



## SANDY SPRINGS

GEORGIA

### PUBLIC FACILITIES AUTHORITY

Rusty Paul, Chair  
John Paulson  
Steve Soteres  
Chris Burnett  
Jody Reichel  
Tibby DeJulio  
Andy Bauman

Tuesday, February 2, 2021

Special Called Meeting

6:00 p.m.

The February 2, 2021 City Council Meetings will be held virtually.

|                        |                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Live-stream:</b>    | <b>Sandy Springs Facebook:</b> <a href="https://www.facebook.com/SandySpringsGA/">https://www.facebook.com/SandySpringsGA/</a><br><b>Zoom Webinar:</b> <a href="http://spr.gs/2021mcc1">http://spr.gs/2021mcc1</a>                                                                    |
| <b>Teleconference:</b> | <b>Dial Options</b> (for higher quality, dial a number based on your current location): <ul style="list-style-type: none"><li>• 1 312 626 6799</li><li>• 1 646 558 8656</li><li>• 1 301 715 8592</li><li>• 1 346 248 7799</li><li>• 1 669 900 9128</li><li>• 1 253 215 8782</li></ul> |
|                        | <b>Webinar ID:</b> 815 5716 7823                                                                                                                                                                                                                                                      |

1. PFA2021-001 **CALL TO ORDER** - Chairperson Rusty Paul
2. PFA2021-002 **ROLL CALL** - Secretary
3. PFA2021-003 **APPROVAL OF MEETING AGENDA**
4. PFA2021-004 Approval of the December 15, 2020 Public Facilities Authority Meeting Minutes

#### NEW BUSINESS

5. PFA2021-005 Request for Public Facilities Authority Consideration of a Purchase and Sale Agreement for Property Located at 7800 Mt. Vernon Road (Tax Parcel # 06-0337- LL-035-8)
6. PFA2021-006 **ADJOURNMENT**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • [SandySpringsGA.gov](http://SandySpringsGA.gov)



## SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Members of the Public Facilities Authority  
FROM: Andrea Surratt, City Manager  
DATE: February 2, 2021 Meeting  
ITEM: Purchase of Property at 7800 Mt. Vernon Road (Tax Parcel # 06-0337- LL-035-8)

---

### ***Recommendation:***

The City Manager and the General Manager of the PFA recommends the Public Facilities Authority accept and approve this Purchase and Sale Agreement for the property located at 7800 Mt. Vernon Road, owned by Yahya Khalid Siddiq and Kamran Khalid Siddiq.

### ***Background:***

In efforts to support the need to construct Fire Station #5 to better serve and protect the community, City Staff has located a property that has been determined to best fit the needs of such a project and has negotiated in good faith with the Owners to come to an amicable agreement.

### ***Discussion:***

The property in question is a single family residence built in the 1930's on an approximate 1 acre lot. It is located at intersection of Spalding Drive and Mt. Vernon Road and has dual access from both roads. City Staff has negotiated a Purchase and Sale Agreement wherein the City may acquire the Property for the purchase price of \$450,000.00.

### ***Financial Impact:***

The 3603510-541300-PF004 Funding Code will be used to cover the \$450,000.00 purchase price.

### ***Alternatives:***

N/A.

### ***Attachments:***

1. 7800 MVR Owner Executed PSA
2. Aerial Map & GIS Map
3. Resolution

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (hereinafter "**Agreement**") is made and entered into as of the Effective Date specified below (hereinafter the "Effective Date"), by and between YAHYA KHALID SIDDIQ and KAMRAN KHALID SIDDIQ, residents of the State of Georgia (hereinafter called the "**Seller**"); and **CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY**, a municipal corporation organized and existing under the laws of the State of Georgia, (hereinafter called the "**Purchaser**").

### W I T N E S S E T H

1. Agreement to Purchase Property. Purchaser hereby agrees to purchase and take from Seller, subject to and in accordance with all of the terms and conditions of this Agreement, the following property (hereinafter the "Property"):

That certain parcel of land lying and being in Land Lot 337 of the 6<sup>th</sup> District, Tax Parcel 06 0337 LL0358 in Sandy Springs, Fulton County, Georgia, and as more particularly described in that certain deed recorded in Deed Book 58272, Page 669 in the Office of the Clerk of the Superior Court of Fulton County, Georgia, being improved property known as 7800 Mount Vernon RD, according to the present system of numbering houses in and around the City of Sandy Springs.

2. Purchase Price, Method of Payment. The purchase price for the Property, (hereinafter the "Purchase Price") shall be FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00). The Purchase Price, after crediting the Earnest Money, subject to the prorations and adjustments hereinafter described, shall be paid by Purchaser to Seller on the Closing Date.

3. Earnest Money.

(a) Within ten (10) days after the Effective Date Purchaser shall pay to John W. Bell, P.C. (hereinafter the "Escrow Agent") the sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) as the initial earnest money deposit. The initial earnest money deposit and any additional earnest money paid to the Escrow Agent by the Purchaser pursuant to this Agreement are herein called the "Earnest Money."

(b) If Closing should occur hereunder, Escrow Agent shall pay the Earnest Money to the Closing Agent and the Earnest Money shall be applied and credited in reduction of the Purchase Price.

