

Skeens Consulting Services

13931 West 76th Circle, Lenexa, Kansas 66216

Telephone (913) 484-5342

Email: allenskeens@shaner.biz

February 12, 2025

RE: Switzer Road Improvements 167th to 179th Street
Project Number TH-2539

Dear Property Owner:

As you may be aware, the City of Overland Park, Kansas has approved a program for the construction and improvement of the above-mentioned project. To accomplish the anticipated improvements, it will be necessary to acquire certain real property interests from you.

Based upon the fair market value of such real property, as determined by established procedures, the City of Overland Park, Kansas has outlined an offer for the property rights necessary for this project as set forth in the accompanying Acquisition Agreement,

The basis of the offer was established by an appraisal made by Derek Shaner, MAI, of Valbridge Property Advisors/Shaner Appraisals, Inc., who is trained in real estate appraisal techniques. The appraisal process is designed to establish the fair market value of the property. The appraiser disregards any decrease or increase in the before value caused by the project for which the property is being acquired.

The above offer will not be altered unless additional value information or evidence is presented or otherwise becomes known. In such case, it will then be necessary to have an administrative review to determine if the offer should be changed. Should our offer not be acceptable to you, our only alternative under established procedure is to proceed under the laws of eminent domain (sometimes known as "condemnation" procedure).

In the event of either negotiations or condemnation, the landowner will be paid the full amount of the negotiated settlement, or the amount of just compensation allowed by the court appraisers, prior to the time the City will require the landowner to vacate the property.

The fifteen items set forth in K.S.A. 26-513 [listed below], if applicable to your property, were considered in ascertaining the amount of compensation and damages. Any increase or decrease in the value of the property caused by the project was disregarded. Other factors may also have been considered. They were not considered as separate items of damages but were considered only as they affect the total compensation and damages established by our appraiser.

1. The most advantageous use to which the property is reasonable adaptable.
2. Access to the property remaining.
3. Appearance of the property remaining, if appearance is an element of value in connection with any use for which the property is reasonable adaptable.
4. Productivity, convenience, use to be made of the property taken, or use of the property remaining.
5. View, ventilation and light, to the extent that they are beneficial attributes to the use of which the remaining property is devoted or to which it is reasonably adaptable.
6. Severance or division of a tract, whether the severance is initial or is in aggravation of a previous severance; changes of grade and loss or impairment of access by means of underpass or overpass incidental to changing the character or design of an existing improvement being considered as in aggravation of a previous severance, if in connection with the taking of additional land and needed to make the change in the improvement.
7. Loss of trees and shrubbery to the extent that they affect the value of the land taken and to the extent that their loss impairs the value of the property remaining.
8. Cost of new fences or loss of fences and the cost of replacing them with fences of like quality, to the extent that such loss affects the value of the property remaining.
9. Destruction of a legal nonconforming use.
10. Damage to property abutting on a right-of-way due to change of grade where accompanied by a taking of land.
11. Proximity of new improvement to improvements remaining on condemnee's land.
12. Loss of or damage to growing crops.
13. That the property could be or had been adapted to a use which was profitably carried on.
14. Cost of new drains and loss of drains and the cost of replacing them with drains of like quality, to the extent that such loss affects the value of the property remaining.
15. Cost of new private roads or passageways or loss of private roads or passageways and the cost of replacing them with private roads or passageways of like quality, to the extent that such loss affects the value of the property remaining.

You will find enclosed the necessary documents to convey the property rights described herein, along with the attachment exhibits that show the legal description of the property rights that are being acquired, a tract map of your individual property, and a W-9 form. Please execute the deed of dedication (if required) and easement document(s) in the presence of a notary, complete the

Acquisition Agreement and W-9 form and return them all to me at your earliest convenience. If you are local to the Kansas City area and it is more convenient for you to meet with me to pick up the documents and/or to notarize your signature(s) I am certainly available to do that if you want to call me and schedule an appointment.

Also available to you should you want to review it is a brochure prepared by the Kansas Department of Transportation entitled "Acquisition – Real Property Acquisition For Kansas Highways, Roads, Streets and Bridges". The link to this brochure can be found at:

<http://www.ksdot.org/Assets/wwwksdotorg/bureaus/burRow/Acquisition/2019%20AcquisitionWCoverForWebsite.pdf>

If you cannot access it via the link provided and would instead prefer a hard copy please advise me and I will make sure to provide that to you for your review.

Upon receipt of the enclosed paperwork, I would appreciate it if you could contact me to confirm that you did receive it. If you have any questions at all or if I can provide you with any additional information, please feel free to contact me at (913) 484-5342 or email me at allenskeens@shaner.biz. You can also contact Project Manager Joel Buffington, P.E. at (913) 895-6014, joel.buffington@opkansas.org with any project management, technical engineering or construction questions. Thank you in advance for your cooperation. Please let me know if you anticipate any delay in responding to my request. I look forward to working with you and appreciate your help in moving this important project forward.

Sincerely,



W. Allen Skeens
Acquisition Agent