

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES
THIS OFFER VOIDS AND SUPERSEDES ALL PREVIOUS OFFERS MADE**

TO: Jackson County (Attn: Darlene Fox) DATE: March 15, 2024
401 Grindstaff Cove Road, Suite A207 TO: Lessee, if Applicable
Sylva, NC 28779 N/A

TIP/PARCEL NO.: R-5600 144
COUNTY: Jackson WBS ELEMENT: 45818.2.1
DESCRIPTION: Sylva – NC 107 from West of US 23 Business (Asheville Highway) to South of NC 116 (Webster Road) to US 23 Bus. From Skyland Drive to West of Municipal Drive

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$	<u>238,425.00</u>
Value of Permanent Easements to be Acquired	\$	<u>285,925.00</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$	<u>18,900.00</u>
Value of Improvements to be Acquired	\$	<u>30,325.00</u>
Damages, if any, to Remainder	\$	<u>0.00</u>
Benefits, if any, to Remainder	minus \$	<u>0.00</u>
TOTAL CONTINGENT OFFER	\$	<u>573,575.00</u>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 1194, page 225, Deed Book 1054, page 777, and Deed Book 1074, page 554, Jackson County Registry, contains approximately 43.300 acres of which 0.867 acres is being acquired as right of way, leaving 42.433 acres remaining on the left with access to NC 107 (East Main Street), SR 1723 (Jones Street), and SR 1724 (Fairview Road). Also, being acquired is a Temporary Construction Easement (TCE) containing 0.229 acres, a Permanent Utility Easement (PUE) containing 0.904 acres, and a Permanent Drainage/Utility Easement (DUE) containing 0.201 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Asphalt Paving, Flagpole, Landscaping, Fencing, Sign Base

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ N/A. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was emailed to Darlene Fox, Interim County Manager of Jackson County, on March 15th, 20 24. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 828-713-1808

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) Chad E. Freeman
Chad E. Freeman - Right of Way Agent