

March 22, 2018

Greg Wood, Crossville City Manager  
392 N. Main St.  
Crossville, TN 38555

Mr. Wood:

I am withdrawing my Sales Proposal of June 27, 2017 regarding the Handle Mill Property, and replacing it as presented below.

I strongly feel development of this 3-acre property would greatly enhance Cumberland County in general, and especially the downtown Crossville area. It fronts on Webb Ave., 5<sup>th</sup> Street, and Thurman Ave., and would provide additional parking for the Art Circle Public Library and downtown businesses, while providing space for Special Events. Equally important is the aesthetic improvement that would be realized. I take pride in being a native "hereabouts," and no matter where you live in Cumberland County, you're from Crossville! Therefore, I would like to help make Crossville better! First, please note I had contacted Norfolk Southern Corporation regarding right-of-way purchases before becoming aware of the City's efforts for same. I have now informed NSC that I am in full support of the City's acquisition of any/all adjacent railroad ROW of this property.

**SALE PROPOSAL:** for Parcels 100N C 022.00, 100N C 023.00  
AND 100N C 021.00, an area of approximately 3 acres, including  
two large buildings feasible for multiple uses with renovation.

- Sales Price to be determined by **ONE** commercial Appraisal. A Certified General Real Estate Appraiser who is geographically competent would be selected and mutually agreed upon.
- The cost of the Appraisal to the City will be deducted from the Purchase Price upon Closing, limited to \$3,500.
- Seller will pay Closing Costs to the Closing Agent of his choice, limited to \$1,000.
- With a twenty (20%) percent down payment, Seller will Owner Finance at Prime plus two (2%) percent, amortized for 3 to 5 years.

Unless the members of City Council want fries with this, I'm not sure what else I can do to be more fair, honest, and accommodating to facilitate this purchase and the improvements it would generate.

Sincerely,



Ronnie Webb, Property Owner