

# VALUATION STATEMENT

Updated 12-08-11

Property Owner(s): Auburn Plaza Real Estate Holdings, LLC  
5391 Standish Dr.  
Troy, MI 48085-6700

Address: 1820 E. Auburn Road  
Rochester Hills, MI 48307-4884

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Area to be acquired:	<u>2,530/498</u>	square feet
Price per square foot	x \$ <u>5.00</u>	
Total	\$ <u>                    </u>	Fee (Permanent)
	X100%\$ <u>2,490.00</u>	Easement (Permanent)
	x 10% \$ <u>1,265.00</u>	Grading Permit (Temporary)
Just Compensation	\$ <u>3,755.00</u>	

*DONATION*

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ADDITIONAL INFORMATION:

Sidewalk and driveway reconstruction and grading required for the project is of mutual benefit to property owner and municipality. Donation of temporary grading permit is requested.

PROJECT 0190-17-0020	PARCEL 15-36-227-064 (P19)	NAME Auburn Plaza R.E. Holdings
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Project: **E. Auburn Road** Project No.: **JN-** Parcel No: 19  
HRC Project No.: **20180131**

Commonly known as: **1820 E. Auburn Road**  
(Part of) Tax Parcel No.: **15-36-227-064**

To: **Auburn Plaza Real Estate Holdings, LLC**  
5391 Standish Dr.  
Troy, MI 48085-6700

The **City of Rochester Hills** intends to *reconstruct E. Auburn Road from Culbertson Ave. to west of Dequindre Road in the City of Rochester Hills*. As part of this project, the it has been found necessary to acquire a Driveway Grading License, Permit to Grade and Highway Easement over your property at the 1820 E. Auburn Road. The estimated just compensation for the Driveway Grading License and Permit to Grade is \$3,755.00. This amount is based on ia valuation statement provided by the City of Rochester Hills and constitutes the estimated fair market value of the property interest. A copy of this analysis will be provided to you.

A summary of the acquisition and just compensation is as follows:

(a) Interests to be acquired:

**SEE ATTACHED Driveway Grading License, Permit to Grade & Highway Easement**

(b) Improvements, including fixtures, to be acquired:

**NONE**

(c) Damages to Tree and Landscaping

**NONE**

(d) Summary of fair market value:

(1) Real Estate Interest	\$ <u>3,755.00</u>
(2) Plus Additional Damages	\$ <u>0.00</u>
(3) Total	\$ <u>3,755.00</u>

Pursuant to 1980 PA 87, as amended, being MCL 213.51 through 213.77, the Council reserves its rights to bring federal and/or state recovery actions against the present owner(s) of the property arising out of a release of hazardous substances at the property.

If you have any questions, please contact:

**Jeffrey L. Jones** at **248-454-6837**, email at [jjones@hrc-engr.com](mailto:jjones@hrc-engr.com) or  
Or by mail at **Hubbell, Roth & Clark, Inc., 555 Hulet Drive, PO Box 824, Bloomfield Hills, MI 48303.**

This document constitutes a written offer pursuant to 49 CFR 24.102(d), and **shall not become effective until the City of Rochester Hills approves the proposed compensation by resolution.**