

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

September 30, 2026

To: Casey Brannon, 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 of Payment
Project: Bozeman Road Phase 2 LPA
Parcel: 017-00-00

The Engineering Department recommends that the Board approve the payment of \$69,500.00 for the acquisition of right of way for Bozeman Road Phase 2 LPA for Terry L. & Laurie R. Dahlem and authorize the Comptroller to issue the check.

Check payment to:

Payee:

Terry L. & Laurie R. Dahlem
121 B Bozeman-Paine Circle
Madison, Mississippi 39110

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. 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>Terry L. & Laurie R. Dahlem</u>	Date:	<u>September 29, 2026</u>
Address:	<u>121B Bozeman-Paine Circle</u>	Project:	<u>Bozeman Road Phase 2 LPA</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>017-00-00</u>

017-00-00 Payment:	\$29,260.00
017-00-00 Damages Payment:	\$35,820.00
017-00-00 Administrative Adjustment Payment:	\$ 4,420.00

Total Payment Due: **\$69,500.00**

Included Herein:

- Properly Executed W-9s
- Properly Executed Warranty Deed
- Properly Executed Partial Release of Mortgage
- Approved Administrative Adjustment
- Signed Purchase Agreement
- Initialized Fair Market Value Offer

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.*

Eli Fisher
Acquisitions Agent



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



MADISON COUNTY, MS
I certify this instrument filed/recorded
09/29/2026 2:34:37 PM
Inst. 1060368 Page 1 of 5
Book: W - 4735 / 587.00
Witness my hand and seal
RONNY LOTT, C.C. BY: KA D.C.

Grantee, prepared by and return to:

Madison County Board of Supervisors

125 West North Street

P.O. Box 608

Canton, MS 39046

Phone: 601-790-2590

Grantor Address:

Terry L. Dahlem and Laurie R. Dahlem

121B Bozeman Paine Circle

Madison, MS 39110

Phone: 601-218-6130

WARRANTY DEED

INDEXING INSTRUCTIONS:

Part of the E/2 of W/2 of Section 30, Township
8 North, Range 2 East, Madison County,
Mississippi.

Initial TLD, LDD

Terry L. Dahlem and Laurie R. Dahlem
082I-30-003/03.04-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Sixty-Nine Thousand Five Hundred and NO/100 Dollars (\$69,500.00), the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

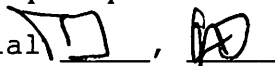
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.68 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. It is the intent of this description to convey that portion of the grantors' property that lies with the proposed right-of-way as defined by said project:

Commencing at a found #3 rebar located at the Northeast corner of the Ingleside II Subdivision, Part 1, Plat Cabinet C, Slide 5, records of the Office of Chancery Clerk, Madison County, Mississippi, having a coordinate value of N 1086750.79, E 2356013.16, on the above reference coordinate system, thence run North 10 degrees 24 minutes 00 seconds East for a distance of 8056.07 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of the proposed east right-of-way line of Bozeman Road and the north line of certain tract or parcel of land as described in Book 38458, Page 617, in the records of the Office of Chancery Clerk, Madison County, Mississippi, being 35.00 feet right of and perpendicular to proposed Bozeman Paine Circle alignment at project centerline station 12+91.91, having a coordinate value of N 1094668.61, E 2357466.34, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said proposed east right-of-way line run, South 18 degrees 09 minutes 51 seconds West for a distance of 162.56 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said proposed east right-of-way line and being along the arc of a curve to the left having an arc length of 68.65 feet, a radius of 215.00 feet, a chord bearing of South 09 degrees 01 minutes 00 seconds West, and a chord distance of 68.36 feet to a #5 rebar with plastic cap stamped COA# 14;

