

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

June 7, 2023

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE
County Engineer

Re: Request for Payment
Project: Reunion Parkway Phase II
Parcel: 009-00-00-Q/PE-001/T-001

The Engineering Department recommends that the Board accept the invoice for \$45,600.00 for the acquisition of right of way for Reunion Parkway Phase II Project from GolfSuites of Madison, LLC. and to authorize the Comptroller to issue the check.

Check payment to:

Payee: GolfSuites of Madison, LLC.
2738 South Falkenburg Road
Riverview, FL 33578

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

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



Right of Way Acquisition Closing Statement

Name:	<u>GolfSuites of Madison, LLC</u>	Date:	<u>June 7, 2023</u>
Address:	<u>2738 S. Falkenburg Road</u> <u>Riverview, FL 33578</u>	Project:	<u>Reunion Parkway Phase II</u>
		County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>009-00-00-W/PE-001/T-001</u>

009-00-00-W Payment:	\$36,650.00
009-00-00-PE-001 Payment:	\$6,500.00
009-00-00-T-001 Payment:	\$2,450.00
Total Payment Due:	\$45,600.00

Included Herein:

- Properly Executed W-9
- Properly Executed Warranty Deed, Variable Width Permanent Utility Easement, and Temporary Construction Easement
- Initialized Fair Market Value Offer
- Satellite Map of Acquisition Area

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.*

A handwritten signature in blue ink, appearing to read 'G. Thompson', is written over a horizontal line.

Greg M. Thompson
Lead Acquisitions Agent



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

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



Wednesday, June 7, 2023

Greg Higginbotham, County
Administrator
Madison County Board of Supervisors
125 West North Street
Canton, MS 39046

RE: Reunion Parkway Phase II
Tax ID: 082I-32-010/02.00 & 082I-31-003/00.00
Owners: GolfSuites of Madison, LLC

Upon filing the Warranty Deed for the referenced parcels, please send an official copy to the following:

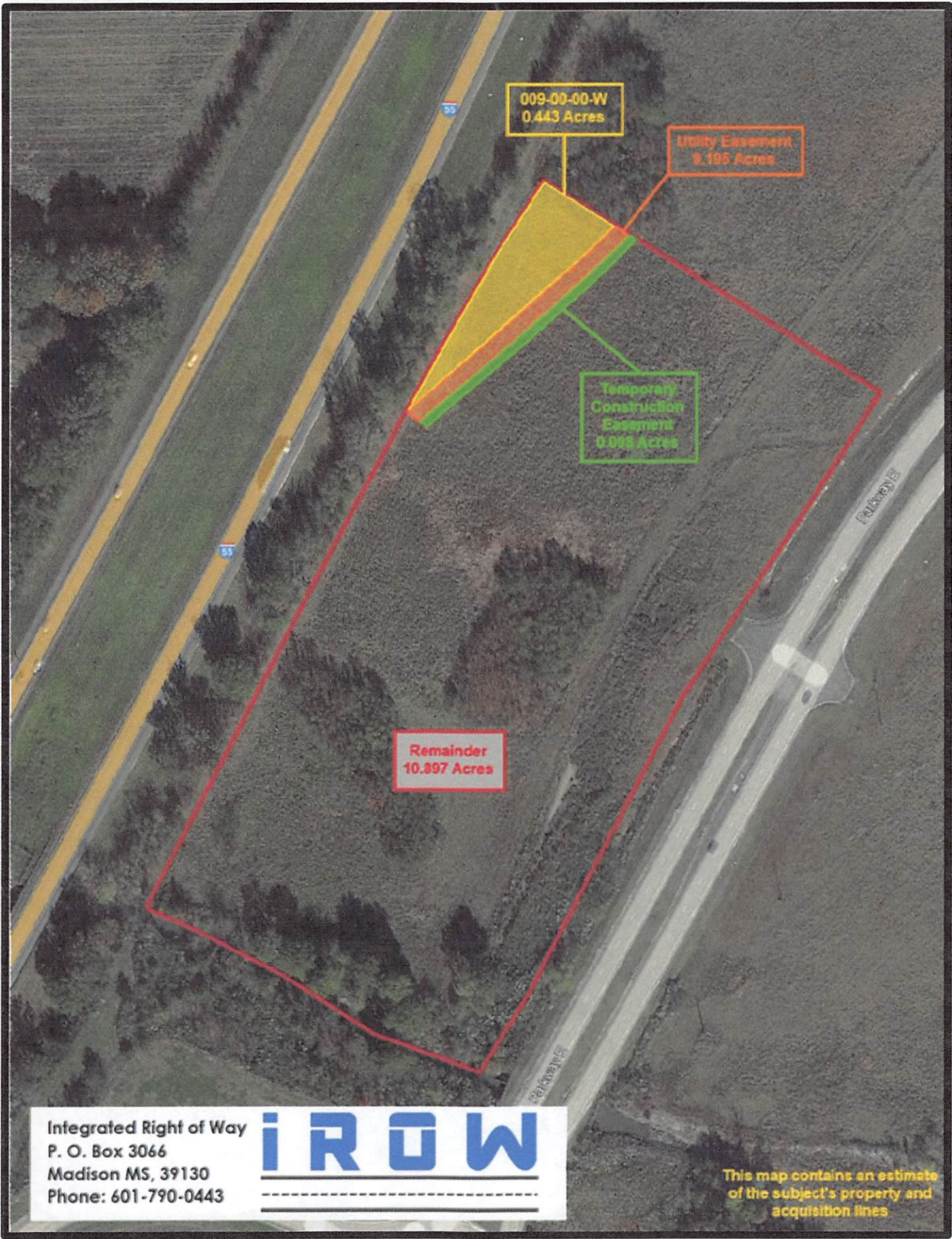
Mike Espy, PLLC
4450 Old Canton Road
Suite 205
Jackson, MS 39211

Please feel free to call 601-790-0443 with any questions.

Thank you,

A handwritten signature in blue ink, appearing to read 'Greg', is written over a horizontal line.

Greg M. Thompson



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

i R O W

This map contains an estimate
of the subject's property and
acquisition lines

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



Fair Market Value Offer

Name:	<u>GolfSuites Madison, LLC</u>	Date:	<u>April 28, 2023</u>
Address:	<u>2738 S Falkenburg Road</u>	Project:	<u>Reunion Parkway Phase II</u>
	<u>Riverview, FL 33578</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>009-00-00-W</u>

It is necessary that Madison County acquire certain property necessary for the construction and implementation of the Reunion Parkway Phase II Project. The identification of the real property and the specific interests being acquired are indicated below and 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 appraised value / established just compensation. This fair market value offer includes all damages (if applicable) and is based on our approved Appraisal Valuation in the amount of \$36,650.00.

X Appraisal Waiver Valuation. The Valuation was made using recent market data in this area.

This Fee Simple acquisition does not include oil, gas, or mineral rights.

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, portable lawn items, business and farm inventory, etc.

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 (19,299 Sq. Ft. x \$1.92 / Sq. Ft. (Rounded)):	\$	<u>36,650.00</u>
Improvements:	\$	<u>0.00</u>
Damages (Fencing, Gate, & Landscaping):	\$	<u>0.00</u>
Total Fair Market Value Offer:	\$	<u>36,650.00</u>

A handwritten signature in black ink, appearing to be 'Lg', written over a horizontal line.

