

BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE

**DISCLOSURE OF INFORMATION ON PURCHASE OF REAL PROPERTY
PURSUANT TO ALABAMA ACT #2014-133**

Appraisal Information Done on the Property:

Was formal appraisal obtained? Check one: _____ Yes X No

Property Identification from appraisal or otherwise: _____

Identification of the appraiser, if any: _____

Date of the appraisal, if any: _____

Appraised value of the property: _____

Source of value if no formal appraisal done: _____

Amount of value if no formal appraisal done: _____

Date of valuation if no formal appraisal done: _____

Contract on the property: See attached, if any.

Terms of the Purchase: \$99,000.00

Source of Funds for the Purchase: Capital Improvement Funds

Any Other Related Materials: See attached, if any.

* This report to be made available to the public within 60 days after the acquisition of the property, or 60 days after the last acquisition of several within a single project. Report to be attached to minutes of meeting following purchase and posted in a conspicuous manner on the Board's website.

This instrument prepared by:

Robert C. Matthews, Esq.
Burr & Forman LLP
11 North Water Street
Suite 22200
Mobile, Alabama 36602

STATE OF ALABAMA)

COUNTY OF MOBILE)

PERMANENT UTILITY EASEMENTS
AND TEMPORARY CONSTRUCTION EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, that AUSTAL USA, LLC, an Alabama limited liability company ("Grantor"), for and in consideration of the sum of NINETY-NINE THOUSAND DOLLARS AND 00/100 (\$99,000.00) in hand paid to the Grantor by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public agency incorporated under the laws of the State of Alabama, its successors and assigns ("Grantee"), the receipt and sufficiency whereof is hereby acknowledged by the said Grantor, does hereby, subject to all matters of public record, grant, bargain, sell and convey unto the said Grantee, utility easements in, on, over and under the real property particularly described on **Exhibit A**, attached hereto and incorporated herein by reference ("Permanent Easements").

The Permanent Easements shall run with the land and include the right of Grantee to construct, operate and maintain lines and other facilities above and below ground which are useful in its operations, as well as the right of ingress and egress to and from said facilities and the right to excavate and clear obstructions. To have and to hold the Permanent Easements, together with all and singular the rights, members and privileges thereunto belonging or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

AND FURTHER, Grantor, for and in consideration of the sum of ONE THOUSAND DOLLARS AND 00/100 (\$1,000.00) in hand paid by Grantee this day, does hereby, subject to all matters of public record, grant, bargain, sell and convey unto the Grantee, two temporary construction easements over and through the real property particularly described on **Exhibit B**, attached hereto and incorporated herein by reference ("Temporary Easements"). The Temporary Easements shall automatically terminate twenty-four (24) months after the date of execution hereof by Grantor.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be executed by its duly authorized representative on this the 3 day of ~~May~~ June, 2024.

GRANTOR:

AUSTAL USA, LLC

By: *Michael Bell*
Michael Bell, Its Vice President

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public, and for said County and State, do hereby certify that MICHAEL BELL, whose name as Vice President of Austal USA, LLC, is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for an act the company on the day that same bears date.

Given under my hand and official seal of office on this the 3 day of ~~May~~ June, 2024.

Angela B. McLaughlin
NOTARY PUBLIC
My Commission Expires: July 11, 2027

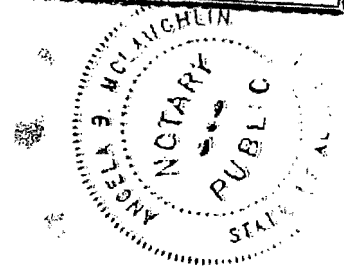
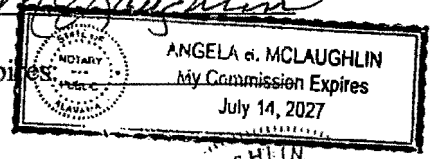


EXHIBIT A
PERMANENT EASEMENTS

PERMANENT EASEMENT (WEST SIDE OF THE MOBILE RIVER):

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET AND THE WEST RIGHT-OF-WAY LINE OF L&N RAILROAD; THENCE ALONG THE PROJECTED NORTH RIGHT-OF-WAY LINE OF CANAL STREET, RUN SOUTH 87°20'49" EAST, 80.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD WATER STREET; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF OLD WATER STREET, RUN NORTH 2°44'18" WEST, 56.31 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE NORTH 2°44'18" WEST, 15.11 FEET; THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE OF OLD WATER STREET, RUN SOUTH 85°53'53" EAST, 269.91 FEET; THENCE RUN SOUTH 3°51'24" WEST, 15.00 FEET; THENCE RUN NORTH 85°53'53" WEST, 268.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,036 SQUARE FEET, MORE OR LESS.

PERMANENT EASEMENT (EAST SIDE OF THE MOBILE RIVER):

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 AUSTAL OUTFIT YARD 1 AS RECORDED IN MAP BOOK 125, PAGE 119 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, RUN NORTH 87°09'36" WEST, 713.98 FEET; THENCE RUN NORTH 3°38'14" EAST, 151.25 FEET; THENCE RUN NORTH 86°21'46" WEST, 450.41 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE NORTH 86°21'46" WEST, 80.14 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, RUN NORTH 3°53'46" EAST, 11.10 FEET; THENCE RUN NORTH 86°06'14" WEST, 564.91 FEET; THENCE RUN NORTH 3°38'14" EAST, 20.00 FEET; THENCE RUN SOUTH 86°06'14" EAST, 645.00 FEET; THENCE RUN SOUTH 3°38'14" WEST, 30.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,775 SQUARE FEET, MORE OR LESS.

EXHIBIT B
TEMPORARY EASEMENTS

TEMPORARY EASEMENT A:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 AUSTAL OUTFIT YARD 1 AS RECORDED IN MAP BOOK 125, PAGE 119 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, RUN NORTH 87°09'36" WEST, 713.98 FEET; THENCE RUN NORTH 3°38'14" EAST, 151.25 FEET; THENCE RUN NORTH 86°21'46" WEST, 90.54 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE NORTH 86°21'46" WEST, 359.86 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, RUN NORTH 3°38'14" EAST, 30.74 FEET; THENCE RUN NORTH 86°06'14" WEST, 645.00 FEET; THENCE RUN NORTH 3°38'14" EAST, 27.00 FEET; THENCE RUN SOUTH 86°16'30" EAST, 1005.13 FEET; THENCE RUN SOUTH 3°53'46" WEST, 59.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,416 SQUARE FEET, MORE OR LESS.

TEMPORARY EASEMENT B:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 AUSTAL OUTFIT YARD 1 AS RECORDED IN MAP BOOK 125, PAGE 119 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, RUN NORTH 87°09'36" WEST, 713.98 FEET; THENCE RUN NORTH 3°38'14" EAST, 151.25 FEET; THENCE RUN NORTH 86°21'46" WEST, 530.55 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE NORTH 86°21'46" WEST, 180.00 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, RUN NORTH 3°53'46" EAST, 11.92 FEET; THENCE RUN SOUTH 86°06'14" EAST, 180.00 FEET; THENCE RUN SOUTH 3°53'46" WEST, 11.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,072 SQUARE FEET, MORE OR LESS.