RIGHT OF WAY AND RELOCATION REPORT

For

ADMINISTRATIVE ACTION ENVIRONMENTAL IMPACT STATEMENT



Wake and Johnston Counties

STIP Project Nos. R-2721, R-2828, and R-2829 State Project Nos. 6.401078, 6.401079, and 6.401080 Federal Aid Project Nos. STP-0540(19), STP-0540(20), and STP-0540(21) WBS Nos. 37673.1.TA2, 35516.1.TA2, and 35517.1.TA1

Prepared for:



Prepared By: HDR, Inc. as a Subconsultant to H.W. Lochner, Inc.



March 2015

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1 PROJECT DESCRIPTION AND BACKGROUND

1.1 PROPOSED ACTION

The North Carolina Department of Transportation (NCDOT), in cooperation with the Federal Highway Administration (FHWA), proposes transportation improvements in the project study area and surrounding region to address transportation needs as defined in the project's *Purpose and Need Statement* (Lochner, 2011). The focus of these improvements is a potential extension of the Triangle Expressway (NC 540) from its current terminus at the NC 55 Bypass in Apex to the US 64/US 264 Bypass (I-495) in Knightdale. This action is designated as three projects in the NCDOT 2012-2018 STIP: R-2721, R-2828, and R-2829. Together, these STIP projects would combine to complete the 540 Outer Loop around the Raleigh metropolitan area. In some instances, the project is referred to as having two phases: Phase I is the western portion of the study area between NC 55 Bypass in Apex and I-40 near the Wake/Johnston County line; Phase II is the eastern portion of the study area between I-40 and US 64/US 264 Bypass and I-40 in 1996 and 1997. For purposes of meeting the requirements of NEPA, both phases are being examined in the current study as a single and complete project. It is likely that the project would be constructed in phases, but depending on the availability of funding, may or may not be consistent with the current phase descriptions noted. **Figure 1** shows the general project vicinity.

The project study area is located south and southeast of the City of Raleigh between the towns of Holly Springs to the west and Knightdale to the east. The project study area extends as far south as NC 42 between Fuquay-Varina and Clayton. While most of the project study area is within Wake County, a small portion of western Johnston County is also included. **Figure 2** shows the project study area.

This project, referred to as the Complete 540 – Triangle Expressway Southeast Extension, is intended to improve transportation mobility for trips within, or traveling through, the project study area during the peak travel period, and reduce forecast traffic congestion. The proposed action is included in the Capital Area Metropolitan Planning Organization (MPO) and Durham-Chapel Hill-Carrboro MPO joint 2035 Long Range Transportation Plan (LRTP) (2011), as well as the Capital Area MPO 2012–2018 Metropolitan Transportation Improvement Program (MTIP) (2011). In addition, the proposed action is included in the State's system of Strategic Highway Corridors (SHC) aimed at providing a safe, reliable, and high-speed network of highways within North Carolina (NCDOT, 2008).

NCDOT developed the *Purpose and Need Statement* (Lochner, 2011) for this project with input from federal and state environmental regulatory and resource agencies and the Capital Area MPO at resource and regulatory agency meetings and at Capital Area MPO meetings held on June 16, 2010, and September 15, 2010. NCDOT also incorporated public input solicited at public meetings held in September 2010, December 2010, and October 2013.

1.2 EXISTING ROADWAY NETWORK

There are several major travel routes through the project study area; these routes are shown in **Figure 1**. I-40 is one of the major east-west routes through North Carolina, connecting Raleigh and its surrounding communities to southeastern North Carolina and I-95 to the east. To the west, I-40 connects the area to Research Triangle Park (RTP), Durham, and other cities in central and western North Carolina. I-440, the Raleigh Beltline, is a partial loop facility around Raleigh, connecting the suburban areas surrounding the city. Existing I-540/NC 540 currently extends around the north and west sides of

the Raleigh area respectively, connecting outlying areas in Apex, Cary, northern Raleigh, and Knightdale. US 64 is another important east-west route through North Carolina; in the project study area, it traverses central Wake County. US 1 connects areas northeast of Raleigh to expanding suburban communities southwest of Raleigh.

Within southern and southeastern Wake County, there are limited alternatives for efficient local and long-distance travel. For residents in rapidly growing areas of southern and southeastern Wake County and northern Johnston County, routes for travel to many of the region's major employment centers consist of unlimited access, primary and secondary roads with lower posted speed limits and frequent traffic signals. Much of I-40, an important transportation corridor for local freight and commuter traffic, and the major corridor for interregional traffic across the area, currently operates at unacceptable levels of service (LOS) E or F. LOS on I-40 and other major routes across the area is forecast to worsen substantially. The proposed project would be a new location, fully controlled-access toll facility.

1.3 PROJECT ALTERNATIVES

The project's *Alternatives Development and Analysis Report* (Lochner, 2014) evaluated several possible alternatives associated with this project through a three-tiered screening process. The alternatives remaining under consideration fall into two main categories: No-Build and Build Alternatives.

The No-Build Alternative is the baseline comparative alternative. It assumes that the transportation systems in the project study area will continue to develop as currently planned in the Capital Area MPO and Durham-Chapel Hill-Carrboro MPO joint 2035 LRTP, but without the proposed Complete 540 - Triangle Expressway Southeast Extension project.

The project's Build Alternatives were developed and evaluated as color-coded segments termed Preliminary Corridor Alternatives. Combinations of the various Preliminary Corridor Alternatives comprise end-to-end project alternatives. The end-to-end project alternatives remaining following the screening process outlined in the *Draft Alternatives Development and Analysis Report* are termed Detailed Study Alternatives (DSAs), which will be documented and evaluated in detail in the project's Draft Environmental Impact Statement (EIS). Ten Preliminary Corridor Alternatives comprise seventeen end-to-end DSAs. **Figure 2** shows the locations of the Preliminary Corridor Alternatives that make up the DSAs for the project. **Table 1** lists the Preliminary Corridor Alternatives that make up each of the DSAs. The Orange Corridor Alternative between NC 55 Bypass and I-40 corresponds to the existing protected corridor.

The DSAs under consideration are proposed to be toll facilities. An open road (highway speed transponder-based system) will likely be used as the primary means of toll collection. This would allow drivers to travel unobstructed through the toll collection points at highway speeds.

DSA	Preliminary Corridor Alternatives
1	Orange to Green
2	Orange to Green to Mint Green to Green
3	Orange to Brown (South) to Tan (North) to Green
4	Orange to Brown to Green
5	Orange to Green to Teal to Brown to Green
6	Orange to Red to Green
7	Orange to Red to Mint Green to Green
8	Orange to Purple-Blue-Lilac to Green
9	Orange to Purple-Blue-Lilac to Green to Mint Green to Green
10	Orange to Purple-Blue-Lilac to Brown (South) to Tan (North) to Green
11	Orange to Purple-Blue-Lilac to Brown to Green
12	Orange to Purple-Blue-Lilac to Teal to Brown to Green
13	Orange to Lilac to Green
14	Orange to Lilac to Green to Mint Green to Green
15	Orange to Lilac to Brown (South) to Tan (North) to Green
16	Orange to Lilac to Brown to Green
17	Orange to Lilac to Green to Teal to Brown to Green

 Table 1 Preliminary Corridor Alternatives Comprising Each Detailed Study Alternative

2 RIGHT OF WAY AND RELOCATION

The methods used for this right of way and relocation analysis follow the current NCDOT Right of Way Manual as well as the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Qualified right of way agents and appraisers reviewed the plans for the various color-coded Preliminary Corridor Alternatives and identified properties that could have potential right of way impacts and properties that could have potential relocation impacts. Field reconnaissance was conducted along each Preliminary Corridor Alternative including identification of impacted residences/businesses and potential displacements. All field work was conducted from the existing roadway right of way. However, current aerial photography sources and county Geographical Information System (GIS) data was also reviewed to identify buildings and other improvements not visible from the road.

Displacements were identified based on the potential physical impacts of the highway to existing buildings as well as impacts to support systems such as water supply and/or septic systems. If a septic system or water supply appeared to be impacted and no utilities were planned for the area, the parcel was included as a relocation. This did not apply to large acreage tracts if it appeared that sufficient areas adjacent to the non-impacted structures were available for replacement systems. Additionally, if a developed parcel had right of way and damage costs that exceeded the value of the property even though the building improvements were not directly impacted, the parcel was included for relocation.

Right of way and relocation impacts were calculated for each of the ten color-coded Preliminary Corridor Alternatives. These ten color-coded alternatives are composed of shorter corridor segments. These segments allow for combining of the ten color-coded alternatives into the 17 unique Detailed Study Alternatives (DSAs).

A right of way estimate summary sheet is included in **Appendix A** for each of the segments of each color-coded Preliminary Corridor Alternative. The summary sheet includes the number and type of parcels that will be involved in the right of way acquisition process, the number and type of relocations, and an estimate of the right of way and relocation costs.

A relocation report for each of the segments of each color-coded Preliminary Corridor Alternative is included in **Appendix B**. For the relocations, this report shows the type of displacees for each type of relocation.

Appendix C includes a key for how the various segments of the ten color-coded Preliminary Corridor Alternatives combine to form the 17 DSAs. Also included here are spreadsheets that combined the results from the right of way and relocation analysis for the 17 DSAs.

Table 2 shows the compilation of the right of way and relocation impacts for each of the 17 DSAs. Also shown in this table is the right of way and relocation cost estimate by DSA.

	N	umber of Parce	ls Impacted			R	elocations			Right of Way &	
DSA	Commercial	Residential	Vacant	Total	Residential	Business	Farms	Non- Profits	Total	Relocation Cost	DSA
1	38	510	193	741	269	6	0	3	278	\$314,476,100	1
2	38	511	195	744	271	6	1	3	281	\$313,954,600	2
3	44	509	201	754	256	5	1	3	265	\$298,581,400	3
4	44	484	191	719	234	5	1	3	243	\$280,882,300	4
5	40	506	191	737	263	6	0	3	272	\$310,769,100	5
6	63	673	257	993	435	12	0	2	449	\$438,920,400	6
7	63	673	259	995	437	12	0	2	451	\$442,337,600	7
8	57	861	295	1,213	548	15	2	1	566	\$543,553,700	8
9	57	862	297	1,216	550	15	3	1	569	\$543,032,200	9
10	63	862	305	1,230	537	15	3	1	556	\$529,009,600	10
11	63	837	295	1,195	515	15	3	1	534	\$511,310,500	11
12	59	857	293	1,209	542	15	2	1	560	\$539,846,700	12
13	45	765	174	984	466	14	0	1	481	\$411,581,500	13
14	45	766	176	987	468	14	1	1	484	\$411,060,000	14
15	51	766	184	1,001	455	14	1	1	471	\$397,037,400	15
16	51	741	174	966	433	14	1	1	449	\$379,338,300	16
17	47	761	172	980	460	14	0	1	475	\$407,874,500	17

 Table 2 Right of Way and Relocation Impacts/Costs for Each Detailed Study Alternative

3 CONCLUSIONS

Alternatives 1 through 5 impact the fewest parcels, involve the fewest relocations, and have the lowest right of way and relocation cost estimates of the 17 DSAs. Parcel impacts range from 719 to 754 parcels for Alternatives 1 through 5. The remaining 12 DSAs all have parcel impacts between 966 to 1,230 parcels. Relocations for Alternates 1 through 5 range from 243 to 281 total relocations. This compares to between 449 to 569 relocations with the remaining 12 DSAs. Similarly, the right of way cost for Alternatives 1 through 5 are about 52% to 83% of the other 12 DSAs.

The lowest right of way relocation cost option is Alternative 4 (Orange to Brown to Green). This alternative also involves the fewest total parcels and the fewest total relocations of all DSAs. This alternative also has the fewest residential parcels impacted and the fewest residential relocations.

4 REFERENCES

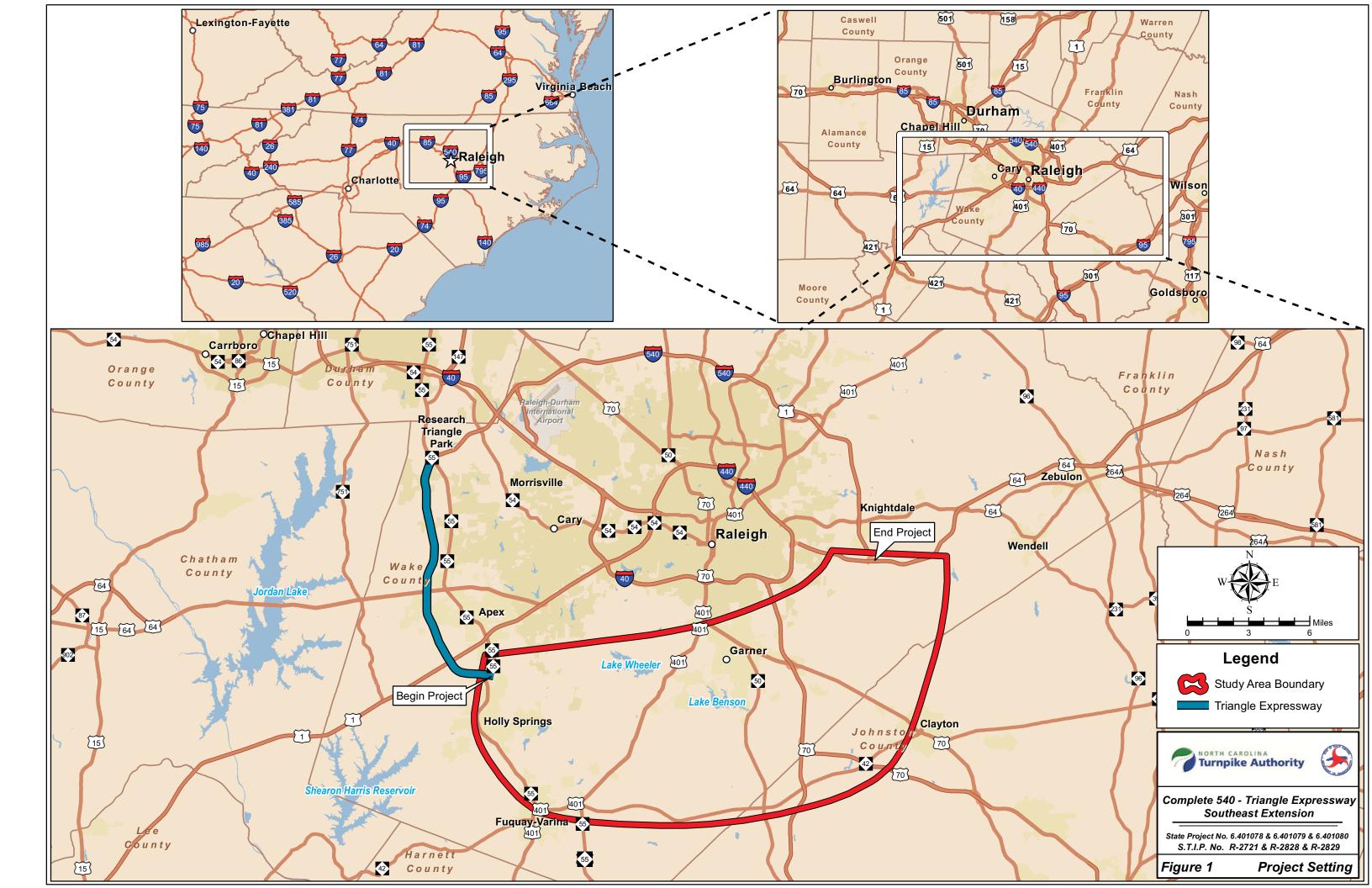
Capital Area Metropolitan Planning Organization (CAMPO). 2011. 2012-2018 Metropolitan Transportation Improvement Program.

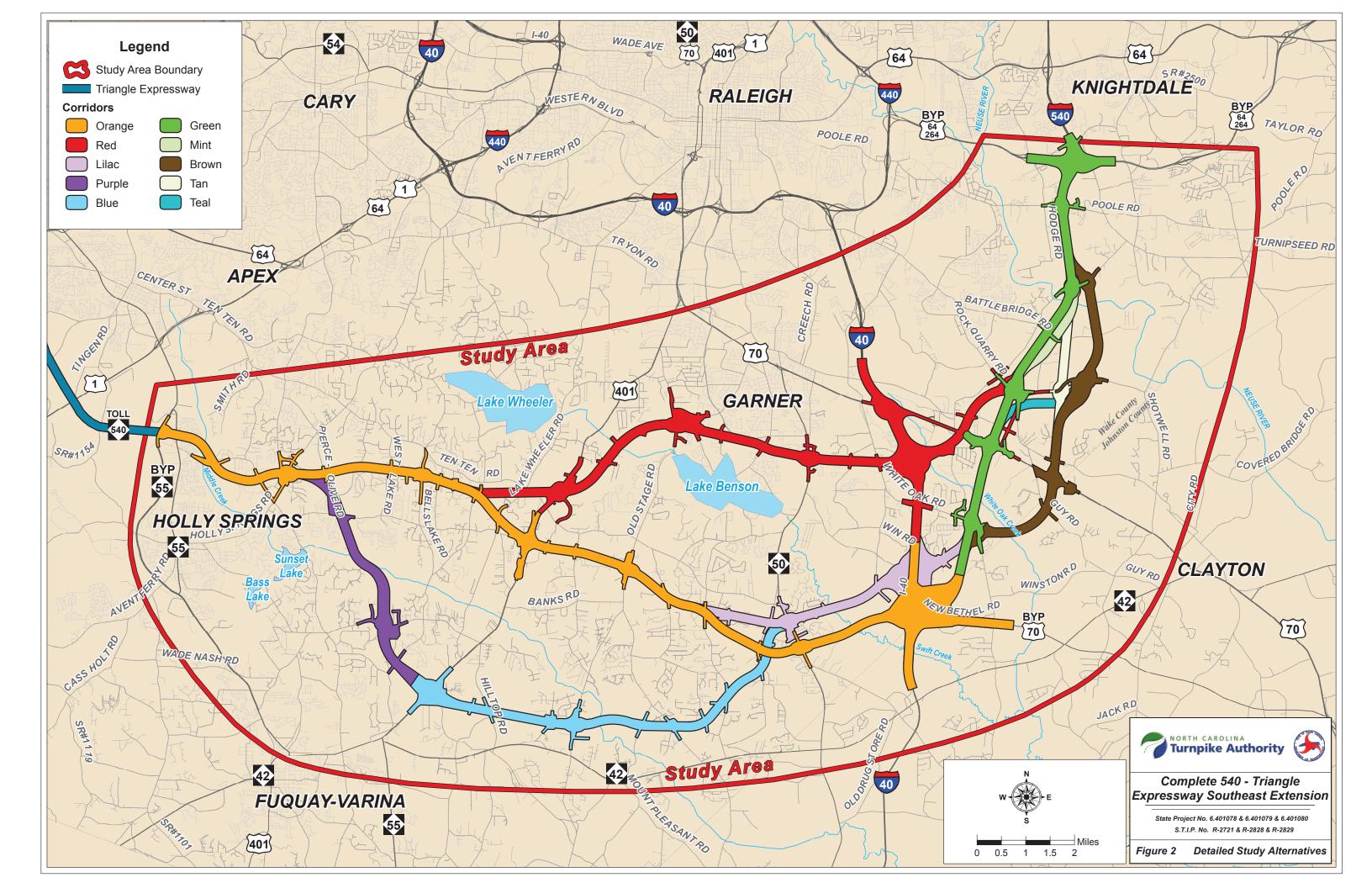
CAMPO and Durham-Chapel Hill-Carrboro Metropolitan Planning Organization. 2011. Joint 2035 Long Range Transportation Plan.

H.W. Lochner. 2014. Complete 540 - Triangle Expressway Southeast Extension Alternatives Development and Analysis Report.

H.W. Lochner. 2011. Triangle Expressway Southeast Extension Purpose and Need Statement.

FIGURES





APPENDIX A

Right of Way Estimate Summary Sheets (Segment order matches table in Appendix C)

	COMPLETE 540 RIC) TRIANGLE GHT OF WAY					NSION		
Page : 1 of 3 Alternate: ORANGE Segment: O1 - STA. 21+45.00 - S Date: December 10, 2014	TA. 385+95.66 O_L					Sta	te Project Nos.: County:	R-2721, R-2828, and R- 6.401078, 6.401079, a Wake 192576	
Parcels: Commercial 10 Residential 204.5 Vacant 77 Total Parcels 291.5						Estimated Rel Non-residenti Residential Total Relocate	al	1 101 102	
R/W SUPPORT COSTS							Amount		
1. Direct Labor Cost 2. Indirect Overhead	(Parcels) (Parcels)	291.5 x 291.5 x	,	=				3,000	
3. (Lines 1 thru 2)							TOTAL R/W	SUPPORT	\$4,955,500
R/W OPS		100%	204 5		204 5	D I.	Á5 000	Amount	
4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Tr	ial	<u>100%</u> x <u>50%</u> x		= =	291.5 146	Parcels Parcels	x \$5,000 x \$2,500	= \$1,457,500 = \$365,000	
6. Title Services 7. Condemnation Costs		<u>100%</u> x 50% x		=	291.5 146	Parcels Parcels	x \$1,500 x \$2,500	= \$437,300 = \$365,000	
8. Mediators		10% x	146	=	15	Parcels	x \$2,000	= \$30,000	
9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate.,	etc	<u>3%</u> x	146	=	4 90	Parcels Imprvmet	x \$2,500 x \$20,000	= \$10,000 = \$1,800,000	
11. Miscellaneous Contracts	ett.				1	Per Segment		= \$2,000	
12. (Lines 4 thru 11)							TOTAL R/W	OPS	\$4,466,800
R/W LAND COSTS							Amount		
13. Land, Improvements & Severance and Cost to Cure Amount	-	5,658,813 x	125%	*	Desian r	olan stage	= \$44,57	3 500	
14. Negotiated Settlements	(Factor)	50% x	30%		(% incre	ase)	= \$6,68	6,000 (of Line 13)	
15. Legal Settlements & Awards 16. Other Condemn. Costs	(Factor)	<u> </u>			(% incre	ase)		0,700 (of Line 13) 3,000	
17. (Lines 13 thru 16)								LAND COSTS	\$66,933,200
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 	120% (3) 60% plans - 115% (4) 90% nlans -11(1% (5) ROW Ph	ans -1	00%				
(1) 1 DOL plans - 12570 (2) 5070 plans -	120% (3) 00% plans - 113% (4)	9 90% plans - 110	570 (5) NOW 1	uns -1	00%				
R/W STAFF AND/OR CONSULTANT FEE 18. Acquisition	S	\$10,000 x	291.5	=	\$2,915,0	000			
19. Relocation		\$10,000 x			\$1,020,0		TOTAL ACQ	RELO STAFF	\$3,935,000
RELOCATION COSTS									
Replacement Housing			Number			Amount			
20. Owner 21. Tenant		\$45,000 x \$15,000 x			=	\$2,565,000 \$660,000			
Move Costs		<u>,,,,,,,</u> x			_				
22. Residential Owner 23. Residential Tenant		\$3,500 x \$2,000	<u> </u>		=	\$199,500 \$88,000			
24. Non-residential/Farm		\$60,000 x			=	\$60,000			
25. (Lines 20 thru 24)							TOTAL RELO	CATION COSTS	\$3,572,500
26.									
27.									400 000 000
28.							TOTAL R/W	ESTIMATE	\$83,863,000
			Jane	07	Nelson	~			
Reviewer Jane C. Nelson	Signe	ed:	Jun				Date:	January 6, 2015	
REMARKS: Condemnation - Assume 50% of the to	tal parcels will be condem	ned: 37% of th	nose condem	ned v	will settle	prior to media	tion:		
10% will go through mediation; and 3%	•						· · · ,		
when fully the total to	and the second second second								
The following indicates the reviewer's Type A - indicates the		sumate:							
X Type B - indicates abo	ve average confidence								
	ow average confidence least or no confidence								
The following indicates the purpose fo	r this estimate: Draft	t Environment	al Impact Sta	teme	ent and C	orridor Evaluat	ion		
								nenested from the state	ting
Comments: <u>This is a preliminary ri</u> right of way. County GIS maps and Go	ght of way estimate for th ogle Earth were also utilize			•		-			-
remainders when they were not visible									
266, 277, and 282. The value of the No corridor where the property has alread									
included in this estimate. Other gover	•								