Right of Way Acquisition Agent



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

Grantee, prepared by and return to:	Grantor Address:
Madison County Board of Supervisors	GolfSuites Madison, LLC
125 West North Street	2738 S Falkenburg Road
P.O. Box 608	Riverview, FL 33578
Canton, MS 39046	
Phone: 601-790-2590	Phone: 813-436-1483

WARRANTY DEED

INDEXING INSTRUCTIONS:

E ½ of the SE ¼ of Section 31, Township 8
North, Range 2 East, Madison County,
Mississippi

Initial de, _____

GolfSuites Madison, LLC
Project No. 105278
009-00-00-W

Thence along said recently acquired right of way line and the arc of a curve to the left for a distance of 204.67 feet to a ½” iron rod with cap set at the point of tangency and being 85.00 feet right of and perpendicular to centerline Station 2383+72.330. Said curve having a radius of 14,444.92 feet a central angle of 00°48’42” and a chord distance of 204.67 feet bearing North 29°41’14” East;

Thence continuing along said recently acquired right of way line and the arc of curve to the right for a distance of 227.29 feet to a ½” rebar found at the most northerly corner of the above referenced Golf Suites Madison, LLC parcel. Said curve having a radius of 2804.99 feet a central angle of 04°38’33” and a chord distance of 227.23 feet bearing North 31°36’09” East;


Thence departing said recently acquired right of way and along the northerly line of said Golf Suites parcel, run South 48°58’26” East, a distance of 95.73 feet to a ½” iron rod with cap set on the proposed right of way line of the Reunion Parkway southeasterly ramp;

Thence departing said northerly line and along the proposed right of way line of said southeasterly ramp, run South 46°27’11” West, a distance of 75.24 feet to a ½” iron rod with cap set at the point of curvature of a curve to the left, being 284.00 feet right of and perpendicular to the centerline of Interstate 55 at Station 385+34.09.

Thence Southwesterly continuing along said proposed right of way line and the arc of a curve to the left for a distance of 350.27 feet to the **Point of Beginning** and containing 0.443 acres, (19,299 Square Feet), more or less. Said curve having a radius of 2790.00 feet, a central angle of 07°11’36” and a chord distance of 350.10 feet bearing South 42°51’23” West.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands described above.

The grantor(s) herein further warrants that the above-described property is no part of his/her/their homestead.

Initial  _____,

GolfSuites Madison, LLC
Project No. 105278
009-00-00-W

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signature(s) this the 30 day of May A.D. 2023.

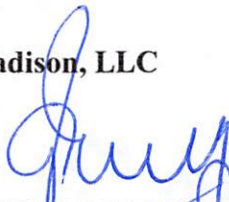
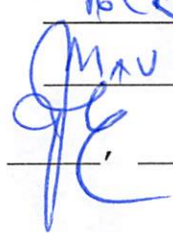
GolfSuites Madison, LLC

Signature: _____

By: _____

Title: _____

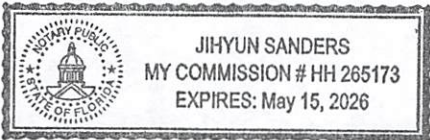
Initial _____


_____ (Print Name)
MAU ABER (Print Title)


GolfSuites Madison, LLC
Project No. 105278
009-00-00-W

STATE OF FL
COUNTY OF Pasco

Personally appeared before me, the undersigned authority in and for said county and state, on this 30th day of May, 2023, within my jurisdiction, the within-named Gerald Ellenburg, who acknowledged that (he) (she) is a Member of GolfSuites Madison, LLC, a member managed limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.



[Signature] (NOTARY PUBLIC)

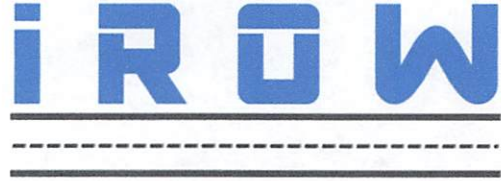
(SEAL)

My Commission Expires: ~~May 15~~ May 15, 2026
May 15 (JIS)

Initial [Signature], _____

GolfSuites Madison, LLC
Project No. 105278
009-00-00-W

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



Fair Market Value Offer

Name:	<u>GolfSuites Madison, LLC</u>	Date:	<u>April 28, 2023</u>
Address:	<u>2738 S Falkenburg Road</u>	Project:	<u>Reunion Parkway Phase II</u>
	<u>Riverview, FL 33578</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>009-00-00-PE-001</u>

It is necessary that Madison County acquire certain property necessary for the construction and implementation of the Reunion Parkway Phase II Project. The identification of the real property and the specific interests being acquired are indicated below and 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 appraised value / established just compensation. This fair market value offer includes all damages (if applicable) and is based on our approved Appraisal Valuation in the amount of \$6,500.00.

