

WAIVER VALUATION OFFER LETTER AND SETTLEMENT AGREEMENT

Project No.:	STP- 2260(000)	PIN: 022600.00	Municipality: Falmouth
Parcel No.:	1	Owner:	Town of Falmouth

The Maine Department of Transportation wishes to inform you of a planned transportation project in Falmouth, Maine.

A portion of your land and/or rights in your land is necessary as additional right-of-way for this project. The Right-of-Way Plan accompanying this agreement shows the land and/or rights to be acquired from you for this project. The right-of-way to be acquired from you for this project is as follows:

Valuation Type	Count	Area	Unit	Highest & Best Use:
Prescriptive Easement	1	0.08	Acres	Residential
Fee Acquisition	1	0.03	Acres	Fair Market Value:
Temp. Const. Rights	1	0.11	Acres	\$2,475.00
				Offering Price:
				\$2,475.00

Lauri Noel, the Department's representative, has provided you with a copy of the booklet, "*State of Maine Department of Transportation-A Landowner's Guide to the Property Acquisition Process*," which explains the process that must be followed to acquire right-of-way. The representative has attempted to answer your questions and agreed to respond to any questions that cannot be immediately answered.

Lauri Noel, the Department's representative, has explained:

- ✓ The proposed acquisition and all construction features proposed, including changes of location, grade, drainage and slopes, and the effects on your property;
- ✓ The method of determining just compensation is not based on an appraisal, but an alternative procedure using land prices in the project area. If we do not reach an agreement about the value of your property to be acquired, or if you request, the Department will perform an appraisal for the proposed acquisition.

I/We, the undersigned property owner(s) and the Department agree to the following:

1. This agreement is being executed voluntarily;
2. The Department will acquire the necessary real property shown on the accompanying Right-of-Way Map, by deed or by filing a "Notice of Layout and Taking" on or before 12/12/17;
3. The Department will pay the property owner(s) (includes all record parties of interest), and the property owner(s) will accept, the total amount of **\$2,475.00** at the time of acquisition, as just compensation and full payment for the real property to be acquired;
4. The Department may terminate this agreement if the project no longer requires the acquisition of the real property shown on the Right of Way Map;
5. Project changes after the date of this agreement, which adversely impact this parcel, may void this settlement, at the option of the property owner(s). All payments made to the property owner(s) will be treated as a credit against the final amount determined to be just compensation.

Owner's Signature: ✓	Date
Owner's Signature: ✓	Date
Accepted for MaineDOT By:	Date

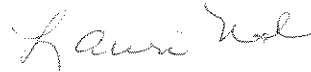
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Please be advised that if you have a mortgage, the mortgage company holds a recorded interest in your property. Under Maine law, your mortgage company may receive a copy of the condemnation documents and may be named on your just compensation check. If your mortgage company is named on your compensation check, your lender must endorse the check before you can cash it. Your mortgage document quite likely contains a provision that addresses eminent domain takings. If your lender is named on your check, you should review this language in your mortgage carefully and deal with your lender directly. The holders of tax liens or other recorded encumbrances on your property may also appear on your check. Again, their endorsement will be required and you will need to deal with them directly.

PROPERTY MARKERS: Action taken by the 115th Maine Legislature has revised Maine's landmark location law (14 M.R.S.A., Sec. 7554-A). Please be sure to inform me if your property markers do not appear on our plans. The Department does not set property pins, but will re-establish the point of former location of a disrupted pin on request from the owner.

Under certain conditions MaineDOT can reimburse eligible property owners for reasonable cost associated with resetting a property pin on the new right of way line by a Licensed Professional Land Surveyor. If necessary, I will explain the eligibility criteria and application process.

Sincerely,



Lauri Noel
MaineDOT