

# L&G Consulting Engineers, Inc.

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September 19, 2017

Hon. David Fuentes  
Attn: Jorge Pena, R.P.I.C.  
Hidalgo County Commissioner, Pct. #1  
1902 Joe Stephens Ave. Suite 1  
Weslaco, Texas 78599

RE: County: Hidalgo  
TxDOT CSJ No. 0921-02-356  
Mile 6 W Rd., (Westgate Ave.)  
Parcel No. 8

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Elizabeth Aguilar, owner of Parcel 8 on August 29, 2017. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be **approved**. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$25,000.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera Jr.  
Right of Way Administrator

Attachments: As noted.

cc: File  
Carlos Peralez, PE



### ADMINISTRATIVE SETTLEMENT EVALUATION AND APPROVAL FORM

**ROW CSJ:** 0921-02-356

**Highway:** Mile 6 West (Westgate)

**Parcel No.:** 8

**Owner's Name:** Juan and Elizabeth Aguilar

**Approved Offer:** \$19,765.00

**Owner's Counteroffer:** \$25,000.00

**County:** Hidalgo

**Project Limits:** From Mile 9 north to Mile 11

**Date Offer Sent:** 08/02/2017

**Date Counteroffer Received:** 08/29/2017

**Factors considered in evaluation:**

1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: none

2. Legal Issues

- a.  Analysis of recent court awards on similar properties or projects.
- b.  Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c.  Analysis of previously unlitigated issues.
- d.  Other: \_\_\_\_\_

3. Cost Savings

- a.  Approximate cost to litigate through Special Commissioners' Hearing \$12,000.00
- b.  Approximate additional cost to litigate through jury trial \$15,000.00
- c.  Other: \_\_\_\_\_

4. Timing Issues

- a.  Maintain project schedule: 8/2018  
 Possession of this property is needed by: 5/2018  
 Projected possession date, if settled is: 10/2017  
 Projected possession date, if condemned is: 5/2018  
 Letting date: 8/2018
- b.  Other: \_\_\_\_\_

5. Other Issues

\_\_\_\_\_

\*\* The following documents have been considered by this team and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's logs, and \_\_\_\_\_

**Analysis and Conclusion**

Our  approval /  disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 8 is a partial acquisition containing 450 sq. ft., parcel of land situated in Lot 5, BLK 5 Sun Country Estates Subdivision Unit No. 2, City of Weslaco, Hidalgo County, Texas. On Aug 2, 2017, Acquisition Provider (L&G) made an offer of \$19,765.00 to purchase the property to Juan and Elizabeth Aguilar. On Aug 29, 2017, the property owner submitted a counter offer requesting an additional \$5,235.00 for the total of \$25,000.00. The take is a corner clip and counteroffer indicated issues due to the new proximity to the ROW off Judi Street. Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. Also, the cost and length of time associated with a condemnation would far surpass the counteroffer. We believe that the proposed counter offer is within a reasonable range.

This administrative settlement of \$25,000.00  is /  is not recommended for approval as being reasonable, justified, prudent and in the public interest.

Evaluation Date: \_\_\_\_\_

Team Members: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


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\_\_\_\_\_  
Right of Way Manager  
\_\_\_\_\_ Region

\_\_\_\_\_  
Date

8/29/2017

To Whom It May Concern my name is Elizabeth Aguilar, I am writing this letter on the amount of money you are offering me for my land located at 1210 Judi St Weslaco TX 78599. I am asking \$25,000.00, because the drop of value on my land, also the street is going to be too close to my home.

X   
Elizabeth Aguilar

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**TABULATION OF VALUES**

Parcel: 8 Highway: Mile 6 West ROW CSJ: 0921-02-356  
 Taking Type: Partial Acquisition District: Pharr  
 Size of Remainder: 0.155 acre (6,751 sq. ft.) County: Hidalgo  
 Type of Property: Residential Federal Project: N/A  
 Contract Fencing: N/A  
 Appraised by: Matthew C. Whitney, MAI  
 Date Appraised: October 18, 2016

Access will be  provided or  denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
N/A	N/A	N/A

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Juan and Elizabeth Aguilar	Fee Simple	450 SF	\$1,350.00	No

**I. Appraised Values**

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$1,350.00	\$1,000.00	\$0.00	\$17,415.00	\$19,765.00

**II. Improvements**

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
1.	Landscaping	Sod, Bushes, and a Tree	\$1,000.00	\$1.00	N/A
		<b>Total</b>	<b>\$1,000.00</b>		



