

AGREEMENT

This Agreement entered into on this ____ day of November, 2013 by and between 164 West Bruce LLC (Owner/Developer) and the CITY OF HARRISONBURG (City) agrees to items herein with regard to Owner/Developer's site plan titled "West Bruce & Water Street Parking Lot" physically located on Tax Map Parcels 25-C-14, 25-C-8 and 25-C-9.

RECITALS

1. Owner/Developer agree to dedicate 153.8 square feet of frontage belonging to Parcels 25-C-8 and 25-C-9 along Water Street.
2. Owner/Developer petitions the city to obtain 1,446.35 square feet of existing public right of way along West Bruce Street and Old South High Street.
3. City will grant 153.8 square feet along West Bruce Street and Old South High Street at no cost to Owner/Developer.
4. City will sell remaining right of way to Owner/Developer at a value of \$10/square foot based on 2014 assessments.
5. Sidewalk will be reconstructed across the frontage of Parcel 25-C-14 on West Bruce Street and Old South High Street, as well as the south side of West Bruce Street from the railroad tracks to a distance approximately 25 feet to the west in accordance with the decorative style sidewalk as indicated on the site plan.
6. Owner/Developer will install all improvements along the right of way, including curb and gutter (where indicated on the site plan), drainage structures and related improvements, entrances and sidewalk.
7. The City will cost-share the cost for these improvements in the amount not to exceed \$17,000.

James D. Baker
 James D. Baker
 For CITY OF HARRISONBURG

Barry Kelley
 Barry Kelley
 For OWNER/DEVELOPER

Director Public Works
 Title

Manager
 Title

Andrew D. Williams
 ATTEST

S. K. Kidd-Johnson
 ATTEST

