pay to **MEYER CLOSINGS, LLC** ("Escrow Agent") the sum of **TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00)** as the initial earnest money deposit. The initial earnest money deposit and any additional earnest money paid to the Escrow Agent by the Purchaser pursuant to this Agreement are herein called the "Earnest Money."

(b) If Closing should occur hereunder, Escrow Agent shall pay the Earnest Money to the closing agent and the Earnest Money shall be applied and credited in reduction of the Purchase Price.

(c) If Closing does not occur hereunder because: (1) Purchaser exercises any unexpired right or option under this Agreement to rescind, cancel or terminate this Agreement within the time provided herein, (2) Seller fails or is unable to deliver Seller's deed and other Deliveries to the Purchaser conveying the quality of title to the Property required by this Agreement, or (3) Seller defaults under this Agreement and fails to cure such default within the period allowed for cure, the Purchaser shall have the option to notify Escrow Agent, after the passage of any required notice period, to immediately refund the Earnest Money to Purchaser, less the sum of **TWENTY-FIVE AND NO/100 DOLLARS (\$25.00)**, which shall be paid to Seller in consideration for this Agreement, whereupon this Agreement shall terminate and the parties to this Agreement shall have no further rights, duties or obligations to the others, except as otherwise specifically provided by this Agreement.

(d) Otherwise, the Earnest Money shall be deemed non-refundable and shall be paid to the Seller upon the termination of this Agreement. Until one of the preceding conditions

should exist, the Earnest Money shall be held and disbursed by Escrow Agent strictly in accordance with the terms and provisions of **Section 6** of this Agreement.

4. Title.

(a) **Warranty of Title.** Seller warrants that, as of the Effective Date, Seller owns Good and Marketable Fee Simple Title to the Property. At Closing, Seller shall deliver to Purchaser Seller's warranty deed in proper form for recording conveying Good and Marketable Fee Simple Title to the Property to Purchaser. In the event the Seller should be unable to convey the Property at Closing to Purchaser with the quality of title required by this Section, Purchaser may either take such title as Seller can give without reduction of the Purchase Price, or Purchaser may terminate this Agreement, in which event this Agreement shall become null and void, Purchaser's Earnest Money shall be refunded (less the sum of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00), which shall be paid to Seller in consideration for this Agreement), and, except as otherwise provided herein, neither Purchaser nor Seller shall have any further liability or obligations to the other hereunder.

(b) **Good and Marketable Fee Simple Title / Existing Title Exceptions.** For all purposes of this Agreement, "Good and Marketable Fee Simple Title" shall mean fee simple title such title as is insurable by a title insurance company selected by the Purchaser which is licensed to do business in Georgia under such title company's standard ALTA form of Georgia owner's policy of title insurance, at its standard rates subject only to the following, hereinafter called the "Permitted Exceptions": (i) the standard exclusions therein; (ii) ad valorem taxes assessed against the Property not due and payable on or before the Closing Date; (iii) all matters, if any, waived by Purchaser.. "Existing Title Exceptions" means all zoning and land use laws, codes and regulations, liens, easements, encumbrances, leases and other restrictions of public record affecting Seller's Good and Marketable Fee Simple Title to the Property on the Effective Date, but including matters of survey.

(c) **Title Objections.** Purchaser shall have fifteen (15) days following the Effective Date to conduct an examination of the condition of Seller's title to the Property (including matters of survey), and to deliver to the Seller written notice of any objections by the Purchaser to the condition of the Seller's title.

(d) **Cure Period.** Seller shall have until ten (10) days from the date of Purchaser's initial notice of objections, if any, in which to review such title objections, and, if Seller elects, to give Purchaser notice of any objections specified in such notice which Seller intends to attempt to cure. With the exception of any "Monetary Encumbrances," as defined herein, Seller shall have no obligation to take any action whatsoever to cure any objections by Purchaser to the condition of Seller's title which are Existing Title Exceptions. Any Existing Title Exceptions to which the Purchaser does not object within the 30-day period provided herein (other than Monetary Encumbrances) shall become Permitted Title Exceptions at the end of such 30-day period. Unless Seller notifies the Purchaser within such 10-day period of any of Purchaser's objections which the Seller intends to cure, the Seller shall be deemed to have declined to cure any such objections. Seller shall have a reasonable time, but not more than thirty (30) days after the delivery of Purchaser's notice of title objections, to remove any of Purchaser's objections to Seller's title which the Seller has agreed to attempt to cure, provided that the Seller shall not be deemed to be in default of this Agreement, if the Seller fails or is unable to remove any such title objections.

