



May 8, 2013

Ed Meyer  
F & M Properties  
2180 Kleppe Lane  
Sparks, Nevada 89431

**HAND DELIVERED**

**RE: Letter Presenting Written Offer  
North Truckee Drain Realignment Project  
APN: 034-172-08  
APN: 034-172-17**

Dear Mr. Meyer:

The City of Sparks (CITY) is acquiring easements necessary for the construction of the North Truckee Drain Realignment Project in the City of Sparks (SPARKS), Washoe County, Nevada.

Public records indicate that F & M Properties, A General Partnership, as to Parcel 1 and F&M Properties, a Nevada Partnership as to Parcel 2 is the owner of parcels of land, a portion of which is needed for the construction of this project. With this letter, the CITY is offering to purchase those portions of your property described in the enclosed Summary Appraisal. The CITY's total offer is \$85,008.00. Our offer includes the sum of \$21,522.00 for a Permanent Storm Drain Easement and \$63,478.00 for a Five (5) Year Temporary Construction Easement.

This value has been determined by a qualified professional appraiser, and is based upon the Fair Market Value of your property. The appraised value has been reviewed by an independent Reviewing Appraiser to insure that you are receiving Just Compensation for your property. The basis for the value set forth is summarized on the enclosed Appraisal Summary.

If you have any questions concerning the project, the right-of-way plans or the acquisition details previously discussed with you, please contact me by phone at (775) 353-2304 or David Vill, Contract Real Property Agent for the CITY at (775) 353-1669 or via email at [dvill@cityofsparks.us](mailto:dvill@cityofsparks.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Neil C. Krutz".

Neil C. Krutz, P.E.  
Deputy City Manager

APPRAISAL SUMMARY STATEMENT  
City of Sparks

Owners: F & M PROPERTIES, A GENERAL PARTNERSHIP as to Parcel 1 and F & M Properties. A Nevada partnership, as to Parcel 2.

Property Address: 2180 Kleppe Lane in the City limits of Sparks, Washoe County, Nevada.

Zoning: I (Industrial)                      Total Property Area: APN: 034-172-08 – 4.858 Acres (211,614SF)  
APN: 034-172-17 – 1.76 Acres (76,622SF)

Present Use: Commercial trucking yard, office, and service shop.

Highest and Best Use: As if Vacant: Surface parking/industrial storage until demand warrants industrial development consistent with the character of the neighborhood.

Acquired: APN: 034-172-17 - 06/08/1993  
APN: 034-172-08 – 10/17/1991

Consideration Paid by Owner: N/A

Interest to be Acquired: 1 Permanent Easement

1 Temporary Construction Easement

Explain: The Project will enclose the North Truckee Drain, for slightly more than one mile, in concrete box culverts to reduce flood elevations in the neighborhood. Permanent Easements and Temporary Construction Easements will be acquired from property owners along the path of the open ditch.

Description of real property to be acquired, including improvements

APN: 034-172-08 (2180 Kleppe Lane) – Improved with a 17,560 SF industrial building housing the office and service facilities

APN: 034-172-17 (2180 Kleppe Lane) – Vacant land with no building improvements.

APN: 034-172-08 is a 4.858 acre (211,614 SF) site which has been used for industrial storage and surface parking.

APN: 034-172-17 is a 1.759 Acre (76,622 SF) site which has been used for industrial storage and surface parking.

For the purposes of the appraisal the two (2) parcels were viewed as a single site of 6.617 acres. This is the "larger parcel" as used in the appraisal in support of the acquisition by the public entity.

Permanent Drainage Easement Appraised value set at:	\$21,522.00
Five (5) years Temporary Construction Easement Appraised value set at:	\$ 63,486.00
Recommended value/compensation for Permanent Drainage Easement and associated Access and Temporary Construction Easement.	<u>\$85,008.00</u>

The Market Value of the property being purchased is based on a valuation prepared in accordance with accepted Federal Highway Administration (FHWA) procedures. Valuation of your property is based on an analysis of recent sales of similar property in this locality.

This Summary of the basis of the amount offered as Just Compensation is presented in compliance with Federal and State law. The amount is based on the Market Value of the property and has been derived from a formal Appraisal and Appraisal Review prepared for the City of Sparks considering applicable valuation techniques.