

Integrated Right of Way  
P. O. Box 3066  
Madison MS, 39130  
Fax: 601-852-1170  
Phone: 601-790-0443



## Right of Way Acquisition Closing Statement

|         |  |         |  |
|---------|--|---------|--|
| Project | 2020-2033 Yandell Rd at<br>Aulenbrock Drainage Project                     | Parcel  | Plat 3                                       |
| County  | Madison  |         |  |
| Owner   | Sandeep Singh, Palwinder Singh &<br>Rajinder Singh as Tenants in<br>Common | Address | 405 Lake Harbor Drive<br>Ridgeland, MS 39157 |

Payment Due:

|                            |                   |
|----------------------------|-------------------|
| FMVO:                      | \$5,980.00        |
| Administrative Adjustment: | \$2,556.00        |
| <b>Total</b>               | <b>\$8,536.00</b> |

*Unless otherwise instructed split payment evenly between above owners.*

**SEE w-9's for mailing address for the 3 owners.**

Included herein:

- Initialized FMVO
- Land Owner Counter Offer
- Properly Executed Warranty Deed
- Completed W9
- Right of Way Plat Map

1. *All considerations agreed on by the above-named Owner(s) and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.*
2. *The considerations embodied in this instrument of conveyance on the abovementioned project and parcel number were reach without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*

Date: 06/03/2020

Authorized Acquisition Agent: 

Greg M. Thompson

**Integrated Right of Way**  
P. O. Box 3066  
Madison, MS 39130  
Phone: 601-790-0443  
Fax: 601-852-1170



**Fair Market Value Offer**

Date: May 8, 2020

Name: Sandeep Singh, Palwinder Singh, & Rajinder Singh Project: 2020-2033 Yandell Road at Aulenbrock  
as Tenants in Common Drainage Project

Address: 405 Lake Harbor Drive County: Madison

Ridgeland, MS 39157 ROW Parcel(S): Plat 3

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument.

The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved waiver valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved waiver valuation in the amount of 5,980.

Appraisal X Waiver Valuation. This waiver valuation was made based upon recent market data in this area.

**This acquisition does not include oil, gas, or mineral rights but includes all other interests.**


Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items are household and office furniture and appliances, machinery, business and farm inventory, etc.

The real property improvement being acquired are:

The following real property and improvements are being acquired but not owned by you N/A

Separately held interest(s) in the real property are not applicable. These interests are not included in the above fair market value offer.

|                                      |            |                    |
|--------------------------------------|------------|--------------------|
| Land Value:                          | <i>PS</i>  | \$ 5,980.00        |
| Improvements:                        | <i>R-S</i> | \$ 0.00            |
| Damages:                             | <i>S-S</i> | \$ 0.00            |
| X Parcel:                            |            | 0.00               |
| <b>Total Fair Market Value Offer</b> |            | <b>\$ 5,980.00</b> |

  
Right of Way Acquisition Agent



**Providing Professional Right of Way  
Acquisition & Consultation Services**

Integrated Right of Way  
P. O. Box 3066  
Madison MS, 39130  
Fax: 601-852-1170  
Phone: 601-790-0443



June 1, 2020

Sandeep Singh  
Palwinder Singh  
Rajinder Singh  
405 Lake Harbor Dr  
Ridgeland, MS 39157

RE: Madison County Right of Way - D G Yandell Rd Canton Miss LLC

Mr. Singh,

The Madison County Board of Supervisors voted this morning to approve an administrative adjustment of \$2,556.00.00 to your compensation for the necessary right of way on the above referenced parcel:

2,134 X \$5.00 per square foot X .80 - \$8,536.00  
Total: **\$8,536.00**

Assuming this offer is acceptable in lieu of the time and expense of eminent domain proceedings, please have your signature notarized on the Drainage Easement and authority letter, complete and sign the w-9, initialize the plat map and a copy of this letter and return to:

iROW  
P.O. Box 3066  
Madison, MS 39130

If you have any questions please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg M. Thompson'.