(e) **Removal of Monetary Encumbrances.** Notwithstanding any other provision of this Agreement, the Seller shall be obligated to remove not later than Closing all security deeds, mortgages, tax liens, financing statements and other liquidated financial encumbrances of any kind affecting Seller's title to the Property incurred by, against or at the instance of the Seller and Seller's predecessors, whether or not such matters were included in any notice of objection by

the Purchaser to Seller's title ("Monetary Encumbrances"). The closing attorney shall withhold and disburse from the Purchase Price a sufficient amount thereof to satisfy all such Monetary Encumbrances.

(f) **Purchaser's Termination Right.** If Seller fails to attempt or is unable to cure all of the Purchaser's valid objections to the condition of the Seller's title hereunder, or if the Seller fails to remove all such objections, if any, which the Seller has agreed to attempt to cure within the time allowed herein, then at the option of the Purchaser, to be exercised by the Purchaser within ten (10) days after the last date on which the Seller may elect to attempt to remove such title objections, if no such election is received, or, if Seller elects to attempt to cure or satisfy some or all of such objections, then within ten (10) days after the last date on which the Seller may provide evidence that all such objections have been cured and satisfied, Purchaser may, in Purchaser's sole discretion: (1) waive all of Purchaser's unsatisfied objections (other than Monetary Encumbrances) and purchase the Property without reduction of the Purchase Price, in which case, all remaining Existing Title Exceptions other than Monetary Encumbrances shall become Permitted Exceptions; or (2) terminate this Agreement by written notice to the Seller, in which case Seller shall promptly refund any Earnest Money paid (less the sum of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00), which shall be paid to Seller in consideration for this Agreement) and, upon receipt of such refund, except as otherwise provided by this Agreement, neither Purchaser nor Seller shall have any further liability or obligations to the other.

(g) **Changes in Condition of Seller's Title after the Effective Date.** Seller agrees and covenants with the Purchaser that, from and after the Effective Date, Seller will not take any action or allow any condition to exist which will adversely affect the condition of the Seller's title on the Effective Date. However, notwithstanding **Subsection (f)** hereof, in the event that, after the county record date of the Purchaser's examination of title or title commitment and before Closing, Purchaser discovers any adverse change in the condition of Seller's title (other than Monetary Encumbrances) which did not first appear of record until after the Effective Date of this Agreement, Purchaser shall have the additional right to object to such new matters at any time prior to the Closing; and, in the event of such objections, Seller shall have thirty (30) days within which to cure all such objections. If Seller should fail to cure all such new objections within such 30-day period, Purchaser shall have the right to elect within 10 days following the end of such 30-day period between the actions described in **Paragraphs (1) and (2) of Subsection (f)** hereof. If the Purchaser elects to Close notwithstanding such objections, there shall be no reduction of the Purchase Price and all title restrictions of record on the date of Closing (other than Monetary Encumbrances) shall become Permitted Exceptions.

5. Purchaser's Inspection and Other Due Diligence.

(a) **Access and Inspection.** From the date of the execution of this Agreement until the Closing Date, Seller hereby grants Purchaser the right to enter upon the Property at reasonable times after reasonable prior notice to the Seller, and at the Purchaser's sole risk, for the purpose of conducting such appraisals, traffic studies, wetlands studies, environmental and soils tests and reports, engineering and any other inspections and investigations contemplated by this Agreement. Notwithstanding the foregoing, without the Seller's express consent, representatives of the Purchaser shall not enter the interior of the buildings located upon the Property, any fenced and gated areas without a representative of the Seller being present.

(b) **Seller Due Diligence Deliveries.** Seller shall deliver to the Purchaser within five (5) business days after the Effective Date complete and accurate copies of any surveys,

inspections, leases, environmental test and reports, or other documents in Seller's possession evidencing any encumbrances existing on the Property.

