

**THE CITY OF WEST LAFAYETTE
(PARTIAL DONATION WITH AN APPRAISAL)**

Project: Cumberland Avenue
Parcel No.: 35
Parcel Owner: Westminster Village West
Lafayette, Inc.

As owners of real estate needed for the above referenced project and parcel, and acknowledging the fact that we have been offered \$76,152.50 based upon an approved appraisal of the fair market value of the subject real estate as just compensation, nevertheless, will accept \$6,552.50 for the right of way and execute the necessary conveyance instruments to place title of said needed permanent and temporary right of way in the name of CITY OF WEST LAFAYETTE, INDIANA. The remaining donation to the CITY OF WEST LAFAYETTE, INDIANA, is made without any coercive action of any nature.

Westminster Village West Lafayette, Inc.

By: *Thomas Pearson*
Signature

THOMAS PEARSON, PRESIDENT-BOARD
Printed Name and Title

By: _____
Signature

Printed Name and Title

Before me, a Notary Public in and for said County and State personally appeared _____
Thomas Pearson, Pres., Board of Directors for Westminster Village West Lafayette
who acknowledged the truth of the statements in the foregoing affidavit on this 19th day
of March, 2012.

Tonya Renee Redmon
Notary Public (Signature)

Tonya Renee Redmon
Notary Public (Printed)

My Commission expires July 26, 2013

My County of Residence is Tippecanoe

STATEMENT OF THE BASIS FOR JUST COMPENSATION

Code N/A

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des. # N/A Parcel 35 Road CUMBERLAND AVENUE County TIPPECANOE

Owner(s) NORTH CENTRAL HEALTH SERVICES, INC.

3. The area and type of interest being acquired: 1.165 AC FEE SIMPLE R/W & 200 SF TEMPORARY R/W

The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

- 4. This acquisition is (Check one):
 - a. A total acquisition of the real property.
 - b. A partial acquisition of the real property.

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings	\$ <u>69,600.00</u>
b. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc)	\$ <u>N/A</u>
c. Other Damages (Itemize) Cost-To-Cure estimates:	
<u>REPLACE TREES & REINSTALL IRRIGATION SYSTEM</u>	\$ <u>6,375.00</u>
Perpetual Easement	\$ <u>N/A</u>
Temporary R/W	\$ <u>177.50</u>
Total Damages	\$ <u>6,552.50</u>

Total amount believed to be Just Compensation offered for this Acquisition is: \$ 76,152.50

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

NONE

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

LAWN, CONCRETE SIDEWALK, CONCRETE CURB, ASPHALT DRIVE

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows: NONE

9. Remarks: THE 1.165 ACRES OF FEE SIMPLE R/W AS CITED IN ITEM 3 ABOVE INCLUDES 0.730 ACRES OF PRESENTLY EXISTING R/W TO BE REACQUIRED.

City of West Lafayette Approval:

Reviewer:

Signature:

David M. Buck

Signature:

N/A

Name Printed:

DAVID M. BUCK

Name Printed:

Title:

CITY ENGINEER

Company:

Date:

JULY 26, 2011

Date: