

July 14, 2017

Lancaster County Board of Commissioners
Todd Wiltgen, Chair
555 S. 10th St., Room 110
Lincoln, NE 68508

Kyle Schneeweis, P.E., Director
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Lincoln, NE 68509-4759
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RECEIVED

JUL 17 2017

LANCASTER COUNTY
BOARD

RE: ■ Offer to Purchase Additional Highway Right of Way

Tract Number: 6B
Project Number: 6-6(146)
Control Number: 11845
Project Location: Emerald West

The State of Nebraska Department of Transportation (NDOT) is planning to improve a portion of **U.S. Highway 6** in Seward and Lancaster Counties. To facilitate the required improvements in the road design, NDOT needs to acquire additional **Highway Right of Way** from a portion of property Lancaster County owns adjacent to the highway (*the legal description of the entire property is: A strip of land 2 rods wide off the entire East side of the NW 1/4 & a strip on the 1/2 Section line North 42 80/100's Rods, thence West 2 rods, thence South 42 89/100's, all in Section 30, Township 10 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska*). The detailed legal description is shown in the enclosed "Acquisition Contracts."

Enclosed are the contracts and other documents that comprise our just compensation offer in the amount of **\$320.00** (includes fence damage compensation). Also included is a copy of the appraisal or compensation estimate used as the basis for this offer, a plan sheet showing the affected areas of the county's property, a brochure explaining our policies and your rights, a civil rights survey, and an internet link to our website that provides additional details about the project.

Please look over this material, then call me to discuss any questions or concerns you may have regarding this project and its effect on the property. I would also be happy to give a review of this request and answer questions at a Board of Commissioners meeting. My contact information is:

Cell Phone Number: 402-540-7240
Email Address: thomas.weber@nebraska.gov

Pete Ricketts,
Governor

The **proposed** timetable for construction of this project is:

Bid Letting: October 5, 2017
Begin Construction: June 4, 2018
End Construction: November 10, 2018
(These dates are subject to change)

If you are satisfied with our offer, please call or email to arrange a time for me to visit with you and guide you through signing the contracts and other forms (**I am a notary public and can witness your signature**). Or, if you prefer, you may do the following:

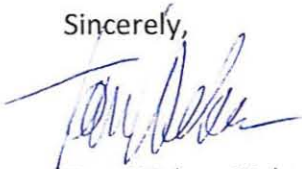
1. **Sign (in the presence of a notary public)** the two (2) sets of contracts (spouses need to sign, even if not shown as a recorded owner).
2. **Sign (in the presence of a notary public)**, the deed(s), if provided.
3. **Sign the "Voucher Attachment"** and fill in the spaces provided for name and address.
4. **Sign and fill out the W-9 Request for Taxpayer Identification** (Social Security Number OR Employer Identification Number [EIN] if the owner is incorporated or is an LLC).
 - a. If you are the sole owner (single or spouses), you need only one W-9.
 - b. If there are multiple owners, then each owner/couple needs to fill out and sign a separate W-9 form, even if you are receiving none of the proceeds.
5. **Fill out the "Request for Allocation of Gross Proceeds"** form. Each owner/couple needs to list themselves and the other owners, and designate how the total amount will be divided. This is only for IRS accounting purposes. We will issue one check with all names on it. However, when the total consideration is over \$25,000, we are required to issue payment via an electronic deposit. If there are multiple owners and/or parties (mortgage holders, etc.) and an electronic payment is necessary, we are required to hire a title company to handle the payment.
6. **Sign and complete the "Corporate Resolution"** if the owner is a corporation.
7. **Complete the "Request for Tenant Information" form**, if provided.
8. If you wish to be reimbursed for notary services, please include a receipt showing the amount you paid for those services.
9. Mail all the signed and completed forms in the enclosed postage paid envelope.

(PLEASE SIGN ALL DOCUMENTS IN BLUE INK)

You will usually receive payment within four to six weeks after we have received the properly executed documents. If we need a release of mortgage or deed of trust, payment time will depend on how quickly the company owning the debt instrument takes to process our request.

We appreciate your cooperation and patience in helping us complete this project that will provide safer driving conditions for you and all those traveling on US Highway 6.

Sincerely,



Tom Weber, Right of Way Agent
Right of Way Division
Cc: File

- Project Summary -

Emerald West - U.S. Hwy 6

Control Number: 11845 / Project Number: 6-6(146)

County: Seward & Lancaster / NDOR District: 1

Proposed Bid Letting Date: October 5, 2017*

Proposed Start Construction Date: June 4, 2018*

Proposed End Construction Date: November 10, 2018*

**These dates are subject to change*

LOCATION:

The project will involve approximately 3.92 miles of U.S. Highway 6 (US-6) located in Lancaster and Seward Counties. Starting at about mile marker (MM) 302.35, and extending east to MM 306.25, approximately 0.79 miles west of the junction of US-6 and Nebraska Spur 55A (S-55A), also known as Denton Spur. The project will also include work on a bridge over South Middle Creek (Structure Number S006 30531) and a bridge over the Burlington Northern Santa Fe Railroad (BNSF; Structure Number S006 30574), as well as reconstruction of a portion of US-6, from MM 305.50 to MM 306.25. Construction may begin and/or end approximately 200 feet ahead of the actual project limits to accommodate transitioning the pavement.

SCOPE OF WORK:

Proposed improvements for the resurfacing portion of the proposed project will consist of concrete pavement repairs, milling the existing asphalt roadway, trench widening, and resurfacing the roadway with asphalt. The improvements for the reconstruction portion of the project will include removing the existing concrete pavement and foundation course, preparing the subgrade, and constructing new foundation course and concrete pavement. Additional work will include shoulder work, grading of back slopes to mitigate snow drifting, bridge deck repairs, and removal and replacement of existing guardrail.

ACCOMMODATION OF TRAFFIC:

The project will be constructed under traffic with lane closures controlled with approved traffic control; however, the pavement reconstruction portion of the proposed project will require detouring US-6 traffic. A short-term designated detour will be provided, utilizing Nebraska Link 55K (L-55K), Interstate 80 (I-80), and Nebraska Highway 103 (N-103). The resurfacing of US-6 and reconstruction of pavement on US-6 will not occur at the same time; the detour will not be in place during the resurfacing of US-6 and will be required for the pavement reconstruction only.

ADDITIONAL INFORMATION:

In keeping with NDOR policy to reduce waste and costs, copies of the Appraisal Project Report, including general information and additional comparable sales data, are available electronically. Type this address: <ftp://164.119.51.236> into your computer's internet browser address bar, click "Enter" then type the following:

User I.D.: **NDOR-ROW**

Password: **fYCEQyNS** (case-sensitive)

As a property owner or tenant, you are entitled to a printed copy of the Appraisal Project Report if you desire. Please speak to the Right of Way Agent to arrange delivery.