**TABULATION OF VALUES (continued)**

Parcel: 8

Highway: Mile 6 West

ROW CSJ: 0921-02-356

**III. Damages and Enhancements**

Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$17,415.00	\$0.00	\$0.00	\$17,415.00

**IV. Sign Values**

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
<b>Total</b>			\$0.00	\$0.00	

**V. Recapitulation**

Date	October 18, 2016			Recommended Value
Appraiser's Name:	Matthew C. Whitney, MAI			
Value of Whole Property	\$57,433.00			\$57,433.00
Parcel Area: 450 SF				
VALUE FOR PARCEL	\$1,350.00			\$1,350.00
Land: per SF	\$3.00			\$3.00
Easement	\$0.00			\$0.00
Improvements	\$1,000.00			\$1,000.00
Net Damages or (Enhancements)	\$17,415.00			\$17,415.00
OAS Value(s)	\$0.00			\$0.00
<b>TOTAL COMPENSATION</b>	<b>\$19,765.00</b>			<b>\$19,765.00</b>

Calculations for Net Damages or (Enhancements) consider Direct Access Denial damages.

### TABULATION OF VALUES (continued)

Parcel: 8

Highway: Mile 6 West

ROW CSJ: 0921-02-356

#### VI. Comments and Conclusions on Values in the Appraisal Report

<b>Effective Date of Review:</b>	January 23, 2017
<b>Date of Review Report:</b>	January 23, 2017
<b>Purpose of Review Appraisal:</b>	The purpose of this appraisal review is to verify that the referenced appraisal report is prepared in compliance with the Texas Department of Transportation Appraisal and Review Manual, the Uniform Standards of Professional Appraisal Practice (USPAP), and 49 CFR 24.103.
<b>Client:</b>	Hidalgo County and TXDOT – Pharr District
<b>Intended User:</b>	Hidalgo County, TXDOT – Pharr District, and their assigns
<b>Intended Use:</b>	Provide a recommended compensation for the acquisition
<b>Scope of the Review:</b>	I personally inspected the subject property from the existing road right of way and the comparable sales utilized in the appraisal report. The property owner was not present at the time of my inspection. I have read the report in its entirety and provided comments for the consideration of the appraiser. I did perform additional sales research. I have not personally confirmed the sales price for each of the comparable sales.

This Appraisal Review is of the Appraisal Report dated January 22, 2017 prepared by Matthew C. Whitney, MAI. The property under review is commonly referred to as Parcel 8 on the Mile 6 West Highway Project in the City of Weslaco, Hidalgo County, Texas. The effective date of value is October 18, 2016 which is the date of Mr. Whitney's most recent inspection of the property.

The Parent Tract contains 0.165 acre of land located on the northeast corner of Mile 6 West and Judi Street (1210 Judi Street). The subject property is zoned R-1, One Family Dwelling District by the City of Weslaco. However, the subject is located along a stretch of Mile 6 West that is more commercial in nature and the appraiser concludes a vacant tract of land would typically be zoned B-1 Neighborhood Commercial which allows for various commercial uses. The highest and best use of the subject, land only, is determined to be for commercial use. The subject property is improved with a residence and supporting site improvements that would not be razed for redevelopment. Thus, the highest and best use, as improved, is its existing use or conversion for a commercial use.

The land was valued via the Sales Comparison Approach to Value through the utilization of four similar land sales that range in date of sale from April 2013 through August 2016 and have an adjusted sales price range from \$2.54 to \$4.99 per square foot. The appraiser concludes a value of \$3.00 per square foot for the whole property, or \$21,603.00. Adjustments were applied for market conditions (time), location, size, corner influence, flood plain, and zoning. All adjustments appear to be reasonable.

The subject property is improved with a residence and supporting site improvements. Residential properties are not typically purchased based on an anticipated income stream. Thus, the Income Approach to Value was not developed. Additionally, the subject property is in a transitional state towards commercial type uses. The appraiser indicated there are insufficient sales of similar properties with a transitional highest and best use. Thus, the Sales Comparison Approach, as Improved, was not developed. The Cost Approach was utilized to value the improvements in the acquisition and the main residence and indicated a value to be \$57,433.00. Thus, the appraiser concludes a value for the land and impacted improvements to be \$57,433.00. All valuation appears to comply with typical appraisal practices.

The acquisition consists of a fee simple interest in 450 square feet of land and site improvements to include paving and landscaping. Improvements in the acquisition were valued at \$1,000.00 and the land was valued at \$1,350.00. The land was valued on a pro rata basis of the whole property.