Initial



Terry L. Dahlem and Laurie R. Dahlem
082I-30-003/03.04-00-00-W

thence continue along said proposed east right-of-way line run, South 89 degrees 52 minutes 10 seconds West for a distance of 19.06 feet to a #5 rebar with plastic cap stamped COA# 14, located at the intersection of said proposed right-of-way line, and the existing east right-of-way line of Bozeman Paine Circle;

thence continue along said proposed east right-of-way line run, South 89 degrees 52 minutes 10 seconds West for a distance of 18.04 feet to a #5 rebar with plastic cap stamped COA# 14, located at the intersection of said proposed east right-of-way line, and the existing centerline of Bozeman Paine Circle;

thence leaving said proposed east right-of-way line, and along the said centerline of Bozeman Paine Circle run, North 00 degrees 08 minutes 10 seconds West for a distance of 264.18 feet to a found Cotton Picker Spindle;

thence continue along the said centerline of Bozeman Paine Circle run, North 04 degrees 38 minutes 53 seconds West for a distance of 11.81 feet to a found Mag Nail, located at the intersection of said existing centerline of Bozeman Paine Circle, and the existing north property line of the tract or parcel;

thence leaving said existing centerline of Bozeman Paine Circle, and along said north property line run, South 61 degrees 42 minutes 01 seconds East for a distance of 113.66 feet back to the **Point of Beginning**, containing 0.38 acres (16,750 square feet), more or less, and being situated in East Half of the West Half of Section 30, Township 8 North, Range 2 East, Madison County, Mississippi.

The grantors herein further warrant that the above described property is part of their homestead.

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

Initial  

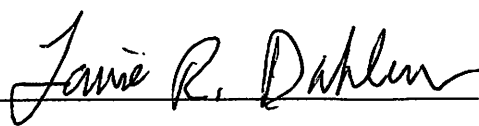
Terry L. Dahlem and Laurie R. Dahlem
0821-30-003/03.04-00-00-W

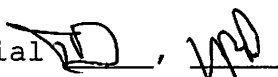
It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes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

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

Witness my/our signature(s) this the 29 day of September A.D. 2026.

Signature 
Terry L. Dahlem

Signature 
Laurie R. Dahlem

Initial 

Terry L. Dahlem and Laurie R. Dahlem
082I-30-003/03.04-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29 day of September, 2026, within my jurisdiction, the within named Terry L. Dahlem, a married individual, who acknowledged that he executed the above and foregoing instrument.

Elijah G. Fisher (NOTARY PUBLIC)

(SEAL)

My commission expires: September 21, 2027



STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29 day of September, 2026, within my jurisdiction, the within named Laurie R. Dahlem, a married individual, who acknowledged that she executed the above and foregoing instrument.

Elijah G. Fisher (NOTARY PUBLIC)

(SEAL)

My commission expires: September 21, 2027



Initial LD

Terry L. Dahlem and Laurie R. Dahlem
082I-30-003/03.04-00-00-W



MADISON COUNTY, MS
I certify this instrument filed/recorded
09/29/2026 2:35:10 PM
Inst. 1060369 Page 1 of 4
Book: T - 4735 / 592.00
Witness my hand and seal
RONNY LOTT, C.C. BY: KA D.C.

PREPARED BY:
Madison County Board of Supervisors
125 West North Street
P.O. Box 608
Canton, MS 39046

RETURN TO:
Madison County Board of Supervisors
125 West North Street
P.O. Box 608
Canton, MS 39046

INDEXING INSTRUCTIONS: Part of the E/2 of W/2 of Section 30, Township 8 North, Range 2 East,
Madison County, Mississippi

PARTIAL RELEASE

STATE OF MISSISSIPPI
COUNTY OF MADISON

FOR VALUE RECEIVED, and the indebtedness secured thereby having been partially
paid and satisfied,

The Citizens National Bank of Meridian
114 Grandview Boulevard
Madison, MS 39110
(601) 607-7171

hereby releases from the lien of that certain Deeds of Trust, dated 11/02/20 and 04/19/21
executed by Terry L. Dahlem and Laurie R. Dahlem, to Don O. Rogers, Trustee for The Citizens
National Bank of Meridian and recorded in the office of the Chancery Clerk of Madison County,
Mississippi, on 11/23/20 and 05/07/21 in Book 3949 at Page 299 and in Book 4035 at Page 1.

The undersigned further authorizes the partial release and cancellation of all modifications to
said Deeds of Trust, as follows:

1) None

Said Deeds of Trust and modifications are secured by land and property located in Madison
County, Mississippi, and the land authorized hereby to be released from said Deed of Trust is
more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

The purpose of this instrument being to empower the owner of the legal title to said property to sell, convey and warrant to the Madison County (MS) Board of Supervisors fee simple title for right of way purposes.

The above-referenced Deed of Trust and all modifications thereto remain in full force and effect as to the remainder of the property secured thereby.

IN WITNESS THEREOF, the undersigned has executed this Partial Release on the 29th day of September, 2026.

The Citizens National Bank of Meridian

BY:

PRINT NAME:

ITS:

Thomas C. Harvey
THOMAS C. HARVEY
Executive Vice President

STATE OF MS

COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of September, 2026, within my jurisdiction, the within named Thomas Harvey, who acknowledged to me that (he) (she) is the VP of The Citizens National Bank of Meridian, a Mississippi Banking Corporation, and that in said representative capacity (he) (she) executed, signed and delivered the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:

12/12/2029



EXHIBIT A

Parcel No. 082I-30-003/03.03-00-00-W

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.68 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. It is the intent of this description to convey that portion of the grantors' property that lies with the proposed right-of-way as defined by said project:

Commencing at a found #3 rebar located at the Northeast corner of the Ingleside II Subdivision, Part 1, Plat Cabinet C, Slide 5, records of the Office of Chancery Clerk, Madison County, Mississippi, having a coordinate value of N 1086750.79, E 2356013.16, on the above reference coordinate system, thence run North 10 degrees 24 minutes 00 seconds East for a distance of 8056.07 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of the proposed east right-of-way line of Bozeman Road and the north line of certain tract or parcel of land as described in Book 38458, Page 617, in the records of the Office of Chancery Clerk, Madison County, Mississippi, being 35.00 feet right of and perpendicular to proposed Bozeman Paine Circle alignment at project centerline station 12+91.91, having a coordinate value of N 1094668.61, E 2357466.34, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said proposed east right-of-way line run, South 18 degrees 09 minutes 51 seconds West for a distance of 162.56 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said proposed east right-of-way line and being along the arc of a curve to the left having an arc length of 68.65 feet, a radius of 215.00 feet, a chord bearing of South 09 degrees 01 minutes 00 seconds West, and a chord distance of 68.36 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said proposed east right-of-way line run, South 89 degrees 52 minutes 10 seconds West for a distance of 19.06 feet to a #5 rebar with plastic cap stamped COA# 14, located at the intersection of said proposed right-of-way line, and the existing east right-of-way line of Bozeman Paine Circle;

thence continue along said proposed east right-of-way line run, South 89 degrees 52 minutes 10 seconds West for a distance of 18.04 feet to a #5 rebar with plastic cap stamped COA# 14, located at the intersection of said proposed east right-of-way line, and the existing centerline of Bozeman Paine Circle;

thence leaving said proposed east right-of-way line, and along the said centerline of Bozeman Paine Circle run, North 00 degrees 08 minutes 10 seconds West for a distance of 264.18 feet to a found Cotton Picker Spindle;

thence continue along the said centerline of Bozeman Paine Circle run, North 04 degrees 38 minutes 53 seconds West for a distance of 11.81 feet to a found Mag Nail, located at the intersection of said existing centerline of Bozeman Paine Circle, and the existing north property line of the tract or parcel;

thence leaving said existing centerline of Bozeman Paine Circle, and along said north property line run, South 61 degrees 42 minutes 01 seconds East for a distance of 113.66 feet back to the **Point of Beginning**, containing 0.38 acres (16,750 square feet), more or less, and being situated in East Half of the West Half of Section 30, Township 8 North, Range 2 East, Madison County, Mississippi.

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



September 8, 2026

To: Madison County Board of Supervisors

RE: Landowner Counteroffer
Bozeman Road Phase 2 Project - Parcel 0821-30-003/03.04
Terry & Laurie Dahlem

Members of the Board:

Please find attached a landowner counteroffer for the above referenced parcel on the Bozeman Road Phase 2 Project.

FMVO (8/21/2026):	\$ 29,260.00	(Fee Acquisition Area)
	\$ 35,820.00	(Damages)
	\$ <u>N/A</u>	(Temporary Construction Easement)
	\$ 65,080.00	(TOTAL)
Admin. Adjust. Request (8/22/2026):	\$ 4,420.00	(Fee Simple Acquisition Area)
LO Counteroffer Total (8/22/2026):	\$ 69,500.00	(Inclusive of All Acquisition Rights)

Sincerely,

Jim Turner, MAI
Managing Director

After due consideration of the above and attached documents, the Madison County Board of Supervisors has authorized an Administrative Adjustment in the amount of \$ 20, for a total offer to purchase all necessary acquisition rights for Bozeman Road Phase 2 Project Parcel 0821-30-003/03.04 in the amount of \$ 169,500.00.

Signature:

President
Madison County Board of Supervisors

Date:

9/8/2026

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



Purchase Agreement

Name:	<u>Terry & Laurie Dahlem</u>	Date:	<u>September 11, 2026</u>
Address:	<u>1213 121A Bozeman-Paine Circle</u>	Project:	<u>Bozeman Road Phase 2 Project</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison</u>
Tax ID:	<u>0821-30-003/03.04</u>	ROW Parcels:	<u>017-00-00</u>

We, Terry & Laurie Dahlem, do hereby understand that the original Fair Market Value Offer for the conveyance of all property rights required for the Bozeman Road Phase 2 Project 0.38 acres in fee simple interest is \$65,080.00.

We have rejected this offer.

On September 8, 2026, an administrative adjustment was approved by the Madison County Board of Supervisors in the amount of \$4,420.00 to a total offer of \$69,500.00.

We accept the current offer to purchase 0.38 acres of land for a total compensation of \$69,500.00.

Signature:	<u>Terry Dahl</u>	Date:	<u>9-14-2026</u>
Signature:	<u>Laurie Dahlem</u>	Date:	<u>9-14-2026</u>



Providing Professional Right of Way Acquisition
& Consultation Services

FAIR MARKET VALUE OFFER
Bozeman Road Phase 2 LPA Project

121B

Name: Terry & Laurie Dahlem	Date:
Address:	Project: Bozeman Road Phase 2 Project
121B Bozeman-Paine Circle	County: Madison
Madison, MS 39110	ROW Parcel(s): 017-00-00-W

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 appraised value/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 appraisal/waiver valuation in the amount of \$65,080.00.

☒ Appraisal. ☐ Waiver Valuation. This Appraisal Valuation was made based upon recent market date 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 improvements being acquired are: None

The following real property and improvements are being acquired but not owned by you: None

Separately held interest(s) in the real property are valued at \$0.00. These interests are not included in the above fair market value offer.

Land Value: (0.38 Acres x \$77,000/acre)	\$ 29,260.00
Improvements:	\$ N/A
Damages (Landscaping/Privacy Barrier, Columns & Driveway):	\$ 35,820.00
TOTAL FAIR MARKET VALUE OFFER	\$ 65,080.00

NOTE: All interests must be acquired by the LPA before any payment will be made.



Right of Way Acquisition Agent

(Consultant or LPA)



Acquisition Area
0.38 Acres
16,750 Sq. Ft.

