

# VALUATION STATEMENT

Updated 12-08-11

Property Owner(s): Richard S. Cabalum  
647 Wade Ct.  
Rochester Hills, MI 48307-5067

Address: 2960 Eastern Avenue  
Rochester Hills, MI 48307

---

Area to be acquired:	<u>1,092.00</u>	square feet
Price per square foot	x \$ <u>6.25</u>	
Total	\$ <u>                    </u>	Fee (Permanent)
	x 50% \$ <u>                    </u>	Easement (Permanent)
	x 10% \$ <u>682.25</u>	Grading Permit (Temporary)
Just Compensation	\$ <u>682.25</u>	

---

ADDITIONAL INFORMATION:

Sidewalk and alley reconstruction and grading required for the project. Donation of temporary grading permit is requested.

PROJECT 0190-17-0020	PARCEL 15-36-204-059 (P22)	NAME Richard S. Cabalum
-------------------------	-------------------------------	----------------------------

Project: **E. Auburn Road** Project No.: **JN-** Parcel No: 22  
HRC Project No.: **20180131**

Commonly known as: **2960 Eastern**  
(Part of) Tax Parcel No.: **15-36-204-059**

To: **Richard S. Cabalum**  
647 Wade Ct.  
Rochester Hills, Michigan 48307-5067

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 Permit to Grade over your property at the 2960 Eastern. The estimated just compensation for the Permit to Grade is \$682.25. 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 and Permit to Grade**
- (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>682.25</u>
(2) Plus Additional Damages	\$ <u>0.00</u>
(3) Total	\$ <u>682.25</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.**