	CON					Y SOUTHEAS		
Page : 1 of 3 Alternate: ORANG Segment: O2 - ST Date: Decem	A. 385+95.66 - STA. 484+	00.00 O_L				5	TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.40 County: Wake HDR#: 192576	1080
Vacant	2.5 51.5 11.5 55.5					Estimated Reloc Non-residential Residential Total Relocatee	0 22	
R/W SUPPORT COSTS 1. Direct Labor Cost	(Parcels) 65.5	x	\$15,000 :	_		Amount \$982,500	
2. Indirect Overhead	(Parcels		x	\$2,000			\$131,000	
3. (Lines 1 thru 2)							TOTAL R/W SUPPORT	\$1,113,500
R/W OPS							Amount	
4. Appraisal Fees - Neg		100%	x				x \$5,000 = \$327,500	
5. Appraisal Fees - Con 6. Title Services	demnation/Trial	50% 100%	x		= 33 = 65.5		x \$2,500 = \$82,500 x \$1,500 = \$98,300	
7. Condemnation Cost	5	50%	x		= 33		x \$2,500 = \$82,500	
8. Mediators		10%	х		= 3		x \$2,000 = \$6,000	
9. Expert Witness (Tria		3%	× _	33 :	= 1 22		x \$2,500 = \$2,500	
10. Demolition, Asb. Su 11. Miscellaneous Cont	•				1	•	x \$20,000 = \$440,000 x \$2,000 = \$2,000	
12. (Lines 4 thru 11)					-		TOTAL R/W OPS	\$1,041,300
R/W LAND COSTS 13. Land, Improvement	& Soverance Damages						Amount	
and Cost to Cure An	-	\$14,703,484	x	125% ⁻	* Desig	n plan stage	= \$18,379,400	
14. Negotiated Settlem		·	x	30%			= \$2,756,900 (of Line 13)	
15. Legal Settlements & 16. Other Condemn. Co) <u> </u>	× –	70% \$500	(% inc		= \$6,432,800 (of Line 13) = \$16,500	
17. (Lines 13 thru 16)	515		^ _	3300			+	27,585,600
* Design contingency for de	sign plan stage:							
	(2) 30% plans - 120% (3) 60	9% plans - 115% (4)	90% p	lans -110% (5)	ROW Plan	s -100%		
R/W STAFF AND/OR CO								
18. Acquisition	NSOLIANT FEES	\$10,000	x	65.5 :	= \$655,	000		
19. Relocation		\$10,000	х	22 :	= \$220,		TOTAL ACQ/RELO STAFF	\$875,000
RELOCATION COSTS	ement Housing			Number		Amount		
20. Owner		\$45,000	х	17	=	\$765,000		
21. Tenant		\$15,000	х	5	=	\$75,000		
Move C 22. Residential Owner	Costs	\$3,500	v	17	=	\$59,500		
23. Residential Tenant		\$2,000	^ _	5	-	\$10,000		
24. Non-residential/Far	m	\$60,000	x	0	=	\$0		
25. (Lines 20 thru 24)							TOTAL RELOCATION COSTS	\$909,500
26								
26. 27.								
28.							TOTAL R/W ESTIMATE	31,524,900
-								
	Nulses	C	C	Jane CY	relson			
Reviewer Jane C.	Nelson	Signed:	_				Date: January 8, 2015	
REMARKS:								
	50% of the total parcels diation; and 3% of the co				ondemne	d will settle prio	r to mediation;	
10% will go through me		nuenneu parcei	s will g	0 t0 that.				
-	the reviewer's confidence		timate	:				
	 indicates the most conf indicates above average 							
	- indicates below average							
	- indicates the least or no							
	- indicates the least or no							
The following indicates		nate:	Draft I	nvironment	al Impact	Statement and C	orridor Evaluation	
The following indicates	- indicates the least or no	nate:	Draft I	Environmenta	al Impact	Statement and C	orridor Evaluation	
Comments: This is a	the purpose for this estin a preliminary right of way	estimate for the	e purp	ose of compa	aring mul	tiple corridor alig	nments. All parcels were inspected from the exi	-
Comments: <u>This is a</u> right of way. County Gl	the purpose for this estin a preliminary right of way 5 maps and Google Earth	vestimate for the were also utilize	e purp ed to id	ose of compa lentify additi	aring mul onal impi	tiple corridor alig ovements locate	nments. All parcels were inspected from the exi d within the proposed right of way and/or impac	-
Comments: <u>This is a</u> right of way. County GI the remainders when th	the purpose for this estin a preliminary right of way 5 maps and Google Earth ey were not visible from	estimate for th were also utilize the existing righ	e purp d to id t of wa	ose of compa lentify additionay. NCDOT on	aring mul onal impi wned par	tiple corridor alig ovements locate cels include Parc	nments. All parcels were inspected from the exi	cts to
Comments: This is a right of way. County GI: the remainders when th being included in these this parcel has been esti	the purpose for this estin a preliminary right of way 5 maps and Google Earth ey were not visible from estimates based on the p	v estimate for the were also utilize the existing righ urchase price. H only. Other gov	e purp ed to id t of wa	ose of compa lentify additionary. NCDOT or er, there was	aring mul onal impi wned par no price	tiple corridor alig ovements locate cels include Parc disclosed on the	nments. All parcels were inspected from the exi d within the proposed right of way and/or impac el 315. The cost of the NCDOT parcels are	cts to

	COMPLETE 540 RIG		XPRESSWAY SO STIMATE - SUMN		TENSION	
Page : 1 of 3 Alternate: ORANGE Segment: O3 - STA. 484+00.00 - ST/ Date: December 10, 2014	A. 877+65.00 O_L				TIP Nos.: R-2721, R-2828, ar State Project Nos.: 6.401078, 6.40107 County: Wake HDR#: 192576	
Parcels: Commercial 9 Residential 145.5 Vacant 51 Total Parcels 205.5			N	stimated Relocate Ion-residential Residential Total Relocatees	ees: 2 58 60	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 205.5 (Parcels) 205.5		=		Amount \$3,082,500 \$411,000	
 (Lines 1 thru 2) R/W OPS Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Trial Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., et Miscellaneous Contracts Lines 4 thru 11) 	100% 50% 10% 3%	x 205.5 x 205.5 x 205.5 x 205.5 x 205.5 x 103 x 103	= 103 P = 205.5 P = 103 P = 10 P = 3 P 63 Ir	arcels x arcels x arcels x arcels x arcels x arcels x arcels x mprvmet x er Segment x	TOTAL R/W SUPPORT Amount \$5,000 = \$1,027,500 \$2,500 = \$257,500 \$1,500 = \$308,300 \$2,500 = \$257,500 \$2,000 = \$20,000 \$2,500 = \$7,500 \$20,000 = \$1,260,000 \$2,000 = \$2,000 TOTAL R/W OPS	\$3,493,500 \$3,140,300
 R/W LAND COSTS 13. Land, Improvements & Severance Da and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: 	\$33,115,385 (Factor) 50%		* Design plan st (% increase) (% increase)	age = = = =	Amount \$41,394,200 \$6,209,100 (of Line 13) \$14,488,000 (of Line 13) \$51,500 TOTAL R/W LAND COSTS	\$62,142,800
(1) PD&E plans - 125% (2) 30% plans - 12 R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	0% (3) 60% plans - 115% (4) 5 \$10,000 \$10,000	x <u>205.5</u>	ROW Plans -100% = \$2,055,000 = \$600,000		TOTAL ACQ/RELO STAFF	\$2,655,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x <u>17</u> x <u>40</u> <u>16</u>	A = = = =	\$1,845,000 \$255,000 \$140,000 \$32,000 \$120,000		
25. (Lines 20 thru 24) 26. 27. 28.					TOTAL RELOCATION COSTS	\$2,392,000 \$73,823,600
Reviewer Jane C. Nelson	Signed:	Jane C	nelson		Date: January 12, 2015	\$73,823,000
REMARKS: Condemnation - Assume 50% of the total 10% will go through mediation; and 3% of The following indicates the reviewer's co	f the condemned parcels v	vill go to trial.	ondemned will set	tle prior to mediat	tion;	
Type A - indicates the mo X Type B - indicates above Type C - indicates below Type D - indicates the lea	average confidence average confidence					
right of way. County GIS maps and Goog remainders when they were not visible f of the NCDOT owned parcels being includ already been removed from the tax rolls.	of way estimate for the p le Earth were also utilized rom the existing right of w ded in this estimate is base The cost of acquiring tho ified in this segment. How Fire Dept. (non-profit). Bas	urpose of compar to identify additi ay. NCDOT owne d on their purchase parcels that ha rever, Parcels 330	onal improvement ed parcels include P ase price. However ave since been rem and 330-1 are part	lor alignments. Al s located within th Parcels 359, 364, 4 r, there are a few s oved from the tax t of the Wake Tecl	I parcels were inspected from the existin he proposed right of way and/or impacts 15, 437, 459, 474, 486, 504, 515, and 532 sections within the corridor where the pr rolls is not included in this estimate. No hnical Community College campus and Pa	to the . The value operty has government ircels 450 and

						AY SOUTHEAS UMMARY SHE		XTENSION	
Page : 1 of 3 Alternate: ORANGE Segment: O4 - STA. 877+ Date: December 10, ;	65.00 - STA. 952+00.00 O_L 2014							TIP Nos.: R-2721, R-2828, and R-24 State Project Nos.: 6.401078, 6.401079, and County: Wake and Johnston Cour HDR#: 192576	6.401080
Parcels: Commercial 0 Residential 9.5						Estimated Relo Non-residential Residential		es: 0 7	
Vacant 12 Total Parcels 21.5						Total Relocatee	25	7	
R/W SUPPORT COSTS 1. Direct Labor Cost	(Parcels) 21.	5_x	\$15,000	=				Amount \$322,500	
 Indirect Overhead (Lines 1 thru 2) 	(Parcels) 21.	5 x	\$2,000	=				\$43,000 TOTAL R/W SUPPORT	\$365,500
R/W OPS								Amount	
4. Appraisal Fees - Negotiat		_	21.5	=	21.5	Parcels	x	\$5,000 = \$107,500	
5. Appraisal Fees - Condem 6. Title Services	nation/Trial 509 1009	_	21.5 21.5	=	11 21.5	Parcels Parcels	x x	\$2,500 = \$27,500 \$1,500 = \$32,300	
7. Condemnation Costs	50%	% х	21.5	=	11	Parcels	х	\$2,500 = \$27,500	
8. Mediators	109	_	<u>11</u> 11	=	1 0	Parcels Parcels	x	\$2,000 = \$2,000 \$2,500 = \$0	
9. Expert Witness (Trial) 10. Demolition, Asb. Survey	& Abate., etc.	<u>×</u>		=	6	Imprvmet	x x	\$2,500 = \$0 \$20,000 = \$120,000	
11. Miscellaneous Contracts					1	Per Segment	х	\$2,000 = \$2,000	
12. (Lines 4 thru 11)								TOTAL R/W OPS	\$318,800
R/W LAND COSTS								Amount	
13. Land, Improvements & S	everance Damages								
and Cost to Cure Amount		_	125%	*	Design pl	5	=	\$13,200,600	
14. Negotiated Settlements 15. Legal Settlements & Awa	rds (Factor) 509	_	30%		(% increa (% increa		=	\$1,980,100 (of Line 13) \$4,620,200 (of Line 13)	
16. Other Condemn. Costs	1	_	\$500		(/o morea		=	\$5,500	
17. (Lines 13 thru 16)								TOTAL R/W LAND COSTS	\$19,806,400
* Design contingency for design p	lan stage: 10% plans - 120% (3) 60% plans - 115% (4	1 00% -	Jame 1109/ /		OM Diana 1	20%			
(1) PD&E pluits - 125% (2) 5	0% piuns - 120% (3) 60% piuns - 115% (4	i) 90% p	iuns -110% (5) K	OW Plans -10	10%			
R/W STAFF AND/OR CONSUL									
18. Acquisition	\$10,000		21.5	=	\$215,00				6305 000
19. Relocation	\$10,000) х	7	-	\$70,00)		TOTAL ACQ/RELO STAFF	\$285,000
RELOCATION COSTS									
Replacement H			Number			Amount			
20. Owner 21. Tenant	\$45,00 \$15,00	_	<u>5</u> 2		=	\$225,000 \$30,000			
Move Costs		<u> </u>							
22. Residential Owner	\$3,50	_	5		=	\$17,500			
23. Residential Tenant 24. Non-residential/Farm	\$2,00 \$60,00	_	20		=	\$4,000 \$0			
25. (Lines 20 thru 24)		<u> </u>			-	<u>J</u>		TOTAL RELOCATION COSTS	\$276,500
26.									
27. 28.								TOTAL R/W ESTIMATE	\$21,052,200
									, ,,,,,,
Reviewer Jane C. Nelson	Signed:		Jane	C	Nelsor	_		Date: January 14, 2015	
Jaile C. Weison	Jigheu.		/					Date. January 14, 2015	
REMARKS:	of the total parcels will be condem	nod: 37	7% of those	con	demned w	ill settle prior to	mod	iation	
	n; and 3% of the condemned parcel			com	uenneu w	in settle phor to	meu	lation,	
The following indicates the re	eviewer's confidence in the above e	stimate	2:						
Type A - indica	tes the most confidence								
	tes above average confidence								
	tes below average confidence tes the least or no confidence								
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,									
The follow 1 - 1 - 1 - 1		P (E.					- Eveloption	
The following indicates the p	urpose for this estimate:	Draft	Environme	ental	Impact St	atement and Cor	ridor	Evaluation	
Comments: This is a prelim	inary right of way estimate for the	purpos	e of compa	ring	multiple co	orridor alignment	ts. A	Il parcels were inspected from the existing	
		ed to ic						the proposed right of way and/or impacts to t	
								h is a remnant from the purchase of right-of-wa	
	ore, the parcel is not included in the	e parcel	count and	no c	ost for this	parcel is include	ed in	h is a remnant from the purchase of right-of-wa this estimate. Other government or utility ow ray fields. Parcel 533 is split between O3 and (ned parcels

	COMPLETE 540 Rigi				SOUTHEAST	EXTENSION	
Page: 1 of 3						TIP Nos.: R-2721, R-28	
Alternate: RED	CC CTA 405-00.00 D I					State Project Nos.: 6.401078, 6.	401079, and 6.401080
Segment: R1 - STA. 385+95 Date: December 10, 20						County: Wake HDR#: 192576	
Parcels:					Estimated Relo	catees:	
Commercial 8.5					Non-residential	3	
Residential 30.5					Residential	19	
Vacant 7					Total Relocatee	es 22	
Total Parcels 46							
R/W SUPPORT COSTS						Amount	
1. Direct Labor Cost	(Parcels) 46	. v	\$15,000	-		\$690,000	
2. Indirect Overhead	(Parcels) 46		\$2,000	=		\$92,000	
3. (Lines 1 thru 2)	· · ·	-				TOTAL R/W SUPPORT	\$782,000
R/W OPS						Amount	
4. Appraisal Fees - Negotiations	100%	5 x	46	= 46	Parcels	x \$5,000 = \$230,000	
5. Appraisal Fees - Condemnation	n/Trial 50%	бх	46	= 23	Parcels	x \$2,500 = \$57,500	
6. Title Services	100%	5 х	46	= 46	Parcels	x \$1,500 = \$69,000	
7. Condemnation Costs	50%	-	46	= 23	Parcels	x \$2,500 = \$57,500	
8. Mediators	10%		23	= 2	Parcels	x \$2,000 = \$4,000	
9. Expert Witness (Trial)	3%	<u> </u>	23	= 1	Parcels	x \$2,500 = \$2,500	
10. Demolition, Asb. Survey & Aba	ate., etc.			18 1	Imprvmet	x \$20,000 = \$360,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)				1	Per Segment	x \$2,000 = \$2,000 TOTAL R/W OPS	\$782,500
11. (Line) 4 (ind 11)							\$762,500
R/W LAND COSTS 13. Land, Improvements & Severa	nee Domogoe					Amount	
and Cost to Cure Amount	\$17,366,405	5 x	125%	* Design pla	an staae	= \$21,708,000	
14. Negotiated Settlements	(Factor) 50%	-	30%	(% increas	-	= \$3,256,200 (of Line 13)	
15. Legal Settlements & Awards	(Factor) 50%		70%	(% increas		= \$7,597,800 (of Line 13)	
16. Other Condemn. Costs	23	3 x	\$500			= \$11,500	
17. (Lines 13 thru 16)						TOTAL R/W LAND COSTS	\$32,573,500
* Design contingency for design plan sto							
(1) PD&E plans - 125% (2) 30% pla	ıns - 120% (3) 60% plans - 115% (4) 9	90% pl	ans -110% (5)	ROW Plans -100	9%		
R/W STAFF AND/OR CONSULTANT	FEES						
18. Acquisition	\$10,000	х	46	= \$460,000)		
19. Relocation	\$10,000	х	22	= \$220,000)	TOTAL ACQ/RELO STAFF	\$680,000
RELOCATION COSTS							
Replacement Ho	using		Number		Amount		
20. Owner	\$45,000) х	9	=	\$405,000		
21. Tenant	\$15,000) х	10	=	\$150,000		
Move Costs							
22. Residential Owner	\$3,500	-	9	=	\$31,500		
23. Residential Tenant	\$2,000	_	<u>10</u> 3	=	\$20,000		
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000	<u> </u>		-	\$180,000	TOTAL RELOCATION COSTS	\$786,500
							\$100,000
26.							
27. 28.						TOTAL R/W ESTIMATE	\$35,604,500
Reviewer Jane C. Nelson	Signed:		Jane	C Nelson		Date: December 22, 202	14
REMARKS:							
Condemnation - Assume 50% of th	e total parcels will be condemne	ed; 37	% of those	condemned wi	Il settle prior to r	mediation;	
10% will go through mediation; an	d 3% of the condemned parcels	will g	o to trial.				
The following indicates the review		mate	:				
	s the most confidence						
	s above average confidence						
	s below average confidence						
i ype D - Indicate	s the least or no confidence						
The following indicates the purpos	e for this estimate:	Drat	ft Environm	ental Impact St	atement and Co	rridor Evaluation	
Comments: This is a prelimir	ary right of way estimate for the	e puri	pose of com	paring multiple	e corridor alignm	ents. All parcels were inspected from	the existing
right of way. County GIS maps and	Google Earth were also utilized	to id	entify addit	ional improver	ments located wi	thin the proposed right of way and/or	r impacts to the
remainders when they were not vi	sible from the existing right of w	av. N	No governm	ent or utility o	wned parcels we	re identified in this segment. Parcel 2	is split

between O1 and R1. Parcels 26, 27, 28, 36-1, 38, 39, and 42 are split between R1 and R2.

COMPLETE 540 TRIANGLE EXPRESSWAY SOUTHEAST EXT RIGHT OF WAY ESTIMATE - SUMMARY SHEET	ENSION	
Page : 1 of 3 Alternate: RED Segment: R2 - STA. 495+00.00 - STA. 618+00.00 R_L Date: December 10, 2014	State Project Nos.: County:	R-2721, R-2828, and R-2829 6.401078, 6.401079, and 6.401080 Wake 192576
Parcels: Estimated Relocate Commercial 2.5 Residential 22 Vacant 52.5 Total Parcels 77	es:	3 13 16
R/W SUPPORT COSTS 1. Direct Labor Cost (Parcels) 77 x \$15,000 = 2. Indirect Overhead (Parcels) 77 x \$2,000 = 3. (Lines 1 thru 2)	Amount \$1,155,000 \$154,000 TOTAL R/W SUPPOR	T \$1,309,000
R/W OPS 4. Appraisal Fees - Negotiations 100% x 77 = 77 Parcels x 5. Appraisal Fees - Condemnation/Trial 50% x 77 = 39 Parcels x 6. Title Services 100% x 77 = 77 Parcels x 7. Condemnation Costs 50% x 77 = 39 Parcels x 8. Mediators 10% x 39 = 4 Parcels x 9. Expert Witness (Trial) 3% 39 = 1 Parcels x 10. Demolition, Asb. Survey & Abate., etc. 16 Imprvmet x 11. Miscellaneous Contracts 1 Per Segment x	\$5,000 = \$2,500 = \$1,500 = \$2,500 = \$2,000 = \$20,000 = \$2,000 =	Amount \$385,000 \$97,500 \$115,500 \$97,500 \$8,000 \$2,500 \$320,000 \$2,000
12. (Lines 4 thru 11)	TOTAL R/W OPS	\$1,028,000
R/W LAND COSTS 13. Land, Improvements & Severance Damages and Cost to Cure Amount \$16,461,830 x 125% * Design plan stage = 14. Negotiated Settlements (Factor) 50% x 30% (% increase) = 15. Legal Settlements & Awards (Factor) 50% x 70% (% increase) = 16. Other Condemn. Costs 39 x \$500 = = 17. (Lines 13 thru 16)		(of Line 13) (of Line 13) DSTS \$30,885,500
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 77 = \$770,000		
	TOTAL ACQ/RELO ST	rAFF \$930,000
RELOCATION COSTS Number Amount 20. Owner \$45,000 x 8 = \$360,000 21. Tenant \$15,000 x 5 = \$75,000 Move Costs 5 = \$75,000 22. Residential Owner \$3,500 x 8 = \$28,000 23. Residential Ferant \$2,000 5 \$10,000 \$10,000 \$10,000 24. Non-residential/Farm \$60,000 x 3 = \$180,000		
25. (Lines 20 thru 24)	TOTAL RELOCATION	COSTS \$653,000
26. 27. 28.	TOTAL R/W ESTIMA	TE \$34,805,500
Reviewer Jane C. Nelson Signed: Gave C Nulson	Date: Decen	nber 22, 2014
REMARKS: Condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemned will settle prior to med 10% will go through mediation; and 3% of the condemned parcels will go to trial.	iation;	
The following indicates the reviewer's confidence in the above estimate: Type A - indicates the most confidence X Type B - indicates above average confidence Type C - indicates below average confidence Type D - indicates the least or no confidence		
The following indicates the purpose for this estimate: Draft Environmental Impact Statement and Corridor	Evaluation	
Comments: This is a preliminary right of way estimate for the purpose of comparing multiple corridor alignments. right of way. County GIS maps and Google Earth were also utilized to identify additional improvements located within remainders when they were not visible from the existing right of way. Government and utility owned parcels include F Parcels 26, 27, 28, 36-1, 38, 39, and 42 are split between R1 and R2. Parcel 113 is split between R2 and R3.	the proposed right o	f way and/or impacts to the

1		MPLETE 5		T OF WAY	ESTIMATE - S	SUMMARY SHEE				
Page : 1 of 3									R-2721, R-2828,	
Alternate: RED Segment: R3 - STA. 618+00.00	- STA 854+74	06 R I/RRE	vı					State Project Nos.: County:		079, and 6.401080
Date: December 10, 2014	- 51A. 054174.	.00 K_L/ KKL	v_L						192576	
Parcels:						Estimated Reloo	catee	s:		
Commercial 9						Non-residential			1	
Residential 319.5						Residential			242	
Vacant 55						Total Relocatee	s		243	
Total Parcels 383.5										
R/W SUPPORT COSTS								Amount		
1. Direct Labor Cost	(Parcels)	383.5	v	\$15,000	=			\$5,752,500		
2. Indirect Overhead	(Parcels)	383.5	x	\$2,000	=			\$767,000		
3. (Lines 1 thru 2)								TOTAL R/W SUPPO	DRT	\$6,519,500
R/W OPS									Amount	
4. Appraisal Fees - Negotiations		100%	х	383.5	= 383.5	Parcels	х	\$5,000 =	\$1,917,500	
5. Appraisal Fees - Condemnation/Tri	ial	50%	x	383.5	= 192	Parcels	x	\$2,500 =	\$480,000	
6. Title Services		100%	х	383.5	= 383.5	Parcels	х	\$1,500 =	\$575,300	
7. Condemnation Costs		50%	х	383.5	= 192	Parcels	х	\$2,500 =	\$480,000	
8. Mediators		10%	х	192	= 19	Parcels	х	\$2,000 =	\$38,000	
9. Expert Witness (Trial)		3%	х	192	= 6	Parcels	х	\$2,500 =	\$15,000	
10. Demolition, Asb. Survey & Abate.,	etc.				246	Imprvmet	х	\$20,000 =	\$4,920,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)					1	Per Segment	х	\$2,000 = TOTAL R/W OPS	\$2,000	\$8,427,800
12. (Lines 4 (ind 11)								TOTAL RYW OPS		\$8,427,800
R/W LAND COSTS								Amount		
13. Land, Improvements & Severance I										
and Cost to Cure Amount		64,675,145	х	125%	* Design plar	-	=	\$80,843,900		
14. Negotiated Settlements	(Factor)	50%	x	<u>30%</u> 70%	(% increase		=	\$12,126,600	(of Line 13)	
15. Legal Settlements & Awards 16. Other Condemn. Costs	(Factor)	50% 192	x x	\$500	(% increase)	=	\$28,295,400 \$96,000	(of Line 13)	
17. (Lines 13 thru 16)		172	^					TOTAL R/W LAND	COSTS	\$121,361,900
* Design contingency for design plan stage:										<i>\</i>
(1) PD&E plans - 125% (2) 30% plans - 1	120% (3) 60% pl	ans - 115% (4,) 90%	plans -110%	(5) ROW Plans -10	00%				
R/W STAFF AND/OR CONSULTANT FEE	S									
18. Acquisition		\$10,000	х	383.5	= \$3,835,00			r		
19. Relocation		\$10,000	х	243	= \$2,430,00	0		TOTAL ACQ/RELO	STAFF	\$6,265,000
RELOCATION COSTS										
				Number		Amount				
Replacement Housin	ng		х	218	=	\$9,810,000				
20. Owner	lg	\$45,000								
20. Owner 21. Tenant	ng 	\$45,000 \$15,000	х	24	=	\$360,000				
20. Owner 21. Tenant Move Costs	ng 	\$15,000	х	24	=	\$360,000				
20. Owner 21. Tenant Move Costs 22. Residential Owner	ng	\$15,000		24 218		\$360,000 \$763,000				
20. Owner 21. Tenant Move Costs	ng	\$15,000	х	24	=	\$360,000				
 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 	ng	\$15,000 \$3,500 \$2,000	x x	24 218 24	=	\$360,000 \$763,000 \$48,000		TOTAL RELOCATIO	N COSTS	\$11,041,000
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	ng	\$15,000 \$3,500 \$2,000	x x	24 218 24	=	\$360,000 \$763,000 \$48,000		TOTAL RELOCATIO	N COSTS	\$11,041,000
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	ng 	\$15,000 \$3,500 \$2,000	x x	24 218 24	=	\$360,000 \$763,000 \$48,000		TOTAL RELOCATIO	N COSTS	\$11,041,000
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	Ig	\$15,000 \$3,500 \$2,000	x x	24 218 24	=	\$360,000 \$763,000 \$48,000		TOTAL RELOCATIO TOTAL R/W ESTIM		\$11,041,000 \$153,615,200
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	Ig	\$15,000 \$3,500 \$2,000	x x	24 218 24 1	= = =	\$360,000 \$763,000 \$48,000 \$60,000				
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.		\$15,000 \$3,500 \$2,000	x x	24 218 24 1	=	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM		
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.		\$15,000 \$3,500 \$2,000 \$60,000	x x	24 218 24 1	= = =	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson		\$15,000 \$3,500 \$2,000 \$60,000	x x	24 218 24 1	= = =	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	Sig	\$15,000 \$3,500 \$2,000 \$60,000	x x x	24 218 24 1 (Jane	= = 	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:	Sig	\$15,000 \$3,500 \$2,000 \$60,000	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tool	Sig	\$15,000 \$3,500 \$2,000 \$60,000	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tool	Sig	\$15,000 \$3,500 \$2,000 \$60,000	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot 10% will go through mediation; and 3%	tal parcels will 6 of the conder	\$15,000 \$3,500 \$2,000 \$60,000 ned:	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tool	tal parcels will 6 of the conder	\$15,000 \$3,500 \$2,000 \$60,000 ned: be condem mned parcel	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the too 10% will go through mediation; and 3% The following indicates the reviewer's of	tal parcels will 6 of the conder confidence in t e most confide	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the toi 10% will go through mediation; and 3% The following indicates the reviewer's of Type A - indicates the Type B - indicates ab Type C - indicates be	tal parcels will confidence in t e most confide ove average co	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 be condem mned parcel the above esence onfidence onfidence	x x x	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot 10% will go through mediation; and 3% The following indicates the reviewer's of Type A - indicates the X Type B - indicates ab	tal parcels will confidence in t e most confide ove average co	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 be condem mned parcel the above esence onfidence onfidence	x x x ned; s wil	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the toi 10% will go through mediation; and 3% The following indicates the reviewer's of Type A - indicates the Type B - indicates ab Type C - indicates be	tal parcels will confidence in t e most confide ove average co	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 be condem mned parcel the above esence onfidence onfidence	x x x ned; s wil	24 218 24 1 37% of thos	= = C Nulson se condemned v	\$360,000 \$763,000 \$48,000 \$60,000		TOTAL R/W ESTIM	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the toi 10% will go through mediation; and 3% The following indicates the reviewer's of Type A - indicates the Type B - indicates ab Type C - indicates be	tal parcels will confidence in t e most confide iove average co low average co e least or no co	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x x x	24 218 24 1 37% of those 1 go to trial.	= = C Nulson	\$360,000 \$763,000 \$48,000 \$60,000	medi	TOTAL R/W ESTIM Date: <u>Dece</u> ation;	ATE	
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot 10% will go through mediation; and 3% The following indicates the reviewer's . Type A - indicates ab Type C - indicates the Type D - indicates the Type D - indicates the	tal parcels will soft the conder confidence in t e most confide nove average co low average co e least or no co r this estimate	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 be condem mned parcel the above esence onfidence onfidence onfidence	x x x ned; s wil	24 218 24 1 37% of thos I go to trial.	= = 	\$360,000 \$763,000 \$48,000 \$60,000	medi	TOTAL R/W ESTIM Date: Dece ation; /aluation	ATE mber 29, 2014	\$153,615,200
20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot 10% will go through mediation; and 3% The following indicates the reviewer's of Type A - indicates the X Type B - indicates the Type D - indicates the	sign sign tal parcels will 6 of the conder confidence in t e most confide rove average co low average co low average co rove a	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 the above ence ance and parcel the above ence anfidence anfidence anfidence anfidence anfidence anfidence	x x x ned; s wil stima	24 218 24 1 37% of thos 1 go to trial. tte: Environme	= = C Nulson e condemned v	\$360,000 \$763,000 \$48,000 \$60,000 %ill settle prior to will settle prior to ement and Corrid	medi dor Ev	TOTAL R/W ESTIM Date: Dece ation; /aluation . All parcels were i	ATE mber 29, 2014	\$153,615,200

remainders when they were not visible from the existing right of way. Government and utility Parcel 113 is split between R2 and R3. Parcels 474 and 478-2 are split between R3 and R4.

