



WESTERN STATES

Land Services, LLC.

Acquisition and Relocation Specialists

505 North Denver Avenue
 Loveland, Colorado 80537
 (970) 667-7602 · Metro (303) 938-1414
 Fax (970) 667-6580

September 16, 2020

FINAL OFFER- PURSUANT TO C.R.S. § 38-1-121

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Sheldon G. Boone Testamentary Family Trust and
 The Margaret D. Boone Living Trust
 P.O. Box 656
 Castle Rock, CO 80104

PROJECT CODE: 17638

LOCATION: I-25 CRYSTAL VALLEY/DAWSON RIDGE INTERCHANGE

PARCEL: 2A, 2B, 2C, PE-2, AC-2, 3-2, 3A-2, 3B-2, AC-3

FEE OWNER: SHELDON G. BOONE TESTAMENTARY FAMILY TRUST &
 THE MARGARET D. BOONE LIVING TRUST

INTERESTS TO BE ACQUIRED: Fee, Permanent Easement, and Access Control

To whom it may concern:,

Please reference the Notice of Interest to Acquire and Authority to Obtain Appraisal letter dated June 14, 2019 (“NOI”) and subsequent Offer to Purchase letter dated March 4, 2020 (“Offer”). Subsequently, the Town has mailed a letter dated August 20, 2020 explaining why the Town does not agree to the valuation conclusions outlined in the appraisal prepared by your appraiser. The letter provided that the Town of Castle Rock (the Town) needed to obtain your agreement to the offer by August 31, 2020. To date, we have not obtained your voluntary consent to the Town’s offer. As you are aware the Town must move forward soon to facilitate the construction of the Crystal Valley/Dawson Ridge interchange Project (“Project”). It is necessary that the Town receive from you some form of mutually agreeable possession of the necessary property interests. The Town is willing to increase its offer, and is now willing to pay you the sum of **ONE MILLION NINETY SIX THOUSAND EIGHT HUNDRED TEN AND NO/100 DOLLARS (\$1,096,810.00)** as total compensation for the easement interests in your property identified above.

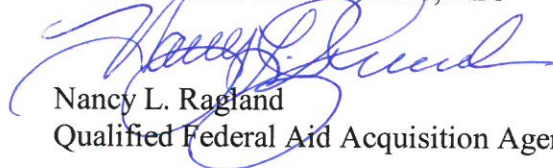
Please review the enclosed documents at your earliest convenience. In order to accept the Town's offer contained herein, it is necessary that you execute the enclosed Purchase and Sale Agreement and W-9 form and return them to me in the enclosed, self-addressed, stamped envelope at your earliest convenience. Upon receipt of the executed documents they will be presented to the Town for counter signature and processing for closing.

In the event the Town does not obtain your written consent by **September 30, 2020**, the Town must assume we have reached impasse in our negotiations and may pursue the acquisition of the required property rights through its power of condemnation.

Thank you for your consideration in this matter and should you have any questions, please do not hesitate to contact me at (970) 667-7602 or my cell (941) 447-8540 or via email at nragland@ws-ls.com.

Sincerely,

Western States Land Services, LLC



Nancy L. Ragland
Qualified Federal Aid Acquisition Agent

Enclosures:

1. Purchase and Sale Agreement with exhibits
2. Offer of Fair Market Value w/legal descriptions for the Property Interests
3. Memorandum of Agreement
4. Permanent Easement Agreement w/legal description
5. Exemplar of Special Warranty Deed w/legal description to be executed at closing
6. Right of Way plans illustrating the Property Interest in relation to the Project
7. Copy of C.R.S. § 38-1-121
8. Request for Taxpayer Identification form (W-9)
9. CDOT Demographic Information form w/stamped return envelope
10. Self-addressed, stamped envelope

cc Town of Castle Rock
Brian Kelley, Engineering Manager
Aaron Monks, Project Manager
File: C38-40