Larger Parcel
4.52 Acres
196,803 Sq. Ft.

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

irow

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

G R L D 0' 60' 120' 180'



LEGEND

- Found #4 Rebar with Cap Stamped COAS-17
- ⊙ Found Cotton Picker Spindle
- ⊙ Found Mag Nail
- ⊙ Set #5 Rebar with Cap Stamped COA# 14
- ⊙ Found Right of Way Monument
- * See General Notes
- (R) Record
- (S) Survey
- Right of Way Line
- Property Line

Reference Documents used in

preparation of this plat

Deedbook 3845, Page 617
Deedbook 3848, Page 189
Deedbook 3831, Page 440

General Notes

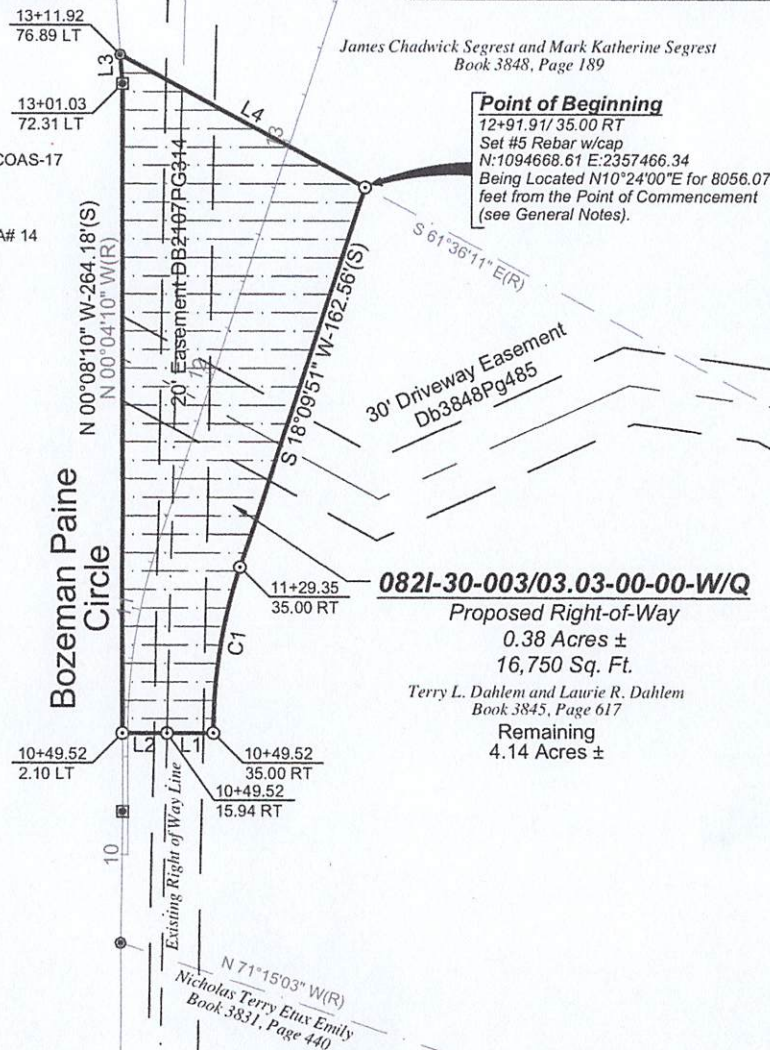
Property is situated in E 1/2 of W 1/2 of Section 30,
Township 8 North, Range 2 East, Madison County, Mississippi.

Horizontal datum shown on this drawing is based on
the Mississippi State Plane Coordinate System, West
Zone (NAD 83)(2011) epoch 2010.00. Coordinate data
was derived from the Gulf Coast Geospatial Center
virtual network managed by USM - Station Name/ID
Jackson/RTCM0015. "Check shots" to known NGS marks
were observed for verification. The values for the Jackson
Station are as follows:
Latitude N 32° 19' 37.38128"
Longitude W 090° 10' 52.77645"
Ellipsoid Height 87.829 (m)

Station and Offset Datum based on Proposed Plans provided
by Neel-Schaffer, Inc.

