

MEMORANDUM

TO: FILE

FROM: DJC

DATE: 1/12/09

RE: CR 175-Peggy Simpson

This is an acquisition of three parcels from three separate properties owned by Peggy Simpson. **Parcel 1** is a 6,650 SF acquisition out of a 28.28 acre parent tract. **Parcel 2** is a 3.2918 acre acquisition out of a 68 acre parent tract. **Parcel 3** is a 3.5625 acre acquisition out of a 52 acre parent tract.

Status of negotiations:

1. Updated appraised values:

Parcel 1:	\$757 (\$49,500/acre)
Parcel 2:	\$138,256 (\$42,000/acre)
Parcel 3:	\$149,625 (\$42,000/acre)

Total	<hr/> \$288,638
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50k/Acre

2. Counteroffer from the landowners: \$346,861 (\$49,500/acre)

Additional notes:

1. Ms. Simpson is represented by Christian Brooks in this case.
2. She wants her driveway realigned at the County's cost to match the median opening for the new roadway as shown in the attached exhibit. In the past she had wanted the median opening moved to match her existing driveway location.