(c) If Closing does not occur hereunder because: (i) Purchaser exercises any unexpired right or option under this Agreement to rescind, cancel or terminate this Agreement within the time provided herein, (ii) Seller fails or is unable to deliver Seller's deed and other Deliveries to the Purchaser conveying the quality of title to the Property required by this Agreement, or (iii) Seller defaults under this Agreement and fails to cure such default within the period allowed for cure, the Purchaser shall have the option to notify Escrow Agent, after the passage of any required notice period, to immediately refund the Earnest Money to Purchaser, less the sum of TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$225.00), which shall be paid to Seller in consideration for this Agreement, whereupon this Agreement shall terminate and the parties to this Agreement shall have no further rights, duties or obligations to the other, except as otherwise specifically provided by this Agreement.

(d) Otherwise, the Earnest Money shall be deemed non-refundable and shall be paid to the Seller upon the termination of this Agreement. Until one of the preceding conditions should exist, the Earnest Money shall be held and disbursed by Escrow Agent strictly in accordance with the terms and provisions of Section 6 of this Agreement.

4. Title.

(a) Warranty of Title. Seller warrants that, as of the Effective Date, Seller owns Good and Marketable Fee Simple Title to the Property, subject to the Permitted Exceptions as defined below. At Closing, Seller shall convey good and marketable title to said Property by warranty deed, in proper form for recording, subject only to zoning; general utility, sewer, and drainage easements of record as of Closing and upon which the improvements do not encroach; declarations of condominium and declarations of covenants, conditions and restrictions of record as of Closing; and any other matters of title appearing in Fulton County land records (collectively referred to as the "Existing Title Exceptions"). Existing Title Exceptions shall also include all zoning and land use laws, codes and regulations, liens, easements, encumbrances, leases and other restrictions of public record affecting Seller's Good and Marketable Fee Simple Title to the Property on the Effective Date, including matters of survey. Seller warrants that on the Closing Date the Property is unencumbered by any leases and there is no tenant in possession. In the event the Seller should be unable to convey the Property at Closing to Purchaser with the quality of title required by this Section, Seller shall notify Purchaser in writing of any deficiencies, and Purchaser may either take such title as Seller can give, or Purchaser may terminate this Agreement, in which event this Agreement shall become null and void, Purchaser's Earnest Money shall be refunded (less the sum of TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$225.00), which shall be paid to Seller in consideration for this Agreement), and, except as otherwise provided herein, neither Purchaser nor Seller shall have any further liability or obligations to the other hereunder.

(b) Good and Marketable Fee Simple Title / Existing Title Exceptions. For all purposes of this Agreement, "Good and Marketable Fee Simple Title" shall mean fee simple title as is insurable by a title insurance company selected by the Purchaser which is licensed to do business in Georgia under such title company's standard ALTA form of Georgia owner's policy of title insurance, at its standard rates subject only to the following, "Permitted Exceptions": (i) the standard exclusions therein; (ii) ad valorem taxes assessed against the Property not due and payable on or before the Closing Date; and (iii) all matters, if any, not objected to by Purchaser within the time period specified in Subsection 4(c) below (hereinafter the "Permitted Exceptions").

(c) Title Objections. Purchaser shall have thirty (30) days following the Effective Date to conduct an examination of the condition of Seller's title to the Property (including matters of survey), and to deliver to the Seller written notice of any objections by the Purchaser to the condition of the Seller's title (the "Title Objection Notice"). Subject to Subsection 4(f) below, any objectionable matters omitted from Purchaser's Title Objection Notice or if Purchaser fails to deliver the Title Objection Notice within the thirty (30) day period specified, all such matters of title except for "Monetary Encumbrances" as defined in Subsection 4(e) below shall be deemed waived by Purchaser.

(d) Cure Period. Seller shall have until thirty (30) days from the date of Purchaser's initial notice of objections, if any, in which to review such title objections, and, if Seller elects, to give Purchaser notice of any objections specified in such notice which Seller intends to attempt to cure. With the exception of any "Monetary Encumbrances," as defined herein, Seller shall have

no obligation to take any action whatsoever to cure any objections by Purchaser to the condition of Seller's title which are Existing Title Exceptions. Any Existing Title Exceptions to which the Purchaser does not object within the 30-day period provided herein (other than Monetary Encumbrances) shall become Permitted Title Exceptions at the end of such 30-day period. Unless Seller notifies the Purchaser within such 30-day period of any of Purchaser's objections which the Seller intends to cure, the Seller shall be deemed to have declined to cure any such objections. Seller shall have a reasonable time, but not more than thirty (30) days after the delivery of Purchaser's notice of title objections, to remove any of Purchaser's objections to Seller's title which the Seller has agreed to attempt to cure, provided that the Seller shall not be deemed to be in default of this Agreement, if the Seller fails or is unable to remove any such title objections.

(e) Removal of Monetary Encumbrances. Notwithstanding any other provision of this Agreement, the Seller shall be obligated to remove not later than Closing all security deeds, mortgages, tax liens, financing statements and other liquidated financial encumbrances of any kind affecting Seller's title to the Property incurred by, against or at the instance of the Seller and Seller's predecessors, whether or not such matters were included in any notice of objection by the Purchaser to Seller's title (the "Monetary Encumbrances"). The Closing Agenda shall withhold and disburse from the Purchase Price a sufficient amount to satisfy all such Monetary Encumbrances.