* Prior Station and Offset Datum based on Proposed Plans
provided by Neel-Schaffer, Inc. Dated July 3rd, 2023

The Point of Commencement is a Found #3 Rebar Located at
the Northeast Corner of The Ingleside II Subdivision,
Plat Cabinet C, Slide 5,
Madison County, Mississippi
N:1086750.79 E:2356013.16
Scale Factor: 0.999954045
Convergence: 0° 06' 12.68"



CURVE TABLE(S)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	215.00'	68.65'	68.36'	S 09°01'00" W	18°17'42"

LINE TABLE(S)		
LINE	BEARING	DISTANCE
L1	S 89°52'10" W	19.06'
L2	S 89°52'10" W	18.04'
L3	N 04°38'53" W	11.81'
L3(R)	N 04°15'40" W	11.88'
L4	S 61°42'01" E	113.66'

Certification

This Map or plat and the survey upon which it is based, meets, or exceeds the Standards
of Practice for Surveying as defined in Rule 21.0 of the Mississippi Board of Licensure for
Professional Engineers and Surveyors Rules and Regulations of Procedure dated
January 1, 2025 for a Class B Survey.

This map or plat is not valid without the original seal and signature of the responsible
Professional Land Surveyor.

Date of Field Surveys: May 20th, 2026

Date of plat or map: May 21st, 2026



Jeffery W. Black, PS
Licensed Professional Surveyor
State of Mississippi No.: PS3026



3181 GREENFIELD ROAD JACKSON, MISSISSIPPI 39208-8706
PHONE (601) 664-1666 MAPTECH-SURVEY.COM

Plat of Survey
for
Proposed Bozeman Road Improvements
Project No. LPA 106993/701000
082I-30-003/03.03-00-00-W/Q

DRAWING No.: NS14031_113.dwg	JOB No.: NS.14031.000.113
DRAWN BY: D.J. Woodard	CHECKED BY: J.W. Black
SCALE: 1"=60'	DATE: 21 May 2026
	SHEET 1 of 1

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



Third Party Authorization Form and
Request for Partial Release of Mortgage for Right-of-Way

Project: Bozeman Road Phase 2 LPA Project County: Madison, MS ROW Parcel: 017-00-00

Property Owner Information:

Terry Dahlem
121B
121A Bozeman-Paine Circle

Madison, MS 39110

SSN: 427-04-2615

Laurie Dahlem
121B
121A Bozeman-Paine Circle

Madison, MS 39110

SSN: 587-74-2178

Mortgagee Information:

Bank / Institution:

Citizens National Bank

Address:

114 Grandview Blvd

Madison, MS 39110

Loan No.:

630061561

Contact Name:

Sloane Bowron

Email:

Sloane.Bowron@gmail.com

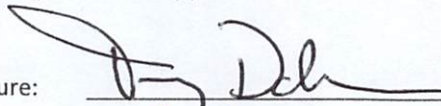
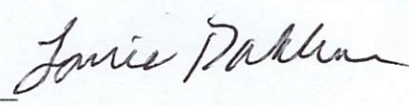
Phone:

601 607 3706

Authorization:

I/we, the undersigned, authorize you to speak with Integrated Right of Way, LLC ("iROW") representatives, including, but not limited to, Eli Fisher and Caleb Koonce, regarding obtaining a Partial Release of Mortgage on 0.38 Acres, which the Madison County Board of Supervisors seeks for the **Bozeman Road Phase 2 Project**. Improvements located within the acquisition area(s) are: none.

Landowner Signature:

Date of Signature:

9/16/2020

Acquisition Agent:

Eli Fisher



Providing Professional Right of Way Acquisition
& Consultation Services