

EXHIBIT

"A"

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June 5, 2018

RULE 11 CONDEMNATION SETTLEMENT AGREEMENT

Via e-mail rhiannon_zuleger@uhaul.com

Rhiannon Zuleger

Real Estate Rep—Dispositions & Eminent Domain

2727 North Central Ave., Suite 500

Phoenix, Arizona 85004

Re: RM620—City of Round Rock
Cause No. 18-0532-CC1
TxDoT Parcel No. 2

Dear Rhiannon:

Please allow this letter to constitute a Rule 11 Settlement and Condemnation Agreement between City of Round Rock, Texas and The State of Texas ("State") and Seventeen SAC Self-Storage Corporation ("UHaul") in connection with the project identified herein and the property to be acquired as part of the RM 620 construction project. The terms of this Agreement and the settlement reached are follows:

1. State agrees to pay, and UHaul agrees to accept, the total sum of **\$149,322**, which amount is apportioned as follows: (a) \$135,586 for the 0.136 acre of fee simple right of way (Parcel 2) and (b) \$13,736 for the 0.158 acre Public Utility Easement (Parcel 2 PUE) sought to be acquired in a proposed condemnation suit, any improvements contained within the right of way, and any damages to or costs for reconfiguration of the remaining property of UHaul. The property and easement rights to be acquired are further described in Plaintiff's Original Petition for Condemnation on file in this Cause.

The parties agree that an Agreed Special Commissioners Award in this amount shall be entered by the appointed commissioners at the hearing which is currently scheduled for July 11, 2018.

2. State agrees to deposit the sum of \$149,322 in the registry of the court within 14 days after the entry of the Agreed Special Commissioners Award as set out herein.

3. It is agreed that neither State nor UHaul shall file objections to the Award of Special Commissioners in this cause as long as State deposits or pays the amount of the Award pursuant to the terms as stated herein.

If this letter correctly sets forth the terms of our Rule 11 agreement and the settlement reached between the State and Uhaul, please so indicate by having the appropriate person execute this letter in the space indicated below on behalf of UHaul.

Very truly yours,



Don Childs
Sheets & Crossfield, P.C.
Attorneys for City of Round Rock, Texas
and The State of Texas

AGREED AND ACCEPTED:

SEVENTEEN SAC SELF-STORAGE CORPORATION

By: _____

Its: _____

AGREED AND ACCEPTED:

CITY OF ROUND ROCK and THE STATE OF TEXAS,
acting by and through the City of Round Rock

By: _____
Craig Morgan, Mayor