X **Appraisal** **Waiver Valuation**. The Valuation was made using recent market data in this area.

This Fee Simple acquisition does not include oil, gas, or mineral rights.

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, portable lawn items, business and farm inventory, etc.

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

PUE (8,504 Sq. Ft. x \$1.90/Sq. Ft. x 0.40 (Rounded)):	\$	<u>6,500.00</u>
Improvements:	\$	<u>0.00</u>
Damages (Fencing, Gate, & Landscaping):	\$	<u>0.00</u>
Total Fair Market Value Offer:	\$	<u>6,500.00</u>

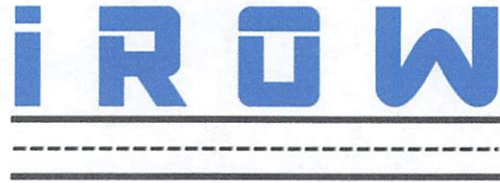
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Right of Way Acquisition Agent



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

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



Fair Market Value Offer

Name:	<u>GolfSuites Madison, LLC</u>	Date:	<u>April 28, 2023</u>
Address:	<u>2738 S Falkenburg Road</u>	Project:	<u>Reunion Parkway Phase II</u>
	<u>Riverview, FL 33578</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>009-00-00-T-001</u>

It is necessary that Madison County acquire certain property necessary for the construction and implementation of the Reunion Parkway Phase II Project. The identification of the real property and the specific interests being acquired are indicated below and 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 appraised value / established just compensation. This fair market value offer includes all damages (if applicable) and is based on our approved Appraisal Valuation in the amount of \$2,450.00.

X **Appraisal** **Waiver Valuation**. The Valuation was made using recent market data in this area.

This Fee Simple acquisition does not include oil, gas, or mineral rights.

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, portable lawn items, business and farm inventory, etc.

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

TCE (4,247 Sq. Ft. x 5 Years (Rounded)):	\$	<u>2,450.00</u>
Improvements:	\$	<u>0.00</u>
Damages (Fencing, Gate, & Landscaping):	\$	<u>0.00</u>
Total Fair Market Value Offer:	\$	<u>2,450.00</u>

A handwritten signature in black ink, appearing to be 'Lg', written over a horizontal line.

Right of Way Acquisition Agent



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

Grantee, prepared by and return to:	Grantor Address:
Madison County Board of Supervisors	GolfSuites Madison, LLC
125 West North Street	2738 S Falkenburg Road
P.O. Box 608	Riverview, FL 33578
Canton, MS 39046	
Phone: 601-790-2590	Phone: 813-436-1483

VARIABLE WIDTH PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

INDEXING INSTRUCTIONS: E ½ of the SE ¼ of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

Initial de

GolfSuites Madison, LLC
Project No. 105278

009-00-00-PUE & ADJACENT TEMPORARY CONSTRUCTION EASEMENT

Southeasterly ramp, and being **N= 1088755.98 E= 2360913.84**, on the above referenced coordinate system and also being on the **Point of Beginning** of the herein described utility easement;

Thence Northeasterly along the proposed right of way line of said southeasterly ramp and the arc of a curve to the right for a distance of 350.27 feet to a ½" iron rod with cap set being 284.00 feet right of and perpendicular to the centerline of Interstate 55 at Station 385+34.09. Said curve having a radius of 2790.00 feet, a central angle of 07°11'36" and a chord distance of 350.10 feet bearing North 42°51'23" East;

Thence continuing along the proposed right of way line of said southeasterly ramp, run North 46°27'11" East, a distance of 75.24 feet to a ½" iron rod with cap set on the Northerly line of the above referenced Golf Suites Madison parcel;

Thence along the Northerly line of said Golf Suites Madison parcel, run South 48°58'26" East, a distance of 20.09 feet to a point on the Southeasterly line of the herein described permanent utility easement;

