

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

TO: Rowan County
130 W. Innes Street
Salisbury, NC 28144

DATE: November 22, 2021
TO: Lessee, if Applicable

TIP/PARCEL NO.: 090SR1211 001
COUNTY Rowan
DESCRIPTION: Bridge #248 Over Grants Creek on SR 1211 (Kimball Road)

WBS ELEMENT: 17BP.9.R.82

Dear Property Owner:

The following contingent 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 contingent 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	\$ <u>1,000.00</u>
Value of Permanent Easements to be Acquired	\$ <u>2,575.00</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$ <u>0.00</u>
Value of Improvements to be Acquired	\$ <u>0.00</u>
Damages, if any, to Remainder	\$ <u>0.00</u>
Benefits, if any, to Remainder	minus \$ <u>0.00</u>
TOTAL CONTINGENT OFFER	\$ <u>3,575.00</u>

The total contingent 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 920, page 549, Rowan County Registry, contains approximately 7.500 acres of which 0.035 acres is being acquired as right of way, leaving 7.465 acres remaining on the left with access to Kimball Road. Also being acquired is a permanent drainage utility easement containing approximately 0.090 acres.

(B) The TOTAL CONTINGENT 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 or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A. Please note that any contingent 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 Rowan County on November 22, 20 21. 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 704-723-1698

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) 
Nicholas V. Asaro - Right of Way Agent