(c) **Purchaser's Right to Terminate.** In the event that Purchaser's inspection and investigation of the Property results in a determination by the Purchaser that the Property is unsatisfactory for Purchaser's intended uses or is otherwise unsuitable or unacceptable in any respect, the Purchaser may terminate this Agreement by delivery to the Seller (with copy to the Escrow Agent) of written notice of termination on or before close of business (5:00 p.m. local time) on **November 15, 2013**. The period beginning on the Effective Date and ending on the earlier of: (1) the date the Purchaser delivers written notice to the Seller that the Purchaser waives all rights to terminate this Agreement pursuant to this Subsection, or (2) **November 15, 2013** is sometimes referred to herein as the "Free Look Period". Upon receipt of a timely notice of termination, the Escrow Agent shall promptly refund all Earnest Money paid (less the sum of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00), which shall be paid to Seller in consideration for this Agreement), and, upon receipt of such refund, except as otherwise provided by this Agreement, neither Purchaser nor Seller shall have any further liability or obligations to the other. If the Purchaser does not deliver such written notice of termination on or before such date, Purchaser shall be deemed to have waived its right to terminate this Agreement pursuant to this **Section 5.**, and such right shall expire, become null and void and shall have no further force or effect. Except in the case of an express written waiver, nothing herein shall be deemed, however, to result in a waiver of any other express right or option of the Purchaser to terminate this Agreement, including the Purchaser's right to terminate under Section 4. (Title), or the Environmental Condition, which shall be conditions separate from the Purchaser's termination right hereunder.

(d) **Inspections at Purchaser's Risk and Expense.** All inspections and testing of the Property by Purchaser and its agents shall be performed at the sole cost and risk of the Purchaser. All information provided to the Purchaser by the Seller, or any person or entity acting on Seller's behalf, is without warranty of any kind and shall be used by Purchaser, if at all, in Purchaser's sole discretion and at Purchaser's sole risk. If this Agreement is terminated, Purchaser shall promptly return to Seller all information that exists in any form or media regarding the Property provided by or on behalf of Seller, together with copies, at no cost to Seller, of all title, surveys, engineering, traffic, environmental, soils and other reports and studies obtained by Purchaser through its investigation of the Property.

(e) **Insurance for Inspections.** Prior to conducting any on-site inspection of the Property, other than mere visual examination, Purchaser and each contractor and/or consultant participating in such inspection shall obtain, and during the period of such access, inspection or testing shall maintain at Purchaser's expense commercial general liability insurance and personal injury liability coverage which insurance policies must have limits for property damage, bodily injury and death of not less than One Million Dollars (\$1,000,000) for any one occurrence.

(f) **Invasive Testing.** Seller authorizes Purchaser to conduct Phase II testing on the Property as determined appropriate by the Purchaser subject to the terms of Inspections set forth in this Agreement.

6. Escrow Instructions.

(a) **Handling of Earnest Money.** Escrow Agent shall promptly advise Seller and Purchaser if the Earnest Money is not received by Escrow Agent in a timely fashion. Escrow Agent shall promptly deposit and hold the Earnest Money in the federally insured account at the banking institution where the Escrow Agent maintains the other funds it holds in escrow for its clients and others ("Escrow Account"). Escrow Agent may commingle the Deposit with funds

of other clients in the Escrow Account and shall retain the interest earned on the Earnest Money to compensate the Escrow Agent for performing its obligations hereunder. Escrow Agent shall not be accountable for any direct or indirect incidental benefit which Escrow Agent may receive from the depository bank which is attributable to the Earnest Money.

(b) Disbursement of Funds. At such time as Escrow Agent receives written notice from Seller or Purchaser, or both, stating the identity of the party to whom the Earnest Money is to be disbursed, Escrow Agent shall disburse such Earnest Money pursuant to such notice; provided, however, that if such notice is given by either Seller or Purchaser but not both, and the person to whom the Earnest Money is to be disbursed is other than the closing attorney, Escrow Agent shall notify the other party in writing of such notice and shall withhold disbursement of the Earnest Money for a period of five (5) calendar days after giving such notice. If the Escrow Agent receives written notice from either Seller or Purchaser within such five (5) day period, which notice countermands or objects to the earlier notice of disbursement, then Escrow Agent shall withhold such disbursement until both Seller and Purchaser can agree upon a disbursement of the Earnest Money. Notwithstanding the foregoing, if Purchaser notifies Escrow Agent on or before the expiration of the Inspection Period of its election to terminate this Agreement pursuant to **Section 5.**, then no confirming notice from Seller shall be required by Escrow Agent, and Escrow Agent shall promptly disburse the Earnest Money as provided in **Section 5.** without requesting or waiting for confirming notice from Seller. Seller and Purchaser agree to send to the other a duplicate copy of any written notice sent to Escrow Agent requesting disbursement or countermanding or objecting to a request for disbursement.