		RIGHT OF WA	AY ESTIMATE	- SUMMARY SHE	ET		
Page : 1 of 3 Alternate: RED Segment: R4 - STA. 854+74.06 - S Date: December 10, 2014					TIP Nos.: State Project Nos.: County:	R-2721, R-2828, and R-28 6.401078, 6.401079, and Wake 192576	
Parcels: Commercial 13 Residential 19.5 Vacant 21.5 Total Parcels 54				Estimated Relo Non-residential Residential Total Relocatee		1 6 7	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 54 (Parcels) 54		-		Amount \$810,000 \$108,000		
3. (Lines 1 thru 2)					TOTAL R/W SUPPOR	T	\$918,000
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Tria 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial)	al 100% 100% 50% 100% 10% 3%	x 54 x 54 x 54 x 54 x 54 x 27 x 27	_ = 54 _ = 27 _ = 54 _ = 27 _ = 3 _ = 1	Parcels Parcels Parcels Parcels Parcels Parcels Parcels	x \$5,000 = x \$2,500 = x \$1,500 = x \$2,500 = x \$2,000 = x \$2,500 =	Amount \$270,000 \$67,500 \$81,000 \$67,500 \$6,000 \$2,500	
10. Demolition, Asb. Survey & Abate., e 11. Miscellaneous Contracts	etc.		6 1	Imprvmet Per Segment	x \$20,000 = x \$2,000 =	\$120,000 \$2,000	
12. (Lines 4 thru 11)			_		TOTAL R/W OPS	+-,	\$616,500
 R/W LAND COSTS 13. Land, Improvements & Severance D and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) 	Damages \$17,378,430 (Factor) 50% (Factor) 50% 27	x 30% x 70%	6 (% incr 6 (% incr		Amount = \$21,723,000 = \$3,258,500 = \$7,603,100 = \$13,500 TOTAL R/W LAND CO	(of Line 13) (of Line 13) DSTS	\$32,598,100
* Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 12	20% (3) 60% plans - 115% (4,) 90% plans -110%	% (5) ROW Plan	s -100%			
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition 19. Relocation	\$10,000 \$10,000	x 54 x 7	l = \$540,0 7 = \$70,0		TOTAL ACQ/RELO ST	AFF	\$610,000
RELOCATION COSTS							
Replacement Housing 20. Owner	\$45,000	Number x 3		Amount \$135,000			
24 T	\$15,000			\$45,000			
21. Tenant	\$13,000						
Move Costs 22. Residential Owner	\$3,500			\$10,500			
Move Costs		3	3	\$10,500 \$6,000 \$60,000			
Move Costs 22. Residential Owner 23. Residential Tenant	\$3,500 \$2,000	3	3	\$6,000	TOTAL RELOCATION	COSTS	\$256,500
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$3,500 \$2,000	3	3	\$6,000	TOTAL RELOCATION	COSTS	\$256,500
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$3,500 \$2,000	3	3	\$6,000	TOTAL RELOCATION		\$256,500 \$34,999,100
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$3,500 \$2,000	x <u>1</u>	3	\$6,000	" 		
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$3,500 \$2,000 \$60,000	x <u>1</u>		\$6,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:	\$3,500 \$2,000 \$60,000 Signed:	x 1	= 	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	\$3,500 \$2,000 \$60,000 \$igned: 	x 1	= = ose condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total	\$3,500 \$2,000 \$60,000 \$igned: 	x 1	= = ose condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the n X Type B - indicates abov Type C - indicates below	\$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 1	= = ose condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the n X Type B - indicates abov	\$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 1	= = ose condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the n X Type B - indicates abov Type C - indicates below	\$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 1	see condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	
Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3% The following indicates the reviewer's c X Type A - indicates the low Type C - indicates the low The following indicates the purpose for	\$3,500 \$2,000 \$60,000 \$60,000 Signed: al parcels will be condem of the condemned parcel onfidence in the above en nost confidence waverage confidence waverage confidence east or no confidence this estimate:	x 1 yere C ned; 37% of the s will go to tria stimate: Draft Environm	see condemne	\$6,000 \$60,000	TOTAL R/W ESTIMA	TE	

Parcels 474 & 478-2 are split between R3 and R4. Parcels 514, 515, 530, 531, 532, and 533 are split between R4 and R5.

			R	IGHT	OF WAY	ESTI	MATE - S	UMMARY SHEE	T		
		- STA. 986+64								TIP Nos.: R-2721, R-2828, and R-2 State Project Nos.: 6.401078, 6.401079, an County: Wake HDR#: 192576	
Parcels: Commercial Residential Vacant Total Parcels	6.5 6 17 29.5							Estimated Reloc Non-residential Residential Total Relocatee		2 3 5	
R/W SUPPORT CO 1. Direct Labor C 2. Indirect Overh	ost	(Parcels) (Parcels)	29.5 29.5	x x	\$15,000 \$2,000	=			Aı	nount \$442,500 \$59,000	
3. (Lines 1 thru 2)								тс	DTAL R/W SUPPORT	\$501,500
R/W OPS 4. Appraisal Fees	- Negotiations		100%	x	29.5	=	29.5	Parcels	x	Amount \$5,000 = \$147,500	
	- Condemnation/Tria	al	50% 100%	х	29.5 29.5	=	15 29.5	Parcels Parcels	x x	\$2,500 = \$37,500 \$1,500 = \$44,300	
7. Condemnation	1 Costs	_	50%	х	29.5	=	15	Parcels	x	\$2,500 = \$37,500	
8. Mediators 9. Expert Witnes	s (Trial)	—	<u>10%</u> 3%	x x	15 15	=	2 0	Parcels Parcels	x x	\$2,000 = \$4,000 \$2,500 = \$0	
10. Demolition, A	sb. Survey & Abate., e	etc.					5 1	Imprvmet	х	\$20,000 = \$100,000	
 Miscellaneous (Lines 4 thru 1 							1	Per Segment	х	\$2,000 = \$2,000 DTAL R/W OPS	\$372,800
R/W LAND COSTS									Aı	nount	
13. Land, Improve and Cost to Cu	ements & Severance D ure Amount	Damages	\$20,404,997	x	125%	*	Design p	an staae	=	\$25,506,200	
14. Negotiated Se	ttlements	(Factor)	50%	х	30%		(% increa	se)	=	\$3,825,900 (of Line 13)	
15. Legal Settleme 16. Other Condem		(Factor)	50% 15		70% \$500		(% increa	se)	=	\$8,927,200 (of Line 13) \$7,500	
17. (Lines 13 thru	-								т	DTAL R/W LAND COSTS	\$38,266,800
	r for design plan stage: - 125% (2) 30% plans - 12	20% (3) 60% p	lans - 115% (4)	90% p	lans -110% (!	5) RO	W Plans -10	0%			
R/W STAFF AND/C	OR CONSULTANT FEES	5									
18. Acquisition 19. Relocation			\$10,000 \$10,000	x x	29.5 5	=	\$295,000 \$50,000		т	DTAL ACQ/RELO STAFF	\$345,000
RELOCATION COST	Replacement Housing	g			Number			Amount			
20. Owner			\$45,000	х	1		=	\$45,000			
21. Tenant				x	2		=	\$30,000			
	Move Costs		\$15,000		2		=	\$30,000			
	wner				2 1 2		=	\$30,000 \$3,500 \$4,000			
22. Residential Ov 23. Residential Te 24. Non-residentia	vner nant al/Farm		\$15,000	x	1			\$3,500	T		\$202 500
22. Residential Ov 23. Residential Te 24. Non-residentia 25. (Lines 20 thru	vner nant al/Farm		\$15,000 \$3,500 \$2,000	x	1		=	\$3,500 \$4,000	ТС	DTAL RELOCATION COSTS	\$202,500
22. Residential Ov 23. Residential Te 24. Non-residentia	vner nant al/Farm		\$15,000 \$3,500 \$2,000	x	1		=	\$3,500 \$4,000	ТС	DTAL RELOCATION COSTS	\$202,500
22. Residential Ov 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26.	vner nant al/Farm	-	\$15,000 \$3,500 \$2,000	x	1		=	\$3,500 \$4,000		DTAL RELOCATION COSTS	\$202,500 \$39,688,600
 Residential OU Residential Te Non-residentia (Lines 20 thru) (26. 27. 28. 	vner nant al/Farm		\$15,000 \$3,500 \$2,000	x	1 2 2		=	\$3,500 \$4,000			
 Residential OU Residential Te Non-residentia (Lines 20 thru) (26. 27. 28. 	vner nant al/Farm 24)		\$15,000 \$3,500 \$2,000 \$60,000	x	1 2 2		=	\$3,500 \$4,000		DTAL R/W ESTIMATE	
22. Residential Ov 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS:	vner nant al/Farm 24) Jane C. Nelson		\$15,000 \$3,500 \$2,000 \$60,000	x x	1 2 2 Qare	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A	vner nant al/Farm 24)	al parcels wil	\$15,000 \$3,500 \$2,000 \$60,000 gned:	x x ed; 37	1 2 2 Jane 7% of those	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A	vner nant al/Farm 24) Jane C. Nelson ssume 50% of the tota	al parcels wil	\$15,000 \$3,500 \$2,000 \$60,000 gned:	x x ed; 37	1 2 2 Jane 7% of those	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug	vner nant al/Farm 24) Jane C. Nelson ssume 50% of the tota th mediation; and 3%	al parcels wil of the conde	\$15,000 \$3,500 \$2,000 \$60,000 gned: I be condemne mned parcels	x x ed; 37 will g	1 2 2 <i>Jace</i> 7% of those 50 to trial.	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential Ou 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india	vner nant al/Farm 24) Jane C. Nelson ssume 50% of the tota the mediation; and 3% cates the reviewer's c Type A - indicates the	al parcels wil of the conde confidence in e most confid	\$15,000 \$3,500 \$2,000 \$60,000 gned: I be condemne mned parcels the above esti-	x x ed; 37 will g	1 2 2 <i>Jace</i> 7% of those 50 to trial.	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india	vner nant al/Farm 24) Jane C. Nelson ssume 50% of the tota the mediation; and 3% cates the reviewer's c	al parcels wil of the conde confidence in e most confid ove average o	\$15,000 \$3,500 \$2,000 \$60,000 I be condemne mned parcels the above esti lence confidence	x x ed; 37 will g	1 2 2 <i>Jace</i> 7% of those 50 to trial.	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india	vner nant al/Farm 24) Jane C. Nelson ssume 50% of the tot; th mediation; and 3% cates the reviewer's c Type A - indicates the Type B - indicates abc	al parcels wil of the conde confidence in e most confid ove average o low average o	\$15,000 \$3,500 \$2,000 \$60,000 gened: I be condemne mined parcels the above esti lence confidence confidence	x x ed; 37 will g	1 2 2 <i>Jace</i> 7% of those 50 to trial.	. C7	= = 	\$3,500 \$4,000 \$120,000	ТС	DTAL R/W ESTIMATE Date: December 30, 2014	
22. Residential OV 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X	vner nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the tota the mediation; and 3% cates the reviewer's c Type A - indicates the Type B - indicates bel Type C - indicates the Type D - indicates the	al parcels wil of the conde confidence in e most confid ove average o low average o e least or no o	\$15,000 \$3,500 \$2,000 \$60,000 Igned: I be condemne mned parcels the above esti- lence confidence confidence confidence	x x ed; 37 will g	1 2 2 2 7% of those to to trial.	e conc	= Mulson demned w	\$3,500 \$4,000 \$120,000	TC mediat	DTAL R/W ESTIMATE Date: December 30, 2014 ion;	
22. Residential OU 23. Residential Te 24. Non-residential 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following indic	wher nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the tota the mediation; and 3% cates the reviewer's c Type A - indicates the Type B - indicates abo Type C - indicates the Type D - indicates the cates the purpose for	al parcels wil of the conde confidence in e most confid ove average o low average o e least or no o this estimate	\$15,000 \$3,500 \$2,000 \$60,000 gened: l be condemne mined parcels the above esti lence confidence confidence confidence	x x ed; 37 will g imate	1 2 2 7% of those to trial.	e conc	= = Wilson_ demned w	\$3,500 \$4,000 \$120,000	mediat	DTAL R/W ESTIMATE Date: December 30, 2014 ion;	
22. Residential OU 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X The following india X The following india Comments: right of way. Cour	wher nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the tota the mediation; and 3% cates the reviewer's c Type A - indicates the Type B - indicates abe Type C - indicates bel Type D - indicates bel type D - indicates the cates the purpose for This is a preliminary r ty GIS maps and Goo	al parcels wil of the conde confidence in e most confid ove average o ow average o e least or no o this estimate right of way e gele Earth wei	\$15,000 \$3,500 \$2,000 \$60,000 gned: I be condemne mned parcels the above esti lence confidence confidence confidence confidence confidence confidence	x x ed; 37 imate Draft	1 2 2 7% of those to to trial.	ental mpar itiona	= //////////////////////////////	\$3,500 \$4,000 \$120,000 ill settle prior to atement and Corr le corridor alignn ments located wi	ridor Ev	DTAL R/W ESTIMATE Date: December 30, 2014 ion;	\$39,688,600

	COMPLET	RIGHT OF WAY ESTIMATE	- SUMMARY SHEET		
Page : 1 of 3 Alternate: RED Segment: R6 - STA. Date: Decembe	986+64.48 - STA. 1064+01.39 R_L r 10, 2014			TIP Nos.: R-2721, R-2828, and R-28 State Project Nos.: 6.401078, 6.401079, and County: Wake HDR#: 192576	
Parcels: Commercial Residential Vacant Total Parcels	5.5 25 9.5 40		Estimated Relocatees: Non-Residential Residential Total Relocatees	0 10 10	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels) (Parcels)	<u>40</u> x <u>\$15,000</u> = 40 x <u>\$2,000</u> =	F	Amount \$600,000 \$80,000 TOTAL R/W SUPPORT	\$680,000
					\$080,000
 R/W OPS Appraisal Fees - Negotic Appraisal Fees - Conder Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey 	nnation/Trial 5 10 5 1 y & Abate., etc.	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Parcels x Parcels x Parcels x Parcels x Parcels x Parcels x Imprvmet x	Amount \$5,000 = \$200,000 \$2,500 = \$50,000 \$1,500 = \$60,000 \$2,500 = \$50,000 \$2,500 = \$4,000 \$2,500 = \$2,500 \$20,000 = \$160,000	
11. Miscellaneous Contract 12. (Lines 4 thru 11)	S	1		\$2,000 = \$2,000 TOTAL R/W OPS	\$528,500
R/W LAND COSTS 13. Land, Improvements & and Cost to Cure Amou 14. Negotiated Settlements	nt \$6,991,2		n plan stage = :rease) =	Amount \$8,739,100 \$1,310,900 (of Line 13)	
15. Legal Settlements & Aw 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design	vards (Factor) 5		crease) = =	\$3,058,700 (of Line 13) \$10,000 TOTAL R/W LAND COSTS	\$13,118,700
	30% plans - 120% (3) 60% plans - 115%	(4) 90% plans -110% (5) ROW Plans -1	00%		
R/W STAFF AND/OR CONSU 18. Acquisition	JLTANT FEES \$10,00	00 x 40 = \$400	.000		
19. Relocation	\$10,00	00 x 10 = \$100	,000	TOTAL ACQ/RELO STAFF	\$500,000
 20. Owner 21. Tenant Move Cos 22. Residential Owner 23. Residential Tenant 	\$3,5	000 x 6 = 500 x 4 = 000 6 6 =	\$90,000 \$14,000 \$12,000		
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,0	<u>000 x 0</u> =	\$0	TOTAL RELOCATION COSTS	\$296,000
26. 27.					
28.			1	TOTAL R/W ESTIMATE	\$15,123,200
28. Reviewer <u>Jane C. Ne</u>	elsonSigned:	Jane C. Milson	[1	TOTAL R/W ESTIMATE Date: December 30, 2014	\$15,123,200
Reviewer <u>Jane C. No</u> REMARKS: Condemnation - Assume 50	elson Signed: % of the total parcels will be conde ion; and 3% of the condemned parc	mned; 37% of those condemned v		Date: <u>December 30, 2014</u>	\$15,123,200
Reviewer Jane C. No REMARKS: Condemnation - Assume 50 10% will go through mediat The following indicates the Type A - in X Type B - in Type C - in	% of the total parcels will be conde	mned; 37% of those condemned v els will go to trial.		Date: <u>December 30, 2014</u>	\$15,123,200
Reviewer Jane C. No REMARKS: Condemnation - Assume 50 10% will go through mediat The following indicates the Type A - in X Type B - in Type C - in	% of the total parcels will be conder ion; and 3% of the condemned parc reviewer's confidence in the above ndicates the most confidence ndicates above average confidence ndicates below average confidence ndicates the least or no confidence	mned; 37% of those condemned v els will go to trial.	vill settle prior to mediation;	Date: <u>December 30, 2014</u>	\$15,123,200

			PRESSWAY SOUTHEAST EXT MATE - SUMMARY SHEET	ENSION	
Page : 1 of 3 Alternate: RED Segment: R7 - STA. 986+64.48 - STA. 10 Date: December 10, 2014				TIP Nos.: R-2721, R-2828, an State Project Nos.: 6.401078, 6.401079 County: Wake HDR#: 192576	
Parcels: Commercial 5.5 Residential 25 Vacant 9.5 Total Parcels 40			Estimated Relocate Non-residential Residential Total Relocatees	es: 0 10 10	
R/W SUPPORT COSTS				Amount	
1. Direct Labor Cost (Parcel 2. Indirect Overhead (Parcel 2. (View 1 (Vert)) (Parcel)		<u>\$15,000</u> = \$2,000 =		\$600,000 \$80,000	
3. (Lines 1 thru 2)				TOTAL R/W SUPPORT	\$680,000
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., etc. 11. Miscellaneous Contracts	100% x 50% x 100% x 50% x 3% x	$ \begin{array}{c} 40 & = \\ 40 & = \\ 40 & = \\ 20 & = \\ 20 & = \\ 20 & = \\ \end{array} $	40Parcelsx20Parcelsx40Parcelsx20Parcelsx2Parcelsx1Parcelsx8Imprvmetx1Per Segmentx	Amount \$5,000 = \$200,000 \$2,500 = \$50,000 \$1,500 = \$60,000 \$2,500 = \$50,000 \$2,500 = \$50,000 \$2,500 = \$2,500 \$2,500 = \$2,500 \$20,000 = \$160,000 \$20,000 = \$2000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)			1 Per Segment x	\$2,000 = \$2,000 TOTAL R/W OPS	\$528,500
R/W LAND COSTS 13. Land, Improvements & Severance Damages and Cost to Cure Amount 14. Negotiated Settlements (Facto 15. Legal Settlements & Awards (Facto 16. Other Condemn. Costs 17. (Lines 13 thru 16)	·	125% * 30% 70% \$500	Design plan stage = (% increase) = (% increase) = =	Amount \$8,753,500 \$1,313,000 (of Line 13) \$3,063,700 (of Line 13) \$10,000 TOTAL R/W LAND COSTS	\$13,140,200
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 120% (3) 60)% plans - 115% (4) 90% p	olans -110% (5) RO	W Plans -100%	·····	+,,
R/W STAFF AND/OR CONSULTANT FEES					
18. Acquisition 19. Relocation	\$10,000 x \$10,000 x	40 = 10 =	\$400,000 \$100,000	TOTAL ACQ/RELO STAFF	\$500,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant	\$45,000 x \$15,000 x \$3,500 x \$2,000 x	Number <u>4</u> <u>6</u> <u>4</u> <u>6</u>	Amount = \$180,000 = \$90,000 = \$14,000 \$12,000		
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000 x	0	= \$0	TOTAL RELOCATION COSTS	\$296,000
26. 27.				TOTAL R/W ESTIMATE	¢15 144 700
28.		Jane CT	2.1. ~	TOTAL R/W ESTIMATE	\$15,144,700
Reviewer Jane C. Nelson	_Signed:	June C.	usun	Date: December 30, 2014	
REMARKS: Condemnation - Assume 50% of the total parcels 10% will go through mediation; and 3% of the co			lemned will settle prior to mediati	on;	
The following indicates the reviewer's confidence Type A - indicates the most c X Type B - indicates above aver Type C - indicates below aver Type D - indicates the least o	onfidence rage confidence rage confidence	e:			
The following indicates the purpose for this estin	nate: Draft	Environmental I	mpact Statement and Corridor Eva	luation	
Comments:				All parcels were inspected from the existin	
remainders when they were not visible from the are split between R5 and R7. Parcel 579 is split b	existing right of way.		•		

	COMPLETE			Y SOUTHEAST E	XTENSION	
Page : 1 of 3 Alternate: LILAC Segment: 03L - STA. 484+00.00 - ST Date: December 14, 2014	A. 636+25.41 O_L				TIP Nos.: R-2721, R-2828, a State Project Nos.: 6.401078, 6.4010 County: Wake HDR#: 192576	
Parcels:Commercial4.5Residential58.5Vacant18Total Parcels81				Estimated Relocat Non-residential Residential Total Relocatees	tees: 0 22	
R/W SUPPORT COSTS					Amount	
1. Direct Labor Cost (Parcels) 81 Parcels) 81	x <u>\$15,000</u> x \$2,000	=		\$1,215,000 \$162,000	
3. (Lines 1 thru 2)	· ·				TOTAL R/W SUPPORT	\$1,377,000
R/W OPS					Amount	
4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial	<u> </u>	x <u>81</u> x 81	= 81 = 41	Parcels > Parcels >	+-,	
6. Title Services	100%	x 81	= 81	Parcels >	\$1,500 = \$121,500	
7. Condemnation Costs 8. Mediators	<u>50%</u> 10%	x 81 x 41	= 41 = 4	Parcels > Parcels >	x \$2,500 = \$102,500 x \$2,000 = \$8,000	
9. Expert Witness (Trial)	3%	x 41 x 41	= 4		x \$2,500 = \$8,000 x \$2,500 = \$2,500	
10. Demolition, Asb. Survey & Abate., etc.			19	Imprvmet >		
11. Miscellaneous Contracts			1	Per Segment	< \$2,000 = \$2,000 TOTAL R/W OPS	¢1 124 000
12. (Lines 4 thru 11)					TOTAL R/W OPS	\$1,124,000
R/W LAND COSTS					Amount	
13. Land, Improvements & Severance Dan and Cost to Cure Amount	1ages \$12,897,804	x 125%	* Design plar	n staae =	= \$16,122,300	
	(Factor) 50%	x <u>125%</u> x 30%	(% increase	-	+	
5	(Factor) 50%	x 70%	(% increase		= \$5,642,800 (of Line 13)	
16. Other Condemn. Costs	41	x \$500		=	<i><i><i>q</i>=0,000</i></i>	<u> </u>
 17. (Lines 13 thru 16) * Design contingency for design plan stage: 					TOTAL R/W LAND COSTS	\$24,203,900
(1) PD&E plans - 125% (2) 30% plans - 120%	6 (3) 60% plans - 115% (4) 9	90% plans -110% (5)	ROW Plans -100%			
R/W STAFE AND/OR CONSULTANT FEES						
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000	x 81	= \$810,00	00		
	\$10,000 \$10,000	x 81 x 22			TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition					TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing	\$10,000	x 22 Number	= \$220,00	0 Amount	TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner	\$10,000	x 22 Number x 12		00 Amount \$540,000	TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing	\$10,000	x 22 Number x <u>12</u>	= \$220,00	0 Amount	TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$10,000 \$45,000 \$15,000 \$3,500	x 22 Number x 12 x 10 x 12	= \$220,00	Amount \$540,000 \$150,000 \$42,000	TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10	= \$220,00 = = =	Amount \$540,000 \$150,000 \$42,000 \$20,000	TOTAL ACQ/RELO STAFF	\$1,030,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$10,000 \$45,000 \$15,000 \$3,500	x 22 Number x 12 x 10 x 12	= \$220,00 = = =	Amount \$540,000 \$150,000 \$42,000	TOTAL ACQ/RELO STAFF	\$1,030,000 \$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10	= \$220,00 = = =	Amount \$540,000 \$150,000 \$42,000 \$20,000		
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10	= \$220,00 = = =	Amount \$540,000 \$150,000 \$42,000 \$20,000		
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10	= \$220,00 = = =	Amount \$540,000 \$150,000 \$42,000 \$20,000		
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10 x 0	= \$220,00 = = = =	00 Amount \$540,000 \$150,000 \$42,000 \$20,000 \$0	TOTAL RELOCATION COSTS	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 22 Number x 12 x 10 x 12 x 10 x 0	= \$220,00 = = =	00 Amount \$540,000 \$150,000 \$42,000 \$20,000 \$0	TOTAL RELOCATION COSTS	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 12 x 10 x 0	= \$220,00 = = = =	00 Amount \$540,000 \$150,000 \$42,000 \$20,000 \$0	TOTAL RELOCATION COSTS	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 12 x 10 x 0	= \$220,00 = = = =	00 Amount \$540,000 \$150,000 \$42,000 \$20,000 \$0	TOTAL RELOCATION COSTS	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000	x 22 Number x 12 x 10 x 12 x 10 x 0 x 0	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	x 22 Number x $\frac{12}{10}$ x $\frac{12}{10}$ x $\frac{10}{0}$ x $\frac{10}{0}$ x $\frac{10}{0}$	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential Fenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	x 22 Number x $\frac{12}{10}$ x $\frac{12}{10}$ x $\frac{10}{0}$ x $\frac{10}{0}$ x $\frac{10}{0}$	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Venant 23. Residential Fanant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	x 22 Number x 12 x 10 x 10 x 22 x 0 x 0 x 22 x 12 x 0 x 0 x 12 x 10 x 22 x 12 x 10 x 22 x 10 x 12 x 10 x 22 x 10 x 12 x 10 x 10 x 20 x 10 x 10 x 20 x 10 x 20 x 10 x 20 x	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's com	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed: Darcels will be condemned the condemned parcels of fidence in the above esti	x 22 Number x 12 x 10 x 10 x 22 x 0 x 0 x 22 x 12 x 0 x 0 x 12 x 10 x 22 x 12 x 10 x 22 x 10 x 12 x 10 x 22 x 10 x 12 x 10 x 10 x 20 x 10 x 10 x 20 x 10 x 20 x 10 x 20 x	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Venant 23. Residential Fanant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed: barcels will be condemned the condemned parcels of fidence in the above esti- parcels confidence	x 22 Number x 12 x 10 x 10 x 22 x 0 x 0 x 22 x 12 x 0 x 0 x 12 x 10 x 22 x 12 x 10 x 22 x 10 x 12 x 10 x 22 x 10 x 12 x 10 x 10 x 20 x 10 x 10 x 20 x 10 x 20 x 10 x 20 x	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's contain Type A - indicates the mode X Type B - indicates the mode X Type C - indicates below	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,0000 \$60,0000 \$6	x 22 Number x 12 x 10 x 10 x 22 x 0 x 0 x 22 x 12 x 0 x 0 x 12 x 10 x 22 x 12 x 10 x 22 x 10 x 12 x 10 x 22 x 10 x 12 x 10 x 10 x 20 x 10 x 10 x 20 x 10 x 20 x 10 x 20 x	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's com Type A - indicates the mo	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,0000 \$60,0000 \$6	x 22 Number x 12 x 10 x 10 x 22 x 0 x 0 x 22 x 12 x 0 x 0 x 12 x 10 x 22 x 12 x 10 x 22 x 10 x 12 x 10 x 22 x 10 x 12 x 10 x 10 x 20 x 10 x 10 x 20 x 10 x 20 x 10 x 20 x	= \$220,00 = = = = 1 Melson_	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's cont Type A - indicates the modiation X Type B - indicates above Type C - indicates the lea	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 10 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x	= \$220,00	0 Amount \$540,000 \$150,000 \$42,000 \$0 \$0 \$0 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015 tion;	\$752,000
18. Acquisition 19. Relocation Relocation Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of Type A - indicates the mode Type B - indicates the mode Type C - indicates below	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 10 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x	= \$220,00	00 Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015 tion;	\$752,000
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's cont Type A - indicates the mode X Type B - indicates above Type D - indicates the lead The following indicates the purpose for thi	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000 Signed: Signed: barcels will be condemnet the condemned parcels of the above estions average confidence average confidence average confidence as a setimate:	x 22 Number x 12 x 10 x 12 x 0 x 0 x 0 Action 10 x 0 Constant of those of will go to trial. mate: Draft Environment	= \$220,00	Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0 \$0 ettle prior to mediat	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 1, 2015 tion;	\$752,000 \$28,486,900
18. Acquisition 19. Relocation Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's conin Type A - indicates the modiation; and 3% of The following indicates the reviewer's conin Type B - indicates above Type D - indicates the modiation; and 3% of The following indicates the reviewer's conin Type D - indicates the modiation; and 3% of The following indicates the purpose for thi Comments: This is a preliminary right This is a preliminary right right of way. County GIS maps and Google	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 10 x 0 x 0 Constant of those of will go to trial. mate: Draft Environment purpose of comp to identify addition	= \$220,00	Amount \$540,000 \$150,000 \$20,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE	\$752,000 \$28,486,900
18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Tenant 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total p 10% will go through mediation; and 3% of The following indicates the reviewer's con Type A - indicates the mo X Type B - indicates the mo X Type B - indicates the lea The following indicates the purpose for thi Comments: This is a preliminary right right of way. County GIS maps and Google remainders when they were not visible from	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x 22 Number x 12 x 10 x 10 x 0 x 0 Control (10) x 0 Control (10) x 12 x 0 x 12 0 x 0 x 12 10 x 12 x	= \$220,00 = = = = = = 2 Meson ondemned will se ital Impact Stater aring multiple co onal improvemer d parcels include	Amount \$540,000 \$150,000 \$20,000 \$20,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE	\$752,000 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900 \$28,486,900

		TRIANGLE EXPRESSWAY S		
Page : 1 of 3 Alternate: LILAC Segment: OXL - STA. 636+25.41 Date: December 14, 2014		TI OF WAY ESTIMATE - SUMI	TIP Nos.: R-2721, R-2828, and R-28 State Project Nos.: 6.401078, 6.401079, and County: Wake HDR#: 192576	
Parcels: Commercial 0 Residential 80 Vacant 9.5 Total Parcels 89.5		Non Resi	nated Relocatees: 0 residential 0 Jential 61 Relocatees 61	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels) <u>89.5</u> x (Parcels) <u>89.5</u> x	\$15,000 = \$2,000 =	Amount \$1,342,500 \$179,000 TOTAL R/W SUPPORT	\$1,521,500
 R/W OPS Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Tri Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., Miscellaneous Contracts (Lines 4 thru 11) 	100% x 50% x 10% x 3% x	•	els x \$2,500 = \$112,500 els x \$1,500 = \$134,300 els x \$2,500 = \$112,500 els x \$2,500 = \$112,500 els x \$2,000 = \$10,000	\$1,761,300
 R/W LAND COSTS 13. Land, Improvements & Severance I and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 	\$12,211,324 x (Factor) 50% x (Factor) 50% x 45 x	125% * Design plan sto 30% (% increase) 70% (% increase) \$500 \$500	Amount ge = \$15,264,200 = \$2,289,600 (of Line 13) = \$5,342,500 (of Line 13) = \$22,500 TOTAL R/W LAND COSTS	\$22,918,800
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation		89.5 = \$895,000 61 = \$610,000	TOTAL ACQ/RELO STAFF	\$1,505,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$45,000 x \$15,000 x \$3,500 x \$2,000 x \$60,000 x	4 =	unt 565,000 \$60,000 199,500 \$8,000 \$0 TOTAL RELOCATION COSTS	\$2,832,500
26. 27. 28.			TOTAL R/W ESTIMATE	\$30,539,100
Reviewer Jane C. Nelson	Signed:	Jare Crulson	Date: February 2, 2015	
Type C - indicates belo	of the condemned parcels will confidence in the above estimat	go to trial.	le prior to mediation;	
right of way. County GIS maps and Goo remainders when they were not visible included in this estimate is based on th Inc.; both sites are improved with com	ight of way estimate for the pur ogle Earth were also utilized to i from the existing right of way. eir purchase price. No other go munity wells. Parcel 21 will req	dentify additional improvement: NCDOT owned parcels include P vernment owned parcels were id uire a break in the C/A line to ma	nt and Corridor Evaluation dor alignments. All parcels were inspected from the existin located within the proposed right of way and/or impacts t arcels O-415, 12, and 35. The value of the NCDOT owned pa lentified in this segment. Parcels 21 and 54 are owned by H intain access to the well site. The well on Parcel 54 will hav and OxL. Parcel 92 is split between OxL and L2.	o the rcels being eater Utilities,

						SOUTHEAST	EXT	INSION	
		I	RIGHT OF	WAY ES	FIMATE - SUI	MMARY SHEET			
-	: 1 of 3							TIP Nos.: R-2721, R	
Alternate								State Project Nos.: 6.401078	8, 6.401079, and 6.401080
	: L2 - STA. 742+97.43 - STA. 865 : December 14, 2014	+00.00 L_L						County: Wake HDR#: 192576	
	. Detember 14, 2014					Estimated Reloc			
Parcels: Commercial	6.5					Estimated Reloc	atees	·	9
Residential	145.5					Residential			78
Vacant	6					Total Relocatees	s		87
Total Parcels	158								
R/W SUPPORT C	OSTS							Amount	
1. Direct Labor			-	= 000,				\$2,370,000	
2. Indirect Ove 3. (Lines 1 thru		s) 158	x \$2	,000 =			[\$316,000 TOTAL R/W SUPPORT	\$2,686,000
5. (Lines I tinu	12)							TOTAL N/W SOPPORT	\$2,080,000
R/W OPS								Amount	
4. Appraisal Fe	es - Negotiations	100%	x 15	8 =	158	Parcels	х	\$5,000 = \$790,	000
	es - Condemnation/Trial	50%	x 15		79	Parcels	х	\$2,500 = \$197,	
6. Title Service		100%	x <u>15</u>		158	Parcels	x	\$1,500 = \$237,0	
7. Condemnation 8. Mediators	on costs	<u> </u>	x <u>15</u> x 79		79 8	Parcels Parcels	x x	\$2,500 = \$197,5 \$2,000 = \$16,6	
9. Expert Witne	ess (Trial)	3%	x 79		2	Parcels	x		000
	Asb. Survey & Abate., etc.				84	Imprvmet	х	\$20,000 = \$1,680,0	
11. Miscellaneo	us Contracts				1	Per Segment	х	\$2,000 = \$2,0	000
12. (Lines 4 thru	11)							TOTAL R/W OPS	\$3,125,000
D/W/LAND COST	·c							Amount	
R/W LAND COST 13. Land. Improv	5 vements & Severance Damages							Amount	
	Cure Amount	\$28,196,051	x 1	25% *	Design plan	stage	=	\$35,245,100	
14. Negotiated	Settlements (Facto	r) 50%		30%	(% increase)	=	\$5,286,800 (of Line 1	.3)
15. Legal Settler	-			70%	(% increase)	=	\$12,335,800 (of Line 1	.3)
16. Other Conde		79	x <u></u>	500			=	\$39,500	4
17. (Lines 13 thr							l	TOTAL R/W LAND COSTS	\$52,907,200
	ncy for design plan stage: 1s - 125% (2) 30% plans - 120% (3) (50% nlans - 115% (4)	90% nlans -1	10% (5) R	OW Plans -100%				
(1) / Doce plan		5070 piùns 11070 (1)	Sovo piùns 1	10/0 (0) 11					
R/W STAFF AND	/OR CONSULTANT FEES								
18. Acquisition		\$10,000	х	158 =	\$1,580,000		r		
19. Relocation		\$10,000	х	87 =	\$870,000)		TOTAL ACQ/RELO STAFF	\$2,450,000
	STS								
RELOCATION CO			Nun	nber		Amount			
	STS Replacement Housing	\$45,000	Nun	nber 68	=	Amount \$3,060,000			
RELOCATION CO	Replacement Housing	\$45,000 \$15,000			= =				
RELOCATION CO 20. Owner 21. Tenant	Replacement Housing Move Costs	\$15,000	x	68 10	=	\$3,060,000 \$150,000			
RELOCATION CO 20. Owner 21. Tenant 22. Residential (Replacement Housing Move Costs Owner	\$15,000 \$3,500	x	68 10 68		\$3,060,000 \$150,000 \$238,000			
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1	Replacement Housing Move Costs Owner Tenant	\$15,000 \$3,500 \$2,000	x	68 10 68 10	=	\$3,060,000 \$150,000 \$238,000 \$20,000			
RELOCATION CO 20. Owner 21. Tenant 22. Residential (Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500	x x	68 10 68	=	\$3,060,000 \$150,000 \$238,000		TOTAL RELOCATION COSTS	\$4,008,000
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr	Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500 \$2,000	x x	68 10 68 10	=	\$3,060,000 \$150,000 \$238,000 \$20,000		TOTAL RELOCATION COSTS	\$4,008,000
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26.	Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500 \$2,000	x x	68 10 68 10	=	\$3,060,000 \$150,000 \$238,000 \$20,000			
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr	Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500 \$2,000	x x	68 10 68 10	=	\$3,060,000 \$150,000 \$238,000 \$20,000		TOTAL RELOCATION COSTS	\$4,008,000 \$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26.	Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500 \$2,000	x x x	68 10 68 10 9	= = =	\$3,060,000 \$150,000 \$238,000 \$20,000			
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26.	Replacement Housing Move Costs Dwner Tenant tial/Farm	\$15,000 \$3,500 \$2,000	x x x	68 10 68 10 9	=	\$3,060,000 \$150,000 \$238,000 \$20,000			\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27.	Replacement Housing Move Costs Owner Tenant tital/Farm ru 24)	\$15,000 \$3,500 \$2,000 \$60,000	x x x	68 10 68 10 9	= = =	\$3,060,000 \$150,000 \$238,000 \$20,000		TOTAL R/W ESTIMATE	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential (23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS:	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson	\$15,000 \$3,500 \$2,000 \$60,000	x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation -	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	x x x x ya	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation -	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	x x x x ya	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throu	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throu	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden	\$15,000 \$3,500 \$2,000 \$60,000 Signed: Is will be condemn ondemned parcels ce in the above est	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw	Replacement Housing Move Costs Owner Tenant tital/Farm u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _Type A - indicates the most co	\$15,000 \$3,500 \$2,000 \$60,000 Signed: Signed: Is will be condemn ondemned parcels ce in the above est nfidence	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throu	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following ind	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _Type A - indicates the most co _Type B - indicates above avera	\$15,000 \$3,500 \$2,000 \$60,000 Signed: Signed: Is will be condemn ondemned parcels ce in the above est nfidence age confidence age confidence	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following ind	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden Type A - indicates the most co Type B - indicates the most co Type B - indicates the most co	\$15,000 \$3,500 \$2,000 \$60,000 Signed: Signed: Is will be condemn ondemned parcels ce in the above est nfidence age confidence age confidence	x xx x xx x xx x xx x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000		TOTAL R/W ESTIMATE Date: <u>February 3, 201</u>	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following into X	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden Type A - indicates the most co Type B - indicates the most co Type B - indicates the most co	\$15,000 \$3,500 \$2,000 \$60,000 Signed: Is will be condemn ondemned parcels ce in the above est infidence age confidence age confidence no confidence	x xx x x x x x x x x x x x x x x x x x x x	68 10 68 10 9	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000	diatio	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n;	\$65,176,200
RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following into X	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden Type A - indicates the most co Type B - indicates the most co Type B - indicates the most co Type D - indicates the least or Type D - indicates the least or dicates the purpose for this esti	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	x x x x x x x x y det x 37% of timate:	68 10 68 10 9 9 *** C *	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000 \$540,000	diatio	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n;	\$65,176,200
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RELOCATION CO 20. Owner 21. Tenant 22. Residential 0 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. 26. 27. Reviewer REMARKS: Condemnation - 10% will go throu The following ind X The following ind Comments: right of way. Co remainders whe	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _Type A - indicates the most co _Type B - indicates the most co _Type B - indicates the least or Type D - indicates the least or dicates the purpose for this estit _This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 S60,000	xx	68 10 68 10 9 9 those contrial.	= = uleson_ impact Statem ing multiple c ial improveme vned by the Ci	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000	diatio Evalu ts. All n the is imp	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n; ation parcels were inspected from th proposed right of way and/or ir proposed right of way and/or ir	\$65,176,200 5 ne existing npacts to the ment facility with
RELOCATION CO 20. Owner 21. Tenant 22. Residential (23. Residential (24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throu The following into X The following into Comments: right of way. Co remainders whe spray fields. Par	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _Type A - indicates the most co _Type B - indicates above avera _Type D - indicates the most co _Type D - indicates the selow avera _Type D - indicates the least or dicates the purpose for this esti _This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th cels 116 and 163 are owned by	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 S60,000	xxx	68 10 68 10 9 9 those conrial.	= = uleson Impact Statem ring multiple co nal improveme ymed by the Ci proved with cc	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000	diatio Evalu ts. All n the is imp The w	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n; ation parcels were inspected from th proposed right of way and/or ir proved with a wastewater treat rell on Parcel 116 will have to be	\$65,176,200 5
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following ind X The following ind Comments: right of way. Co remainders whe spray fields. Par undetermined m	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _ Type A - indicates the most co _ Type B - indicates the most co _ Type C - indicates the least or dicates the purpose for this esti _ This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th resl 116 and 163 are owned by umber of additional residential	\$15,000 \$3,500 \$2,000 \$60,000 Signed:	xxx	68 10 68 10 9 y those contrial.	= = uesson_ impact Statem impact Statem improveme improved with cc s nominal; it is	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,0000 \$540,0000 \$540,0000 \$540,0000 \$540,0000\$540,0000\$540,0	diatio Evalu ts. Al n the is im The w	TOTAL R/W ESTIMATE Date: February 3, 201 n; ation parcels were inspected from th proposed right of way and/or in proved with a wastewater treati ell on Parcel 116 will have to be and water lines are not impacto	\$65,176,200 5 5 ne existing mpacts to the ment facility with e replaced to avoid an ed. Parcel 144 is
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following into X The following into Comments: right of way. Co remainders whea spray fields. Person of the source	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c Carter of the total parce ugh mediation; and 3% of the c Gicates the reviewer's confiden Type A - indicates the most co Type B - indicates the least or Type C - indicates below avera Type C - indicates the least or Type D - indicates the least or dicates the purpose for this estit This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th ricels 116 and 163 are owned by umber of additional residential rip center, gas station/auto rep	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	xxx	68 10 68 10 9 9 those contrial.	= = webson Impact Statem ring multiple c nal improveme vned by the Ci proved with cCi proved with cCi	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,0000\$500 \$540,000 \$540,000 \$540,000 \$540,000 \$540,	diatio Evalu ts. All n the is im ₁ The well e well	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n; ation parcels were inspected from th proposed right of way and/or ir proved with a wastewater treat rell on Parcel 116 will have to be	\$65,176,200 5 5 ne existing npacts to the ment facility with e replaced to avoid an ed. Parcel 144 is move and the cost
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following ind X The following ind Comments: right of way. Co remainders whe spray fields. Par undetermined no occupied by a stu- for the personal	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _Type A - indicates the most co _Type B - indicates the most co _Type D - indicates the least or Type D - indicates the least or dicates the purpose for this esti This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th cels 116 and 163 are owned by umber of additional residential ip center, gas station/auto rep I property moves was included	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 S60,000	xx xx xx xx xx xx xx xx xx xx xx xx y yx y yx y yx y yx y yx y yx y y y y y y y y y y y y y y y y y y y	68 10 68 10 9 9 those contrial.	= = wesson uesson impact Statem ring multiple c alimproveme wned by the Ci proved with cc s nominal; it is s nominal; it is	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,000 \$540,000 \$540,000 \$540,000 \$	Evalu ts. All n the is im The w e well e units sion, 1	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n; ation parcels were inspected from th proposed right of way and/or in roroved with a wastewater treat rell on Parcel 116 will have to be and water lines are not impact were counted as one business	\$65,176,200 5 5 ne existing npacts to the ment facility with e replaced to avoid an ed. Parcel 144 is move and the cost stern side of Benson
RELOCATION CO 20. Owner 21. Tenant 22. Residential (23. Residential (24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following into X The following into The following into Comments: right of way. Co remainders whe spray fields. Par undetermined ni occupied by a st for the personal Rd. (NC 50) and j and more than 5	Replacement Housing Move Costs Dwner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _ Type A - indicates the most co _ Type B - indicates above avera _ Type C - indicates below avera _ Type C - indicates the least or dicates the purpose for this esti _ This is a preliminary right of w unty GIS maps and Google Eart _ This is a preliminary right of w unty GIS maps and Google Eart _ This is a preliminary right of w unty GIS maps and Google Eart _ The 163 are owned by umber of additional residential rip center, gas station/auto rep _ property moves was included just southof Ten-Ten Rd. This s 0 homes will be directly impact	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	xxx	68 10 68 10 9 9 those contrial.	= = uleson_ impact Statem ing multiple c ial improveme wned by the Ci proved with cc s nominal; it is ated 184 units.	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,000 \$500,0000 \$500,0000 \$500,000 \$500,000 \$500,000 \$500,0000	diatio diatio ts. All n the is im The w e well e units sion, 1 the n	TOTAL R/W ESTIMATE Date: <u>February 3, 201</u> n; ation parcels were inspected from th proposed right of way and/or ir proved with a wastewater treativell on Parcel 116 will have to be and water lines are not impact were counted as one business i urner Farms, located on the east	\$65,176,200 5 5 5 ne existing npacts to the ment facility with e replaced to avoid an ed. Parcel 144 is move and the cost stern side of Benson ed on either side
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. 26. 27. 27. 26. 27. 27. 26. 27. 27. 26. 27. 27. 26. 27. 27. 27. 28. 20 thr 29. 20 thr 20. 20 thr	Replacement Housing Move Costs Owner Tenant tital/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _ Type A - indicates the most co _ Type B - indicates the most co _ Type C - indicates the least or dicates the purpose for this esti This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th resl 116 and 163 are owned by umber of additional residential rip center, gas station/auto rep property moves was included just southof Ten-Ten Rd. This s 0 homes will be directly impact between OxL and L2. Parcel 24	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Second and a second a secon	xx xx xx xx xx xx xx xx xx xx xx xx xx xx y yx y yx y yx y yx y yx y yx y yx y yx y yx y y yx y y y y y y y y y y y y y y y y y y y	68 10 68 10 9 y those contrial.	= = 	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,0000 \$540,0000 \$540,0000 \$540,0000 \$540,0000\$540,0	diatio diatio ts. All ts. All ts. im The well e units sion, 1 the n aining	TOTAL R/W ESTIMATE Date: February 3, 201 n; ation parcels were inspected from th proposed right of way and/or in rorved with a wastewater treati fell on Parcel 116 will have to be and water lines are not impact were counted as one business . 'urner Farms, located on the eas eighborhood amenities provide homes will suffer a loss in value	\$65,176,200 5 5 5 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following into X The following into Comments: right of way. Co remainders whe spray fields. Par indet for the personal Rd. (NC 50) and j and more than S Parcel 92 is split Parcel 133 is own	Replacement Housing Move Costs Owner Tenant tital/Farm u 24) Jane C. Nelson Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden _ Type A - indicates the most co _ Type A - indicates the least or _ Type D - indicates the least or _ Type I - indicates the least or _ Type D - indicates the least o	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	xx x xx x xx x xx x xx x xx x xx x xx x x xx x xx x x x	68 10 68 10 9 9 those contrial.	= = = weeson ing multiple c ing multiple c ing multiple c ing multiple t ing the citize of the cit	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,000 \$540,0000\$500 \$540,000 \$540,000 \$540,000 \$540,	diatio diatio ts. All n the is imp The well e units sion, 1 the n aining	TOTAL R/W ESTIMATE Date: February 3, 201 n; ation parcels were inspected from th proposed right of way and/or in proved with a wastewater treats and water lines are not impact were counted as one business 'urner Farms, located on the east eighborhood amenities provide homes will suffer a loss in value ray estimate for Parcel 133 are f	\$65,176,200 5 5 me existing mpacts to the ment facility with e replaced to avoid an ed. Parcel 144 is move and the cost stern side of Benson id on either side e. for the real estate
RELOCATION CO 20. Owner 21. Tenant 22. Residential 1 23. Residential 1 24. Non-residen 25. (Lines 20 thr 26. 27. Reviewer REMARKS: Condemnation - 10% will go throw The following ind X The following ind X The following ind Comments: right of way. Co remainders whe spray fields. Par undetermined ni occupied by a sti for the personal Rd. (NC 50) and j and more than 5 Parcel 92 is split Parcel 133 is own only. The estima	Replacement Housing Move Costs Dwner Tenant tial/Farm 'u 24) Jane C. Nelson Assume 50% of the total parce ugh mediation; and 3% of the c dicates the reviewer's confiden "Type A - indicates the most co "Type B - indicates the most co "Type B - indicates below avera "Type D - indicates the least or the clicates the purpose for this esti This is a preliminary right of w unty GIS maps and Google Eart n they were not visible from th cels 116 and 163 are owned by umber of additional residential property moves was included just southof Ten-Ten Rd. This s 0 homes will be directly impact between OxL and L2. Parcel 24 herd by Southern Bell Telephone ate does not include considerat	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	xx x xx x xx x xx x xx x x x x	68 10 68 10 9 40 40 40 40 40 40 40 40 40 40	= = wesson ademned will s uesson impact Statem ing multiple c al improveme wned by the Ci proved with cc s nominal; it is major impact t ring the remai ditions, it is lili . The costs inc ment and lines	\$3,060,000 \$150,000 \$238,000 \$20,000 \$540,0000 \$540,0000 \$540,000 \$540,0000\$ \$540,0000\$550,00	diatio diatio ts. All n the is im The well e well sion, T the n aining t-of-w ved fr	TOTAL R/W ESTIMATE Date: February 3, 201 n; ation parcels were inspected from th proposed right of way and/or in roroved with a wastewater treati fell on Parcel 116 will have to be and water lines are not impact were counted as one business : 'urner Farms, located on the eas eighborhood amenities provide homes will suffer a loss in value	\$65,176,200 5 5 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7