### TABULATION OF VALUES (continued)

Parcel: 8

Highway: Mile 6 West

ROW CSJ: 0921-02-356

#### VI. Comments and Conclusions on Values in the Appraisal Report (Continued)

The remainder after the acquisition contains 0.155 acre (6,751 sq. ft.) of land and will be improved with all the main improvements. There is no denial of access to the remainder. The proposed acquisition will be located less than 5 feet from the residence. It should be noted that the residence is located along or encroaching on Judi Street. The appraiser concludes there are permanent damages (Non-Exempt Damages) to the remainder due to the location of the right of way with respect to the residence. This impact is diminished to some extent due to the existing proximity to Judi Street. Non-Exempt Damages were calculated to be \$17,415.00. The appraiser concludes there are no Exempt Damages (Cost to Cure) to the remainder. Total damages were calculated to be \$17,415.00. Damages have been addressed in a manner consistent with TXDOT policy.

The appraisal is prepared on the ROW A-5, TXDOT Long Form, and the format is properly applied and adequately documented to provide a basis for compensation. The appraisal report appears to comply with USPAP. The data contained in the appraisal report is adequate and the adjustments to the sales are adequately supported and reasonable.

Based on my analysis of the appraisal report, I believe the analyses, opinions, and conclusions set forth in the appraisal are appropriate and reasonable. Mr. Whitney's compensation of \$19,765.00 is approved by the contracted review appraiser (Todd L. Bland, MAI; TX-1323490-G), and recommended for approval by Hidalgo County.

#### VII. Justification and Explanation for Credit if Retained.

Salvage and minimal retention values are applied to the improvements being acquired.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82<sup>nd</sup> Regular Legislative Session and finds as follows:

1. Is there a denial of direct access on this parcel? No (yes or no)
2. If so, is the denial of direct access material? Not Applicable (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$0.00.

**TABULATION OF VALUES (continued)**

Parcel: 8

Highway: Mile 6 West

ROW CSJ: 0921-02-356

**VIII. Conditions**

Values for signs, if any, are applicable only if sign owner has compensable interest.  
Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.  
The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

**IX. Reviewing Appraisers' Statements**

**Reviewing Appraiser's Statement**

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

\_\_\_\_\_  
Reviewing Appraiser

*Loddy Blair*

\_\_\_\_\_  
Contract Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

*January 23, 2017*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Division Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

**X. Approval of Values**

*Ramon Marcia*

\_\_\_\_\_  
County/City Representative

*2/1/17*

\_\_\_\_\_  
Date

\_\_\_\_\_  
ROW Staff Representative

\_\_\_\_\_  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: *11/15/16* *mrB*

## CERTIFICATION OF REVIEW APPRAISER

I Certify that to the best of my knowledge and belief:

- the facts and data reported by the review appraiser and used in the review process are true and correct.
- the analyses, opinions, and conclusions expressed in this review report are limited only by the reported assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review.
- my analyses, opinions, and conclusions were developed, and this review was prepared in conformity with the Uniform Standards of Professional Appraisal Practice; the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I personally inspect the subject property of the report under review.
- no one provided significant professional assistance to the person signing this Appraisal Review Report;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- I have performed no appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- as of the date of this report, Todd L. Bland, MAI has completed the requirements of the continuing education program of the Appraisal Institute and the Texas Appraiser Licensing and Certification Board;

As of the date of this review, I am currently certified under the requirements of the State of Texas as a general real estate appraiser.



**Todd L. Bland, MAI**  
**State Certified General RE Appraiser**  
**Certificate No. TX-1323490-G**

January 23, 2017

**Date**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

The Appraisal Review Report is subject to the following limiting conditions:

1. Possession of this Appraisal Review Report or copy thereof does not carry with it the right of publication.
2. This Appraisal Review Report is intended solely for the internal use of the Texas Department of Transportation. Neither all nor any part of the contents of this Appraisal Review shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the reviewer.
3. The Review Appraiser, by reason of this Appraisal Review Report, is not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this Appraisal Review Report, unless arrangements have been previously made.
4. The Appraisal Review Report constitutes a limited assignment and should not be construed as an appraisal of the subject property.
5. Unless otherwise stated, the analyses, opinions and conclusions in this Appraisal Review Report are based solely on the data, analyses and conclusions contained in the appraisal report under review. It is assumed that these data are representative of existing market conditions.
6. All analyses, opinions and conclusions expressed by the Review Appraiser are limited by the scope of the review process as identified under the section titled "Scope of the Review."

