

# AGREEMENT TO PURCHASE REAL ESTATE

Project: Powder Springs Road Safety Improvements  
P. I. Number 1476.013 Parcel # 010  
Tax Parcel ID # 19087100300  
GEORGIA, COBB County

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Powder Springs an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 871 & 906 of the 19th District, of Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of \$605,484.00 the undersigned agrees to execute and deliver to the City of Powder Springs fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

**Tax Parcel ID #: 19087100300      TOTAL ACQUISITION**

- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.
- 6) Special Provisions, if any, are listed on the attached exhibit.

{For multiple sellers only}

Proceeds shall be allocated among the sellers as follows:

_____	\$ _____	( ) ( ) ( )
_____	\$ _____	( ) ( ) ( )
<i>Print Name of Payee (s) and allocated share of each</i>		<i>Initials of all Sellers</i>

Witness my hand and seal this 26<sup>th</sup> day of March, 2026.

Signed, Sealed and Delivered  
in the presence of

Powder Springs Mini-Warehouse, LLC

Witness \_\_\_\_\_

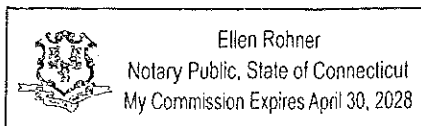
BY: 1ST SECURITY INVESTORS LIMITED

Notary Public

PARTNERSHIP

BY: [Signature] CELLINO, GENERAL PARTNER

Date 3/26/26





# OPTION TO PURCHASE REAL ESTATE

Project: Powder Springs Road Safety Improvements  
P. I. Number 1476.013 Parcel # 012  
Tax Parcel ID # 19087000110  
GEORGIA, COBB County

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Powder Springs an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 870 of the 19th District, of Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of \$1,500,000.00 the undersigned agrees to execute and deliver to the City of Powder Springs fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

13,592.00 Square Feet of Right of Way

2,532.00 Square Feet of Temporary Construction Easement

1,179.00 Square Feet of Temporary Driveway Easement

- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference. PLEASE SEE SPECIAL CONDITIONS ON EXHIBIT "B"
- 6) Special Provisions, if any, are listed on the attached exhibit.

{For multiple sellers only}

Proceeds shall be allocated among the sellers as follows:

\_\_\_\_\_ \$ \_\_\_\_\_ ( ) ( ) ( )

\_\_\_\_\_ \$ \_\_\_\_\_ ( ) ( ) ( )

Print Name of Payee (s) and allocated share of each

Initials of all Sellers

Witness my hand and seal this 26<sup>th</sup> day of March, 2026.

Signed, Sealed and Delivered  
in the presence of:

Powder Springs Mini-Warehouse, LLC John Cellino

BY: 1ST SECURITY INVESTORS LIMITED

PARTNERSHIP

Witness

Notary Public

BY:

Date 3/26/26

Local Sponsor

(L.S)

JOHN J. CELLINO, GENERAL PARTNER

