

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 ☒ No

Property Identification from appraisal or otherwise: Keys 943652

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: \$1.00

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.

STATE OF ALABAMA

COUNTY OF MOBILE

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **LING CHI CHU AS TRUSTEE OF THE LING CHI CHU REVOCABLE LIVING TRUST DATED MARCH 11, 2002**, (hereinafter referred to as GRANTOR, whether one or more), for and in consideration of the amount of One Dollar and No/100s (\$1.00) and other good and valuable consideration in hand paid to the GRANTOR by the **BOARD OF WATER AND SEWER COMMISSIONERS OF THE CITY OF MOBILE**, a public entity of the State of Alabama (hereinafter referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR, and for the further consideration of the general benefit which will accrue to the public and the benefit which may accrue to the GRANTOR by reason of the utility improvements hereinafter referred to, does hereby, subject to the terms hereinafter contained, GRANT, BARGAIN, SELL and CONVEY unto the said GRANTEE, its successors and assigns, a right and exclusive permanent easement for construction, operation, inspection, maintenance, replacement and removal of sanitary sewer and/or water lines in, on, over, under, through, across and above a certain parcel of real property, lying and being in the County of Mobile, State of Alabama, which parcel is more particularly described as follows:

A PART OF GRANT SECTION 37, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA HAVING THE MOBILE COUNTY REVENUE COMMISSION KEY NUMBER 943652 AND PARCEL NUMBER 2910370008063 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED REBAR (FORESITE); SAID REBAR BEING SITUATED AT THE SOUTHEAST CORNER OF TENNESSEE STREET AND BROAD STREET; THENCE RUN SOUTH 81°43'39" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF TENNESSEE STREET 36.32 FEET TO THE

POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE SOUTH 81°43'39" EAST, ALONG SAID RIGHT OF WAY LINE 226.72 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 36°43'14" EAST, 11.86 FEET; THENCE RUN SOUTH 81°43'14" EAST, 5.50 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE RUN SOUTH 24°42'59" WEST, ALONG SAID WEST RIGHT OF WAY LINE 20.85 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 81°43'14" WEST, 7.89 FEET; THENCE RUN NORTH 36°43'14" WEST, 11.86 FEET; THENCE RUN NORTH 81°43'39" WEST, 214.45 FEET; THENCE RUN SOUTH 75°46'56" WEST, 30.19 FEET; THENCE RUN NORTH 81°43'04" WEST, 12.46 FEET TO THE EAST RIGHT OF WAY LINE OF BROAD STREET; THENCE RUN NORTH 8°22'18" EAST, ALONG SAID EAST RIGHT OF WAY LINE 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 81°43'04" EAST, 8.45 FEET; THENCE RUN NORTH 75°46'56" EAST, 30.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES MORE OR LESS. (5596 sq. ft.).

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, its successors and assigns, forever.

And except as to all other easements, rights of way, restrictions or reservations of record together with all of those things specifically mentioned above, the said GRANTOR, for itself, its successors and assigns, does hereby covenant with the GRANTEE, its successors and assigns, that the GRANTOR is seized of an indefeasible estate in fee simple in said property, and that the GRANTOR does hereby warrant and will forever defend the above described easement and rights unto the GRANTEE, its successors and assigns, against the lawful claims of all persons.

GRANTEE does hereby obtain all the rights and privileges necessary or convenient for the full enjoyment and use of said easement(s), including the right to construct and maintain necessary manholes, cleanouts and other above-ground and below-ground improvements and appurtenances and the right of necessary and reasonable ingress and egress by the agents, employees and equipment of GRANTEE, its successors and assigns, over and across the above described easement(s) and over and across the real property of GRANTOR to said permanent easement(s)

for the purpose of exercising the rights, privileges and easements hereinabove described.

GRANTEE does hereby further obtain the right, privilege and easement to cut, trim and remove any brush, trees or other obstructions upon the hereinabove described land, together with the right of ingress and egress to and from, over and above the hereinabove described land, for the purpose of keeping the same clear of all trees, timber, brush, undergrowth or any other objectionable obstructions.

GRANTOR, its successors and assigns, shall not excavate, construct or permit to be constructed on or over the above described easement(s) any obstruction that may interfere with the rights hereby granted.

The foregoing easement, including all documents incorporated herein by reference, if any, and any addendum to this easement between GRANTOR and GRANTEE of even date herewith, constitutes the complete and exclusive agreement between GRANTOR and GRANTEE with respect to the subject matter hereof, and supersedes and replaces any and all prior or contemporaneous discussions, negotiations, understandings, and agreements, written and oral, regarding such subject matter.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on this the 9th day of August, 2023.

GRANTOR:
LING CHI CHU AS TRUSTEE OF THE LING CHI
CHU REVOCABLE LIVING TRUST DATED
MARCH 11, 2002

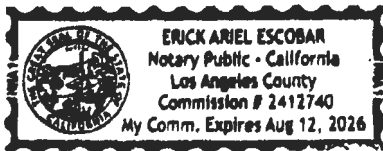
Ling Chi Chu
LING CHI CHU

DATE: 8-9-23

STATE OF California
COUNTY OF Los Angeles

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Ling Chi Chu as trustee of the Ling Chi Chu Revocable Living Trust dated March 11, 2002 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~~/she, as officer/representative/trustee and with full authority, executed the same voluntarily for and as the act of said Ling Chi Chu as trustee of the Ling Chi Chu Revocable Living Trust dated March 11, 2002 on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2023.



Erick Ariel Escobar
NOTARY PUBLIC

My Commission Expires: August 12th, 2026

GRANTOR'S ADDRESS:

Ling Chi Chu as trustee of the Ling Chi Chu Revocable Living Trust dated March 11, 2002
1646 S. Garth Avenue
Los Angeles, CA 90034

GRANTEE'S ADDRESS:

Board of Water & Sewer Commissioners of the City of Mobile
P.O. Box 180249
Mobile AL 36618-0249

Property Address:

901 S. Broad Street
Mobile, AL 36603
Key # 943652

INSTRUMENT PREPARED BY:

Michael M. Linder, Jr.
The Atchison Firm, P.C.
411 Azalea Road
Mobile, Alabama 36609

PREPARED WITHOUT TITLE EXAMINATION