(c) Limited Liability. In performing any of its duties hereunder, Escrow Agent shall not incur any liability to anyone for any damages, losses or expenses, except for any negligence, willful misconduct or breach of trust by Escrow Agent under this Agreement, and, accordingly, Escrow Agent shall not incur any such liability with respect to the following: (1) any action taken or omitted in good faith upon advice of its legal counsel given with respect to any questions relating to the duties and responsibilities of Escrow Agent under this Agreement; or (2) any action taken or omitted in reliance on any instrument, including any written notice or instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions but also as to the truth and accuracy of any information contained therein, which Escrow Agent shall in good faith believe to be genuine, to have been signed or presented by a person or persons having authority to sign or present such instrument, and to conform with the provisions of this Agreement.

(d) Disputes / Interpleader. Notwithstanding anything in this Agreement to the contrary, upon a dispute between Seller and Purchaser sufficient in the sole discretion of Escrow Agent to justify its doing so, or if Escrow Agent has not disbursed the Earnest Money on or before the thirtieth (30th) day following the Closing Date specified in **Section 7**, then Escrow Agent shall be entitled, but not required, to tender the Earnest Money into the registry or custody of any court of competent jurisdiction, together with such pleadings as it may deem appropriate, and thereupon be discharged from all further duties and liabilities under this Agreement (other than with respect to any liabilities for negligence, willful misconduct or breach of trust by Escrow Agent). The Escrow Agent may reimburse itself from the Earnest Money for a reasonable attorney's fee and other reasonable costs of filing any such interpleader action. The Escrow Agent may also, in its discretion, elect to refrain for any period from initiating any such interpleader action, and may in lieu thereof, continue to hold the Earnest Money in escrow subject to the terms and conditions of this Section pending a resolution of all disputes between the parties.

7. Closing. The term "Closing," as used herein, means the consummation of the purchase and sale of the Property pursuant to this Agreement. The Closing shall include, *inter alia*, the delivery and acceptance of the Purchase Price by the Seller and the execution and delivery by the Purchaser and Seller as applicable of the Closing Documents and other Deliveries described herein.

(a) Closing Date. The term "Closing Date," as used herein, means the date on which the Closing is consummated.

(1) Initial Closing Date. Subject to the rights of the Purchaser and the Seller to defer the Closing Date by exercising their respective extension rights as set forth in this Agreement, the Closing shall take place on or before December 31, 2013 at a time and on a date specified by the Purchaser after at least five (5) business days prior written notice to the Seller (or if no such notice has been received, on December 31, 2013 at 1:00 p.m. local time) (the "Initial Closing Date") at City Hall, 7840 Roswell Road, Sandy Springs, Georgia 30350; or at the law offices of the closing attorney, as elected by Purchaser.

(b) Closing Documents. On the Closing Date:

(1) Seller Deliveries. Seller shall deliver to Purchaser the following documents and instruments, all in a standard form and substance reasonably satisfactory to legal counsel for the Purchaser and Seller, duly executed by or on behalf of Seller (where applicable under oath or in proper legal form for recording): (i) a warranty deed conveying Seller's Good and Marketable Fee Simple Title to the Property to the Purchaser, subject only to Permitted Exceptions; (ii) any curative documents which the Seller may agree to furnish in connection with the Closing pursuant to **Section 4.** hereof; (iii) a Sellers' affidavit of ownership with respect to the Property, qualified to the knowledge of Seller and providing that nothing contained therein shall in any way enlarge or otherwise modify the warranty of title given in the deed of conveyance at Closing; and (iv) such tax certifications, affidavits of authority and residency, affidavits concerning the participation of brokers, a waiver of lien by the listing broker, and other customary closing documents as reasonably requested by the Purchaser, Purchaser's title insurance company or the closing attorney.

(2) Purchaser Deliveries. Purchaser shall pay the Purchase Price to Seller in accordance with the provisions of this Agreement, and shall also execute and deliver affidavits concerning the participation of brokers, a waiver of lien from Purchaser's broker and other customary closing documents as reasonably requested by the Purchaser, Purchaser's title insurance company or the closing attorney.

(3) Closing Memorandum. Purchaser and Seller shall execute and deliver a settlement statement, HUD-1 Form or closing memorandum disclosing the prorations, adjustments, funds paid and received by and to all parties at the Closing in reasonable detail, together with such other information concerning the Closing as the closing attorney should reasonably consider necessary and proper to properly and accurately document the Closing.

