



# COMMONWEALTH of VIRGINIA

GREGORY A. WHIRLEY  
ACTING COMMISSIONER

DEPARTMENT OF TRANSPORTATION  
1700 NORTH MAIN STREET  
SUFFOLK, VA 23434

December 5, 2005

Route: 0620  
State Project: 0620-099-176-R201  
Federal Project: N/A  
County: York  
PPMS I.D.: 13714

RIGHT OF WAY - Property of James Jr. Otis Riggins, Marie Gunderman  
Parcel 087

CERTIFIED 7003 2260 0005 1972 0574

Marie Gunderman & James Riggins  
905 Wormley Creek Drive  
Yorktown, Virginia 23692

Dear Ms. Gunderman & James Riggins:

The Virginia Department of Transportation (VDOT) is in the process of acquiring rights of way for the construction and/or maintenance of the above route and project. A public hearing was held on October 23, 2004, in the County of York at Grafton Middle School. Citizens' comments received by VDOT during this hearing were considered in the development of the final plans. These plans show that your property will be affected by the proposed construction.

The appraiser assigned to determine the market value of that portion of your property needed for this improvement has made a study of the real estate market in your area and has concluded that the market value of the area needed is **\$58,850.00**. A breakdown of this value is as follows:

Category	Description	Link	Units	Size	Value
Land				30,786	36,943.00
Verizon Utility Easement				1,700	408.00
Damages					21,499.00

**Total Offer            \$ 58,850.00**

Enclosed is a copy of the approved appraisal, a copy of the plans showing outlined in RED the land needed and BROWN the Verizon underground utility easement, a copy of the title examination of your property, and other documents concerning this acquisition.

A follow-up visit with you will be made to assure a thorough understanding of our highway plans, the offer, and the impact of this acquisition on your property.

There is no significant grade change affecting this parcel. The road project is acquiring a large fee acquisition from this parcel for the placement of a permanent fenced-in stormwater management pond to accommodate groundwater and stormwater runoff due to additional pavement improvements on Lakeside Drive.

757-925-2500

TOLL FREE 1-888-723-8400

WE KEEP VIRGINIA MOVING

FAX 757-925-1618

WWW.VIRGINIADOT.ORG

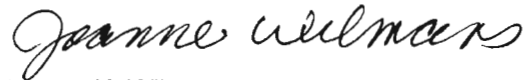
Letter to Gunderman/Riggins  
Page 2  
November 30, 2005

Should you wish to complete this transaction without an additional meeting, the enclosed option needs to be signed in the presence of a notary public and returned to me. VDOT will then order a check for the agreed upon amount and prepare a deed for your signature. The information on the enclosed IRS Taxpayer Identification Number Form needs to be verified and should include your Social Security Number/Taxpayer ID in the space provided. This information is necessary to expedite closing and payment. If you have any questions, please contact me at (757) 925-2643 or write me at 1750 North Main Street, Suffolk, Virginia, 23434.

You may be entitled to a reimbursement or reduction of your real estate taxes, depending on the circumstances at the time the transfer is concluded; however, should you have any questions pertaining to this, please contact your local treasurer for further details.

Thank you for your consideration of our offer to purchase the needed rights of way. Through your cooperation, Virginia's transportation system will remain among the nation's finest. I will contact you to schedule a meeting, answer questions, and address any concerns regarding this matter.

Sincerely,



Joanne K. Wilmans  
Right of Way Agent Specialist

/jw  
Enclosures  
cc: S. A. Waymack