## **QUALIFICATIONS OF TODD L. BLAND, MAI**

Todd L. Bland is a certified general real estate appraiser in the State of Texas. Mr. Bland also holds the MAI designation from the Appraisal Institute. He has been appraising real estate since February 1990. Mr. Bland's responsibilities include appraisal and appraisal review of all types of right of way and commercial properties. He has testified as an expert witness regarding real property value on numerous occasions in various courts of law.

### **BIOGRAPHICAL DATA**

Mr. Bland was born in Austin, Texas in 1966. He graduated from public schools in Austin, Texas prior to attending the University of Texas at Austin.

### **EDUCATION**

Bachelor of Business Administration Degree (Real Estate/Risk Management and Insurance):

University of Texas at Austin (1989)

Appraisal Institute:

Standards of Professional Practice

Uniform Standards of Professional Appraisal Practices

Basic Valuation Procedures

Real Estate Appraisal Principles

Capitalization Theory and Techniques, Part A

Capitalization Theory and Techniques, Part B

Case Studies in Real Estate Valuation

Valuation Analysis and Report Writing

Highest and Best Use and Market Analysis

Analyzing Operating Expenses

Uniform Appraisal Standards for Federal Land Acquisitions

Attacking and Defending Appraisals in Litigation

International Right of Way Association:

Easement Valuation

Ethics and the Right of Way Profession

Reviewing Appraisals in Eminent Domain

### **PROFESSIONAL AFFILIATIONS**

Appraisal Institute (MAI No. 11439)

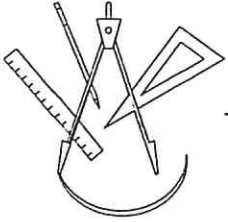
State Certified General Real Estate Appraiser

Texas Certificate No. TX-1323490-G

International Right of Way Association (Member)

### **ACTIVITIES**

Mr. Bland is active in Austin Chapter of the Appraisal Institute and Gulf Coast Chapter 8 of the International Right of Way Association.



# L&G Engineering

Transportation Consultants

August 2, 2017

Hidalgo County  
Mile 6 West: From Mile 9 N to Mile 11 N  
RCSJ: 0921-02-356  
Parcel No. 8

RE: Purchase of 450 square feet, more or less, out of a Lot 5 Block 5, Sun Country Estates Subdivision Unit No. 2, an Addition to the City of Weslaco, being a subdivision out of Farm Tract 141, Block 139, West Tract Subdivision, Hidalgo County, Texas

Juan & Elizabeth Aguilar  
1210 Judi Street  
Weslaco, Texas 78599

Dear Mr. & Mrs. Aguilar:

Enclosed for your review and further processing are the following:

- Initial Offer Letter
- Metes and Bounds and Plat (located within appraisal report)
- Appraisal Report prepared by: Matthew C. Whitney dated 1/22/2017
- Acknowledgement of Receipt of Appraisal Report
- Land Owner Bill of Rights w/Supplement
- Title Commitment
- Sample Deed
- Brochures ("State Purchase of Right of Way")

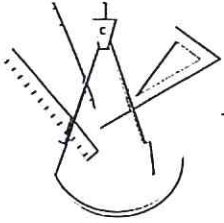
Please return signed Acknowledgement of Receipt to our office at L&G Engineering, 900 S. Stewart Road, Suite 10, Mission, Texas 78572.

If you have any questions, please contact me at (956) 585-1909.

Sincerely,

Fernando Herrera, Jr.  
Right of Way Administrator

Enclosures



# L&G Engineering

Transportation Consultants

Date: August 2, 2017

County: Hidalgo  
Federal Project No.: N/A  
Highway: Mile 6 West

ROW CSJ: 0921-02-356  
Parcel: 8  
From: Mile 9 N  
To: Mile 11 N

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7017053606665626 9649

Juan Aguilar and Elizabeth Aguilar  
1210 Judi Street  
Weslaco, Texas 78599

Dear Mr. and Mrs. Aguilar:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera, a portion of your property located on Mile 6 West, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$19,765.00** for your property, which includes **\$2,350.00** for the property to be purchased and **\$17,415.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the County to permit owners who convey voluntarily to the County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
Landscaping (sod, bushes and tree)	\$1.00

If you wish to accept the offer based upon this appraisal, please contact Mr. Herrera as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.



After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Herrera at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the County, including the appraisal on which this offer is based.

Sincerely,

  
\_\_\_\_\_  
Right of Way Manager or other signatory

ENCLOSURES:

Appraisal Report(s)  
Landowner Bill of Rights  
Brochure ("*Right of Way Purchase*")