



Land Services, Inc.

Acquisition and Relocation Specialists

505 North Denver Avenue
Loveland, Colorado 80537
(970) 667-7602 · Metro (303) 938-1414
Fax (970) 667-6580

October 31, 2013

Certified Mail, Return Receipt Requested

OFFER TO PURCHASE PROPERTY

County of Larimer, Colorado
C/O Charlie Johnson, Senior Land Agent
200 West Oak Street, Suite 3000
Fort Collins, CO 80522-1190

RE: Project Number: FSA 392A-016
 Location: US 287 Resurface and SH 392 Intersection
 Project Code: 18800
 Parcels: RW-1, TE-1

Dear Mr. Johnson;

Please reference the Notice of Interest to Acquire letter that I hand delivered to you on August 30, 2013 and our subsequent discussions regarding the above referenced Project and right of way acquisition. The Colorado Department of Transportation (CDOT) is in the process of planning and designing a project for the improvement of the existing intersection of US Highway 287 and State Highway 392 (Carpenter Road) in order to provide for a more efficient turning radius and access, drainage improvements and utility relocations. Design has progressed to a point that CDOT has determined that it will need to acquire a property interest from you for this improvement project.

The identified parcels are:

Right of Way 1 (RW-1), containing 3,098 sf
Temporary Easement 1 (TE-1), containing 1,328 sf, for the construction of highway and drainage improvements

CDOT has authorized me to make an offer for the necessary property interests. Our offer for Parcel 1 (RW-1 and TE-1) together with included improvements and accrued damages, if any, is **\$1,270.00**.

Enclosed you will find:

1. Right of Way plans outlined in color showing Parcel 1 (RW-1 and TE-1)
2. Right-of-Way Information booklet
3. Offer of Fair Market Value
4. Memorandum of Agreement
5. Legal description for Parcel 1 (RW-1 and TE-1)

6. Request for Taxpayer Identification Form (W-9)
7. Demographic form with self-addressed, stamped envelope

CDOT's Offer presented herein is based on a Determination of Just Compensation (Value Finding) for the necessary property interest prepared by Western States Land Services, Inc. and approved by CDOT Region 4.

If you have no further questions regarding the Project, please **sign the Memorandum of Agreement** and return it along with the completed and signed **W-9 form** to me in the enclosed, self-addressed, stamped envelope enclosed.

Upon receipt of the signed documents, I will obtain Bob Grube's signature as Right-of-Way Manager for Region Four and send you a copy. I will then process the file through Denver and contact you as it arrives so that we may coordinate a closing. Included with this letter is the State of Colorado Demographic Information form. The information asked for in this form is voluntary and if you choose to fill out this form please return it in the enclosed, self-addressed, stamped envelope with the Denver address.

Thank you, and should you have any immediate questions, please do not hesitate to contact me at (970) 667-7602 / (970) 488-0787 (cell) or by e-mail at jenmazur@ws-ls.com.

Sincerely,
WESTERN STATES LAND SERVICES, INC.



Jennifer Mazur, Consulting Right of Way Acquisition
and Relocation Agent for the Colorado Department of
Transportation, Region 4



Reviewed and approved by Phil B. Mazur, SR/WA
Qualified Federal Aid Acquisition Agent

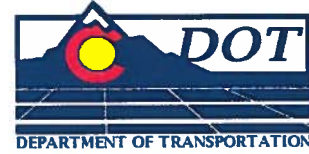
Enclosures: See list above

CC: C128-2 (City and County file)

CC by e-mail: D. Michna w/attachments
M. Hansen w/attachments

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION
Region 4



OFFER OF FAIR MARKET VALUE

Project Code: 18800
Parcel No: RW-1, TE-1
Project No: FSA 392A-016
Location: US 287 Resurface and SH 392 Intersection
Date: October 31, 2013

Dear County of Larimer, City of Fort Collins and City of Loveland:

The Colorado Department of Transportation offers you the following amount as fair market value compensation for your property. The amount offered was determined in accordance with applicable Federal and State laws and requirements.

1.	Land	\$1,066.80
2.	Permanent & Slope Easements	\$ 0
3.	Temporary Easements	\$ 200.00
4.	Improvements	\$ 0
5.	Damages	\$ 0
6.	Less Benefits (credit)	\$ 0
7.	TOTAL	\$1,270.00 (r)

We based our determination on the following information:

- a. Identification of the real property to be acquired: See attached legal descriptions
- b. Type of interest being acquired: Fee Acquisition, Temporary Easement
- c. Identification of all improvements, including fixtures, to be acquired: None
- d. Identification of real property improvements, including fixtures, to be acquired which are not owned by the landowner: None

Sincerely,
WESTERN STATES LAND SERVICES, INC.

Jennifer Mazur
Consulting Right of Way Acquisition and
Relocation Agent for the Colorado Department
of Transportation, Region 4

Reviewed and approved by Phil B. Mazur, SRWA
Qualified Federal Aid Acquisition Agent

cc: Project Development Branch (ROW Services)
Region ROW