			PRESSWAY SOUTHEAS IMATE - SUMMARY SHEE		
Page : 1 of 3 Alternate: LILAC Segment: L3 - STA. 865+00.00 - 5 Date: December 14, 2014	TA. 937+80.98 L_L			TIP Nos.: R-2721, R-2828, State Project Nos.: 6.401078, 6.4010 County: Wake and Johnst HDR#: 192576	079, and 6.401080
Parcels: Commercial 2.5 Residential 27 Vacant 11 Total Parcels 40.5			Estimated Rek Non-residentia Residential Total Relocate	ıl 0 17	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels) 40.5 (Parcels) 40.5	x \$15,000 = x \$2,000 =		Amount \$607,500 \$81,000 TOTAL R/W SUPPORT	\$688,500
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Tria 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., e 11. Miscellaneous Contracts	100% 50% 10% 3%	x 40.5 = x 40.5 = x 40.5 = x 40.5 = x 20 = x 20 =	40.5Parcels20Parcels2Parcels	Amount x \$5,000 = \$202,500 x \$2,500 = \$50,000 x \$1,500 = \$60,800 x \$2,500 = \$50,000 x \$2,500 = \$50,000 x \$2,000 = \$4,000 x \$2,500 = \$2,500 x \$2,000 = \$460,000 x \$2,000 = \$2,000	
 (Lines 4 thru 11) R/W LAND COSTS Land, Improvements & Severance D and Cost to Cure Amount Negotiated Settlements Legal Settlements & Awards Other Condemn. Costs (Lines 13 thru 16) Design contingency for design plan stage: 	amages \$15,254,743 (Factor) 50% (Factor) 50% 20	x <u>125%</u> * x <u>30%</u> x <u>70%</u> x \$500	<i>Design plan stage</i> (% increase) (% increase)	TOTAL R/W OPS Amount = \$19,068,400 = \$2,860,300 (of Line 13) = \$6,673,900 (of Line 13) = \$10,000 TOTAL R/W LAND COSTS	\$831,800 \$28,612,600
(1) PD&E plans - 125% (2) 30% plans - 1. R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	20% (3) 60% plans - 115% (4 \$10,000 \$10,000	1) 90% plans -110% (5) R x 40.5 = x 17 =	\$405,000	TOTAL ACQ/RELO STAFF	\$575,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	Number x 9 x 8 x 9 x 9 x 0	Amount = \$405,000 = \$120,000 = \$31,500 \$16,000 = \$0	TOTAL RELOCATION COSTS	\$572,500
26. 27. 28.				TOTAL R/W ESTIMATE	\$31,280,400
Reviewer Jane C. Nelson	Signed:	Gare Crue	10n	Date: February 4, 2015	
REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3%	of the condemned parcel	ls will go to trial.	demned will settle prior to r	nediation;	
The following indicates the reviewer's c Type A - indicates the X Type B - indicates about Type C - indicates about Type D - indicates the	most confidence ve average confidence w average confidence least or no confidence				
right of way. County GIS maps and Goo remainders when they were not visible prior projects; they are not included in t	ght of way estimate for t gle Earth were also utilize from the existing right of he parcel count and no c	he purpose of compar ed to identify additior f way. Parcels 252 and ost has been included	al improvements located wir 280 are owned by NCDOT. for these parcels in this segn	r Evaluation ents. All parcels were inspected from the exis thin the proposed right of way and/or impacts These parcels are remnants that were acquire nent. Parcel 249 is owned by the City of Ralei arcels 258, 283, 292, 294, 297, 298, 301, 302,	s to the ed as part of gh

			RI	GHT OF WAY	ESTIMATE - SU	MMARY SHEET			
Alternate Segment	: 1 of 3 : LILAC : L4 - STA. 937+80.98 - : 41987	STA. 984+98.45 L_L					State Project No: Count	s.: R-2721, R-2828, and s.: 6.401078, 6.401079, y: Wake and Johnston #: 192576	
Parcels: Commercial Residential Vacant Total Parcels	2 104 4.5 110.5					Estimated Reloca Non-residential Residential Total Relocatees	tees:	0 87 87	
R/W SUPPORT C 1. Direct Labor	Cost	(Parcels) 110.		\$15,000 = \$2.000 =			Amount \$1,657,500		
 Indirect Ove Lines 1 thru 		(Parcels) 110.	.5 x	\$2,000 =			\$221,000 TOTAL R/W SUPPOR	г	\$1,878,500
D/W/ODC							-11	American	
R/W OPS 4. Appraisal Fe	es - Negotiations	1009	% x	110.5	= 110.5	Parcels	x \$5,000 =	Amount \$552,500	
	es - Condemnation/Tri	al 509	% х		= 55	Parcels	x \$2,500 =	\$137,500	
6. Title Service 7. Condemnati		1009 509	_		= 110.5 = 55	Parcels Parcels	x \$1,500 = x \$2,500 =	\$165,800 \$137,500	
8. Mediators		109	_		= 6	Parcels	x \$2,000 =	\$12,000	
9. Expert Witn		39	% х	55	= 2	Parcels	x \$2,500 =	\$5,000	
	Asb. Survey & Abate.,	etc.			87	Imprvmet	x \$20,000 =	\$1,740,000	
11. Miscellaneo					1	Per Segment	x \$2,000 =	\$2,000	\$2,752,300
12. (Lines 4 thirt	,,						TOTAL NYW OPS		\$2,752,500
R/W LAND COST							Amount		
	vements & Severance I Cure Amount	Damages \$19,127,39	0 x	125%	* Design plan s	taao	= \$23,909,200		
14. Negotiated		(Factor) 509	_	30%	(% increase)	luge	= \$3,586,400	(of Line 13)	
-	ments & Awards	(Factor) 509	% х	70%	(% increase)		= \$8,368,200	(of Line 13)	
16. Other Cond		5	5 x	\$500			= \$27,500		
17. (Lines 13 th	ru 16) ncy for design plan stage:						TOTAL R/W LAND CO	OSTS	\$35,891,300
		120% (3) 60% plans - 115% (4	1) 90%	plans -110% (5)	ROW Plans -100%				
R/W STAFF AND 18. Acquisition	OR CONSULTANT FEES	\$ \$10,000	Эх	110.5	= \$1,105,00	0			
19. Relocation		\$10,000		87			TOTAL ACQ/RELO ST	AFF	\$1,975,000
		. ,			. ,				
RELOCATION CO									
20. Owner	Replacement Housing	\$45,00	i0 x	Number 78	=	Amount \$3,510,000			
21. Tenant		\$15,00	_	9	=	\$135,000			
	Move Costs		-						
22. Residential 23. Residential		\$3,50	_	<u>78</u> 9	=	\$273,000 \$18,000			
24. Non-resider		\$60,00	_	0	=	\$0			
25. (Lines 20 th	ru 24)		_				TOTAL RELOCATION	COSTS	\$3,936,000
26.									
27.									
28.							TOTAL R/W ESTIMAT	E	\$46,433,100
	Jane C. Nelson	Signed:		Jane Cr	relson		Date: Feb	ruary 4, 2015	
Reviewer									
Reviewer	Jane C. Nelson								
REMARKS:		al parcels will be condem	ned: 3	7% of those co	ndemned will set	le prior to mediatio	nn:		
REMARKS: Condemnation -	Assume 50% of the tot	tal parcels will be condem			ndemned will sett	tle prior to mediatio	on;		
REMARKS: Condemnation -	Assume 50% of the tot	•			ndemned will sett	le prior to mediatio	on;		
REMARKS: Condemnation -	Assume 50% of the tot	•			ndemned will sett	tle prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro	Assume 50% of the tot ugh mediation; and 3%	•	ls will (go to trial.	ndemned will sett	tle prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro	Assume 50% of the tot ugh mediation; and 3%	of the condemned parcel	ls will (go to trial.	ndemned will sett	ile prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's of _Type A - indicates the _Type B - indicates abc	of the condemned parcel confidence in the above e most confidence ave average confidence	ls will (go to trial.	ndemned will sett	le prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro The following in	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's o _Type A - indicates the _Type B - indicates abc _Type C - indicates belo	of the condemned parcel confidence in the above e most confidence vve average confidence ow average confidence	ls will (go to trial.	ndemned will sett	le prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro The following in	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's o _Type A - indicates the _Type B - indicates abc _Type C - indicates belo	of the condemned parcel confidence in the above e most confidence ave average confidence	ls will (go to trial.	ndemned will sett	le prior to mediatio	on;		
REMARKS: Condemnation - 10% will go thro The following in X	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's r _Type A - indicates the _Type B - indicates abc _Type C - indicates bel _Type D - indicates the	of the condemned parcel confidence in the above e most confidence ove average confidence ow average confidence least or no confidence	ls will ;	go to trial. :e:					
REMARKS: Condemnation - 10% will go thro The following in X	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's o _Type A - indicates the _Type B - indicates abc _Type C - indicates belo	of the condemned parcel confidence in the above e most confidence ove average confidence ow average confidence least or no confidence	ls will ;	go to trial. :e:		ele prior to mediation			
REMARKS: Condemnation - 10% will go thro The following in X	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's o _Type A - indicates the Type B - indicates abc _Type C - indicates bel _Type D - indicates the dicates the purpose for	of the condemned parcel confidence in the above e most confidence ove average confidence ow average confidence least or no confidence	ls will stimat	go to trial. :e: ft Environment:	al Impact Stateme	ent and Corridor Eva	luation	rom the existing	
REMARKS: Condemnation - 10% will go thro The following in X The following in Comments: right of way. Co	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's - _Type A - indicates the _Type B - indicates abc _Type C - indicates bel _Type D - indicates bel _Type D - indicates the dicates the purpose for _This is a preliminary r punty GIS maps and Goo	of the condemned parcel confidence in the above e most confidence ow average confidence e least or no confidence this estimate: ight of way estimate for t pogle Earth were also utiliz	stimat <u>Draf</u> <u>he pur</u> ed to i	go to trial. e: ft Environment pose of compa identify additio	al Impact Stateme ring multiple corri nal improvements	ent and Corridor Eva dor alignments. Al	luation I parcels were inspected i proposed right of way ar	nd/or impacts to the	
REMARKS: Condemnation - 10% will go thro The following in X The following in Comments: right of way. Co remainders whe	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's of Type A - indicates the Type B - indicates abel Type C - indicates bel Type D - indicates the dicates the purpose for This is a preliminary r punty GIS maps and Got	s of the condemned parcel confidence in the above e most confidence overage confidence overage confidence least or no confidence this estimate: ight of way estimate for t ogle Earth were also utiliz from the existing right of	stimat <u>Draf</u> <u>he pur</u> ed to i f way.	go to trial. :e: <u>ft Environment</u> :pose of compa dentify additio No governmer	al Impact Stateme ring multiple corri nal improvements it owned parcels s	nt and Corridor Eva dor alignments. Al s located within the were identified in th	Iluation I parcels were inspected f proposed right of way an his segment. Parcels 307,	nd/or impacts to the 322, and 367 are owne	
REMARKS: Condemnation - 10% will go thro The following in X The following in Comments: right of way. Co remainders whe Utilities, Inc.; all	Assume 50% of the tot ugh mediation; and 3% dicates the reviewer's of _Type A - indicates the _Type B - indicates abc _Type C - indicates belo _Type D - indicates the dicates the purpose for _This is a preliminary r punty GIS maps and Goo in they were not visible three sites are improv	s of the condemned parcel confidence in the above e most confidence overage confidence overage confidence e least or no confidence this estimate: ight of way estimate for t ogle Earth were also utiliz from the existing right of ed with a community wel	stimat <u>Draf</u> <u>he pur</u> <u>ed to i</u> <u>f way.</u> I. Parc	go to trial. e: pose of compa identify additio No governmer cels 307 and 32	al Impact Stateme ring multiple corri nal improvement: t owned parcels v 2 are both located	ent and Corridor Eva idor alignments. Al 5 located within the were identified in th	Iuation I parcels were inspected i proposed right of way an is segment. Parcels 307, borhood. It appears that	nd/or impacts to the 322, and 367 are owne the entire neighborhoo	od will either
REMARKS: Condemnation - 10% will go thro The following in X The following in Comments: right of way. Co remainders whe Utilities, Inc.; all be impacted dir	Assume 50% of the tot ugh mediation; and 3% 	s of the condemned parcel confidence in the above e most confidence overage confidence overage confidence least or no confidence this estimate: ight of way estimate for t ogle Earth were also utiliz from the existing right of	Stimat Draf <u>he pur</u> ed to i f way. I. Parc	go to trial. te: te: pose of compa dentify additio No governmer sels 307 and 32 estigation is ne	al Impact Stateme ring multiple corri nal improvement it owned parcels v 2 are both located reded, but it may	int and Corridor Eva idor alignments. Al s located within the were identified in tt i n the same neigh not be necessary to	luation I parcels were inspected f proposed right of way ar his segment. Parcels 307, borhood. It appears that replace these two wells.	nd/or impacts to the 322, and 367 are owner the entire neighborhoo Parcel 367 will need to	od will either o be replaced

			EXPRESSWAY SO ESTIMATE - SUMN			
Page : 1 of 3 Alternate: LILAC Segment: L5 - STA. 984+98.45 - STA. Date: December 14, 2014	. 1012+50.98 L_L				TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.4010 County: Wake HDR#: 192576	80
Parcels: Commercial 0 Residential 1.5 Vacant 1.5 Total Parcels 3			Estimate Non-resi Resident Total Re	tial	es: 0 0 0 0	
-	arcels) <u> </u>				Amount \$45,000 \$6,000	
3. (Lines 1 thru 2)	<u> </u>				TOTAL R/W SUPPORT	\$51,000
n/w.opc					American	
R/W OPS 4. Appraisal Fees - Negotiations	100% x	x 3 =	3 Parcels	x	Amount \$5,000 = \$15,000	
5. Appraisal Fees - Condemnation/Trial	50% x		2 Parcels	х	\$2,500 = \$5,000	
6. Title Services 7. Condemnation Costs	<u> </u>		3 Parcels 2 Parcels	x x	\$1,500 = \$4,500 \$2,500 = \$5,000	
8. Mediators	10% x		0 Parcels	x	\$2,000 = \$0	
9. Expert Witness (Trial)	<u> </u>	x <u>2</u> =	0 Parcels	x	\$2,500 = \$0	
 Demolition, Asb. Survey & Abate., etc. Miscellaneous Contracts 			0 Imprvme 1 Per Segn		\$20,000 = \$0 \$2,000 = \$2,000	
12. (Lines 4 thru 11)					TOTAL R/W OPS	\$31,500
D/WUAND COSTS					Automati	
R/W LAND COSTS 13. Land, Improvements & Severance Dam	ages				Amount	
and Cost to Cure Amount	\$1,095,941 x		Design plan stage	=	\$1,369,900	
	Factor) <u>50%</u> x Factor) 50% x		(% increase) (% increase)	=	\$205,500 (of Line 13) \$479,500 (of Line 13)	
16. Other Condemn. Costs	2 x		(% increase)	-	\$479,500 (of Line 13) \$1,000	
17. (Lines 13 thru 16)					TOTAL R/W LAND COSTS	\$2,055,900
* Design contingency for design plan stage:	((2) (20) () () () () () () () () () (000/ 1				
(1) PD&E plans - 125% (2) 30% plans - 120%	6 (3) 60% plans - 115% (4)	90% plans -110% (5) ROW Plans -100%			
R/W STAFF AND/OR CONSULTANT FEES						
18. Acquisition 19. Relocation	\$10,000 x \$10,000 x		\$30,000 \$0		TOTAL ACQ/RELO STAFF	\$30,000
19. Relocation	\$10,000 %	x 0 -	Ş 0		TOTAL ACQ/RELO STAFF	\$30,000
RELOCATION COSTS						
Replacement Housing 20. Owner	\$4E 000	Number	Amount =			
20. Owner 21. Tenant	<u>\$45,000</u> x \$15,000 x		=	\$0 \$0		
Move Costs						
22. Residential Owner	\$3,500 ×		=	\$0		
23. Residential Tenant 24. Non-residential/Farm	\$2,000 \$60,000 x	x 0	=	\$0 \$0		
25. (Lines 20 thru 24)		·		+-	TOTAL RELOCATION COSTS	\$0
26						
26. 27.						
28.			-		TOTAL R/W ESTIMATE	\$2,168,400
Reviewer Jane C. Nelson	Signed:	Jane C.	nelson		Date: February 5, 2015	
REMARKS:						
Condemnation - Assume 50% of the total pa	arcels will be condemn	ed; 37% of those	condemned will sett	le prior to i	nediation;	
10% will go through mediation; and 3% of t	the condemned parcels	will go to trial.		-		
The following indicates the reviewer's conf	idence in the above est	imate:				
Type A - indicates the mo						
X Type B - indicates above a Type C - indicates below a	-					
Type D - indicates below a	-					
The following indicates the purpose for this	s estimate: Dr	aft Environmenta	I Impact Statement	and Corrido	or Evaluation	
Comments: This is a proliminary right	of way estimate for the	e nurnose of com	naring multiple corri	idor alignm	ents All narcels were inspected from the existing	
					ents. All parcels were inspected from the existing thin the proposed right of way and/or impacts to the	9
	Earth were also utilized m the existing right of w	d to identify addit way. No governm	ional improvements	located wi	thin the proposed right of way and/or impacts to the	•

	COMPLETE 54			AY SOUTHEAS			
	N	GHT OF WAT	ESTIMATE - S	SUIVIIVIANT SHEE			
Page: 1 of 3					TIP Nos	: R-2721, R-2828	, and R-2829
Alternate: LILAC					State Project Nos	: 6.401078, 6.40	1079, and 6.401080
Segment: L6 - STA. 984+98.45 - S	STA. 1085+00.00 LxB / B_	L			County	: Wake	
Date: December 14, 2014					HDR#	: 192576	
Parcels:				Estimated Reloo			
Commercial 0				Non-residential		0	
Residential 12				Residential		0	
Vacant 9.5				Total Relocatee	S	0	
Total Parcels 21.5							
R/W SUPPORT COSTS					Amount		
1. Direct Labor Cost	(Parcels) 21.5	x \$15,000) =		\$322,500		
2. Indirect Overhead	(Parcels) 21.5	x \$2,000	-		\$43,000		
3. (Lines 1 thru 2)	(1010013)	x <u> </u>			TOTAL R/W SUPP	ORT	\$365,500
5. (Lines I tind 2)					TOTAL NY W SOFF	OKT	\$303,500
R/W OPS						Amount	
4. Appraisal Fees - Negotiations	100%	x 21.5	= 21.5	Parcels	x \$5,000 =	\$107,500	
5. Appraisal Fees - Condemnation/Tria		x 21.5	= 11		x \$2,500 =	\$27,500	
6. Title Services	100%	x 21.5	= 21.5		x \$1,500 =	\$32,300	
7. Condemnation Costs	50%	x 21.5	= 11		x \$2,500 =	\$27,500	
8. Mediators	10%	x 11	= 1		x \$2,000 =	\$2,000	
9. Expert Witness (Trial)	3%	x 11	= 0		x \$2,500 =	\$2,000	
10. Demolition, Asb. Survey & Abate., e		× <u> </u>	0		x \$20,000 =	\$0 \$0	
11. Miscellaneous Contracts	etc.		1	•			
			1	Per Segment	x \$2,000 =	\$2,000	*****
12. (Lines 4 thru 11)					TOTAL R/W OPS		\$198,800
					· ·		
R/W LAND COSTS					Amount		
13. Land, Improvements & Severance D	-						
and Cost to Cure Amount	\$2,910,439	x <u>125%</u>		anstage	= \$3,638,000		
14. Negotiated Settlements	(Factor) 50%	x 30%			= \$545,700	(of Line 13)	
15. Legal Settlements & Awards	(Factor) 50%	x 70%		-	= \$1,273,300	(of Line 13)	
16. Other Condemn. Costs	11	x \$500)		= \$5,500		
17. (Lines 13 thru 16)					TOTAL R/W LAND	COSTS	\$5,462,500
* Design contingency for design plan stage:							
	2004 (2) 6044						
(1) PD&E plans - 125% (2) 30% plans - 1	20% (3) 60% plans - 115% (4) 90% plans -11	10% (5) ROW Plan	ns -100%			
(1) PD&E plans - 125% (2) 30% plans - 1	.20% (3) 60% plans - 115% (4) 90% plans -11	10% (5) ROW Plan	ns -100%			
(1) PD&E plans - 125% (2) 30% plans - 1		4) 90% plans -11	10% (5) ROW Plan	ns -100%			
		4) 90% plans -11 x 21.5					
R/W STAFF AND/OR CONSULTANT FEES		x 21.5	5 = \$215,00		TOTAL ACQ/RELC	STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000	x 21.5	5 = \$215,00	10	TOTAL ACQ/RELC	STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000	x 21.5	5 = \$215,00	10	TOTAL ACQ/RELC) STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	\$10,000 \$10,000	x 21.5	; = \$215,00) = \$	10	TOTAL ACQ/RELC	STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner	\$10,000 \$10,000 ; \$45,000	x 21.5 x 0 Number x0	; = \$215,00) = \$ <u>)</u> =	0 50 Amount \$0	TOTAL ACQ/RELC) STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing	\$10,000 \$10,000	x 21.5 x 0 Number x0	; = \$215,00) = \$ <u>)</u> =	0 50 Amount	TOTAL ACQ/RELC) STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs	\$10,000 \$10,000 ; \$45,000	x 21.5 x 0 Number x0	; = \$215,00) = \$ <u>)</u> =	0 50 Amount \$0	TOTAL ACQ/RELC	STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant	\$10,000 \$10,000 ; \$45,000	x 21.5 x 0 Number x 0 x 0	i = \$215,00) = \$	0 0 <u>Amount</u> <u>\$0</u> <u>\$0</u> \$0	TOTAL ACQ/RELC	STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00 0 = \$ 0 = = 1 = 1 1 =	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL ACQ/RELC) STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$10,000 \$10,000 \$ \$45,000 \$15,000 \$3,500	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00 0 = \$ 0 = = 1 = 1 1 =	0 0 <u>Amount</u> <u>\$0</u> <u>\$0</u> \$0	TOTAL ACQ/RELC) STAFF	\$215,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00 0 = \$ 0 = = 1 = 1 1 =	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL ACQ/RELC		
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00) = \$	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00) = \$	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0			
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00) = \$	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATI	ON COSTS	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00) = \$	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		ON COSTS	\$C
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 0	5 = \$215,00) = \$	Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATI	ON COSTS	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	5 = \$215,00 0 = \$ 0 = = 0 = = 1 = = 1 = = 1 = =	00 50 Amount 50 50 50 50 50 50	TOTAL RELOCATI	ON COSTS	\$0
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R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$10,000 \$15,000 \$15,000 \$3,500 \$2,000 \$60,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	5 = \$215,00 0 = \$ 0 = = 0 = = 1 = = 1 = = 1 = =	00 50 Amount 50 50 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$C
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$10,000 \$15,000 \$15,000 \$3,500 \$2,000 \$60,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	5 = \$215,00 0 = \$ 0 = = 0 = = 1 = = 1 = = 1 = =	00 50 Amount 50 50 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$C
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$10,000 \$15,000 \$15,000 \$3,500 \$2,000 \$60,000	x 21.5 x 0 Number x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	5 = \$215,00 0 = \$ 0 = = 0 = = 1 = = 1 = = 1 = =	00 50 Amount 50 50 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	\$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000	x 21.5 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	5 = \$215,00 0 = \$ 	00 50 4mount 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$0
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R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates abo Type C - indicates belo	\$10,000 \$10,000 \$10,000 \$11,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	5 = \$215,00 0 = \$ 	00 50 4mount 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$C
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates abo Type C - indicates belo	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	5 = \$215,00 0 = \$ 	00 50 4mount 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates abo Type C - indicates belo	\$10,000 \$10,000 \$10,000 \$11,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	5 = \$215,00 0 = \$ 	00 50 4mount 50 50 50 50	TOTAL RELOCATIO	DN COSTS MATE	\$215,000 \$0 \$6,241,800
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota: 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates abo Type C - indicates the	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	i = \$215,00 $i = $$ $i = 1$	0 0 Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATIO	DN COSTS MATE	\$0
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R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates the X Type D - indicates the The following indicates the purpose for	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,00	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	i = \$215,00 i = \$ i = = i = = i = = i = = i = = i = = i =	Amount Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	TOTAL RELOCATION	DN COSTS MATE ruary 6, 2015	\$6,241,800
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's c Type A - indicates the X Type B - indicates abo Type C - indicates the The following indicates the purpose for	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,00	x 21.5 x C Number x C x C x C x C x C x C x C x C x C x C	i = \$215,00 i = \$ i = - <td>Amount Amount S0 S0</td> <td>TOTAL RELOCATION</td> <td>ON COSTS MATE ruary 6, 2015 vere inspected fr</td> <td>\$0 \$6,241,800</td>	Amount Amount S0	TOTAL RELOCATION	ON COSTS MATE ruary 6, 2015 vere inspected fr	\$0 \$6,241,800

between L4 and L6. Parcels 8 and 21 are split beteen L6 and B1L.

Page : 1 of 3 TIP Nos.: R-2721, R-2828,		
Page: 1 013 INP NOS.: R-2721, R-2828, I Alternate: LILAC State Project Nos.: 6.401078, 6.40107 Segment: G2L - STA. 1055+84.23 - STA. 1158+00.30 G_L County: Wake Date: December 14, 2014 HDR#: 192576		
Parcels: Estimated Relocatees: Commercial 8.5 Residential 32 Vacant 13.5 Total Parcels 54		
R/W SUPPORT COSTS Amount		
1. Direct Labor Cost (Parcels) 54 x \$15,000 = \$810,000 2. bell with 0 = bell 54 x \$15,000 = \$810,000		
2. Indirect Overhead (Parcels) 54 x \$2,000 = \$108,000 3. (Lines 1 thru 2) TOTAL R/W SUPPORT TOTAL R/W SUPPORT	\$918,000	
R/W OPS 4. Appraisal Fees - Negotiations 100% x 54 = 54 Parcels x \$5,000 = \$270,000		
5. Appraisal Fees - Condemnation/Trial 50% x 54 = 27 Parcels x \$2,500 = \$67,500		
6. Title Services $100\% \times 54 = 54$ Parcels $x $1,500 = $81,000$		
7. Condemnation Costs 50% x 54 = 27 Parcels x \$2,500 = \$67,500 8. Mediators 10% x 27 = 3 Parcels x \$2,000 = \$66,000		
9. Expert Witness (Trial) 3% x 27 = 1 Parcels x \$2,500 = \$2,500		
10. Demolition, Asb. Survey & Abate., etc. 15 Imprvmet x \$20,000 = \$300,000		
11. Miscellaneous Contracts 1 Per Segment x \$2,000 = \$2,000 12. (Lines 4 thru 11) TOTAL R/W OPS TOTAL R/W OPS TOTAL R/W OPS	\$796,500	
	\$750,500	
R/W LAND COSTS Amount		
13. Land, Improvements & Severance Damages and Cost to Cure Amount \$16,567,125 x 125% * Design plan stage = \$20,708,900		
and Cost to Cure Amount \$16,567,125 x 125% * Design plan stage = \$20,708,900 14. Negotiated Settlements (Factor) 50% x 30% (% increase) = \$3,106,300 (of Line 13)		
15. Legal Settlements & Awards (Factor) 50% x 70% (% increase) = \$7,248,100 (of Line 13)		
16. Other Condemn. Costs 27 x \$500 = \$13,500	424 976 996	
17. (Lines 13 thru 16) TOTAL R/W LAND COSTS * Design contingency for design plan stage:	\$31,076,800	
besign contingency for design plan stage.		
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans -110% (5) ROW Plans -100%		
R/W STAFF AND/OR CONSULTANT FEES		
	\$810,000	
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x \$4 = \$540,000 19. Relocation \$10,000 x 27 = \$270,000	\$810,000	
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation \$10,000 x 54 = \$540,000 TOTAL ACQ/RELO STAFF RELOCATION COSTS	\$810,000	
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 54 = \$540,000 19. Relocation \$10,000 x 27 = \$270,000 TOTAL ACQ/RELO STAFF RELOCATION COSTS Replacement Housing Number Amount	\$810,000	
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R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 54 = \$540,000 19. Relocation \$10,000 x 27 = \$270,000 TOTAL ACQ/RELO STAFF RELOCATION COSTS Replacement Housing Number Amount 20. Owner \$45,000 x 20 = \$900,000 21. Tenant \$15,000 x 5 = \$75,000 Move Costs 22. Residential Owner \$3,500 x 20 = \$70,000 23. Residential Tenant \$2,000 5 \$10,000 \$10,000 24. Non-residential/Farm \$60,000 x 2 = \$120,000 TOTAL RELOCATION COSTS		
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		RIGHT OF WAY	(ESTIMATE - SI	UMMARY SHEET		
Page : 1 of 3 Alternate: LILAC Segment: B1L - STA. 1085+00.00 Date: December 14, 2014					TIP Nos.: R-2721, R-2828, ar State Project Nos.: 6.401078, 6.40107 County: Wake and Johnsto HDR#: 192576	9, and 6.401080
Parcels: Commercial 13 Residential 15.5 Vacant 6				Estimated Reloca Non-residential Residential Total Relocatees	tees: 3 10 13	
Total Parcels 34.5						
R/W SUPPORT COSTS	(5	417.000			Amount	
1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 34.5 (Parcels) 34.5	x \$15,000 x \$2,000	=		\$517,500 \$69,000	4505 500
3. (Lines 1 thru 2) R/W OPS					TOTAL R/W SUPPORT	\$586,500
4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Tria	al 50%	x <u>34.5</u> x 34.5	= 34.5 = 17	Parcels >		
6. Title Services 7. Condemnation Costs	<u>100%</u> 50%	x 34.5 x 34.5	= 34.5 = 17	Parcels >		
8. Mediators 9. Expert Witness (Trial)	<u> </u>	x <u>17</u> x 17	= 2 = 1	Parcels >	\$2,000 = \$4,000	
10. Demolition, Asb. Survey & Abate., e 11. Miscellaneous Contracts			10 1		\$20,000 = \$200,000	
12. (Lines 4 thru 11)			-		TOTAL R/W OPS	\$517,800
R/W LAND COSTS 13. Land, Improvements & Severance D	lamagos				Amount	
and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards	\$6,382,328 (Factor) 50% (Factor) 50%	x <u>125%</u> x <u>30%</u> x 70%	* Design pla (% increas (% increas	e) =	= \$1,196,700 (of Line 13)	
16. Other Condemn. Costs 17. (Lines 13 thru 16)	17	x \$500		=	= \$8,500 TOTAL R/W LAND COSTS	\$11,975,400
* Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 12	20% (3) 60% plans - 115% (4,	90% plans -110%	(5) ROW Plans -100	9%		
R/W STAFF AND/OR CONSULTANT FEES						
18. Acquisition 19. Relocation	\$10,000 \$10,000	x 34.5 x 13	= \$345,00			¢ 475 000
	\$10,000	x 13	= \$130,00	00	TOTAL ACQ/RELO STAFF	\$475,000
RELOCATION COSTS			= \$130,00		TOTAL ACQ/RELO STAFF	\$475,000
RELOCATION COSTS Replacement Housing 20. Owner	\$45,000	Number x <u>6</u>	=	Amount \$270,000	IUTAL ACQ/RELU STAFF	\$475,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs	\$45,000 \$15,000	Number x 6 x 4	=	Amount \$270,000 \$60,000		\$475,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant	\$45,000	Number x 6 x 4 x 6 4 4	=	Amount \$270,000 \$60,000 \$21,000 \$8,000		\$475,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$45,000 \$15,000 \$3,500	Number x <u>6</u> x <u>4</u> x <u>6</u>	=	Amount \$270,000 \$60,000 \$21,000	TOTAL RELOCATION COSTS	\$475,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$45,000 \$15,000 \$3,500 \$2,000	Number x 6 x 4 x 6 x 6 4	= = =	Amount \$270,000 \$60,000 \$21,000 \$8,000		
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$45,000 \$15,000 \$3,500 \$2,000	Number x 6 x 4 x 6 x 6 4	= = =	Amount \$270,000 \$60,000 \$21,000 \$8,000		
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	Number x <u>6</u> x <u>4</u> x <u>6</u> <u>4</u> x <u>3</u>	= = =	Amount \$270,000 \$60,000 \$21,000 \$8,000	TOTAL RELOCATION COSTS	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 23. Residential/Farm 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$45,000 \$15,000 \$3,500 \$2,000	Number x <u>6</u> x <u>4</u> x <u>6</u> <u>4</u> x <u>3</u>	= = =	Amount \$270,000 \$60,000 \$21,000 \$8,000	TOTAL RELOCATION COSTS	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000	$ \begin{array}{c} \text{Number} \\ x & \underline{6} \\ x & \underline{4} \\ x & \underline{6} \\ x & \underline{3} \\ \end{array} $	= = = 	Amount \$270,000 \$60,000 \$21,000 \$8,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000	Number $x \frac{6}{4}$ $x \frac{6}{4}$ x 3 Qare C ned; 37% of thos	= = = 	Amount \$270,000 \$60,000 \$21,000 \$8,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3%	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed: al parcels will be condem of the condemned parcel	Number x 6 4 x 6 4 x 3 x 3 a 3	= = = 	Amount \$270,000 \$60,000 \$21,000 \$8,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 23. Residential Tenant 24. 24. Non-residential/Farm 25. 25. (Lines 20 thru 24) 26. 27. 28. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the totatom 10% will go through mediation; and 3% The following indicates the reviewer's comparison of the totatom The following indicates the reviewer's comparison of the totatom Type A - indicates the reviewer's comparison of the totatom The following indicates the reviewer's comparison of the totatom Type A - indicates the reviewer's comparison of the totatom The following indicates the reviewer's comparison of the totatom Type A - indicates the reviewer's comparison of the totatom The following indicates the reviewer's comparison of the totatom Type D - indicates the reviewer's comparison of the totatom The following indicates the reviewer's comparison of the totatom Type D - indicates the reviewer's comparison of the totatom Mathematicates the reviewer's comparison of the totatom Type D - indicates the reviewer's comparison of the totatom Mathematicates the reviewer's com	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 al parcels will be condem of the condemned parcel onfidence in the above es	Number x 6 4 x 6 4 x 3 x 3 a	= = = 	Amount \$270,000 \$60,000 \$21,000 \$8,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's co Type A - indicates the X Type B - indicates abo Type D - indicates the	\$45,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,00	Number x <u>6</u> x <u>4</u> x <u>6</u> 4 x <u>3</u> <i>Qme C</i> med; 37% of thoses s will go to trial.	= = = = 	Amount \$270,000 \$60,000 \$21,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. 26. 27. 28. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tot: 10% will go through mediation; and 3% The following indicates the reviewer's c.	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 alparcels will be condem of the condemned parcel onfidence in the above es most confidence we average confidence least or no confidence this estimate:	Number x <u>6</u> x <u>4</u> x <u>6</u> <u>4</u> x <u>3</u> <i>Qave C</i> ned; 37% of those s will go to trial. stimate:	= = = = 	Amount \$270,000 \$60,000 \$21,000 \$180,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015	\$539,000 \$14,093,700
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total 10% will go through mediation; and 3% The following indicates the reviewer's control of the contro	\$45,000 \$15,000 \$3,500 \$2,000 \$60,0000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,00	Number x 6 x 4 x 6 x 4 x 6 x 4 x 3 x 6 x 4 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3 x 3	= = = = 	Amount \$270,000 \$60,000 \$21,000 \$180,000 \$180,000 \$180,000	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: February 5, 2015 liation;	\$539,000 \$14,093,700

			ESTIMATE - SUMMARY SHE	ST EXTENSION	
Page : 1 of 3 Alternate: GREEN Segment: G1 - STA. 952+00.00 - STA. Date: December 10, 2014				TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.401080 County: Wake HDR#: 192576	
Parcels: Commercial 0 Residential 2.5 Vacant 3 Total Parcels 5.5			Estimated Relocat Non-residential Residential Total Relocatees	ees: 0 0 0 0	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels) <u>5.5</u> (Parcels) <u>5.5</u>	x <u>\$15,000</u> = x <u>\$2,000</u> =		Amount \$82,500 \$11,000 TOTAL R/W SUPPORT	\$93,500
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., etc 14. Miseelinenew Contents	100% 50% 100% 50% 10% 3% c.	x 5.5 = x 5.5 = x 5.5 = x 5.5 = x 3 = x 3 =	5.5Parcelsx3Parcelsx0Parcelsx0Parcelsx0Imprvmetx	Amount \$5,000 = \$27,500 \$2,500 = \$7,500 \$1,500 = \$8,300 \$2,500 = \$7,500 \$2,000 = \$0 \$2,000 = \$0 \$20,000 = \$0 \$2,000 = \$2,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)			1 Per Segment x	\$2,000 = \$2,000 TOTAL R/W OPS	\$52,800
 R/W LAND COSTS 13. Land, Improvements & Severance Da and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: 	mages \$3,768,568 (Factor) 50% (Factor) 50% 3	x <u>125%</u> * x <u>30%</u> x <u>70%</u> x \$500	Design plan stage = (% increase) = (% increase) = =	Amount \$4,710,700 \$706,600 (of Line 13) \$1,648,700 (of Line 13) \$1,500 TOTAL R/W LAND COSTS	\$7,067,500
(1) PD&F nlans - 125% (2) 30% nlans - 120	% (3) 60% plans - 115% (4)	90% nlans -110% (5)	ROW Plans -100%		
(1) PD&E plans - 125% (2) 30% plans - 120 R/W STAFF AND/OR CONSULTANT FEES	% (3) 60% plans - 115% (4)	90% plans -110% (5)	ROW Plans -100%		
(1) PD&E plans - 125% (2) 30% plans - 120 R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	% (3) 60% plans - 115% (4) \$10,000 \$10,000	90% plans -110% (5) x 5.5 = x 0 =	ROW Plans -100% \$55,000 \$0	TOTAL ACQ/RELO STAFF	\$55,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000 \$10,000 \$45,000	$\begin{array}{c} x & 5.5 = \\ x & 0 = \end{array}$ Number $\begin{array}{c} x & 0 \\ x & 0 \\ x & 0 \\ \hline x & 0 \\ \hline 0 \end{array}$	\$55,000	TOTAL ACQ/RELO STAFF	\$55,000
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	$\begin{array}{c} x & 5.5 = \\ x & 0 = \end{array}$ Number $\begin{array}{c} x & 0 \\ x & 0 \\ x & 0 \\ \hline x & 0 \\ \hline 0 \end{array}$	$\frac{555,000}{50}$ = $\frac{50}{50}$ = $\frac{50}{50}$	TOTAL RELOCATION COSTS	
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$10,000 \$45,000 \$15,000 \$3,500 \$2,000	$\begin{array}{c} x & 5.5 = \\ x & 0 = \end{array}$ Number $\begin{array}{c} x & 0 \\ x & 0 \\ x & 0 \\ \hline x & 0 \\ \hline 0 \end{array}$	\$55,000 \$0 = \$0 = \$0 = \$0 \$0 = \$0 = \$0 	TOTAL RELOCATION COSTS	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed:	x 5.5 = x 0 = $x 0 =$ x	\$55,000 \$0 = \$0 = \$0 = \$0 \$0 = \$0 WMM	TOTAL RELOCATION COSTS	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed: Signed: Signed: signed:	x 5.5 = x 0 = Number x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	\$55,000 \$0 = \$0 = \$0 = \$0 \$0 = \$0 WMM	TOTAL RELOCATION COSTS	\$0
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total 10% will go through mediation; and 3% o The following indicates the reviewer's cool X Type B - indicates above as Type C - indicates the least The following indicates the purpose for the following indicates the purpo	\$10,000 \$10,000 \$10,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 Signed: Signed: Signed: signed:	x 5.5 = x 0 = $\begin{array}{c} Number \\ x 0 \\ \hline 0 \\ x 0 \\ \hline 0 \\ x 0 \\ \hline \end{array}$ x 0 \\ x 0 \\ \hline 0 \\ x 0 \\ \hline \end{array} c 0 c 0 \\ c	\$55,000 \$0	TOTAL RELOCATION COSTS	\$0

			(PRESSWAY SOUTHEAST TIMATE - SUMMARY SHEET	EXTENSION	
Page : 1 of 3 Alternate: GREEN Segment: G2 - STA. 1021+00.00 - STA. 1158+ Date: December 10, 2014	00.30 G_L			TIP Nos.: R-2721, R-2828, a State Project Nos.: 6.401078, 6.40107 County: Wake HDR#: 192576	
Parcels: Commercial 8 Residential 36 Vacant 17 Total Parcels 61			Estimated Relo Non-residential Residential Total Relocatee	l <u>3</u> 28	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead (Parce 3. (Lince 1 thru: 2)		x <u>\$15,000</u> x <u>\$2,000</u>	=	Amount \$915,000 \$122,000	¢1 027 000
3. (Lines 1 thru 2)				TOTAL R/W SUPPORT	\$1,037,000
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., etc. 11. Miscellaneous Contracts	100% 50% 100% 50% 10% 3%	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	 61 Parcels 31 Parcels 61 Parcels 61 Parcels 31 Parcels 3 Parcels 1 Parcels 25 Imprvmet 1 Per Segment 	Amount x \$5,000 = \$305,000 x \$2,500 = \$77,500 x \$1,500 = \$97,500 x \$2,500 = \$77,500 x \$2,500 = \$77,500 x \$2,000 = \$2,500 x \$2,000 = \$2,500 x \$20,000 = \$20,000 x \$2,000 = \$2,000	
12. (Lines 4 thru 11)			1 rer segment	TOTAL R/W OPS	\$1,062,000
R/W LAND COSTS				Amount	
13. Land, Improvements & Severance Damages and Cost to Cure Amount 14. Negotiated Settlements (Fact 15. Legal Settlements & Awards (Fact 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage:	\$18,821,279 or) 50%	x <u>125%</u> x <u>30%</u> x <u>70%</u> x \$500	 Design plan stage (% increase) (% increase) 	= \$23,526,600 = \$3,529,000 (of Line 13) = \$8,234,300 (of Line 13) = \$15,500 TOTAL R/W LAND COSTS	\$35,305,400
(1) PD&E plans - 125% (2) 30% plans - 120% (3)	60% plans - 115% (4) 9	90% plans -110% (5)	ROW Plans -100%		
R/W STAFF AND/OR CONSULTANT FEES					
18. Acquisition 19. Relocation	\$10,000 \$10,000	x 61 x 31	= \$610,000 = \$310,000	TOTAL ACQ/RELO STAFF	\$920,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	Number x 20 x 8 x 20 x 8 x 20 x 3	Amount = \$900,000 = \$120,000 = \$70,000 \$16,000 = \$180,000		
25. (Lines 20 thru 24)	\$60,000	x <u>3</u>	= \$180,000	TOTAL RELOCATION COSTS	\$1,286,000
26.					
27. 28.				TOTAL R/W ESTIMATE	\$39,610,400
Reviewer Jane C. Nelson	Signed:	Jare C	nelson	Date: January 18, 2015	
REMARKS: Condemnation - Assume 50% of the total parce	le will be condomne	ad. 27% of those o	andomnad will sattle prior to m	adiation.	
10% will go through mediation; and 3% of the c			ondennied win settle pror to n		
The following indicates the reviewer's confiden Type A - indicates the most confid X Type B - indicates above average o Type C - indicates below average o Type D - indicates the least or no o	ence confidence confidence	imate:			
The following indicates the purpose for this est	imate: D	Praft Environment	al Impact Statement and Corrido	or Evaluation	
Comments: This is a preliminary right of way e		• • •		· · · ·	
right of way. County GIS maps and Google Eart	n were also utilized				

	COMP						Y SOUTHEAS		XTENSION	
Page : 1 of 3 Alternate: GREEN Segment: G3 - STA. 1158+0 Date: December 10, 20		0 G_L							TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.40 County: Wake HDR#: 192576	01080
Parcels:							Estimated Rel			
Commercial 0.5 Residential 12							Non-residenti Residential	al	0	
Vacant 3 Total Parcels 15.5							Total Relocate	ees	11	
R/W SUPPORT COSTS									Amount	
1. Direct Labor Cost	(Parcels)	15.5	x	\$15,000	=				\$232,500	
2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels)	15.5	х	\$2,000	=				\$31,000 TOTAL R/W SUPPORT	\$263,500
										<i><i><i>q</i>₂<i>00)000</i></i></i>
R/W OPS 4. Appraisal Fees - Negotiations		100%	x	15.5	=	15.5	Parcels	x	Amount \$5,000 = \$77,500	
5. Appraisal Fees - Condemnation	/Trial	50%	x	15.5	-	8	Parcels	x	\$2,500 = \$20,000	
6. Title Services		100%	х	15.5	=	15.5	Parcels	х	\$1,500 = \$23,300	
7. Condemnation Costs 8. Mediators		50% 10%	x x	<u>15.5</u> 8	=	8 1	Parcels Parcels	x x	\$2,500 = \$20,000 \$2,000 = \$2,000	
9. Expert Witness (Trial)		3%	x	8	=	0	Parcels	x	\$2,500 = \$0	
10. Demolition, Asb. Survey & Aba	te., etc.					10	Imprvmet	х	\$20,000 = \$200,000	
11. Miscellaneous Contracts						1	Per Segment	х	\$2,000 = \$2,000	6244.000
12. (Lines 4 thru 11)									TOTAL R/W OPS	\$344,800
R/W LAND COSTS	_								Amount	
 Land, Improvements & Severar and Cost to Cure Amount 		3,603,426	x	125%	*	Design pla	an stano	=	\$4,504,300	
14. Negotiated Settlements	(Factor)	50%	x	30%		(% increas	-	-	\$675,600 (of Line 13)	
15. Legal Settlements & Awards	(Factor)	50%	х	70%		(% increas		=	\$1,576,500 (of Line 13)	
16. Other Condemn. Costs		8	х	\$500				=	\$4,000	
17. (Lines 13 thru 16) * Design contingency for design plan sta	ao.								TOTAL R/W LAND COSTS	\$6,760,400
(1) PD&E plans - 125% (2) 30% plan		- 115% (4) 9	0% p	lans -110% (!	5) RC	OW Plans -10	0%			
R/W STAFF AND/OR CONSULTANT	FEES									
18. Acquisition		\$10,000	х		=	\$155,000			-	
19. Relocation		\$10,000	х	11	=	\$110,000)		TOTAL ACQ/RELO STAFF	\$265,000
RELOCATION COSTS										
Replacement Hou	ising			Number			Amount			
20. Owner 21. Tenant		\$45,000 \$15,000	x x	<u>10</u> 1		=	\$450,000 \$15,000			
Move Costs		\$15,000	^			-	\$15,000			
22. Residential Owner		\$3,500	х	10		=	\$35,000			
23. Residential Tenant		\$2,000					\$2,000			
24. Non-residential/Farm 25. (Lines 20 thru 24)		\$60,000	х	0		=	\$0		TOTAL RELOCATION COSTS	\$502,000
25. (Lines 20 tind 24)										<i>\$502,000</i>
26.										
27. 28.									TOTAL R/W ESTIMATE	\$8,135,700
				Jane	1.	Nelson				
Reviewer Jane C. Nelson		Signed:		Juie	<u> </u>				Date: January 19, 2015	
REMARKS:										
Condemnation - Assume 50% of the	e total parcels will be	condemne	d: 37	7% of those	con	demned w	ill settle prior to	o me	diation:	
10% will go through mediation; and	•									
The following indicates the reviewe			mate	:						
	the most confidence above average confi									
	below average confi									
Type D - indicates	the least or no confi	dence								
The following indicates the purpose	e for this estimate:	D	Draft	Environme	ntal	Impact Sta	tement and Co	rrido	r Evaluation	
					•		-		ts. All parcels were inspected from the existing n the proposed right of way and/or impacts to the	
	-			-		-			identified in this segment. Parcels 54. 56.	

and 59 are split between G2/G2L and G3. Parcels 75 and 76 are split between G3 and G4 as well as G3 and M1 (aka Parcels M-1, M-2).

		0 TRIANGLE EXPRES			
Page : 1 of 3 Alternate: GREEN Segment: G4 - STA. 1195+31.30 - Date: December 10, 2014	STA. 1238+53.22 G_L				
Parcels: Commercial 0 Residential 2.5 Vacant 1 Total Parcels 3.5			Estimated Reloc Non-residential Residential Total Relocatee	_	0 1 1
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 3. (Lines 1 thru 2)	(Parcels) <u>3.5</u> (Parcels) <u>3.5</u>	x <u>\$15,000</u> = x <u>\$2,000</u> =		Amount \$52,500 \$7,000 TOTAL R/W SUPPOR	.T \$59,500
R/W OPS 4. Appraisal Fees - Negotiations	100%			Ar x \$5,000 = \$	mount 17,500 \$5,000
 Appraisal Fees - Condemnation/Tria Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., e Miscellaneous Contracts 	100% 50% 10% 3%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	 8.5 Parcels 2 Parcels 0 Parcels 0 Parcels 2 Imprvmet 	x \$1,500 = x \$2,500 = x \$2,000 = x \$2,500 = x \$20,000 = \$	\$5,000 \$5,000 \$0 \$0 40,000 \$2,200
12. (Lines 4 thru 11)			1 Per Segment	TOTAL R/W OPS	\$2,000 \$74,800
 R/W LAND COSTS 13. Land, Improvements & Severance D and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: 	amages \$4,148,710 (Factor) 50% (Factor) 50% 2	x 30% (% i	ncrease) ncrease)		f Line 13) f Line 13) DSTS \$7,779,900
(1) PD&E plans - 125% (2) 30% plans - 1.	20% (3) 60% plans - 115% (4,) 90% plans -110% (5) ROW	Plans -100%		
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	\$10,000 \$10,000		5,000 0,000	TOTAL ACQ/RELO ST	AFF \$45,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x <u>1</u> x <u>0</u> <u>1</u>	$= \frac{$0}{$15,000}$ $= \frac{$0}{$2,000}$		
25. (Lines 20 thru 24)	\$60,000	x <u>0</u>	=\$0_	TOTAL RELOCATION	COSTS \$17,000
26. 27. 28.				TOTAL R/W ESTIMAT	TE \$7,976,200
Reviewer Jane C. Nelson	Signed:	Jane C Nel	son	Date: January	y 20, 2015
REMARKS: Condemnation - Assume 50% of the tot 10% will go through mediation; and 3%	•		mned will settle prior	to mediation;	
The following indicates the reviewer's c Type A - indicates the m X Type B - indicates abov Type C - indicates belov Type D - indicates the lo	nost confidence e average confidence v average confidence	stimate:			
The following indicates the purpose for	this estimate:	Draft Environmental Imp	act Statement and Co	rridor Evaluation	
Comments: This is a preliminary rig right of way. County GIS maps and Goo remainders when they were not visible are split betweeen G3 and G4. Parcel 7.	gle Earth were also utilize from the existing right of	ed to identify additional way. No government o	improvements located	d within the proposed rig	

COMPLETE 540 TRIANGLE EXPRESSWA RIGHT OF WAY ESTIMATE - S	
Page : 1 of 3 Alternate: GREEN Segment: G5 - STA. 1238+53.22 - STA. 1388+00.00 G_L Date: December 10, 2014	TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.401080 County: Wake HDR#: 192576
Parcels: Commercial 0 Residential 19.5 Vacant 10.5 Total Parcels 30	Estimated Relocatees: Non-residential Residential Total Relocatees 13
R/W SUPPORT COSTS 30 x \$15,000 = 1. Direct Labor Cost (Parcels) 30 x \$2,000 = 2. Indirect Overhead (Parcels) 30 x \$2,000 =	Amount \$450,000 \$60,000
3. (Lines 1 thru 2)	TOTAL R/W SUPPORT \$510,000
R/W OPS 100% x 30 = 30 4. Appraisal Fees - Negotiations 100% x 30 = 30 5. Appraisal Fees - Condemnation/Trial 50% x 30 = 15 6. Title Services 100% x 30 = 30 7. Condemnation Costs 50% x 30 = 15 8. Mediators 10% x 15 = 2 9. Expert Witness (Trial) 3% x 15 = 0 10. Demolition, Asb. Survey & Abate., etc. 12 11. Miscellaneous Contracts 1	Amount Parcels x \$5,000 = \$150,000 Parcels x \$2,500 = \$37,500 Parcels x \$1,500 = \$45,000 Parcels x \$2,500 = \$37,500 Parcels x \$2,500 = \$37,500 Parcels x \$2,500 = \$4,000 Parcels x \$2,500 = \$0 Imprvmet x \$20,000 = \$240,000 Per Segment x \$2,000 = \$2,000
12. (Lines 4 thru 11)	TOTAL R/W OPS \$516,000
14. Negotiated Settlements (Factor) 50% x 30% (% increation of the settlements and the settlements are settlements and the settlements are settlem	
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans -110% (5) ROW Plans 	-100%
R/W STAFF AND/OR CONSULTANT FEES	
18. Acquisition \$10,000 x 30 = \$30,000 19. Relocation \$10,000 x 13 = \$130,000	1
RELOCATION COSTSReplacement HousingNumber20. Owner $$45,000$ x921. Tenant $$15,000$ x4Move Costs22. Residential Owner $$3,500$ x923. Residential Tenant $$2,000$ 424. Non-residential/Farm $$60,000$ x0	Amount \$405,000 \$60,000 \$31,500 \$8,000 \$0
25. (Lines 20 thru 24)	TOTAL RELOCATION COSTS \$504,500
26	TOTAL R/W ESTIMATE \$16,101,600
Reviewer Jane C. Nelson Signed: Qare C Nulsor	Date: January 20, 2015
REMARKS: Condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemned 10% will go through mediation; and 3% of the condemned parcels will go to trial.	d will settle prior to mediation;
The following indicates the reviewers's confidence in the above estimate: Type A - indicates the most confidence X Type B - indicates above average confidence Type C - indicates below average confidence Type D - indicates the least or no confidence	
The following indicates the purpose for this estimate: <u>Draft Environmental Impact S</u> Comments: This is a preliminary right of way estimate for the purpose of comparing mult	tatement and Corridor Evaluation
	ipie cornoor alignments. All parcels were inspected from the existing

Civil War site. Parcel 78 is split between G4 and G5 as well as R6 and G5 (aka Parcel R-579). Parcel 109 is split between G5 and G6.

