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Via Federal Express

4310-1001

April 9, 2014

Mr. Aaron Ford  
Texas Department of Transportation Real Estate  
150 E. Riverside Drive  
5<sup>th</sup> Floor, South Tower  
Austin, Texas 78701-2483

Re: Town of Addison Application for Land Credit Relating to Acquisition of 4308-4310 Wiley Post, Addison, Texas

Dear Mr. Ford:

Pursuant to our preceding conversation, the Town of Addison (the "Town") is applying for land credits for Addison Airport (KADS) relating to the Town's acquisition of the above referenced property (the "Property").

According you will find the following documentation enclosed for your use and benefit.

**Background Information:** the Town of Addison pursued the acquisition of the Property as a Voluntary Transaction Exemption pursuant to Title 49, Code of Federal Regulations (CFR), Part 24, *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs* (the "Act") and the U.S. Department of Transportation Federal Aviation Administration ("FAA") Advisory Circular No. 150.5100-17 Change: 6. Accordingly, the Town and property owner entered into a Letter of Intent made effective April 20, 2013, under which terms and conditions the Town pursued the negotiations and acquisition of the owner's property.

As previously discussed, the original appraisal used to acquire the property did not conform to TxDOT's standards, therefore at TxDOT's recommendation, the Town

procured TxDOT Form ROW-A-5 Real Estate Appraisal Report and TxDOT Form A-10 Tabulation of Values for the Property, each prepared by pre-qualified TxDOT appraisers.

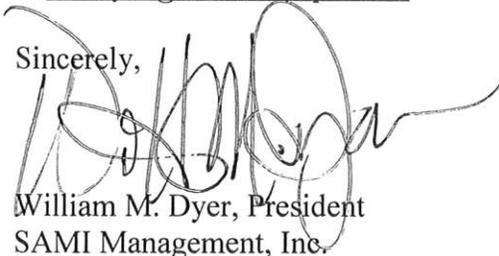
Please find the following documentation attached in support of the Town's application for Land Credits:

1. Letter of Intent to purchase execute by the Town of Addison and the Seller effective April 20, 2013;
2. TxDOT Form ROW-A-5 Real Estate Appraisal Report prepared by Ms. Christi Boyd Glendinning (TX-1321645-G dated February 27, 2013 with the Effective Date of the Appraisal of August 30, 2013 indicating a market value of \$2,140,000 for the real property described therein;
3. Letter dated April 23, 2013 giving written notice via certified mail, return receipt requested (CMMR) of the Seller's opportunity to accompany the appraiser during inspection. (Note: this notice relates to the first appraisal acquired by the Town. The TxDOT appraisal was prepared subsequent to the Closing Date)
4. TxDOT Form ROW-A-10 Tabulation of Values prepared by Mr. Marlin M. Blake (TX-1321319-G) certified February 27, 2014;
5. Offer Letter: The property was acquired pursuant to a Voluntary Transaction provided for under the Act, please see fully executed Commercial Contract of Sale dated and made effective August 1, 2013;
6. Administrative Settlement Justification: Not Applicable;
7. AIP Master Grant Certification – This acquisition was not required by a state of federal assisted Airport Improvement Project;
8. FAA Form 5100-120: Land Acquisition Procedure and Payment Summary prepared by the undersigned as agent for the Town of Addison, Texas;
9. Buyer's Final Settlement Statement executed by Ron Whitehead, City Manager, Town of Addison, Texas;
10. Special Warranty Deed dated August 30, 2013 and recorded in the Dallas County, Texas Official Public Records on September 3, 2013 as Instrument #201300278521;
11. TxDOT Form ROW-A-EnvChk (Environmental Due Diligence Audit) dated and signed by the undersigned on May 14, 2013;
12. Environmental Site Assessment Report – pursuant to ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process dated May 14, 2013 prepared by Partner Engineering and Science (Report #13-102416.1);

13. Environmental Site Assessment Report –Phase II Subsurface Investigation for VOCs and PAHs dated August 28, 2013 prepared by Partner Engineering and Science (Report #13-102416.2);
14. Property Survey prepared by Sparr Surveys pursuant to TSPL Surveyors Standards and Specifications for a Category 1a Condition II Survey dated May 3, 2013 and revised July 23, 2013;
15. Owner's Policy of Title Insurance issued by First American Title Insurance Company, Policy # 1011-51443-RTT made in favor of the Town of Addison, Texas as fee simple vested in the Town of Addison, Texas in the amount of \$2,025,000

We hope you will find the enclosed sufficient for your purposes. If you have any questions or require additional information, please feel free to give me a call or by email at [bill.dyer@addisonairport.net](mailto:bill.dyer@addisonairport.net)

Sincerely,



William M. Dyer, President  
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Addison, Texas 75001

*SAMI Management, Inc. is a TREC Licensed Broker*