



1/6/2020

CERTIFIED MAIL, 823935498962

CITY OF PRESCOTT, a municipal corporation
433 N Virginia St
Prescott, AZ 86301

Received by: _____
Date: _____

RE: Project: 089 YV 326 HX247
Highway: Prescott- Ash Fork Highway
Section: Road 1 North Intersection
Parcel: 13-1966

To whom this may concern:

The State of Arizona Department of Transportation presents its offer of \$5858.12 for a portion of the property rights needed in connection with the above project. Below is a summary of the offer for a portion of your property located at South and East of the Southeast Corner of Road 1 North and State Route 89 Chino Valley, AZ 86323. The land is also known as Yavapai County Assessor Parcel number(s) 306-23-077C.

The estate(s) or interest(s) needed is/are as follows:

- Fee interest (new right-of-way) 2,156 Square Feet
- Underlying fee interest (existing rights-of-way) 66,291 Square Feet
- Temporary Construction Easement 592 Square Feet

The amount offered represents just compensation, and is the result of a review and analysis of an appraisal made by a certified real estate appraiser. If only part of the property is needed, full consideration has been given to the value of the remaining property, including items requiring compensation on a "cost-to-cure" basis, if any. The analysis of the remaining property takes into account the effect of the acquisition of the land needed, and the establishment and construction of the project.

Land	\$ 4,312.00
Improvements	\$ 643.00
"Cost-to-Cure" compensation involving a facility or Component on the remaining property	\$ 690.00
Temporary Construction Easement (TCE for 24 months)	\$ 213.12
Total Just Compensation	\$ 5858.12

The improvements associated with the purchase are described as follows: 275 ln. ft. of 4-strand barbed wire on steel posts.

It is hereby acknowledged that all buildings and other improvements listed above that are situated entirely within or partially within the Right of Way acquisition areas are conveyed to ADOT with Rights of Entry upon the Grantors remaining land for the purpose of building removal and other improvements as noted.

The cost to cure associated with the purchase are described as follows: 285 ln. ft. of Chain link fencing.

Grantor agrees to remove all cost to cure items no later than 30 days from the date of payment, and assumes all liability connected with said removal. Further, upon expiration of the time provided for removal, all improvements associated with the cost to cure remaining partially or wholly upon the lands conveyed shall become the property of the State of Arizona, and all rights of the Grantor to said improvements associated with the cost to cure shall cease and terminate. Grantor shall be liable for the reasonable cost incurred in removing said improvements.

Provided is a map showing how your land is affected by this project, a booklet entitled *Acquisition Acquiring Real Property For Federal and Federal-Aid Programs and Projects* explaining the State's program for acquiring rights-of-way, right-of-way title report and a copy of the independent appraisal upon which the offer is based.

Also enclosed are the documents necessary to transfer your property rights to the State. If you accept the offer, please sign or have those persons authorized to sign on behalf of the property owners, sign all documents on the appropriate lines provided, and in cases where "Notary Certification" is indicated, have your signature(s) acknowledged before a notary public. The documents marked "Your Copy" are for your records.

A pre-addressed envelope is included for your convenience. Processing time and final payment is generally 30-60 days after the signed documents are received; however, unusual circumstances may increase this time.

This offer is being made because it is necessary for ADOT to acquire this property for a transportation purpose. The acquisition of this property is through the State's eminent domain authority. This is not a voluntary acquisition in the ordinary course of a real estate negotiation.

If you have any questions, please contact me at 205 South 17th Avenue, Mail Drop 612E, Phoenix, Arizona 85007, or call 602-712-8816. You may also reach me at my email address: rzuleger@azdot.gov. Thank you for your consideration.

Sincerely,

Rhiannon Zuleger, Right of Way Agent
Right of Way Group

Enclosures: Purchase Agreement, Map, "Acquisition" Booklet, Title VI Brochure, Appraisal, Right of Way Title Report, Business Card, Conveying Documents: Warranty Deed