(c) Prorations and Adjustments to Purchase Price. The following prorations and adjustments shall be made between Purchaser and Seller at Closing, or thereafter if Purchaser and Seller shall agree:

(1) All city, state and county ad valorem taxes and similar impositions levied or imposed upon or assessed against the Property, hereinafter called the "Taxes", for the year in which Closing occurs shall be prorated as of the Closing Date. Regardless of whether the tax bills for 2013 are available, all such Taxes shall be prorated as of the Closing Date based upon the tax bills for 2012, and the Purchaser shall be responsible to pay or reimburse the Seller for all 2013 Taxes in excess of the Seller's share based on such proration.. In the event any of the Taxes are due and

payable at the time of Closing, the same shall be paid at Closing. If the Taxes are not paid at Closing, Seller shall deliver to Purchaser the bills for the Taxes promptly upon the receipt thereof and Purchaser shall thereupon be responsible for the payment in full of the Taxes within the time fixed for payment thereof and before the same shall become delinquent. The Seller shall have the exclusive right and option to continue to prosecute any tax appeal pending on the Closing Date for any year before the year of Closing, shall be solely responsible for any additional Taxes for such prior year, and shall be entitled to any refund or rebate for any such year. Purchaser shall have the sole right and responsibility to prosecute any appeal for taxes for the year of Closing.

(2) Any other items which are customarily prorated in connection with the purchase and sale of properties similar to the Property shall be prorated as of the Closing Date. All such prorations and adjustments to be made in conjunction with the Closing shall be made as of the Closing Date and shall be effective at Closing, except as otherwise provided and as further specified herein.

(d) Costs of Closing. At Closing:

(1) the Seller shall pay: (i) the State of Georgia Real Estate Transfer Tax payable on the recording of the Seller's deed, (ii) the fees of the Seller's attorney and any other advisors, (iii) the cost of satisfying all Monetary Encumbrances and removing the same from the public records, (iv) the cost of preparing and filing any curative documents which the Purchaser may agree to deliver pursuant to **Section 4**. Hereof, and (v) any other costs which the Seller may expressly agree to pay pursuant to this Agreement, but no other charges;

(2) The Purchaser shall pay: (i) all recording costs not payable by the Seller, (ii) all costs of Purchaser's title examination, title commitment and any updates and Purchaser's title premiums, (iii) all costs of Purchaser's surveys, appraisals, soils and environmental testing, wetlands investigations and other due diligence costs incurred in connection with the Purchaser's due diligence investigation of the Property; (iv) any fees and costs of applying for and closing any loan which the Purchaser may elect to seek; (v) the fees of Purchaser's attorney and other advisors, and (vi) any other costs and expenses of the transaction which are not the obligation of any other person hereunder.

8. Warranties and Representations of the Seller / Limitations and Merger. Seller represents, warrants and covenants that, to the best of Seller's present knowledge, information and belief:

(a) Reserved

(b) There are no lawsuits pending or threatened against or involving Seller or the Property which affect Seller's title;

(c) Seller has not received any notice of pending or threatened claims, condemnations, planned public improvements, annexation, special assessments, rezoning or other adverse claims affecting the Property;

(d) On the Closing Date, Seller will not be indebted to any contractor, laborer, mechanic, materialman, architect or engineer for work, labor or services performed or rendered, or for materials supplied or furnished, in connection with the Property for which any such person could claim a lien against the Property;

(e) Seller will pay or cause to be paid promptly when due all city, state and county ad valorem taxes and similar taxes and assessments, all sewer and water charges and all other governmental charges levied or imposed upon or assessed against the Property between the Effective

Date and the Closing Date, except that, if the Purchaser elects to close while the tenant remains in possession of the Property, the Seller shall not be responsible for utility charges for the month in which the Closing occurs; and

9. Purchaser's Representations and Warranties:

(a) The Purchaser is municipal corporation duly authorized and existing under the laws of the State of Georgia. Subject to the conditions specified herein below, Purchaser has the right, power, authority, discretion and capacity to buy the Property in accordance with the terms, provisions and conditions of this Agreement. The individual who has executed this Agreement on behalf of the Purchaser in his representative capacities is duly constituted, appointed or elected and authorized to do so.

(b) Seller acknowledges that the Purchaser's obligation to close the purchase and sale of the Property hereunder is subject to and conditioned upon the City Council of Sandy Springs, Georgia's approval of this Agreement; provided, however: (1) Purchaser shall present this Agreement for approval on November 12, 2013, and (2) nothing herein shall be deemed to affect Purchaser's insurance, indemnity and other obligations under **Section 5**.