(f) Purchaser's Termination Right. If Seller fails to attempt or is unable to cure all of the Purchaser's valid objections to the condition of the Seller's title hereunder of which Seller received timely notice as provided in Subsection 4(c) above, or if the Seller fails to remove all such objections, if any, which the Seller has agreed to attempt to cure within the time allowed herein, then at the option of the Purchaser, to be exercised by the Purchaser within ten (10) days after the last date on which the Seller may elect to attempt to remove such title objections, if no such election is received, or, if Seller elects to attempt to cure or satisfy some or all of such objections, then within ten (10) days after the last date on which the Seller may provide evidence that all such objections have been cured and satisfied, Purchaser may, in Purchaser's sole discretion: (i) waive all of Purchaser's unsatisfied objections (other than Monetary Encumbrances) and purchase the Property, in which case, all remaining Existing Title Exceptions other than Monetary Encumbrances shall become Permitted Exceptions; or (ii) terminate this Agreement by written notice to the Seller, in which case Seller shall promptly refund any Earnest Money paid (less the sum of TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$225.00), which shall be paid to Seller in consideration for this Agreement) and, upon receipt of such refund, except as otherwise provided by this Agreement, neither Purchaser nor Seller shall have any further liability or obligations to the other.

(g) Changes in Condition of Seller's Title after the Effective Date. Seller agrees and covenants with the Purchaser that, from and after the Effective Date, Seller will not take any action or allow any condition to exist which will adversely affect the condition of the Seller's title on the Effective Date. However, notwithstanding Subsection (f) hereof, in the event that, after the county record date of the Purchaser's examination of title or title commitment and before Closing, Purchaser discovers any adverse change in the condition of Seller's title (other than Monetary Encumbrances) which did not first appear of record until after the Effective Date of this Agreement, Purchaser shall have the additional right to object to such new matters at any time prior to the Closing; and, in the event of such objections, Seller shall have thirty (30) days within which to cure all such objections. If Seller should fail to cure all such new objections within such

30-day period, Purchaser shall have the right to elect within 10 days following the end of such 30-day period between the actions described in Items (i) and (ii) of Subsection (f) hereof. If the Purchaser elects to Close notwithstanding such objections, all title restrictions of record on the Closing Date (other than Monetary Encumbrances) shall become Permitted Exceptions.

(h) Failure to Deliver Written Election. If the Purchaser should fail to make a timely election by delivery of written notice to the Seller between the waiver and termination alternatives of Items (i) and (ii) of Subsections (f) and (g) hereof, Purchaser shall be conclusively deemed to have elected to terminate this Agreement.

5. Purchaser's Inspection and Other Due Diligence.

(a) Access and Inspection. From the Effective Date of this Agreement until the Closing Date, (hereinafter the "Inspection Period"), Seller hereby grants Purchaser the right to enter upon the Property at reasonable times after reasonable prior notice to the Seller, and at the Purchaser's sole risk and expense, for the purpose of conducting such appraisals, traffic studies, wetlands studies, environmental and soils tests and reports, engineering and any other inspections and investigations contemplated by this Agreement. Notwithstanding the foregoing, without the Seller's express consent, representatives of the Purchaser shall not enter the interior of the buildings located upon the Property or any fenced and gated areas without a representative of the Seller being present and, to the extent permitted by law, Purchaser hereby agreed to indemnify and hold Seller harmless from any and all liability, damage, injury, claims and/or actions related to any such inspections or investigations as provided in Subsection 5(d) below.

(b) Seller Due Diligence Deliveries. Seller shall deliver to the Purchaser within five (5) business days after the Effective Date complete and accurate copies of any surveys, inspections, leases, environmental test and reports, or other documents in Seller's possession evidencing any encumbrances existing on the Property (hereinafter the "Seller Deliverables").

(c) Purchaser's Right to Terminate. In the event that Purchaser's inspection and investigation of the Property results in a determination by the Purchaser that the Property is unsatisfactory for Purchaser's intended uses or is otherwise unsuitable or unacceptable in any respect, the Purchaser may terminate this Agreement by delivery to the Seller (with a copy to the Escrow Agent) a written notice of termination on or before close of business (5:00 p.m. local time) thirty (30) days after the Effective Date of this Agreement, (hereinafter the Notice of Termination"). The period beginning on the Effective Date and ending on the either: (i) the date the Purchaser delivers written Notice of Termination to the Seller that the Purchaser waives all rights to terminate this Agreement pursuant to this Subsection; or (ii) thirty (30) days after the Effective Date of the Agreement (hereafter referred to as the "Free Look Period"). Upon receipt of a timely Notice of Termination, the Escrow Agent shall promptly refund all Earnest Money paid (less the sum of TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$225.00), which shall be paid to Seller in consideration for this Agreement), and, upon receipt of such refund, except as otherwise provided by this Agreement, neither Purchaser nor Seller shall have any further liability or obligations to the other. If the Purchaser does not deliver such written Notice of Termination on or before such date, Purchaser shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 5, and such right shall expire, become null and void and shall have no further force or effect. Except in the case of an express written waiver, nothing herein shall be deemed, however, to result in a waiver of any other express right or option of the Purchaser to terminate this Agreement, including the Purchaser's right to terminate under Section

4. (Title), or the Environmental Condition, which shall be conditions separate from the Purchaser's termination right hereunder.

