



October 15, 2014
AVO 29350

NEXT BUSINESS DAY DELIVERY

Lisa Pyles
Director of Infrastructure Operations & Services
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

**RE: Town of Addison, Belt Line Road Project-Phase I
Parcel 20R Property Address – 3939 Beltline Road**

Dear Lisa:

The landowner of the above referenced parcel was presented an initial offer of \$6,432.00 on August 15, 2014. This offer was based on an appraisal report prepared by Pyles Whatley Corporation dated January 25, 2014. The landowners have respectfully declined to accept the offer provided by the Town of Addison; however, they have submitted, and are willing to accept, a counteroffer in the amount of \$8,013.00.

Initial Offer:	<u>\$6,432.00</u>
Addition	<u>\$1,581.00</u>
Counteroffer:	<u>\$8,013.00</u>

The landowner is in agreement with the land value. However, they determined that the valuation of the improvements was not totally sufficient. Therefore, the landowner obtained bids from local companies that reflect a total cost of \$6,028.00 for the improvements for an additional amount of \$1,581.00.

It is the recommendation of Halff Associates, Inc. that the counteroffer be approved in order to avoid costly eminent domain proceedings and the additional time to obtain possession of the needed right of way. After the Administrative Settlement review of the Owner's counteroffer, please inform me of the approval or disapproval. Should you have any questions or comments, please call me at 214.346.6299 or 214.422-3218 (cell).

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Gary Leuba".

Gary Leuba, SR/WA, R/W-NAC
Right of Way Specialist

Enclosures

Jones Landscape Maint. & Design, Inc.
 6851 FM 1565
 PO Box 1090
 Royse City, Tx 75189



Quote

Quote #: 00026953
 Date: 9/25/14

Page: 1

Bill To:

Ship To:

PC-3939 Beltline
 PEG OFFICE
 7920 Belt Line Rd. Ste 900
 Dallas, TX 75254

PC-3939 Beltline
 Wells Fargo
 3939 Beltline Rd.
 Addison, TX 75001

Description	Amount	Tx
Front Street Corner Bed:		
Demo river rock & existing landscape		X
Trim trees away from corner		X
Install 20yards of pro bedding mix & compost		X
Re install 2tons of river rock		X
Install 38 - 5gal shrubs		X
Install 60 - bags of hardwood mulch		X
Install 800 - 4" flowers	\$4,615.00	X

We appreciate your business.

Your Order #:

Terms: Net 30

Sales Tax:	\$380.74
Total Amount:	\$4,995.74
Amount Applied:	\$0.00
Balance Due:	\$4,995.74

Dwain Darland

2224 Parkhaven
Plano, TX 75075
972-816-6404
Fax 972-758-9685

Estimate

Date	Estimate #
9/29/2014	1088

Name / Address
3939 Matt Briske 3939 Belt Line Rd Addison Texas 75001

Project	ADDRESS

Description	Qty	Rate	Total
Move Lights J-Box & Trace Piping Back 10 Ft From Front Sign		800.00	800.00
Total			\$800.00

**ADMINISTRATIVE SETTLEMENT WORKSHEET
PARCEL: 20R**

1. Identify subject property location:		3939 Beltline Road, Addison, TX 75001 Northeast corner of Belt Line Road and Commercial Drive			
2. Identify Property Use:		Commercial Property			
3. Identify types and quality of tenants - such as commercial, etc.:		Office Building			
4. Identify:		Part to be Acquired Fee Simple		Part to be Acquired Permanent Easement	
a. parent property size (Acres/SF):		165,524 SF		SF	
b. parcel size (Acres/SF):		397 SF		SF	
c. remainder size (Acres/SF):		165,127 SF		SF	
5. Identify Shape of Parcel:		Triangular			
6. Identify whether Remainder has Access/Landlocked:		No denial of access			
7. Identify whether any bisected improvements:		None			
8. Identify proximity/distance to improvements in remainder:		unknown			
9. Identify Value of Whole Property in the Before:					
	SQ. FT.	10. OFFER	11. COUNTER	12. DELTA	% CHANGE
Land Value (Fee Simple):					
previously unencumbered				\$0.00	0.00%
previously encumbered		397	\$1,985.00	\$1,985.00	\$0.00 0.00%
Land Value (Easement): after imposition of easement					
previously unencumbered				\$0.00	0.00%
previously encumbered				\$0.00	0.00%
Total Land Value		397	\$1,985.00	\$1,985.00	\$0.00 0.00%
Unit Price			\$5.00	\$5.00	\$0.00 0.00%
Improvement Value			\$4,447.00	\$6,027.57	\$1,580.57 35.54%
Cost to Cure				\$0.00	0.00%
Damages Building				\$0.00	0.00%
Totals			\$6,432.00	\$8,013	\$1,580.57 24.57%
13. Identify Back-up information provided by owner: Bids for rework of exterior landscaping and relocation of lights/j-box					
Comparables: No					
Changes in adjustments: N/A					
Locations of comparables, etc.): N/A					
Other:					
14. Recommendation: Approve the Settlement					
15. Discussion: In my opinion, the owner's counter is reasonable and is supported by bids from local companies.					