REVISED

SUMMARY STATEMENT/OFFER TO PURCHASE REAL PROPERTY DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES

TO: City Of Durham /Property & Facility Mgmt.
101 City Hall Plaza
Durham, NC 27704

DATE: 04/22/14
TO: Lessee, if Applicable

TIP/PARCEL NO.: SS-4905BI 005
COUNTY Durham
DESCRIPTION: SR 1004-Old Oxford Road

WBS ELEMENT: 43567.2.1

Dear Property Owner:

The following offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired		$ 600.00
Value of Permanent Easements to be Acquired		$
Value of Temporary Easement (Rental of Land) to be Acquired		$
Value of Improvements to be Acquired		$
Damages, if any, to Remainder		$
Benefits, if any, to Remainder	minus	$
TOTAL OFFER		**$ 600.00**

THIS OFFER VOIDS AND SUPERSEDES ANY PREVIOUS OFFER.

The total offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 1200, page 883, Durham County Registry, contains approximately 0.025 acres of which 0.025 acres is being acquired as right of way.

(B) The TOTAL OFFER includes payment for the improvements and appurtenances described below:
None

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant/buildable lot, as explained to you by the Right of Way Agent, the total offer would be: $ _____ . Any offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Amy Sears on April 22, 20 14 . Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 919-220-4712

(Signed) _____
(Typed Name of Agent) - Right of Way Agent

FRM10-B
Revised 7-15-2013