(d) Inspections at Purchaser's Risk and Expense. All inspections and testing of the Property by Purchaser and its agents shall be performed at the sole cost and risk of the Purchaser. If this Agreement is terminated, Purchaser shall promptly return to Seller all information that exists in any form or media regarding the Property provided by or on behalf of Seller, together with copies, at no cost to Seller, of all title, surveys, engineering, traffic, environmental, soils and other reports and studies obtained by Purchaser through its investigation of the Property assigned to Seller, to the extent possible if requested by the Seller.

(e) Invasive Testing. Seller authorizes Purchaser to conduct environmental testing on the soil located on the Property as reasonably determined to be appropriate by the Purchaser subject to the terms of Inspections set forth in this Agreement.

6. Escrow Instructions.

(a) Handling of Earnest Money. Escrow Agent shall promptly advise Seller and Purchaser in writing if the Earnest Money is not received by Escrow Agent in a timely fashion. Escrow Agent shall promptly deposit and hold the Earnest Money in the federally insured account at the banking institution where the Escrow Agent maintains the other funds it holds in escrow for its clients and others ("Escrow Account"). Escrow Agent may commingle the Deposit with funds of other clients in the Escrow Account and shall retain the interest earned on the Earnest Money to compensate the Escrow Agent for performing its obligations hereunder. Escrow Agent shall not be accountable for any direct or indirect incidental benefit which Escrow Agent may receive from the depository bank which is attributable to the Earnest Money.

(b) Disbursement of Funds. At such time as Escrow Agent receives written notice from Seller or Purchaser, or both, stating the identity of the party to whom the Earnest Money is to be disbursed, Escrow Agent shall disburse such Earnest Money pursuant to such notice; provided, however, that if such notice is given by either Seller or Purchaser but not both, and the person to whom the Earnest Money is to be disbursed is other than the Closing Agent, the Escrow Agent shall notify the other party in writing of such notice and shall withhold disbursement of the Earnest Money for a period of five (5) days after giving such notice. If the Escrow Agent receives written notice from either Seller or Purchaser within such five (5) day period, which notice countermands or objects to the earlier notice of disbursement, then Escrow Agent shall withhold such disbursement until both Seller and Purchaser can agree upon a disbursement of the Earnest Money. Notwithstanding the foregoing, if Purchaser notifies Escrow Agent on or before the expiration of the Inspection Period of its election to terminate this Agreement pursuant to Section 5, then no confirming notice from Seller shall be required by Escrow Agent, and Escrow Agent shall promptly disburse the Earnest Money as provided in Section 5 without requesting or waiting for confirming notice from Seller. Seller and Purchaser agree to send to the other a duplicate copy of any written notice sent to Escrow Agent requesting disbursement or countermanding or objecting to a request for disbursement.

(c) Limited Liability. In performing any of its duties hereunder, Escrow Agent shall not incur any liability to anyone for any damages, losses or expenses, except for any negligence, willful misconduct or breach of trust by Escrow Agent under this Agreement, and, accordingly, Escrow Agent shall not incur any such liability with respect to the following: (i) any action taken or omitted in good faith upon advice of its legal counsel given with respect to any questions relating

to the duties and responsibilities of Escrow Agent under this Agreement; or (ii) any action taken or omitted in reliance on any instrument, including any written notice or instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions but also as to the truth and accuracy of any information contained therein, which Escrow Agent shall in good faith believe to be genuine, to have been signed or presented by a person or persons having authority to sign or present such instrument, and to conform with the provisions of this Agreement.

(d) Disputes/Interpleader. Notwithstanding anything in this Agreement to the contrary, upon a dispute between Seller and Purchaser sufficient in the sole discretion of Escrow Agent to justify its doing so, or if Escrow Agent has not disbursed the Earnest Money on or before the thirtieth (30th) day following the Closing Date specified in Section 7, then Escrow Agent shall be entitled, but not required, to tender the Earnest Money into the registry or custody of any court of competent jurisdiction, together with such pleadings as it may deem appropriate, and thereupon be discharged from all further duties and liabilities under this Agreement (other than with respect to any liabilities for negligence, willful misconduct or breach of trust by Escrow Agent). The Escrow Agent may reimburse itself from the Earnest Money for a reasonable attorney's fee and other reasonable costs of filing any such interpleader action. The Escrow Agent may also, in its discretion, elect to refrain for any period from initiating any such interpleader action, and may in lieu thereof, continue to hold the Earnest Money in escrow subject to the terms and conditions of this Section pending a resolution of all disputes between the parties.

7. Closing. The term "Closing," as used herein, means the consummation of the purchase and sale of the Property pursuant to this Agreement. The Closing shall include, *inter alia*, the delivery and acceptance of the Purchase Price by the Seller and the execution and delivery by the Purchaser and Seller as applicable of the Closing Documents and other Deliveries described herein.