Thence departing said Northerly line and along the Southeasterly line of the herein described permanent utility easement, run South 46°27'11" West, a distance of 77.14 feet to the point of curvature of a curve to the left;

Thence Southwesterly along the arc of a curve to the left for a distance of 347.76 feet to a point on the easterly line of an existing variable width utility easement conveyed to Madison County per Deed Book 4144, Page 125 within the Chancery Clerk's Office of said Madison County. Said curve having a radius of 2770.00 feet, a central angle of 07°09'44" and a chord distance of 347.53 feet bearing South 42°51'23" West.

Thence run North 50°44'25" West, a distance of 20.00 feet to the **Point of Beginning** and containing 0.195 acres, (8,504 Square Feet), more or less.

Also for said consideration, the Grantor(s) do hereby grant, bargain, sell, convey, and warrant to Madison County, Mississippi, a political subdivision of the State of Mississippi, a

temporary easement as temporary workspace for the construction and installation of the

Initial  _____, _____, _____

GolfSuites Madison, LLC
Project No. 105278

or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor(s) and the Grantee, there being no oral agreements or representations of any kind.

Witness my/our signature(s) this the 30 day of May A.D. 2023.

GolfSuites Madison, LLC

Signature: _____

By: _____

Title: _____

[Handwritten Signature]
BERNARD M. BULL (Print Name)
MANAGER (Print Title)

Initial _____, _____, _____

[Handwritten Initials]

GolfSuites Madison, LLC
Project No. 105278

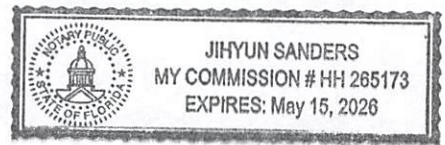
STATE OF FL
COUNTY OF Pasco

Personally appeared before me, the undersigned authority in and for said county and state, on this 30th day of May, 2023, within my jurisdiction, the within-named Gerald Ellenburg who acknowledged that (he) (she) is a Member of GolfSuites Madison, LLC, a member managed limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (NOTARY PUBLIC)

(SEAL)

My Commission Expires: May 15, 2026



Initial ge, _____

GolfSuites Madison, LLC
Project No. 105278

009-00-00-PUE & ADJACENT TEMPORARY CONSTRUCTION EASEMENT

GolfSuites Madison, LLC
2738 S Falkenburg Road
Riverview, FL 33578

To Whom It May Concern:

Gerald Ellenburg, as MANAGER of GolfSuites Madison, LLC is hereby given authority to sign on behalf of GolfSuites Madison, LLC for right of way for the Mississippi Department of Transportation for the purpose of transferring ownership and title of land owned by GolfSuites Madison, LLC.

Signed:

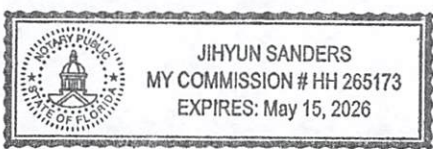
[Signature]
_____ of GolfSuites Madison, LLC
JOE W. KENYON as MANAGER of GolfSuites Madison, LLC
Print Name Title

Date: 5-30-23

STATE OF FL
COUNTY OF Pasco

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of May, 2023, within my jurisdiction, the within named Gerald Ellenburg who
Instrument Signer Name
acknowledged that he executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)



(SEAL)

My commission expires: May 15, 2026

Request for Taxpayer Identification Number and Certification

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

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. GolfSuites Madison, LLC		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶		
	5 Address (number, street, and apt. or suite no.) See instructions. 650 East Bloomingdale Avenue		Requester's name and address (optional)
	6 City, state, and ZIP code Brandon, FL 33511		
	7 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 line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
or										
Employer identification number										
8	8		-	1	6	2	9	2	1	0

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); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. 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 for Part II, later.

Sign Here	Signature of U.S. person ▶	CPA	Date ▶ 5/30/2023
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General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.