11. Default and Remedies.

(a) If the purchase and sale of the Property contemplated hereby does not close in accordance with the terms and conditions of this Agreement as the result of actions, failures or circumstances which constitute a breach or default by Purchaser of Purchaser's obligations under this Agreement, and if the Purchaser fails or refuses to cure such default within ten (10) days after delivery of notice thereof from Seller describing the default and, if any action is possible to cure the same, describing such action, Seller shall retain the Earnest Money as bargained for liquidated damages incurred by the Seller arising from the Purchaser's failure to close, and not a penalty.

(b) If the purchase and sale of the Property contemplated hereby does not close in accordance with the terms and conditions of this Agreement as the result of actions, failures or circumstances which constitute a breach or default by Seller of Seller's obligations under this Agreement, and if the Seller fails or refuses to cure such default within ten (10) days after delivery of notice thereof from Purchaser describing the default and, if any action is possible to cure the same, describing such action, Purchaser shall elect either: (1) to terminate this Agreement by delivery of written notice of termination to the Seller, in which case the Earnest Money shall be promptly refunded to Purchaser, and Purchaser shall have the right within six (6) months thereafter to commence an action for damages incurred by the Purchaser, provided that the maximum provable damages shall not exceed the amount equal to the amount of the Earnest Money refunded to the Purchaser hereunder; or (2) in the alternative, the Purchaser shall have the right to sue Seller for specific performance of this Agreement, and, if Seller should receive an order for specific performance, Purchaser shall also be entitled to receive a monetary award of damages not in excess of Purchaser's reasonable attorney's fees and costs of the litigation. The inability of Seller to convey the Property to the Purchaser on the Closing Date with the quality of title required by this Agreement shall not constitute a default by Seller under this Agreement unless the title restriction causing such inability arises after the Effective Date by reason of a willful action of the Seller in violation of this Agreement or the failure to take an action required by this Agreement which Seller could have taken.

12. Damage or Destruction Before Closing.

(a) Seller shall continue to maintain its current property and casualty and general liability insurance coverages in effect through the later of the Closing Date or the date Seller tenders possession of the Property to the Purchaser.

13. Possession. Purchaser agrees that the Seller may retain non-exclusive possession of the Property through and including December 31, 2013 after Closing ("Holdover Period") without the payment of rent or other additional consideration to the Purchaser. Seller shall maintain all risk insurance during the Holdover Period in an amount not less than One Million and 00/100 Dollars (\$1,000,000.00) and shall provide proof of such insurance to Purchaser at Closing.

During the Holdover Period, Seller shall have sole responsibility for repair, maintenance, and operation of the Property thereon. Purchaser shall have no duties regarding repair, maintenance, or operation, including but not limited to any structures, fixtures, or systems and shall incur no cost whatsoever as a result of Seller's holdover.

Seller shall maintain the Property in a safe manner and shall comply with all federal, state, and local laws regarding the occupancy and operation of its business on the Property.

Seller shall indemnify Purchaser against, and hold Purchaser harmless from, any and all claims, actions, demands, losses, damages, expenses (including, without limitation, damages, court costs, and attorneys' fees) and liabilities whatsoever, which may arise from Seller's possession of the Property during the Holdover Period.

14. Assignment. This Agreement may not be assigned by Purchaser, in whole or in part, without the prior written consent of Seller.

15. Binding Effect. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, Purchaser and Seller and their respective legal representatives, successors and permitted assigns.

16. Brokerage Commission; Disclosure.

Seller and Buyer hereby represents and warrants to the other that he/she/they have not dealt with any real estate Broker, agent or salesperson (other than Seller's Broker or Buyer's Broker, as hereinafter defined) so as to create any legal right or claim in any such Broker, agent or salesperson for a commission or similar fee or compensation with respect to the negotiation and/or consummation of this Contract. Buyer and Seller acknowledge that they are not represented by a Broker unless they have signed a brokerage agreement with said Broker. If any party hereto is not represented by a Broker, that party acknowledges full responsibility for protecting his/ her/their own interests.

17. Modification. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser and their respective Brokers with respect to the purchase and sale of the Property and other matters contained herein, and this Agreement contains the sole and entire understanding between Seller and Purchaser with respect thereto. This Agreement shall not be modified or amended except by an instrument in writing signed by or on behalf of Seller and Purchaser. No consent of the Brokers shall be required for any such modification or amendment unless such modification or amendment affects the Brokers' commission rights hereunder (excluding, however, any modification with respect to price).

18. Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Georgia.

19. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

20. Time. Time is and shall be of the essence of this Agreement.

21. Captions. The captions and headings used in this Agreement are for convenience only and do not in any way restrict, modify or amplify the terms of this Agreement.

22. Exhibits. Each and every Exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each Exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

23. Notices. All notices, requests, demands, tenders and other communications hereunder shall be in writing. Any such notice, request, demand, tender or other communications shall be deemed to have been duly given if personally delivered or on the third business day after being deposited in the United States Mail, Certified Mail, Return Receipt Requested, with all postage prepaid, to the address for each party set forth below its execution hereof. Any party, by written notice to the others in the manner herein provided, may designate an address different from that set forth herein.

Seller: Brannan D. Southerland
465 Hammond Drive
Sandy Springs, GA 30328

With a copy to: Northwest Exterminating
Attn: Brannan Southerland
670 Powers Ferry Rd.
Marietta, GA 30067

Purchaser: City of Sandy Springs, Georgia
Attn: John McDonough, City Manager
7840 Roswell Road
Sandy Springs, Georgia 30350

With a copy to: Wendell K. Willard and Cecil G. McLendon, Jr.
City of Sandy Springs, Georgia
7840 Roswell Road
Sandy Springs, Georgia 30350-

Escrow Agent: Andy Meyer
Meyer Closings, LLC
One Premier Plaza
5605 Glenridge Drive
Suite 800
Atlanta, Georgia 30342

24. Survival. Except as otherwise specified in this Agreement, all conditions or stipulations shall merge with the closing herein.

25. Miscellaneous. If the final date for any period provided for herein for the performance of any obligation or for the taking of any action falls on Saturday, Sunday, or banking

holiday, then the time of the period shall be deemed extended to the next day which is not a Saturday, Sunday, or banking holiday.

26. Special Stipulations. The following Special Stipulations, if conflicting or inconsistent with any of the preceding portions of this Agreement, or any exhibit, addendum attached hereto, shall control the rights and obligations of the parties and the interpretation of this Agreement:

(a) Environmental Condition. Seller acknowledges that Purchaser's obligation to close the purchase the Property shall be conditioned upon the receipt of a Phase I and, if recommended by the Purchaser's environmental engineer or consultant, a Phase II environmental assessment of the Property with the scope and specific tests recommended by the Purchaser's environmental engineer or consultant. All such environmental testing shall be at the Purchaser's sole cost and risk. Purchaser shall order any applicable Phase II testing before the end of the Free Look Period. In the event that; (1) any Phase II testing has been ordered within the time provided herein, but the report with the results of such tests has not been completed and received by the Purchaser before the end of the Free Look Period, and (2) if the Purchaser elects, in Purchaser's discretion, to extend the Closing to the Seller Extended Closing Date, as permitted by **Paragraph 7(a)(2)** hereof, and (3) if, after the results of such Phase II testing reveals contamination of the improvements, soil or groundwater of the Property at levels which are reasonably unacceptable to the Purchaser, the Purchaser may terminate this Agreement by delivery of written notice of termination to the Seller within ten (10) days after the delivery of the such Phase II environmental report to the Purchaser, but not later than December 15, 2013 in any event, in which case this Agreement shall terminate, the Escrow Agent shall refund the Earnest Money to Purchaser (less \$25 to be paid to the Seller for entering into this Agreement), and neither party shall have any further obligation or liability to the other, except as otherwise specifically provided by this Agreement. If the Purchaser has not delivered Purchaser's notice of termination to the Seller within the time provided herein, the Purchaser's right to terminate the Agreement pursuant to this **Subsection (a)** of this Stipulation shall expire

27. Time for Acceptance. This Agreement shall be regarded as an offer made by the Purchaser to the Seller on October ~~25~~ 25, 2013 and is open for acceptance by the Purchaser on or before 5:00 p.m. Eastern Daylight Savings Time on October ~~25~~ 25, 2013 (the "Acceptance Date"). The only manner of acceptance binding upon the Seller shall be the execution of this Agreement by the Purchaser and receipt by the Seller of one fully executed copy not later than 5:00 p.m. on the Acceptance Date. The actual date of the receipt by the Seller of a fully executed copy of this Agreement is sometimes referred to herein as the "Effective Date." The Seller shall confirm the Effective Date by entering the date of receipt in the space provided below and returning one copy to the Purchaser.