Greg M. Thompson, ROW Agent

S.S R-5  
PS



Providing Professional Right of Way Acquisition  
& Consultation Services

PREPARED BY:  
Mike Espy (MB#5240)  
Mike Espy, PLLC  
4450 Old Canton Rd, Ste 205  
Jackson, Mississippi 39211  
601.355.9101

RETURN TO:  
Mike Espy  
Mike Espy, PLLC  
4450 Old Canton Rd, Ste 205  
Jackson, Mississippi 39211  
601.355.9101

**DRAINAGE EASEMENT**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS:

Sandeep Singh, Palwinder Singh & Rajinder Singh  
as Tenants in Common  
405 Lake Harbor Drive  
Ridgeland, MS 39157  
(601) 4976938

do hereby bargain, grant, transfer and convey unto GRANTEE:

**Madison County, Mississippi**  
A Body Politic  
125 West North Street  
P.O. Box 608  
Canton, MS 39046  
(601) 855-5500

a permanent drainage easement on, over, across and through the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Section 27, Township 8 North, Range 2 East,  
Madison County, Mississippi

Grantors further grant unto Grantee the right of ingress and egress for the purposes of location, construction, improvement, repair, operation, inspection and maintenance of the Drainage Easement.

The Grantors acknowledge the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledge that Grantors are aware of their rights under said Act and laws, including, but not limited to:

- A. Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act; and,
- B. The opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and,
- C. An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

The Grantors do hereby waive all additional rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law" and Sections 43-37-1 et seq., and Sections 43-39-1 et seq., of the Mississippi Code Annotated (1972), and Grantors further acknowledge that the Grantee has complied with any and all laws and procedures set forth above. Grantors further acknowledge that they have received just compensation for the real property herein described.

WITNESS MY SIGNATURE, THIS THE 2 DAY OF June, 2020.

Sandeep Singh  
Sandeep Singh

Palwinder Singh  
Palwinder Singh

Rajinder Singh  
Rajinder Singh



STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 2 day of June, 2020, the within named Sandeep Singh he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 2 day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 2 day of June, 2020, the within named Rajinder Singh he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 2 day of June, 2020.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 2 day of June, 2020, the within named Palwinder Singh he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 2 day of June, 2020.

[Signature]  
NOTARY PUBLIC

My Commission Expires:





**Exhibit "A"**

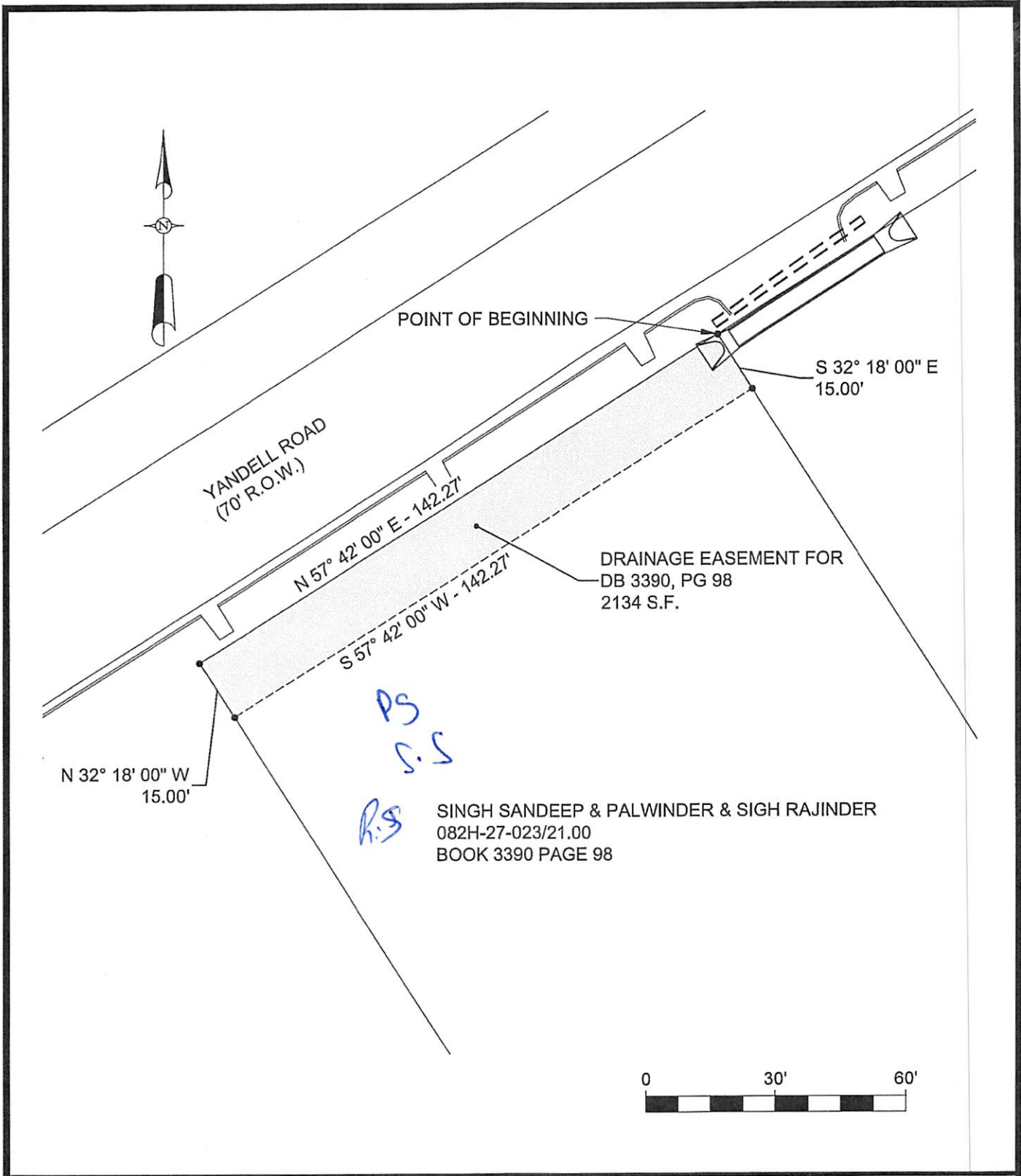
**Easement**

**Reserved Drainage Easement Along South Right-of-Way of Yandell Road  
Located Wholly Within Sandeep Singh, Palwinder Singh, and Rajinder Singh parcel**

Beginning at a point on the South right-of-way line of Yandell Road, a public street, as said south right-of-way is laid out and established; said point being the Northeast corner of a 0.78 acre parcel of land conveyed unto Sandeep Singh, Palwinder Singh, and Rajinder Singh, by that certain Special Warranty Deed file for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 3390 at Page 98 thereof, reference to which is hereby made for all purposes; said point being the point of beginning of this legal description of the parcel of land that is described by metes and referenced bounds as follows, to-wit:

Thence run South 32° 18' 00" East for a distance of 15.00' to a point; thence run South 57° 42' 00" West for a distance of 142.27' to a point; thence run North 32° 18' 00" West for a distance of 15.00' to a point; thence run North 57° 42' 00" East for a distance of 142.27' to the point of beginning.

The above described parcel of land contains 0.049 acres, more or less, or 2,134 square feet, more or less, and is situated in the East Half of the Northwest Quarter (E 1/2 NW 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) in Section 27 in Township 8 North, Range 2 East, Madison County, Mississippi.



854 WILSON DRIVE  
SUITE A  
RIDGELAND, MS 39157

TEL (601) 899-5158  
FAX (601) 899-5110

EXHIBIT "F"  
DB 3390 PG 98  
MADISON COUNTY, MISSISSIPPI

DRAWN BY: P. BARNES

DATE: FEB. 3, 2020

SCALE: 1" = 30'

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

|   |  |   |
|---|--|---|
| Print or type<br>See Specific Instructions on page 2.                         | Name (as shown on your income tax return)<br><b>Rajinder Singh</b>   |   |
|   | Business name/disregarded entity name, if different from above   |   |
|   | Check appropriate box for federal tax classification (required):<br><input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____<br><br><input type="checkbox"/> Other (see instructions) ▶ _____ |   |
|   | <input type="checkbox"/> Exempt payee  |   |
| Address (number, street, and apt. or suite no.)<br><b>156 Bienville drive</b> |  | Requester's name and address (optional) |
| City, state, and ZIP code<br><b>Madison MS 39110</b>                          |  |   |
| List account number(s) here (optional)  |  |   |

|  |   |                                       |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---------------------------------------|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|
| <b>Part I Taxpayer Identification Number (TIN)</b>   |   |                                       |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |
| Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3. | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center;"><b>Social security number</b></td> </tr> <tr> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">4</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">-</td> <td style="width: 20px; text-align: center;">9</td> <td style="width: 20px; text-align: center;">8</td> <td style="width: 20px; text-align: center;">-</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">8</td> <td style="width: 20px; text-align: center;">6</td> <td style="width: 20px; text-align: center;">8</td> </tr> </table> | <b>Social security number</b>         |   |   |   |   |   |   |   |   |  | 0 | 4 | 0 | - | 9 | 8 | - | 0 | 8 | 6 | 8 |
| <b>Social security number</b>  |   |                                       |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |
| 0  | 4   | 0                                     | - | 9 | 8 | - | 0 | 8 | 6 | 8 |  |   |   |   |   |   |   |   |   |   |   |   |
| <b>Note.</b> If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center;"><b>Employer identification number</b></td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>  | <b>Employer identification number</b> |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |
| <b>Employer identification number</b>  |   |                                       |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |
|  |   |                                       |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |

|   |  |
|---|--|
| <b>Part II Certification</b>  |  |
| Under penalties of perjury, I certify that:   |  |
| 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and<br>2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and<br>3. I am a U.S. citizen or other U.S. person (defined below).   |  |
| <b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4. |  |

|                  |  |                          |
|------------------|--|--------------------------|
| <b>Sign Here</b> | Signature of U.S. person ▶ <b>Rajinder Singh</b> | Date ▶ <b>06/02/2020</b> |
|------------------|--|--------------------------|

**General Instructions**  
 Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**  
 A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

|   |  |   |
|---|--|---|
| Print or type<br>See Specific Instructions on page 2.   | Name (as shown on your income tax return)<br><b>Palwinder Singh</b>  |   |
|   | Business name/disregarded entity name, if different from above   |   |
|   | Check appropriate box for federal tax classification (required):<br><input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____<br><br><input type="checkbox"/> Other (see instructions) ▶ _____ | <input type="checkbox"/> Exempt payee   |
|   | Address (number, street, and apt. or suite no.)<br><b>405 Lake Harbor Drive</b>  | Requester's name and address (optional) |
| City, state, and ZIP code<br><b>Ridgeland, MS 39157</b> |  |   |
| List account number(s) here (optional)                  |  |   |

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

|                                       |  |
|---------------------------------------|--|
| <b>Social security number</b>         |  |
| 798 - 20 - 9341                       |  |
| <b>Employer identification number</b> |  |
|                                       |  |

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

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|                  |   |                        |
|------------------|---|------------------------|
| <b>Sign Here</b> | Signature of U.S. person ▶ <b>Palwinder Singh</b> | Date ▶ <b>06/02/20</b> |
|------------------|---|------------------------|

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- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

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## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

|  |  |   |
|--|--|---|
| Print or type<br>See Specific Instructions on page 2.                    | Name (as shown on your income tax return)<br>Sandeep Singh   |   |
|  | Business name/disregarded entity name, if different from above   |   |
|  | Check appropriate box for federal tax classification (required):<br><input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate<br><br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____<br><br><input type="checkbox"/> Other (see instructions) ▶ _____ |   |
|  | <input type="checkbox"/> Exempt payee  |   |
| Address (number, street, and apt. or suite no.)<br>405 Lake Harbor Drive |  | Requester's name and address (optional) |
| City, state, and ZIP code<br>Ridgeland, MS 39157                         |  |   |
| List account number(s) here (optional)                                   |  |   |

**Part I Taxpayer Identification Number (TIN)**

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**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

|                                       |  |
|---------------------------------------|--|
| <b>Social security number</b>         |  |
| 880 - 61 - 5560                       |  |
| <b>Employer identification number</b> |  |
|                                       |  |

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
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|                  |  |                 |
|------------------|--|-----------------|
| <b>Sign Here</b> | Signature of U.S. person ▶ Sandeep Singh | Date ▶ 06/02/20 |
|------------------|--|-----------------|

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

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- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.