

ACQUISITION HISTORY FOR PEMBROKE AVENUE & GRIMES ROAD INTERSECTION IMPROVEMENTS - (Rev. 5-29-2013)

Property Address	Owner	Appraised Amount (rounded)	Fee	Easements	Offer Made	Offer Accepted	Settlement Amount	Certified Letter	Total Expenses	Notes
531 Price Street	Debra Bryant	\$2,250		428 SF = \$450 (TCE) 857 SF = \$1,800 (DVP)	01/16/2013 02/27/2013 (revised)	YES	\$2,250	Sent 4-16-13	\$2,250	Utility easement missing from original offer. Will send once plat is revised. Utility easement calculated at 40% of fee value [857 sf x \$5.20 = \$4,456 x .40 = \$1,782, rounded to \$1,800]. 02-27-13: Sent revised offer 04/16/13: 10-day letter sent via certified mail 05/06/13: Signed Agreement received; closing paperwork sent 05/24/13: SIGNED DEED RECEIVED
1514 E. Pembroke Ave.	Charles Tardy	\$300		268 SF = \$300 (TCE)	02/27/2013	Verbal Yes	\$0 (Mr. Tardy wants to donate easement)	Sent 4-16-13	\$0	02/27/13 Offer mailed 04/16/13: 10-day letter sent via certified mail 05/02/13: Mr. Tardy wants to donate easement. Sent donation paperwork 05/14/13: Revised donation paperwork sent after comments from Mr. Tardy's attorney.

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1600 E. Pembroke Ave.	PMIG, 1016	\$4,000	228 SF=\$1,824	1,366 SF = \$2,185 (TCE)	02/27/2013	YES	\$8,000	N/A	\$8,000	02/27/13: Offer mailed 04/05/13: Sent revised offer 04/25/13: Received signed agreement; sent paper work to Northmarq Mtg. for subordination 05/02/13: SIGNED DEED RECEIVED
530 Price Street	Edward and Virginia Harris	\$2,300		466 SF = \$500 (TCE) 857 SF = \$1,800 (DVP)	02/28/2013	YES	\$2,700	N/A	\$2,300	02/28/2013: Offer mailed 03/13/13: Mr. Harris is reviewing offer with his attorney (small correction to offer amount made and re-sent) 04/11/2013: Met with Mr. Harris in the field; he is returning paperwork 5/02/13: SIGNED DEED RECEIVED
1534 Pembroke Ave.	McDonald's Corporation	\$1,200		748 SF = \$1,200 (TCE)	02/28/2013	Verbal yes				02/28/2013: Offer mailed 04/09/2013: Spoke with property manager, legal team is reviewing offer

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1518 E. Pembroke Ave.	Christian and Angeline Campos	\$320		305 SF = \$320 (TCE)	02/28/2013	Yes	\$320	N/A	\$342	02/28/2013: Offer mailed 04/10/2013: Signed deed received; routed for signatures 04/23/13: CLOSED
Total Appraised Amount		\$10,370								
							Total amount EXPECTED to spend		\$15,892	
							Amount spent to date		\$12,892	

Key

Type	Explanation
TCE	Temporary Construction Easement
DVP	Dominion Virginia Power Utility Easement
Yellow Highlight	Signed Deed not received
SF	Square Feet

Misc. Expenses Spent

Type	Amount
Title Reports	\$6,000
Appraisals	\$6,250
Appraisal Review	\$2,700
Total	\$14,650