Douglas A. Ducey, Governor
John S. Halikowski, Director
Dallas Hammit, State Engineer
Steve Boschen, Division Director

February 13, 2017

HAND DELIVERED

City of Maricopa
C/o Mr Bill Fay
39700 W. Civic Center Plaza
Maricopa, Arizona 85138

RE:	Project:	347-A(204)A 347 PN 172 H7007
	Highway:	MARICOPA ROAD
	Section:	UNION PACIFIC RAILROAD X-ING
	Parcel:	11-0966

Dear Mr Bill Fay:

The State of Arizona Department of Transportation presents its offer of $9,050.00 for the property rights needed in connection with the above project. Attached is a summary of the offer for your property located at 44240 Maricopa-Casa Grande Hwy, Maricopa, AZ 85138.

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, 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 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.

After the signed documents are returned, they will be processed in accordance with the terms of the *Purchase Agreement* and in compliance with the laws of the State. 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 602-712-6955. You may also reach me at my email address: TDiaz@AZDOT.GOV. Thank you for your consideration.

Sincerely,

Tangella Diaz

Tangella Diaz, Right of Way Agent
Right of Way Group

Attachment: Summary of Offer to Purchase and Improvement Report
Enclosures: Purchase Agreement, Map, "Acquisition" Booklet, Appraisal, Title VI brochure
Conveying Documents: Warranty Deed and Temporary Construction Easement

ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT)
RIGHT OF WAY GROUP – STATEWIDE/URBAN ACQUISITION SECTION

YOUR COPY

SUMMARY STATEMENT OF OFFER TO PURCHASE AND IMPROVEMENT REPORT

This statement accompanies our letter of 02/13/17 and shows the basis on which the offer is made, including any settlement amount.

A. IDENTIFICATION OF THE PROPERTY

The land is identified as NW4 Se. 27, T.4S.,R. 3E, Gila and Salt River Meridian ,
Pinal County, Arizona

also known as Assessor Parcel No(s). 510-25-014C

B. THE ESTATE OR INTEREST NEEDED

The estate(s) or interest(s) needed is/are as follows (indicated by an "X"):

☒	New fee interest	1,372	Square Feet
☐	Underlying fee interest (existing rights-of-way)		Square Feet
☐	Easement (new right-of-way)		Square Feet
☐	Easement		Square Feet
☒	Temporary Construction Easement	250	Square Feet
☐			Square Feet

C. THE OFFER AS JUST COMPENSATION, AND BREAKDOWN

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. A breakdown of the offer is as follows:

Land (including improvements)	$3,200.00
Severance Damages to remaining property (possible on partial acquisitions only)	
"Cost-to-Cure" compensation involving a facility or component on the remaining property	$5,700.00
Temporary Construction Easement	$100.00
Total Just Compensation	$9,000.00

D. THE IMPROVEMENTS

THE IMPROVEMENTS ASSOCIATED WITH THE PURCHASE ARE DESCRIBED AS FOLLOWS:
1,372 s.f. of gravel parking

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

E. COST TO CURE

THE COST TO CURE ASSOCIATED WITH THE PURCHASE ARE DESCRIBED AS FOLLOWS:
4,000 s.f. of gravel, curbing, sidewalk connection

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.

COMMENTS AND/OR EXCLUSIONS:

PERSONAL PROPERTY NOT ACQUIRED (INCLUDES ITEMS NOT PERMANENTLY ATTACHED):

F. THE DOCUMENTS NEEDED

Following is a summary of the documents requiring signature (indicated by "X"):

☒ **Purchase Agreement** (this document shows the terms of the transaction, and the attached Exhibit "A" provides the exact legal description)

☒ **Warranty/Special Warranty/Quitclaim Deed** (to be notarized)

☐ **Extended Occupancy Agreement**

☐ **Manufactured Home**

☐ **Right of Way Contract** (to be notarized)

☐ **Easement** (to be notarized)

☒ **Temporary Construction Easement**

☐ **Arizona Substitute W-9 Form**

☒ **Summary Statement of Offer to Purchase and Improvement Report** (see below)

G. SECURITY DEPOSIT INFORMATION AND ACKNOWLEDGMENT

ADOT shall withhold $-0- in escrow, as a security deposit, in accordance with the terms of the Purchase Agreement.

H. SUBSURFACE IMPROVEMENT STATEMENT

1. I ☐am ☐ am not aware of the presence of any subsurface improvements (e.g., septic systems, storm cellars, ground wells) within the area of ADOT's acquisition.*
2. Well(s) ☐Yes ☐No Well Registration No(s): 55-_____
3. Irrigation Water Rights ☐Yes ☐No **IGR Number**: 58-_____
4. Well is located ☐ within the acquisition area, ☐ outside the acquisition area.
   (NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate if available)

*If aware of such improvements, please provide any information that may assist in locating same.

OWNER'S ACKNOWLEDGEMENT:

I/We have received and reviewed the Summary Statement of Offer to Purchase and Improvement Report. This acknowledgement is not an acceptance or rejection of the offer of just compensation.

GRANTOR: CITY OF MARICOPA

_____ **Date**_____
By:

_____
Its:

_____ **Date**_____
By:

_____
Its: