

NEGOTIATOR'S REPORT OF CALL

FEDERAL PROJECT NO. STP-462(6) COUNTY CumberlandSTATE PROJECT NO. 18462-1202-14 TRACT NO. 7NAME Memorial Baptist Church LANDOWNER TENANT ADDRESS P.O. Box 39, Crossville, TN 38557 POC Bill Pressley
TELEPHONE NO. 931-210-7186RACE: BLACK HISPANIC ASIAN/PACIFIC ISLANDER NATIVE AMER. ASIAN INDIAN OTHER

AN ENTRY MUST BE MADE FOR EACH CONTACT WITH THE OWNER OR HIS DESIGNATED REPRESENTATIVE. ENTRIES SHOULD INCLUDE THE DATE, THE NAME(S) OF THE PERSON(S) CONTACTED AND A DESCRIPTION OF THE CONTACT. ALL COUNTER OFFERS MADE BY THE OWNER MUST BE NOTED. ENTRIES MUST BE SIGNED AND DATED.

INITIAL CONTACT

NEGOTIATOR Ralph Rhemann DATE OF CONTACT 4/13/11
(PLEASE PRINT)

REAL PROPERTY OFFER

| | NO UNEC. REMNANT | WITH UNEC. REMNANT |
|--|---|--|
| A. STATE PURCHASES IMPROVEMENTS: | \$ <u>50,000.00</u> | \$ <u>N/A</u> |
| B. OWNER RETAINS IMPROVEMENTS: | \$ <u>N/A</u> | \$ <u>N/A</u> |
| OWNER RETENTION EXPLAINED | | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| OWNER INTERESTED IN RETAINING | | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| EFFECTS OF CONSTRUCTION ON REMAINDER EXPLAINED | | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> |
| FAIR MARKET VALUE DETERMINATION EXPLAINED | | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> |
| THE FOLLOWING ITEMS WERE PRESENTED: | 30A <input checked="" type="checkbox"/> 30B <input type="checkbox"/> 17B <input checked="" type="checkbox"/> 32A <input type="checkbox"/> STRIP MAP <input checked="" type="checkbox"/> | |
| | 6 <input checked="" type="checkbox"/> APPRAISAL <input checked="" type="checkbox"/> REVIEW <input checked="" type="checkbox"/> ROW BROCHURE <input checked="" type="checkbox"/> | |

4/13/11 – Met with Deacon Richard Bidwell, representative for the Memorial Baptist Church, at Mr. Bill Pressleys' direction, at the subject property. We discussed the plan sheet provided to the property owner depicting the Tract and I explained how the Right of Way would affect the property and the effects of construction on the remaining land. We discussed the controlled access fence. I then explained how Fair Market Value was determined and the amounts of the Offer as shown above. I discussed closing of liens and encumbrances and how a property owner was entitled to receive the established Fair Market Value amount before the City takes physical control of the property acquired. I further discussed the owner's right to receive reimbursement for incidental expenses incurred in transferring title of the property to the City. Mr. Bidwell acknowledged he understood the information provided. Mr. Bidwell stated that they will convene a special meeting to discuss the offer and contact me on 4/19/11. (RR)

4/19/11 – Received a call from Mr. Pressley informing me that the Church had decided to accept the offer. We agreed to meet at the City Council meeting scheduled for 3:00 pm for all property owners affected by the PROW. I met Mr. Pressley and he presented me with the signed documents for acquisition of the PROW. I explained they will be contacted for closing and check disbursement. (RR)

4/20/11 – I am submitting Tract 7 for processing to acquire PROW. (RR)

2/7/12 – Received Revised Offer from the Project Manager and arranged a meeting with the Trustees of Memorial Baptist Church, William McCoy and Robert Martin. I presented the Revised Offer in the amount of \$49,800.00 and a copy of the appraisal. I also presented the Initial Contact Form, legal description, and Revised Form 30A Agreement of Sale. I asked Mr. McCoy and Mr. Martin if the Church would like to donate

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SUBSEQUENT CONTACTS

the offer amount or a portion of the offer. Mr. McCoy and Mr. Martin declined to donate the proceeds and signed the Agreement of Sale accepting the offer on behalf of the Church. I explained to Trustees, they will be contacted for closing. (RR)

2/9/11 - I am submitting Tract 7 for processing to acquire ROW. (RR)