

(LETTERHEAD)

**OFFER TO PURCHASE**  
**STATEMENT OF COMPENSATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear \_\_\_\_\_:

It is necessary for the \_\_\_\_\_ *Sponsor* \_\_\_\_\_ to acquire from you the following real property for use in connection with the \_\_\_\_\_ *project* \_\_\_\_\_ Project:

Fee: \_\_\_\_\_ acres = \$ \_\_\_\_\_  
Permanent Easement: \_\_\_\_\_ acres = \$ \_\_\_\_\_  
Temporary Easement: \_\_\_\_\_ acres = \$ \_\_\_\_\_  
Severance Damages: \_\_\_\_\_ = \$ \_\_\_\_\_

TOTAL = \$ \_\_\_\_\_

This land is part of a \_\_\_\_\_-acre tract and is identified in our records as Parcel Number(s) \_\_\_\_\_.

A legal description and map of the property are enclosed.

In compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, we are advising you that \$ \_\_\_\_\_ has been established as the estimated fair market value for the required interests. This amount is based upon and is not less than our approved appraisal of the fair market value of the land. Fair market value has been judicially defined as the price the property would bring in a sale between a willing seller and a willing buyer, neither being obligated to act. Our appraisal was made by a qualified real estate appraiser using standard, nationally accepted valuation techniques recognized by authorities in the appraisal field and taking into consideration the value of the land, its location and its highest and best use, as well as any improvements on the land. Any increase or decrease in the fair market value caused by the project has been disregarded.

The appraiser found the subject property to be utilized as \_\_\_\_\_.  
The highest and best use of the subject property is \_\_\_\_\_.

The basic approaches to value considered by the appraiser were market data, income, and cost. Primary reliance was placed on the market approach, which includes prices at which similar land has sold recently. In making the appraisal, land sales similar to your property, which were

sold within the past \_\_\_ years, were used for comparison. These sales were adjusted on the basis of such

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factors as location, size, topography, and utility. The appraisal has been reviewed by a qualified review appraiser with many years of experience in evaluating real estate. The review disclosed that the reasoning processes applied by the appraiser led to an orderly, well-documented conclusion of the market value and that the appraisal provided a sound basis for establishing the amount estimated as just compensation for the required interest.

A. Items considered property of the owner that maybe retained for their salvage value are as follows:

B. Items considered property of the tenant or lessee that may be retained for their salvage value are as follows:

Information about how your property was appraised, how it will be acquired, your rights should you feel you are unable to accept this offer, and other incidental payments you may be entitled to are addressed in a brochure which our representative will deliver with this offer. The representative who delivers this offer will also explain the procedures discussed in this letter and answer questions you may have about the acquisition of your property for this project.

The Sponsor will exert its best efforts to lessen the impact upon you as a result of this acquisition. If you have any questions, please call \_\_\_\_\_ at \_\_\_\_\_.

Sincerely,

\_\_\_\_\_  
*Sponsor*