(a) Closing Date. The term "Closing Date," as used herein, means the date on which the Closing is consummated.

i. Initial Closing Date. Subject to the rights of the Purchaser and the Seller to defer the Closing Date by exercising their respective extension rights as set forth in this Agreement, the Closing shall take place on March 31, 2021, at a time and on a date specified by the Purchaser after at least five (5) business days prior written notice to Seller or if no such notice has been received, on March 31, 2021 at 2:00 p.m. local time (the "Initial Closing Date") at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, Georgia, 30328; or at the law office of the Closing Agent, as elected by Purchaser, within 15 miles of the City of Sandy Springs (the "Closing Agent").

ii. Purchaser's Right to Extend. Should Purchaser, in Purchaser's sole discretion, desire to extend the Closing Date by up to an additional thirty (30) days, Purchaser shall have the one time right to extend closing and may obtain such extension upon delivery of written notice of such 30-day extension to Seller before the date five (5) business days before the Initial Closing Date and payment to the Escrow Agent of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) as additional Earnest Money. If this Agreement should terminate without Closing, all additional Earnest Money shall be treated as Earnest Money subject to the provisions of this Agreement.

(b) Closing Documents. On the Closing Date:

i. Seller Deliveries. Seller shall execute the following documents and instruments provided by Purchaser's Closing Agent, all in a standard form and substance reasonably satisfactory to legal counsel for the Purchaser and Seller, duly executed by or on behalf of Seller (where applicable under oath or in proper legal form for recording): a warranty deed conveying Seller's Good and Marketable Fee Simple Title to the Property to the Purchaser, subject only to Permitted Exceptions; any curative documents which the Seller may agree to furnish in connection with the Closing pursuant to Section 4 hereof; a Sellers' affidavit of ownership with respect to the Property, qualified to the knowledge of Seller and providing that nothing contained therein shall in any way enlarge or otherwise modify the warranty of title given in the deed of conveyance at Closing; a tenant estoppel certificate satisfactory to Purchaser that the Property is unencumbered by any leases or tenants in possession; a copy of the final bill for each utility servicing the property, showing the cancellation of the utility and payment in full of all outstanding charges; and such tax certifications, affidavits of authority and residency, and other customary closing documents as reasonably requested.

ii. Purchaser Deliveries. Purchaser shall pay the Purchase Price to Seller in accordance with the provisions of this Agreement and shall also execute and deliver other customary closing documents as reasonably requested.

iii. Closing Memorandum. Purchaser and Seller shall execute and deliver a settlement statement, HUD-1 Form or other closing memorandum disclosing the prorations, adjustments, funds paid and received by and to all parties at the Closing in reasonable detail, together with such other information concerning the Closing as the Closing Agenda should reasonably consider necessary and proper to properly and accurately document the Closing.

(c) Prorations and Adjustments to Purchase Price. The following prorations and adjustments shall be made between Purchaser and Seller at Closing, or thereafter if Purchaser and Seller shall agree:

i. All city, state and county ad valorem taxes and similar impositions levied or imposed upon or assessed against the Property, (hereinafter called the "Taxes"), for the year in which Closing occurs shall be prorated between the Seller and the Purchaser.

ii. Any other items which are customarily prorated in connection with the purchase and sale of properties similar to the Property shall be prorated as of the Closing Date. All such prorations and adjustments to be made in conjunction with the Closing shall be made as of the Closing Date and shall be effective at Closing, except as otherwise provided and as further specified herein.

(d) Costs of Closing. At Closing:

i. the Seller shall pay: the fees of the Seller's attorney and any other advisors; the cost of satisfying all Monetary Encumbrances and removing the same from the public records; the cost of preparing and filing any curative documents which the Seller may agree to deliver pursuant to Section 4 hereof; and, any other costs which the Seller may expressly agree to pay pursuant to this Agreement, but no other charges;

ii. The Purchaser shall pay: the State of Georgia Real Estate Transfer Tax payable on the recording of the Seller's deed; all recording costs not payable by the Seller; all costs of Purchaser's title examination, title commitment and any updates and Purchaser's title premiums;

all costs of Purchaser's surveys, appraisals, soils and environmental testing, wetlands investigations and other due diligence costs incurred in connection with the Purchaser's due diligence investigation of the Property; the fees of Purchaser's attorney and other advisors, and, any other costs and expenses of the transaction which are not the obligation of any other person hereunder.

8. Warranties and Representations of the Seller / Limitations and Merger. Seller represents, warrants and covenants that, to the best of Seller's present knowledge, information and belief:

(a) Seller has the right, power, authority, discretion and capacity to sell the Property in accordance with the terms, provisions and conditions of this Agreement. Any individuals who may have executed this Agreement on behalf of the Seller in their representative capacities are duly constituted, appointed or elected and authorized to do so; any consent required by the Seller's members or shareholders to make such action effective has been obtained;

(b) there are no lawsuits pending or threatened against or involving Seller or the Property which affect Seller's title to the Property;

(c) Seller has not received notice of pending or threatened claims, special assessments, or other adverse claims affecting the Property;

(d) On the Closing Date, Seller will not be indebted to any contractor, laborer, mechanic, materialman, architect, engineer or utility provider for work, labor or services performed or rendered, or for materials supplied or furnished, in connection with the Property for which any such person or entity could claim a lien against the Property;

(e) On the Closing Date, Seller warrants that the Property will not be encumbered by any leases, and that there will be no Tenants in possession of the Property;

(f) Seller will pay or cause to be paid promptly when due all city, state and county ad valorem taxes and similar taxes and assessments, all sewer and water charges and all other governmental charges levied or imposed upon or assessed against the Property between the Effective Date and the Closing Date; and,

(g) On the Closing Date, Seller shall provide Purchaser with all keys, door openers, codes, and other similar equipment pertaining to the Property.

9. Purchaser's Representations and Warranties: The Purchaser is a municipal corporation duly authorized and existing under the laws of the State of Georgia. Subject to the conditions specified herein below, Purchaser has the right, power, authority, discretion and capacity to buy the Property in accordance with the terms, provisions and conditions of this Agreement. The individual who has executed this Agreement on behalf of the Purchaser in his or her representative capacities is duly constituted, appointed or elected and authorized to do so.

10. Default and Remedies.

(a) If the purchase and sale of the Property contemplated hereby does not close in accordance with the terms and conditions of this Agreement as the result of actions, failures or circumstances which constitute a breach or default by Purchaser of Purchaser's obligations under this Agreement, and if the Purchaser fails or refuses to cure such default within ten (10) days after delivery of notice thereof from Seller describing the default and, if any action is possible to cure the same, describing such action, Seller shall retain the Earnest Money as bargained for liquidated damages incurred by the Seller arising from the Purchaser's failure to close, and not a penalty.

(b) If the purchase and sale of the Property contemplated hereby does not close in accordance with the terms and conditions of this Agreement as the result of actions, failures or circumstances which constitute a breach or default by Seller of Seller's obligations under this Agreement, and if the Seller fails or refuses to cure such default within ten (10) days after delivery of notice thereof from Purchaser describing the default and, if any action is possible to cure the same, describing such action, Purchaser shall elect either: (i) to terminate this Agreement by delivery of written Notice of Termination to the Seller, in which case the Earnest Money shall be promptly refunded to Purchaser, and Purchaser shall have the right within six (6) months thereafter to commence an action for damages incurred by the Purchaser; or (ii) in the alternative, the Purchaser shall have the right to sue Seller for specific performance of this Agreement, and, if Seller should receive an order for specific performance, Purchaser shall also be entitled to receive a monetary award of damages not in excess of Purchaser's attorney's fees and costs of the litigation actually incurred. The inability of Seller to convey the Property to the Purchaser on the Closing Date with the quality of title required by this Agreement shall not constitute a default by Seller under this Agreement unless the title restriction causing such inability arises after the Effective Date by reason of a willful action of the Seller in violation of this Agreement or the failure to take an action required by this Agreement which Seller could have taken.

11. Damage or Destruction Before Closing. Seller shall continue to maintain its current property and casualty and general liability insurance coverages in effect through the later of the Closing Date or the date Seller tenders possession of the Property to the Purchaser.

12. Assignment. This Agreement may not be assigned by Purchaser, in whole or in part, without the prior written consent of Seller.

13. Binding Effect. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, Purchaser and Seller and their respective legal representatives, successors and permitted assigns, pursuant to Section 26 below.

14. Brokerage Commission; Disclosure. Seller and Purchaser hereby represent and warrant to the other that he/she/they have not dealt with any real estate Broker, agent or salesperson so as to create any legal right or claim in any such Broker, agent or salesperson for a commission or similar fee or compensation with respect to the negotiation and/or consummation of this Contract. Purchaser and Seller acknowledge that they are not represented by a Broker unless they have signed a brokerage agreement with said Broker. Each party acknowledges full responsibility for protecting his/ her/their own interests.

15. Modification. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the purchase and sale of the Property and other matters contained herein, and this Agreement contains the sole and entire understanding between Seller and Purchaser with respect thereto. This Agreement shall not be modified or amended except by an instrument in writing signed by or on behalf of Seller and Purchaser.

16. Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Georgia.

17. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Notwithstanding the foregoing, Seller shall deliver to Purchaser one original signed copy of this Agreement.

18. Time. Time is and shall be of the essence of this Agreement.
19. Captions. The captions and headings used in this Agreement are for convenience only and do not in any way restrict, modify or amplify the terms of this Agreement.
20. Exhibits. Each and every Exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each Exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.
21. Notices. All notices, requests, demands, tenders and other communications hereunder shall be in writing. Any such notice, request, demand, tender or other communications shall be deemed to have been duly given if personally delivered or on the third business day after being deposited in the United States Mail, Certified Mail, Return Receipt Requested, with all postage prepaid, to the address for each party set forth below its execution hereof. Any party, by written notice to the others in the manner herein provided, may designate an address different from that set forth herein.

