



July 16, 2014

CERTIFIED MAIL

CRAMER HOLDINGS, LLC
Attn: Mark Cramer
11200 HACIENDA BLVD, UNIT 201
PLACIDA, FL 33946-2438

Reference: Project ID 1440-13-22
STH 67 - USH 41
BKMK_Project_Termini
STH 23; Sheboygan County
Parcel No. 34

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter, along with the enclosed appraisal report, to initiate negotiations for the acquisition of your property and/or property interests needed for the above referenced highway project. In addition, I have enclosed the following documents:

- Agreement for Purchase and Sale of Real Estate
- Appraisal Guidelines and Agreement
- Internal Revenue Service Form W-9
- Legal description of the land and/or interest(s) needed for the project
- Names of neighboring landowners affected by the project
- "The Rights of Landowners Under Wisconsin Eminent Domain Law"
- Transportation Project Plat
- Construction Plan & Profile sheets
- Warranty Deed
- Statement to Construction Engineer

The Wisconsin Department of Transportation's (WisDOT) determination of compensation, based on the fair market value of the property, is as follows:

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land	Including sign site	0.796	Acres		\$60,700.00
Access Rights					\$0.00
Off-premise Sign	Structure				\$36,000.00
Severance	Severed 0.165 acre uneconomical remnant				\$1,100.00
Total Allocation					\$97,800.00

If you agree with the values determined in the appraisal report and wish to enter into an agreement with WisDOT, sign the enclosed Agreement for Purchase and Sale of Real Estate and return it in a timely manner in the enclosed self-addressed, postage-paid envelope to Barb Halley, MSA Professional Services. She will get final review and approval from WisDOT..

Once WisDOT is satisfied that the negotiations are complete, a fully executed (signed) copy of the agreement will be sent to you, and I will contact you to arrange for payment and closing. Please note that your execution of the Agreement for Purchase and Sale of Real Estate alone is not sufficient to result in an enforceable contract for the purchase of the needed property.

If you are in agreement with the offer and wish to speed up the process, you can sign the Warranty Deed before a notary public and return it. I can then process payment to you without any further approval process. I will eventually need this document but it can wait until you receive payment if you wish.

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. If you elect to have an appraisal report prepared, you must take certain steps to qualify for reimbursement. Your eligibility for appraisal cost reimbursement will expire 60 days from your receipt of WisDOT's appraisal, which is estimated to be on **September 16, 2014**. See the enclosed Appraisal Guidelines and Agreement document for further explanation. If your appraisal report is submitted after the 60-day statutory date, the department will consider it for negotiation purposes; however, it will not be eligible for reimbursement.

Additional documents that will be needed to complete the acquisition are:


The **W-9** for is required by the IRS any time the compensation is over \$600.

The **Statement to Construction Engineer** form is your opportunity to communicate concerns to the construction engineer. Any comments or commitments will be reviewed and approved by WisDOT. If you have no concerns, please sign and return it with "None" indicated.

I have enclosed a prepaid return envelope for your convenience

WisDOT wants you to be satisfied that your property and your rights have been fully considered. We will provide any additional information you request, if available, or further discuss any concerns you may have. If you have any questions, you may contact me at (608) 355-8875 or by email at bhalley@msa-ps.com.

Sincerely,



Barb J. Halley, consultant
MSA Professional Services, Inc
1230 South Blvd.
Baraboo, WI 53913

Enclosures