28. Ratification by City of Sandy Springs. The approval and enforceability of this Agreement shall be subject to the Approval of the Agreement by the Mayor and Council of the City of Sandy Springs, Georgia. Should the Mayor and Council fail to approve this Agreement, the Agreement shall become void and all Escrow Funds shall be refunded to Purchaser. The Purchaser shall place the approval of the Agreement before the Mayor and Council of the City of Sandy Springs on November 12, 2013.

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.
SIGNATURES BEGIN ON THE FOLLOWING PAGE.]**

IN WITNESS WHEREOF, Seller and Purchaser have caused this Agreement to be executed and sealed by their duly authorized representatives on the dates written below.

SELLER:

BRANNAN D. SOUTHERLAND

 (L.S.)

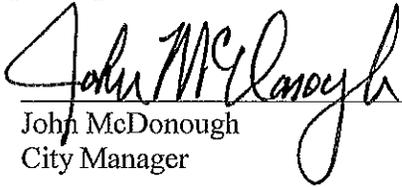
Seller confirms that the Effective Date of this Agreement is October 25, 2013. DDS
Initial here

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.
SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]**

PURCHASER'S ACCEPTANCE:

THE CITY OF SANDY SPRINGS, GEORGIA, a
municipal corporation of the State of Georgia

Acceptance Date: October 25, 2013,

By: 
John McDonough
Its: City Manager

[CORPORATE SEAL]

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.
SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]**

ESCROW AGENT:

Date: October ____, 2013,

By: _____

Its: _____

Deed Book 49971 Pg 510
Cathelene Robinson
Clark of Superior Court
Fulton County, Georgia

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 6, BLOCK B, OF MT. VERNON HILLS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGE 19, FULTON COUNTY RECORDS, AND ALSO SHOWN AS LOT 6, BLOCK B, IN PLAT OF HAMMOND HILLS SUBDIVISION, UNIT THREE RECORDED IN PLAT BOOK 56, PAGE 65, FULTON COUNTY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH SIDE OF HAMMOND DRIVE WITH THE WEST SIDE OF KAYRON DRIVE; THENCE SOUTH ALONG THE WEST SIDE OF KAYRON DRIVE, TWO HUNDRED EIGHTEEN (218) FEET TO LOT 7, BLOCK B, UNIT THREE, HAMMOND HILLS SUBDIVISION, THENCE WEST ALONG THE LINE BETWEEN LOTS 6 AND SAID LOT 7, ONE HUNDRED FIVE (105) FEET TO A LOT 3, BLOCK B, UNIT ONE, MT. VERNON HILLS SUBDIVISION; THENCE NORTH ALONG THE LINE BETWEEN LOTS 5 AND 6, TWO HUNDRED EIGHTEEN (218) FEET TO THE SOUTH SIDE OF HAMMOND DRIVE ONE HUNDRED FIVE (105) FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS NO. 465 HAMMOND DRIVE N.E.

EXHIBIT "B"
SELLER'S RIGHT TO REMOVE CERTAIN ITEMS

Prior to Closing, so long as the Property is maintained in a safe condition, Seller may remove the following items from the Property: sinks, faucets, shower heads, light fixtures, ceiling fans, kitchen cabinets, bathroom cabinets, countertops, refrigerators, dishwasher, oven, microwave, blinds, curtains, interior door knobs, interior door hinges, interior doors, shower glass, toilets, and plants.



465 Hammond Drive Acquisition

Parcel: 17 007000020122 Acres: 0			
Name:	SOUTHERLAND BRANNAN D	Land Value	\$ 105,900
Site:	465 HAMMOND DR	Building Value	\$ 247,500
Sale:	\$171,000 on 2011-03-31 Reason=U Qual=3	Misc Value	0
Mail:	465 HAMMOND DR NE	Total Value:	\$ 353,400
	SANDY SPRINGS, GA 30328		



The Fulton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FULTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 11/04/13 : 10:00:30



465 Hammond Drive Acquisition			
Parcel: 17 007000020122 Acres: 0			
Name:	SOUTHERLAND BRANNAN D	Land Value	\$ 105,900
Site:	465 HAMMOND DR	Building Value	\$ 247,500
Sale:	\$171,000 on 2011-03-31 Reason=U Qual=3	Misc Value	0
Mail:	465 HAMMOND DR NE SANDY SPRINGS, GA 30328	Total Value:	\$ 353,400



The Fulton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FULTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 11/04/13 : 09:58:38