

PROPOSAL TO PURCHASE REAL ESTATE

September 25, 2021

Michael & Jennifer Stoltzfus ("Purchasers A")

981 Summit Avenue
Harrisonburg, VA 22802
and

Randy R. Lilly & Alice Lilly Springston ("Purchasers B")

979 Summit Avenue
Harrisonburg, VA 22802

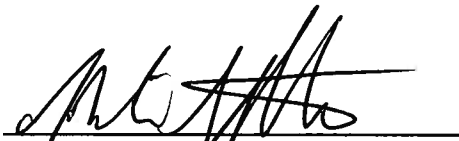
RE: Property of Harrisonburg City, location of former water tank (the "City Parcel")
QUADRANT 2 WS SUMMIT AVE, T.M. 49-B-14
5334 sq. ft. area

Dear Sirs or Madams:

We, "Purchasers A" and "Purchasers B", wish to each purchase a portion of the "City Parcel" formerly occupied by the municipal water tank at the location referenced above. It is our intent to add purchased portions of the "City Parcel" to our respective properties, vacating existing interior property lines. These purchases would eliminate the need for two easements, referenced as "A" and "B" (D.B. 1569, pg 687) on the attached plat, and would bring structures on "Purchasers B" property into compliance with offset ordinances, and eliminate the need for easement referenced as "F" (D.B. 1308, pg 378) on the attached plat.

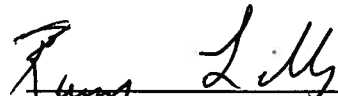
Glen and Malinda Stoltzfus purchased the property at 981 Summit Ave in 1994, and subsequently built the now existing house in late 1997, which "Purchasers A" then purchased from Glen and Malinda Stoltzfus in 2020. Since about the year 1994, Glen and Malinda Stoltzfus have provided an access easement (D.B. 1308, pg 397) to city vehicles servicing the water tank, have mowed and maintained the grass on the "City Parcel", and have reported water tank overflows to the city. Upon purchasing the property at 981 Summit Ave in 2020, "Purchasers A" have continued this service to the city.


Since the removal of the water tank, the "City Parcel" is no longer of any use to the city; indeed, it is now a liability to the city, being otherwise unusable. We, the "Purchasers A" and "Purchasers B", offer \$5000 total for the purchase of the "City Parcel". The amount will be divided between "Purchasers A" and "Purchasers B" as surveyed according to the attached survey plat, with the green portion deeded to "Purchasers B" and the remainder deeded to "Purchasers A".



Michael Stoltzfus

Date: 9/25/2021



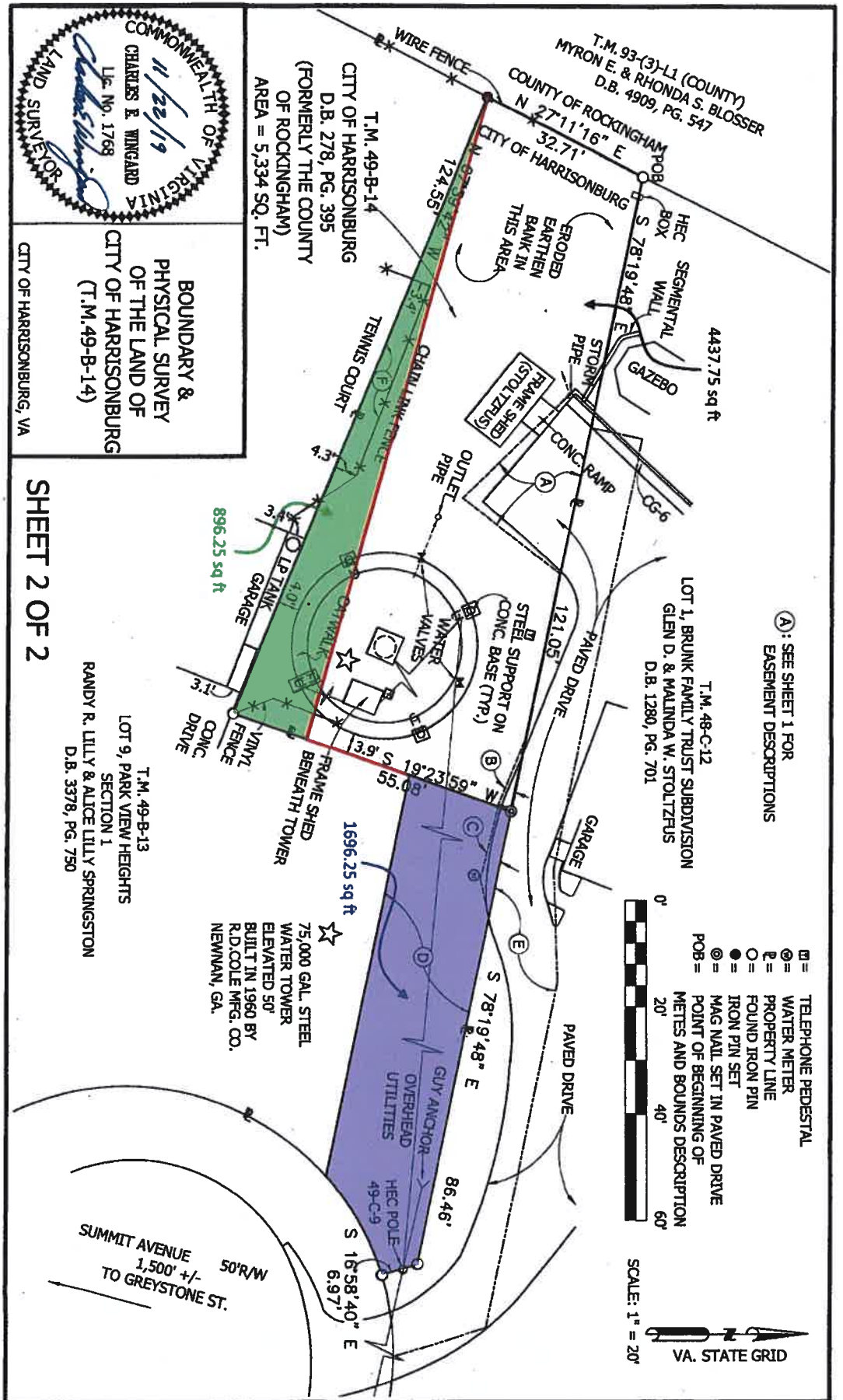
Randy R. Lilly

(poa)

Date: 9-25/2021



Jennifer Stoltzfus

Date: 9/25/2021



The green shaded area is the portion of the "City Parcel" that is proposed to be deeded to "Purchasers B". This would create a 15 foot offset from the northwest corner of their garage to the new property line (indicated in red). The remaining portion of the "City Parcel" is proposed to be deeded to "Purchasers A". The blue shaded area is the proposed purchase by "Purchasers A" from "Purchasers B". This would eliminate the need for the easement referenced as "C" on the plat (D.B. 1569, pg 695).