Seller: Yahya Khalid Siddiq  
Kamran Khalid Siddiq  
7800 Mount Vernon Rd  
Sandy Springs, Georgia 30350

With a copy to:

Purchaser: City of Sandy Springs, Georgia  
Attn: City Manager  
1 Galambos Way  
Sandy Springs, Georgia 30328

With a copy to: City Attorney  
City of Sandy Springs, Georgia  
1 Galambos Way  
Sandy Springs, Georgia 30328

Escrow Agent: The Law Office of John W. Bell, PC  
5 Concourse Parkway  
Suite 3000  
Atlanta, Georgia 30328

22. Survival. Except as otherwise specified in this Agreement, all conditions or stipulations shall merge with the closing herein.
23. Miscellaneous. If the final date for any period provided for herein for the performance of any obligation or for the taking of any action falls on Saturday, Sunday, or Federal Reserve holiday, then the time of the period shall be deemed extended to the next day which is not a Saturday, Sunday, or Federal Reserve holiday.

24. Special Stipulations. The following Special Stipulations, if conflicting or inconsistent with any of the preceding portions of this Agreement, or any Exhibit, addendum attached hereto, shall control the rights and obligations of the parties and the interpretation of this Agreement:

(a) Environmental Condition. Seller acknowledges that Purchaser's obligation to close the purchase of the Property shall be conditioned upon the receipt of a Phase I and, if recommended by the Purchaser's environmental engineer or consultant, a Phase II environmental assessment of the Property with the scope and specific tests recommended by the Purchaser's environmental engineer or consultant. All such environmental testing shall be at the Purchaser's sole cost and risk.

If any Phase II testing is required Purchaser shall notify Seller in writing of such occurrence prior to the expiration of the Free Look Period and upon delivery of said notice Purchaser shall have the right to extend the Free Look Period an additional thirty (30) days. If Purchaser fails to provide such notice prior to expiration of the Free Look Period, Purchaser shall have waived any right to terminate the Agreement related to the environmental condition of the Property. If Purchaser provides such written notice to Seller, Purchaser may order any applicable Phase II testing.

In the event that; (i) any Phase II testing has been ordered within the time and under the conditions provided herein, but the report with the results of such tests has not been completed and received by the Purchaser before the end of the Free Look Period or as extended herein, or (ii) if the results of such Phase II testing reveals contamination of the improvements, soil or groundwater of the Property at levels which are reasonably unacceptable to the Purchaser and provided Purchaser has delivered such Phase II environmental report to the Seller; Purchaser may terminate this Agreement by delivery of written Notice of Termination to the Seller, in which case this Agreement shall terminate, the Escrow Agent shall refund the Earnest Money to Purchaser (less TWO HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$225.00) to be paid to the Seller for entering into this Agreement), and neither party shall have any further obligation or liability to the other, except as otherwise specifically provided by this Agreement.

If the Purchaser has not delivered Purchaser's Notice of Termination to the Seller within the time provided herein, the Purchaser's right to terminate the Agreement pursuant to Subsection 24 (a) of this Stipulation shall expire.

25. Ratification by City of Sandy Springs. The approval and enforceability of this Agreement shall be subject to the approval and ratification of this Agreement by the Mayor and City Council of the City of Sandy Springs, Georgia. Should the Mayor and City Council fail to approve this Agreement, the Agreement shall become void and all Escrow Funds shall be refunded to Purchaser.

**[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.  
SIGNATURES BEGIN ON THE FOLLOWING PAGE.]**

**IN WITNESS WHEREOF**, Seller and Purchaser have caused this Agreement to be executed and sealed by their duly authorized representatives on the dates written below.

**SELLER:**

By: \_\_\_\_\_

Yahya Khalid Siddiq

By: \_\_\_\_\_

Kamran Khalid Siddiq

Date: \_\_\_\_\_

**[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]**

**PURCHASER'S ACCEPTANCE:**  
City of Sandy Springs Public Facilities Authority

By: \_\_\_\_\_  
ANDREA SURRATT, City Manager

[corporate seal]

\_\_\_\_\_  
Purchaser confirms that the Effective Date of this Agreement is  
\_\_\_\_\_, 2021.

\_\_\_\_\_  
initial here  
\_\_\_\_\_

**[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]**

**ESCROW AGENT:**

By:

\_\_\_\_\_  
JOHN W. BELL

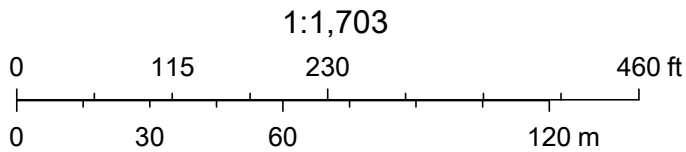
Date:

\_\_\_\_\_

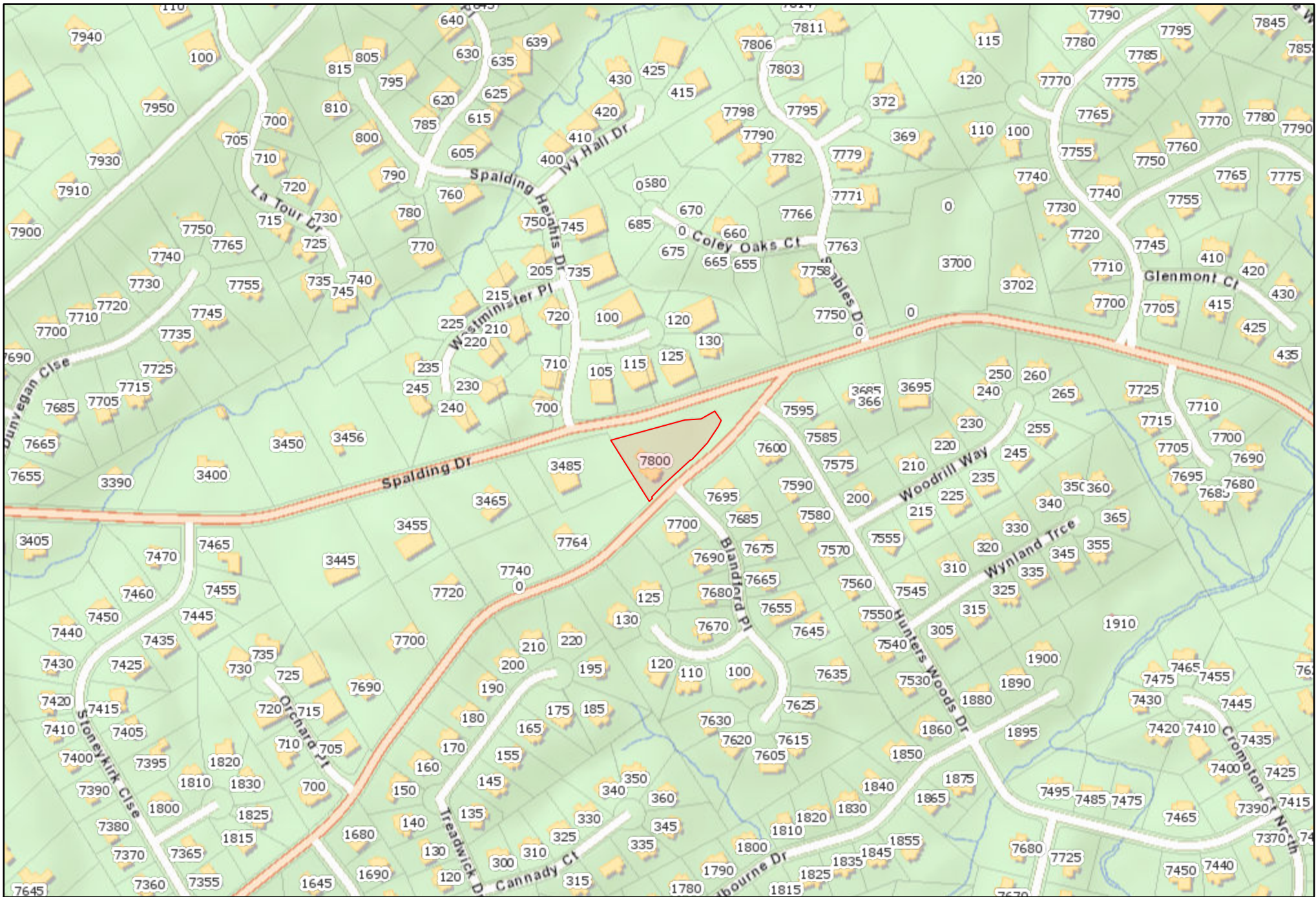
06 0337 LL0358, 7800 MOUNT VERNON RD, SANDY SPRINGS



January 21, 2021



Tyler\_Transportation



## 7800 Mt. Vernon Road PSA

Date: 1/21/2021  
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY

STATE OF GEORGIA  
COUNTY FULTON

**A RESOLUTION OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES  
AUTHORITY TO APPROVE THE PURCHASE OF CERTAIN PROPERTY LOCATED  
AT 7800 MT. VERNON ROAD (TAX ID# 06-0337- LL-035-8); TO AUTHORIZE THE  
GENERAL MANAGER TO EXECUTE SAME; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Sandy Springs Public Facilities Authority ("Authority") has determined it is necessary to construct an additional fire station within the City of Sandy Springs ("City") to protect and serve the community ("Project"); and

**WHEREAS**, in order to construct the Project, fee simple rights are required over, under, and through the property located at 7800 Mount Vernon Road ("Property"); and

**WHEREAS**, City Staff has negotiated a Purchase and Sale Agreement wherein the Authority may acquire the Property for the purchase price of \$450,000.00 ("Agreement"); and

**WHEREAS**, the Members of the Authority have considered the Purchase and Sale Agreement and have decided the most efficient way to ensure the timely completion of the Project is to acquire the Property by purchase under the terms and conditions of the Agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY:**

The General Manager is authorized to accept the Purchase and Sale Agreement to acquire the fee simple rights over, under, and across the property located at 7800 Mount Vernon Road, in order to ensure the timely completion of the Project. The General Manager is hereby authorized to execute any documents in the furtherance of this Resolution, subject to approval by Legal and Finance.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

Approved:

\_\_\_\_\_  
Russell K. Paul, Chairman

Attest:

\_\_\_\_\_  
Raquel D. Gonzalez, Secretary

(Seal)