			RESSWAY SOUTHEAS MATE - SUMMARY SHEE		
Page : 1 of 3 Alternate: GREEN Segment: G6 - STA. 1388+00.00 - S Date: December 10, 2014	TA. 1439+00.00 G_L			TIP Nos.: R-2721, R-2828, an State Project Nos.: 6.401078, 6.401079 County: Wake HDR#: 192576	
Parcels: Commercial 7 Residential 8.5 Vacant 3			Estimated Relo Non-residentia Residential Total Relocate	l <u>3</u> 15	
Total Parcels 18.5					
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead	(Parcels) <u>18.5</u> (Parcels) 18.5	x <u>\$15,000</u> = x \$2,000 =		Amount \$277,500 \$37,000	
3. (Lines 1 thru 2)				TOTAL R/W SUPPORT	\$314,500
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Tria 6. Title Services	l <u>100%</u> 100%	x <u>18.5</u> = x <u>18.5</u> = x 18.5 =	18.5 Parcels 9 Parcels 18.5 Parcels	x \$5,000 = \$92,500 x \$2,500 = \$22,500 x \$1,500 = \$27,800	
 Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., et al. (2010) 	50% 10% 3%	x <u>18.5</u> = x <u>9</u> = x <u>9</u> =	9 Parcels 1 Parcels 0 Parcels 10 Imprvmet	x \$2,500 = \$22,500 x \$2,000 = \$2,000 x \$2,500 = \$0 x \$20,000 = \$200,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)			1 Per Segment	x \$2,000 = \$2,000 TOTAL R/W OPS	\$369,300
 R/W LAND COSTS 13. Land, Improvements & Severance D and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 	Pamages \$11,277,425 (Factor) 50% (Factor) 50% 9	x <u>125%</u> * x <u>30%</u> x <u>70%</u> x \$500	<i>Design plan stage</i> (% increase) (% increase)	Amount = \$14,096,800 = \$2,114,500 (of Line 13) = \$4,933,900 (of Line 13) = \$4,500	
17. (Lines 13 thru 16)* Design contingency for design plan stage:				TOTAL R/W LAND COSTS	\$21,149,700
(1) PD&E plans - 125% (2) 30% plans - 12	20% (3) 60% plans - 115% (4,) 90% plans -110% (5)	ROW Plans -100%		
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000	x 18.5 =	\$185,000		
19. Relocation	\$10,000	x 18 =	\$180,000	TOTAL ACQ/RELO STAFF	\$365,000
RELOCATION COSTS Replacement Housing 20. Owner	\$45,000	Number x 2	Amount = \$90,000		
21. Tenant Move Costs 22. Residential Owner	\$15,000 \$3,500	x <u>13</u> x <u>2</u>	= \$195,000 = \$7,000		
23. Residential Tenant 24. Non-residential/Farm	\$2,000 \$60,000	x <u>13</u>	= \$180,000		
25. (Lines 20 thru 24) 26.				TOTAL RELOCATION COSTS	\$498,000
27. 28.				TOTAL R/W ESTIMATE	\$22,696,500
Reviewer Jane C. Nelson	Signed:	Gare Cru	lson_	Date: January 21, 2015	
REMARKS:					
Condemnation - Assume 50% of the tota 10% will go through mediation; and 3%	•		ondemned will settle prior t	o mediation;	
The following indicates the reviewers's Type A - indicates the m		estimate:			
Type A - Indicates the Im X Type B - Indicates above Type C - Indicates below Type D - Indicates the lea	average confidence average confidence				
The following indicates the purpose for	this estimate:	Draft Environmental	Impact Statement and Cor	ridor Evaluation	
				ents. All parcels were inspected from the ex	-
remainders when they were not visible	from the existing right of	way. No governme	nt or utility owned parcels	within the proposed right of way and/or imp were indentified in this segment. Parcel 109	is split
is assumed this parcel can be utilitized t	o provide the necessary a	access to Parcel 117.	Parcel 120 is a rugby/socc	I need to have access provided via a service r er field owned by a non-profit corporation th	
has been damaged out and itdamaged o	out in its entirety. The site	e is also improved w	ith a cell tower that is in th	e area of acquisition.	

	COMPLETE		MATE - SUMMARY SHEET		
Page : 1 of 3 Alternate: GREEN Segment: G7 - STA. 1439+00.00 Date: December 10, 2014	- STA. 1529+00.00 G_L			TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.4010 County: Wake HDR#: 192576	80
Parcels: Commercial 1 Residential 18 Vacant 4 Total Parcels 23			Estimated Relocate Non-residential Residential Total Relocatees	2005: 0 13 13	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead 2. (Indirect View 2)	(Parcels) 23 (Parcels) 23			Amount \$345,000 \$46,000	
3. (Lines 1 thru 2)				TOTAL R/W SUPPORT \$3	91,000
 R/W OPS Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Tri Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate. Miscellaneous Contracts 	100% 50% 10% 3%		23Parcelsx12Parcelsx23Parcelsx12Parcelsx1Parcelsx0Parcelsx3Imprvmetx1Per Segmentx	Amount \$5,000 = \$115,000 \$2,500 = \$30,000 \$1,500 = \$34,500 \$2,500 = \$30,000 \$2,500 = \$2,000 \$2,500 = \$0 \$2,000 = \$0 \$20,000 = \$0 \$20,000 = \$60,000 \$2,000 = \$2,000	
12. (Lines 4 thru 11)				TOTAL R/W OPS \$27	73,500
 R/W LAND COSTS 13. Land, Improvements & Severance and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) 	Damages \$591,318 (Factor) 50% (Factor) 12	x 30% x 70%	Design plan stage = (% increase) = (% increase) = =	Amount \$739,100 \$110,900 (of Line 13) \$258,700 (of Line 13) \$6,000 TOTAL R/W LAND COSTS \$1,13	14,700
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 	120% (3) 60% plans - 115% (4	l) 90% plans -110% (5) RO	W Plans -100%		
R/W STAFF AND/OR CONSULTANT FEI	-				
18. Acquisition 19. Relocation	\$10,000 \$10,000	x 23 = x 13 =	\$230,000 \$130,000	TOTAL ACQ/RELO STAFF \$36	50,000
RELOCATION COSTS					
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$45,000 \$15,000 \$3,500	x <u>11</u> x <u>2</u>	Amount = \$90,000 = \$165,000 = \$7,000		
23. Residential Tenant 24. Non-residential/Farm	\$2,000 \$60,000		= \$0		
25. (Lines 20 thru 24)				TOTAL RELOCATION COSTS \$28	84,000
26. 27.				TOTAL R/W ESTIMATE \$2,42	22.200
28.					23,200
Reviewer Jane C. Nelson	Signed:	Jane CT	lelson	Date: January 22, 2015	
REMARKS: Condemnation - Assume 50% of the to 10% will go through mediation; and 3	•		demned will settle prior to media	ition;	
Condemnation - Assume 50% of the to 10% will go through mediation; and 39 The following indicates the reviewers	% of the condemned parce s confidence in the above	ls will go to trial.	demned will settle prior to media	ition;	
Condemnation - Assume 50% of the to 10% will go through mediation; and 39 The following indicates the reviewers' Type A - indicates the X Type B - indicates abo Type C - indicates bel	% of the condemned parce s confidence in the above	ls will go to trial.	demned will settle prior to media	ition;	
Condemnation - Assume 50% of the to 10% will go through mediation; and 39 The following indicates the reviewers' Type A - indicates the X Type B - indicates abo Type C - indicates bel	% of the condemned parce s confidence in the above most confidence ove average confidence ow average confidence e least or no confidence	Is will go to trial. estimate:	demned will settle prior to media npact Statement and Corridor Ev		
Condemnation - Assume 50% of the to 10% will go through mediation; and 35 The following indicates the reviewers' Type A - indicates the X Type B - indicates about Type D - indicates the Type D - indicates the The following indicates the purpose for Comments: This is a preliminary in	% of the condemned parce s confidence in the above most confidence ow average confidence e least or no confidence or this estimate: right of way estimate for th	Is will go to trial. estimate: Draft Environmental In he purpose of comparin	npact Statement and Corridor Ev	aluation All parcels were inspected from the existing	
Condemnation - Assume 50% of the to 10% will go through mediation; and 39 The following indicates the reviewers' 	% of the condemned parce s confidence in the above most confidence ove average confidence overage confidence e least or no confidence or this estimate: right of way estimate for th ogle Earth were also utiliz e from the existing right o	Is will go to trial. estimate: Draft Environmental In he purpose of comparin ed to identify additiona f way. NCDOT owned p	npact Statement and Corridor Ev 1g multiple corridor alignments. 1 improvements located within t 1arcels include Parcels 137, 139, 2	aluation	

	COMPLETE 540 TR	RIANGLE EXPRE	SSWAY SOUT	HEAST EXT	ENSION		
	RIGHT	OF WAY ESTIMA	TE - SUMMAR	Y SHEET			
Page : 1 of 3 Alternate: MINT Segment: M1 - STA. 1195+31.30 - STA. 1 Date: December 5, 2014	239+00.00 MG_L				State Project Nos.: County:		
Parcels: Commercial 0 Residential 3.5 Vacant 1 Total Parcels 4.5			N	stimated Reloo on-residential esidential otal Relocatee	I	<u>1</u> 1 2	
R/W SUPPORT COSTS					Amount		
1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 4.5 (Parcels) 4.5	x 15,000 x 2,000			67,500 9,000		
3. (Lines 1 thru 2)	(Parceis) 4.5	x 2,000	-		TOTAL R/W SUPPO	ORT	\$76,500
R/W OPS						Amount	+
 Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Trial Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., etc. Miscellaneous Contracts 	100% 50% 100% 50% 10% 3%	x 4.5 x 4.5 x 4.5 x 4.5 x 4.5 x 2 x 2 x 2	= 2 Pa = 4.5 Pa = 2 Pa = 0 Pa = 0 Pa 2 In	arcels of arcels	x 5,000 = x 2,500 = x 1,500 = x 2,500 = x 2,500 = x 2,500 = x 2,500 = x 2,500 = x 2,500 =	22,500 5,000 6,800 5,000 0 0 40,000 2,000	
12. (Lines 4 thru 11)					TOTAL R/W OPS		\$81,300
 R/W LAND COSTS 13. Land, Improvements & Severance Damages and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: 	2,004,429 (Factor) 50% (Factor) 50% 2	x 125% x 30% x 70% x \$500	* <i>Design plan st</i> (% increase) (% increase)	tage = = = =	= 876,900	(of Line 13) (of Line 13) COSTS	\$3,759,200
(1) PD&E plans - 125% (2) 30% plans - 120	9% (3) 60% plans - 115%	(4) 90% plans -110	% (5) ROW Plans	s -100%			
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition	\$10,000	x 4.5	,		70741 400 (0510		ÁCE 000
19. Relocation	\$10,000	x 2	= 20,000		TOTAL ACQ/RELO	STAFF	\$65,000
RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. New residential Tenant	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	Number x 0 x 1 x 0 1 1 x 1	A = =	mount 0 15,000 0 2,000			
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000	x		60,000	TOTAL RELOCATIO	N COSTS	\$77,000
26.							. ,
27.							
28.					TOTAL R/W ESTIM	ATE	\$4,059,000
Reviewer Jane C. Nelson	Signed:	Gane C	Nelson		Date: Jan	uary 19, 2015	
REMARKS: Condemnation - Assume 50% of the total parcels 10% will go through mediation; and 3% of the co			ed will settle prio	r to mediation	1;		
The following indicates the reviewer's confidence Type A - indicates the most co X Type B - indicates above aver Type C - indicates below aver Type D - indicates the least or	onfidence age confidence age confidence						
The following indicates the purpose for this estir	nate:	Draft Environment	al Impact Stateme	ent and Corrido	or Evaluation		
Comments: This is a preliminary right of w	vav estimate for the purp	ose of comparing r	nultiple corridor a	lignments. Al	I parcels were inspe		isting
right of way. County GIS maps and Google Earth			-	1 1.1			
remainders when they were not visible from the	were also utilized to ider	ntify additional imp					

		COMPLETE 540 TR	IAN	IGLE EXPRES	SWAY SO	UTHEAST EXT	ENSION		
		RIGHT	OF V	NAY ESTIMATI	E - SUMMA	ARY SHEET			
Alternate Segment	: 1 of 3 : MINT : M2 - STA. 1239+00.00 - STA. 1 : December 5, 2014	388+00.00 MG_L / G_L					State Project Nos County	.: R-2721, R-2828, .: 6.401078, 6.4010 y: Wake #: 192576	
Parcels: Commercial Residential Vacant Total Parcels	0 19.5 12.5 32					Estimated Reloc Non-residential Residential Total Relocatee		0 15 15	
R/W SUPPORT CO	2676						Amount		
1. Direct Labor 2. Indirect Over	Cost	(Parcels)32(Parcels)32	x x	\$15,000 = \$2,000 =			\$480,000 \$64,000		
3. (Lines 1 thru	2)						TOTAL R/W SUPPOR		\$544,000
 6. Title Services 7. Condemnation 8. Mediators 9. Expert Witnen 10. Demolition, A 11. Miscellaneou 	s - Condemnation/Trial n Costs ss (Trial) \sb. Survey & Abate., etc. s Contracts	100% 50% 100% 50% 10% 3%	x x x x x x	$ \begin{array}{r} 32 \\ 32 \\ 32 \\ 32 \\ 32 \\ 16 \\ 16 \\ 16 \\ 3\end{array} = $	32 16 32 16 2 0 14 1	Parcels parcel	x \$1,500 = x \$2,500 = x \$2,000 = x \$2,500 = x \$2,500 = x \$20,000 =	Amount \$160,000 \$40,000 \$48,000 \$40,000 \$4,000 \$0 \$280,000 \$280,000 \$2,000	\$574,000
12. (Lines 4 thru R/W LAND COSTS	•		_				Amount		\$574,000
	ements & Severance Damages ure Amount ettlements ients & Awards mn. Costs	\$9,293,758 (Factor) 50% (Factor) 50% 16	x x x x	125% * 30% 70% \$500	<i>Design plaı</i> (% increase (% increase	:) =	\$11,617,200 \$1,742,600 \$4,066,000	(of Line 13) (of Line 13) OSTS	\$17,433,800
	y for design plan stage:								
	s - 125% (2) 30% plans - 120% (3) 6	0% plans - 115% (4) 90% plan	s -110	0% (5) ROW Plans	-100%				
18. Acquisition	OR CONSULTANT FEES	\$10,000	x	32 =	\$320,000)			
19. Relocation		\$10,000	х	15 =	\$150,000)	TOTAL ACQ/RELO ST	TAFF	\$470,000
RELOCATION COS 20. Owner 21. Tenant 22. Residential O	Replacement Housing Move Costs	\$45,000 \$15,000 \$3,500	x x x	Number 7 8 7	= = =	Amount \$315,000 \$120,000 \$24,500			
23. Residential T		\$2,000		8		\$16,000			
24. Non-resident 25. (Lines 20 thru	•	\$60,000	х	0	=	\$0	TOTAL RELOCATION		\$475,500
26.	1 24)						TOTAL RELOCATION		\$475,500
27.									
28.							TOTAL R/W ESTIN	MATE	\$19,497,300
Reviewer	Jane C. Nelson	Signed:		Gane Cr	Nelson	-	Date: Ja	nuary 19, 2015	
	Assume 50% of the total parcels gh mediation; and 3% of the co				will settle p	rior to mediation	;		
X	icates the reviewer's confidenc _Type A - indicates the most co _Type B - indicates above aver _Type C - indicates below aver _Type D - indicates the least or _totes the purpose for this estin	onfidence age confidence age confidence no confidence)rəft	Environmental	mnact State	ment and Corrido	pr Evaluation		
Comments:	This is a preliminary right of v	-						ected from the exi	sting
right of way. Cou remainders wher	nty GIS maps and Google Earth they were not visible from the	were also utilized to ider existing right of way. Go	ntify a	additional impro ment/utility owr	vements loc ned parcels i	ated within the p nclude Parcel 14.	proposed right of w	ay and/or impacts	to the
(aka G-109; R-579) is split between M2 and G6 as	s well as R7. Parcel 13 is i	denti	ified as a potenti	ial Civil War	site.			

			ίΗΤ	OF WAY ES	ΓΙΜΑ	ATE - SUM	MARY SHEE		TENSION	
Page : 1 of 3 Alternate: BROWN Segment: B1 - STA. 1021+00.00 - STA Date: December 10, 2014	A. 1206+55.08 E	B_L							TIP Nos.: R-2721, R-2828 State Project Nos.: 6.401078, 6.40 County: Wake & Johnst HDR#: 192576	, 1079, and 6.401080
Parcels: Commercial 12.5 Residential 28							Estimated Re Non-residen Residential	tial	3 11	
Vacant 15.5 Total Parcels 56							Total Reloca	tees	14	
R/W SUPPORT COSTS 1. Direct Labor Cost	(Parcels)	56	x	\$15,000					Amount \$840,000	
2. Indirect Overhead	(Parcels)	56	x	\$2,000	=				\$112,000	
3. (Lines 1 thru 2)									TOTAL R/W SUPPORT	\$952,000
R/W OPS									Amount	
4. Appraisal Fees - Negotiations	. —	100%	х	56	=	56	Parcels	х	\$5,000 = \$280,000	
5. Appraisal Fees - Condemnation/Tria 6. Title Services	I	50% 100%	x x	<u>56</u> 56	= =	28 56	Parcels Parcels	x x	\$2,500 = \$70,000 \$1,500 = \$84,000	
7. Condemnation Costs		50%	x	56	-	28	Parcels	x	\$2,500 = \$70,000	
8. Mediators		10%	х	28	=	3	Parcels	х	\$2,000 = \$6,000	
9. Expert Witness (Trial)		3%	х	28	=	1	Parcels	х	\$2,500 = \$2,500	
10. Demolition, Asb. Survey & Abate., et	tc.					11	Imprvmet	х	\$20,000 = \$220,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)						1	Per Segmen	х	\$2,000 = \$2,000 TOTAL R/W OPS	\$734,500
12. (Lines 4 thru 11)									IOTAL R/W OPS	\$734,500
R/W LAND COSTS									Amount	
13. Land, Improvements & Severance Da										
and Cost to Cure Amount		9,953,358	х	125%	*	Design plo		=	\$12,441,700	
14. Negotiated Settlements 15. Legal Settlements & Awards	(Factor) (Factor)	50% 50%	x x	30% 70%		(% increas (% increas		=	\$1,866,300 (of Line 13) \$4,354,600 (of Line 13)	
16. Other Condemn. Costs	(1200)	28	x	\$500		(70 mereas	iej	-	\$14,000	
17. (Lines 13 thru 16)									TOTAL R/W LAND COSTS	\$18,676,600
* Design contingency for design plan stage:									<u> </u>	
(1) PD&E plans - 125% (2) 30% plans - 12	20% (3) 60% plar	ns - 115% (4)	90%	plans -110% (5	5) ROI	W Plans -100	%			
R/W STAFF AND/OR CONSULTANT FEES										
		\$10,000	х	56	=	\$560,000)			
18. Acquisition				14		44.40.000)		TOTAL ACO/DELO CTAFE	
19. Relocation		\$10,000	х	14	=	\$140,000	, 		TOTAL ACQ/RELO STAFF	\$700,000
19. Relocation		\$10,000	x	14	=	\$140,000	,		TOTAL ACQ/RELO STAFF	\$700,000
		\$10,000	х	Number	=	\$140,000	Amount			\$700,000
19. Relocation RELOCATION COSTS		\$10,000 \$45,000	x	Number 7	=	\$140,000			IOTAL ACQ/RELO STAFF	\$700,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant				Number	=		Amount		TOTAL ACQ/ KELO STAFF	\$700,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs		\$45,000 \$15,000	x x	Number 7 4	=	= =	Amount \$315,000 \$60,000		TOTAL ACQ/ KELO STAFF	\$700,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner		\$45,000 \$15,000 \$3,500	x	Number 7 4	=	=	Amount \$315,000 \$60,000 \$24,500		TOTAL ACQ/ KELO STAFF	\$700,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4	=	= =	Amount \$315,000 \$60,000 \$24,500 \$8,000			\$700,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner		\$45,000 \$15,000 \$3,500	x x	Number 7 4	=	= = =	Amount \$315,000 \$60,000 \$24,500		TOTAL RELOCATION COSTS	
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24)		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4	=	= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000			
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4	=	= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000			
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4	=	= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000		TOTAL RELOCATION COSTS	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4	=	= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000			\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.		\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 4 3		= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000		TOTAL RELOCATION COSTS	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	 Sigr	\$45,000 \$15,000 \$3,500 \$2,000	x x x	Number 7 4 7 7 4		= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000		TOTAL RELOCATION COSTS	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.		\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x	Number 7 4 7 4 3		= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000		TOTAL RELOCATION COSTS	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	 	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x	Number 7 4 7 4 3		= = =	Amount \$315,000 \$60,000 \$24,500 \$8,000		TOTAL RELOCATION COSTS	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:		\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x	Number 7 4 3 3	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) mee	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	al parcels will be	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x x	Number 7 4 7 4 3 3 9 7 6 7% of those of	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) med	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Variat (Variation Variation Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota	al parcels will be	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x x	Number 7 4 7 4 3 3 9 7 6 7% of those of	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) med	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Variat (Variation Variation Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota	al parcels will be	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x x	Number 7 4 7 4 3 3 9 7 6 7% of those of	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) mee	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$700,000 \$587,500 \$21,650,600
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% of	I parcels will be	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed:	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000	• mee	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Variat (Variation Variation Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota	al parcels will be of the condemn onfidence in the	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed:	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) med	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% of The following indicates the reviewer's co	al parcels will be of the condemn onfidence in the st confidence	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed:	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000) med	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the totat 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates below a Type C - indicates below a	Il parcels will be of the condemr onfidence in thi st confidence average confide average confide	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed: e condemne hed parcels e above est ence ence	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000	• mee	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Tenant 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates above a	Il parcels will be of the condemr onfidence in thi st confidence average confide average confide	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed: e condemne hed parcels e above est ence ence	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000	ı mec	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the totat 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates below a Type C - indicates below a	Il parcels will be of the condemr onfidence in thi st confidence average confide average confide	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed: e condemne hed parcels e above est ence ence	x x x x ed; 3 will	Number 7 4 7 4 3 3 <i>Qave C</i> 57% of those of go to trial.	¹ Ne	= = = :!	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000	o mec	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the totat 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates below a Type C - indicates below a	Il parcels will bo of the condemr onfidence in th st confidence average confide average confide st or no confide	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed:	x x x x will	Number 7 4 3 7 4 3 7 4 3 7 6 7 7 0 of those of go to trial.	? Ne	= = = emned will	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000		TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014 liation;	\$587,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates above a Type C - indicates the leas The following indicates the purpose for the following indic	Il parcels will be of the condemr onfidence in thi st confidence average confide average confide average confide this estimate:	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 hed: e condemne hed parcels e above est ence ence ence	x x x x will iimat	Number 7 4 7 4 3 3 7 6 7 6 7% of those of go to trial.	1 Ma conda	= = = 	Amount \$315,000 \$60,000 \$24,500 \$8,000 \$180,000 settle prior to	ridor	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014 liation; Evaluation	\$587,500 \$21,650,600
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the totat 10% will go through mediation; and 3% of The following indicates the reviewer's co Type A - indicates the mos X Type B - indicates above a Type C - indicates the leas The following indicates the purpose for the following indi	Il parcels will b of the condemr onfidence in the st confidence average confide average confide st or no confide this estimate: of way estimat	\$45,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 aned: aned: aned: aned: aned parcels ance ance ance ance ance ance ance ance	x x x x will iimat	Number 7 4 7 4 7 4 7 6 7 6 7 6 7 7 6 7 7 6 7 7 6 7 7 6 7 7 6 7 7 6 7 7 6 7 7 7 7 7 6 7	tal In ing m	= = = 	Amount \$315,000 \$60,000 \$24,500 \$180,000 \$180,000 settle prior to ment and Cor	ridor	TOTAL RELOCATION COSTS TOTAL R/W ESTIMATE Date: December 18, 2014 liation; Evaluation All parcels were inspected from the ex	\$587,500 \$21,650,600

Parcel 52 is split between B1/B1L and B2 as well as T1 (aka T-24).

		RIGHTC		TE - SUMMARY SH	IEET		
Page : 1 of 3 Alternate: BROWN Segment: B2 - STA. 1206+55.08 - STA. 133 Date: December 10, 2014	80+00.00 B_L				State Project Nos Count	.: R-2721, R-2828, and R-2829 .: 6.401078, 6.401079, and 6.401080 y: Wake #: 192576	
Parcels: Commercial 1 Residential 6.5 Vacant 8 Total Parcels 15.5				Estimated Relocated Non-residential Residential Total Relocatees	25:	0 1 1	
R/W SUPPORT COSTS 1. Direct Labor Cost (Parce 2. Indirect Overhead (Parce	·	+==,===	=		Amount \$232,500 \$31,000		
3. (Lines 1 thru 2)					TOTAL R/W SUPPO	RT	\$263,500
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., etc. 11. Miseniferance Contract	50% 100% 50% 10%	x <u>15.5</u> x <u>15.5</u> x <u>15.5</u> x <u>8</u>	= 15.5 = 8 = 15.5 = 8 = 1 = 0 1	Parcels x Parcels x Parcels x Parcels x Parcels x Parcels x Imprvmet x	\$5,000 = \$2,500 = \$1,500 = \$2,500 = \$2,500 = \$20,000 = \$20,000 =	Amount \$77,500 \$20,000 \$23,300 \$20,000 \$2,000 \$0 \$20,000 \$20,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)			1	Per Segment x	\$2,000 = TOTAL R/W OPS	\$2,000	\$164,800
R/W LAND COSTS 13. Land, Improvements & Severance Damages and Cost to Cure Amount 14. Negotiated Settlements (Factor 15. Legal Settlements & Awards (Factor 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 120% (3) P(M) STAFE AND/OR CONSULTANT EFES	\$3,646,131 or) 50% or) 50% 8	x <u>125%</u> x <u>30%</u> x 70% x \$500 90% plans -110% (5	* Design plan (% increase) (% increase) 5) ROW Plans -100%	=	Amount \$4,557,700 \$683,700 \$1,595,200 \$4,000 TOTAL R/W LAND C	(of Line 13) (of Line 13) COSTS	\$6,840,600
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition	\$10,000	x 15.5	= \$155,000	D			
18. Acquisition 19. Relocation		x 15.5 x 1			TOTAL ACQ/RELO S	TAFF	\$165,000
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24)	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000				TOTAL ACQ/RELO S		\$165,000 \$48,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 1 Number x <u>1</u> x <u>0</u> x <u>1</u> 0	= \$10,000 = = =	Amount \$45,000 \$0 \$3,500 \$3,500 \$0	TOTAL RELOCATION	I COSTS	\$48,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x 1 Number x <u>1</u> x <u>0</u> x <u>1</u> 0	= \$10,000 = = = = =	Amount \$45,000 \$0 \$3,500 \$3,500 \$0	TOTAL RELOCATION	I COSTS	
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$10,000 \$45,000 \$15,000 \$2,000 \$60,000 \$igned:	$\begin{array}{c c} x & 1 \\ \hline x & \frac{1}{0} \\ x & \frac{1}{0} \\ x & 0 \\ \hline x & 0 \\ \hline \end{array}$	= \$10,000	Amount \$45,000 \$0 \$3,500 \$0 \$0	TOTAL RELOCATION	4 COSTS NTE	\$48,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total parce	\$10,000 \$15,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$condemned parcels will be condemned parce	$\begin{array}{c c} x & 1 \\ \hline \\ x & 1 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0 \\ \hline \\ x & 0 \\ x & 0$	= \$10,000	Amount \$45,000 \$0 \$3,500 \$0 \$0	TOTAL RELOCATION	4 COSTS NTE	\$48,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total parcer 10% will go through mediation; and 3% of the c The following indicates the reviewer's confiden Type A - indicates the most confiden X Type B - indicates above average	\$10,000 \$15,000 \$3,500 \$2,000 \$3,500 \$2,000 \$60,000 \$6	x 1 x 1 x 1 x 0 x 1 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	= \$10,000	Amount \$45,000 \$0 \$3,500 \$0 \$0	TOTAL RELOCATION	4 COSTS NTE	\$48,500
19. Relocation RELOCATION COSTS Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total parcee 10% will go through mediation; and 3% of the c The following indicates the reviewer's confiden Type A - indicates the most conf X Type B - indicates the least or n Type D - indicates the least or n	\$10,000 \$15,000 \$15,000 \$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$cigned: Signed:	x 1 x 1 x 1 x 0 x 1 x 0 x 0 x 0 x 0 x 0 x 1 x 0 x 0 x 1 x 1 x 0 x 1 x 1 x 0 x 1 x 1 x 1 x 0 x 1 x 1 x 0 x 1 x 1 x 1 x 1 x 0 x 1 x 1 x 0 x 1 x 0 x 1 x 0 x 0 x 1 x 0 x 1 x 0 x 0 x 0 x 0 x 1 x 0 x 0 x 0 x 0 x 0 x 0 x 0 x 0	= \$10,000	Amount \$45,000 \$0 \$3,500 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	TOTAL RELOCATION TOTAL R/W ESTIMA Date: Dece	I COSTS ITE Imber 18, 2014 Inter 18, 2014	\$48,500

) TRIANGLE EXPRESSWAY GHT OF WAY ESTIMATE - SUI	SOUTHEAST EXTENSION	
Page : 1 of 3 Alternate: BROWN Segment: B3 - STA. 1330+00.00 - STA. 1446+86.68 B_L Date: December 10, 2014		TIP N State Project N Cour	os.: R-2721, R-2828, and R-2829 os.: 6.401078, 6.401079, and 6.401080 nty: Wake R#: 192576
Parcels: Commercial 1 Residential 9.5 Vacant 6		Estimated Relocatees: Non-residential Residential Total Relocatees	0 6 6
Total Parcels 16.5			
R/W SUPPORT COSTS		Amount	
1. Direct Labor Cost(Parcels)16.52. Indirect Overhead(Parcels)16.5	x \$15,000 = x \$2,000 =	\$247,500 \$33,000	
3. (Lines 1 thru 2)		TOTAL R/W SUPP	PORT \$280,500
R/W OPS		Damala a de 000	Amount
	$\begin{array}{c} x \\ x \\ 16.5 \\ \end{array} = \begin{array}{c} 16.5 \\ 8 \end{array}$	Parcels x \$5,000 Parcels x \$2,500	= \$82,500 = \$20,000
	x 16.5 = 16.5	Parcels x \$1,500	= \$24,800
	x 16.5 = 8		= \$20,000
8. Mediators 10% 9. Expert Witness (Trial) 3%	$\begin{array}{c} x \\ x \\ x \\ 8 \\ \end{array} = \begin{array}{c} 1 \\ 0 \\ \end{array}$		= \$2,000 = \$0
10. Demolition, Asb. Survey & Abate., etc.	6		= \$120,000
11. Miscellaneous Contracts	1	1,111	= \$2,000
12. (Lines 4 thru 11)		TOTAL R/W OPS	\$271,300
R/W LAND COSTS		Amount	
13. Land, Improvements & Severance Damages and Cost to Cure Amount \$4,330,552	x 125% * Design plar	stage = \$5,413,200	
	x 30% (% increase		(of Line 13)
· · · · ·	x 70% (% increase		(of Line 13)
	x \$500	= \$4,000	COSTC 60 422 000
 17. (Lines 13 thru 16) * Design contingency for design plan stage: 		TOTAL R/W LAND	D COSTS \$8,123,800
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4)	90% plans -110% (5) ROW Plans -10	0%	
R/W STAFF AND/OR CONSULTANT FEES			
18. Acquisition \$10,000	x 16.5 = \$165,000		
19. Relocation \$10,000	x 6 = \$60,000	TOTAL ACQ/RELC	D STAFF \$225,000
RELOCATION COSTS			
Replacement Housing	Number	Amount	
20. Owner \$45,000 21. Tenant \$15,000	x <u>3</u> =	<u>\$135,000</u> \$45,000	
Move Costs	<u> </u>	<u> </u>	
22. Residential Owner \$3,500	x <u>3</u> =	\$10,500	
23. Residential Tenant\$2,00024. Non-residential/Farm\$60,000	x 0 =	<u>\$6,000</u> \$0	
25. (Lines 20 thru 24)	× <u> </u>	TOTAL RELOCATION	ON COSTS \$196,500
26.			
27.			
28.		TOTAL R/W ESTIN	MATE \$9,097,100
	Gare C rulson		
Reviewer Jane C. Nelson Signed:	_ Gare C Tuesor	Date: De	ecember 18, 2014
REMARKS: Condemnation - Assume 50% of the total parcels will be condemn	ed: 37% of those condemned w	Il settle prior to mediation:	
10% will go through mediation; and 3% of the condemned parcels			
The following indicates the reviewer's confidence in the above est	imate:		
Type A - indicates the most confidence X Type B - indicates above average confidence			
Type C - indicates below average confidence			
Type D - indicates the least or no confidence			
The following indicates the purpose for this estimate:	raft Environmental Impact State	ment and Corridor Evaluation	
Comments: This is a preliminary right of way estimate for the p	ourpose of comparing multiple of	orridor alignments. All narcels were in	spected from the existing
right of way. County GIS maps and Google Earth were also utilized		- · ·	
	d to identify additional improve	ments located within the proposed rig	int of way and/or impacts to the
remainders when they were not visible from the existing right of v			

		CON	VIPLETE 54	D TF	RIAN	GLE EXP	RESSWAY	SOUTHEAST	EXTENSION		
			RIC	энт	OF W	AY ESTIN	ATE - SUN	IMARY SHEET			
Alternate Segment	: 1 of 3 : TAN : T1 - STA. 1206+55.08 : December 5, 2014	- STA. 1426	6+45.29 T_L						State Project Nos. County		8, and R-2829 01079, and 6.401080
Parcels: Commercial Residential	2 41 24							Estimated Relo Non-residentia Residential	I	0 29 29	
Vacant Total Parcels	67							Total Relocated	es	29	
R/W SUPPORT CO	OSTS								Amount		
1. Direct Labor ((Parcels)	67	х		\$15,000 =			\$1,005,000		
2. Indirect Overl		(Parcels)	67	х		\$2,000 =			\$134,000	OPT	¢1 120 000
3. (Lines 1 thru 2 R/W OPS	2)								TOTAL R/W SUPP		\$1,139,000
4. Appraisal Fee	s - Negotiations		100%	х		67 =	67	Parcels	x \$5,000 =	Amount \$335,000	
	s - Condemnation/Tria	ı -	50%	x		67 =	34		x \$2,500 =	\$85,000	
6. Title Services	_	-	100%	х		67 =			x \$1,500 =	\$100,500	
7. Condemnatio 8. Mediators	on Costs	-	50%	х		67 = 34 =	34 3		x \$2,500 =	\$85,000	
9. Expert Witnes	ss (Trial)	-	<u>10%</u> 3%	x x		<u> </u>	3 1		x \$2,000 = x \$2,500 =	\$6,000 \$2,500	
	Asb. Survey & Abate., et	tc.	0,0	~			28		x \$20,000 =	\$560,000	
11. Miscellaneou	s Contracts						1	Per Segment		\$2,000	
12. (Lines 4 thru :	11)								TOTAL R/W OPS		\$1,176,000
R/W LAND COSTS									Amount		
	ements & Severance Da	-									
and Cost to C		-	\$15,910,461	x		125% *	Design pla	-	= \$19,888,100	(of Line 12)	
14. Negotiated Se 15. Legal Settlem		(Factor) (Factor)	<u>50%</u> 50%	x		30% 70%	(% increase (% increase		= \$2,983,200 = \$6,960,800	(of Line 13) (of Line 13)	
16. Other Conder		(ractor)	34	x x		\$500	(% IIICI ease	:)	= \$17,000	(Of Life 13)	
17. (Lines 13 thru		-		~		<i></i>			TOTAL R/W LAND	COSTS	\$29,849,100
	ency for design plan sto	age:							<u> </u>		· _ / _ /
(1) PD&E pl	ans - 125% (2) 30% pla	ans - 120%	(3) 60% plan	s - 1	15% (4	4) 90% pla	ns -110% (5	ROW Plans -10	0%		
R/W STAFE AND	OR CONSULTANT FEES										
IN W STAFF AND/	ON CONSOLIANT TEES										
18. Acquisition			\$10,000	х		67 =					
18. Acquisition 19. Relocation			\$10,000 \$10,000	x x		67 = 29 =			TOTAL ACQ/RELO	STAFF	\$960,000
18. Acquisition	тs					29 =)	TOTAL ACQ/RELO	STAFF	\$960,000
18. Acquisition 19. Relocation RELOCATION COS		3	\$10,000	x		29 = Number	\$290,00) Amount	TOTAL ACQ/RELO	STAFF	\$960,000
18. Acquisition 19. Relocation	тs	3				29 =)	TOTAL ACQ/RELO	STAFF	\$960,000
18. Acquisition 19. Relocation RELOCATION COS 20. Owner	тs	- -	\$10,000 \$45,000	x x		29 = Number 21	\$290,000) Amount \$945,000	TOTAL ACQ/RELO	STAFF	\$960,000
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 	TS Replacement Housing Move Costs wner	3 - -	\$10,000 \$45,000 \$15,000 \$3,500	x x		29 = Number 21 8 21	\$290,000	Amount \$945,000 \$120,000 \$73,500	TOTAL ACQ/RELO	STAFF	\$960,000
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 23. Residential Tenant 	TS Replacement Housing Move Costs wner enant		\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x x x x		29 = Number 21 8 21 8 21 8	\$290,000 = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000	TOTAL ACQ/RELO	STAFF	\$960,000
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residential 	TS Replacement Housing Move Costs wner enant ial/Farm	g - - - -	\$10,000 \$45,000 \$15,000 \$3,500	x x		29 = Number 21 8 21	\$290,000 = =	Amount \$945,000 \$120,000 \$73,500			
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residential 25. (Lines 20 thru 	TS Replacement Housing Move Costs wner enant ial/Farm	g - - - -	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x x x x		29 = Number 21 8 21 8 21 8	\$290,000 = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000	TOTAL ACQ/RELO		\$960,000 \$1,154,500
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residential 	TS Replacement Housing Move Costs wner enant ial/Farm	3 - - - -	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x x x x		29 = Number 21 8 21 8 21 8	\$290,000 = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000			
 18. Acquisition 19. Relocation RELOCATION COS 20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residential Te 25. (Lines 20 thru 26. 	TS Replacement Housing Move Costs wner enant ial/Farm	; - - - -	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x x x x		29 = Number 21 8 21 8 21 8	\$290,000 = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000		DN COSTS	
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 Acquisition Relocation RELOCATION COS Owner Tenant Residential O Residential Tr Non-residenti (Lines 20 thru 26. 27. 	TS Replacement Housing Move Costs wner enant ial/Farm	- - - -	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000	x x x x		29 = Number 21 8 21 8 21 8	\$290,000 = = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000	TOTAL RELOCATIO	DN COSTS	\$1,154,500 \$34,278,600
 Acquisition Relocation RELOCATION COS Owner Tenant Residential O Residential Te Non-residenti (Lines 20 thru 26. 27. 28. 	TS Replacement Housing Move Costs wner enant ial/Farm i 24)	- - - -	\$10,000 \$45,000 \$15,000 \$3,500 \$2,000 \$60,000	x x x x		29 = Number 21 8 21 8 0	\$290,000 = = = =	Amount \$945,000 \$120,000 \$73,500 \$16,000	TOTAL RELOCATIO	DN COSTS IATE	\$1,154,500 \$34,278,600
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COMPLETE 540 TRIANGLE EXP	RESSWAY SOUTHEAST EXTENS	ION
RIGHT OF WAY ESTI	MATE - SUMMARY SHEET	
Page : 1 of 3 Alternate: TEAL Segment: TL1 - Sta. 1158+00.30 - Sta. 1327+70.00 TL_L Date: December 5, 2014	State Pro	TIP Nos.: R-2721, R-2828, and R-2829 oject Nos.: 6.401078, 6.401079, and 6.401080 County: Wake HDR#: 192576
Parcels:	Estimated Relocatees:	
Commercial 1.5	Non-Residential	0
Residential 20.5 Vacant 6.5	Residential Total Relocatees	13
Total Parcels 28.5	Total Relocatees	10
R/W SUPPORT COSTS	Amount	
1. Direct Labor Cost (Parcels)28.5 x\$15,000 =	\$42	7,500
2. Indirect Overhead (Parcels) 28.5 x \$2,000 =	\$5	57,000
3. (Lines 1 thru 2)	TOTAL R	/W SUPPORT \$484,500
R/W OPS		Amount
4. Appraisal Fees - Negotiations 100% x 28.5 = 5. Appraisal Fees - Condemnation/Trial 50% x 28.5 =		5,000 = \$142,500
5. Appraisal Fees - Condemnation/Trial 50% x 28.5 = 6. Title Services 100% x 28.5 =		\$2,500 = \$35,000 \$1,500 = \$42,800
7. Condemnation Costs 50% x 28.5 =		2,500 = \$35,000
8. Mediators 10% x 14 =		52,000 = \$2,000
9. Expert Witness (Trial) 3% x 14 =	0 Parcels x \$	\$2,500 = \$0
10. Demolition, Asb. Survey & Abate., etc.		20,000 = \$240,000
11. Miscellaneous Contracts		22,000 = \$2,000
12. (Lines 4 thru 11)	TOTAL R	
R/W LAND COSTS	Amount	
13. Land, Improvements & Severance Damages		
and Cost to Cure Amount \$9,282,406 x 125% *	Design plan stage = \$11,60	
14. Negotiated Settlements (Factor) 50% x 30%	• • •	10,500 (of Line 13)
15. Legal Settlements & Awards (Factor) 50% x 70% 16. Other Condemn. Costs 14 x \$500		51,100 (of Line 13) 57,000
17. (Lines 13 thru 16)		/W LAND COSTS \$17,411,600
* Design contingency for design plan stage:	TOTAL	, II EARD COSTS \$17,411,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl	ans -110% (5) ROW Plans -100%	
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl	ans -110% (5) ROW Plans -100%	
	ans -110% (5) ROW Plans -100%	
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl R/W STAFF AND/OR CONSULTANT FEES	\$285,000	CQ/RELO STAFF \$415,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 =	\$285,000	CQ/RELO STAFF \$415,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 =	\$285,000	CQ/RELO STAFF \$415,000
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(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1	\$285,000 \$130,000 TOTAL A Amount	CQ/RELO STAFF \$415,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1	\$285,000 \$130,000 TOTAL A = \$540,000 = \$15,000	CQ/RELO STAFF \$415,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs \$3,500 x 12	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000	CQ/RELO STAFF \$415,000
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(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs \$2. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 1 1	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000 = \$2,000 = \$0	CQ/RELO STAFF \$415,000 ELOCATION COSTS \$599,000
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs 3 1 22. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 1 1 24. Non-residential/Farm \$60,000 x 0 25. (Lines 20 thru 24) 5 5 1	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000 = \$2,000 = \$0	
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(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs 22. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 x 0 2 24. Non-residential/Farm \$60,000 x 0 2 25. (Lines 20 thru 24) 2 2 2 28. 2 Reviewer Jane C. Nelson Signed: Gmc C 7 REMARKS: Condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemnation - Assume condemnation - Assume condemned; 37% of those condemnation - Assu	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000 = \$0 TOTAL R TOTAL R MUM	ELOCATION COSTS \$599,000 /W ESTIMATE \$19,409,400 Date: December 8, 2014
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs 22. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 x 1 24. Non-residential/Farm \$60,000 x 0 25. (Lines 20 thru 24) 26. 27. 28. 28. Pre C 7 Reviewer Jane C. Nelson Signed: Pre C 7	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000 = \$0 TOTAL R TOTAL R MUM	ELOCATION COSTS \$599,000 /W ESTIMATE \$19,409,400 Date: December 8, 2014
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(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$10,000 x 12 Move Costs 22 22. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 1 1 24. Non-residential/Farm \$60,000 x 0 25. (Lines 20 thru 24) 26. 27. 28. 28. Reviewer Jane C. Nelson Signed: Qmc C 7 28. 28. 28. 26. 27. 28. 28. 27. 28. 28. 28. 28. 29. 20. 1 29. 20. 1 20. 29. 20. 1 20. 20. 21. 22. 23. 20. 23. 24. 0 26. 27.	\$285,000 \$130,000 TOTAL A Amount = \$540,000 = \$15,000 = \$42,000 = \$0 TOTAL R TOTAL R TOTAL R Muscon mpact Statement and Corridor Evaluation mpact Statement and Corridor Evaluation	ELOCATION COSTS \$599,000 /W ESTIMATE \$19,409,400 Date: December 8, 2014 ; on parcels were inspected from the existing roposed right of way and/or impacts to the
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% pl R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 28.5 = 19. Relocation \$10,000 x 13 = RELOCATION COSTS Replacement Housing Number 20. Owner \$45,000 x 12 21. Tenant \$15,000 x 1 Move Costs 22. Residential Owner \$3,500 x 12 23. Residential Tenant \$2,000 x 0 1 24. Non-residential/Farm \$60,000 x 0 25. 26. 27. 28. 28. 26. 27. 28. Z6. 27. 28. Reviewer Jane C. Nelson Signed: Proceed to trial. The following indicates the reviewer's confidence in the above estimate: Type A - indicates the most confidence Type A - indicates the most confidence X Type C - indicates the least or no confidence X Type D - indicates the least or no confidence Type D - indicates the least or no confidence The following indicates the purpose for this estimate: This is a preliminary right of way estimate for the purpose of comments: This is a preliminary right of way estimate for the purpose of comments:	\$285,000 \$130,000 TOTAL A = \$540,000 = \$15,000 = \$42,000	ELOCATION COSTS \$599,000 /W ESTIMATE \$19,409,400 Date: December 8, 2014 ; on parcels were inspected from the existing roposed right of way and/or impacts to the R crossing is included in this estimate;

		F	RIGHT	OF WAY E	STIMATE - SU	JMMARY SHEET		
		STA. 197+34.10 O_L					TIP Nos.: R-2721, R-2828, an State Project Nos.: 6.401078, 6.40107 County: Wake HDR#: 192576	
Parcels: Commercial Residential Vacant Total Parcels	8 103 61 172					Estimated Relocate Non-residential Residential Total Relocatees	es:1 44 45	
R/W SUPPORT CO. 1. Direct Labor C 2. Indirect Overh	ost		<u>172</u> 172	x \$15,000	=		Amount \$2,580,000	
3. (Lines 1 thru 2			172	x \$2,000	-		\$344,000 TOTAL R/W SUPPORT	\$2,924,000
2 (11) 020								
R/W OPS 4. Appraisal Fees	- Negotiations	1	00%	x 172	= 172	Parcels	Amount x \$5,000 = \$860,000	
	- Condemnation/Trial		50%	x 172	= 86	Parcels	x \$2,500 = \$215,000	
6. Title Services	Costa			x <u>172</u>	= 172 = 86	Parcels	x \$1,500 = \$258,000	
7. Condemnation 8. Mediators	COSTS	-		x <u>172</u> x 86	= 86 = 9	Parcels Parcels	x \$2,500 = \$215,000 x \$2,000 = \$18,000	
9. Expert Witnes	s (Trial)		3%	x 86	= 3	Parcels	x \$2,500 = \$7,500	
	sb. Survey & Abate., etc	C.			44	Imprvmet	x \$20,000 = \$880,000	
11. Miscellaneous					1	Per Segment	x \$2,000 = \$2,000	40.000.000
12. (Lines 4 thru 1	.1)						TOTAL R/W OPS	\$2,455,500
R/W LAND COSTS							Amount	
13. Land, Improve	ements & Severance Da	mages						
and Cost to Cu		\$19,005,		x <u>125%</u>	* Design plan	-	= \$23,756,700	
14. Negotiated Se 15. Legal Settleme				x <u>30%</u> x 70%	(% increase) (% increase)		= \$3,563,500 (of Line 13) = \$8,314,800 (of Line 13)	
16. Other Conden		(1400)		x \$500	(// increase)		= \$43,000	
17. (Lines 13 thru	16)						TOTAL R/W LAND COSTS	\$35,678,000
	for design plan stage:							
(1) PD&E plans	- 125% (2) 30% plans - 120	% (3) 60% plans - 115% (4)	90% pla	ans -110% (5) RC	OW Plans -100%			
R/W STAFF AND/O	OR CONSULTANT FEES							
18. Acquisition		\$10,0	000	x 172	= \$1,720,00	00		
19. Relocation		\$10,0	000	x 45	= \$450,00	00	TOTAL ACQ/RELO STAFF	\$2,170,000
		. ,						
RELOCATION COST	rs							
RELOCATION COST				Number		Amount		
20. Owner	rs Replacement Housing	\$45,		x 29	=	\$1,305,000		
20. Owner 21. Tenant	Replacement Housing				= =			
20. Owner 21. Tenant	Replacement Housing Move Costs	\$45, \$15,	000	x 29 x 15		\$1,305,000 \$225,000		
20. Owner 21. Tenant	Replacement Housing Move Costs vner	\$45, \$15, \$3,		x 29	=	\$1,305,000		
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residentia	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3,	.000 .500 .000	x 29 x 15 x 29	=	\$1,305,000 \$225,000 \$101,500	[
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 x 29 15	=	\$1,305,000 \$225,000 \$101,500 \$30,000	TOTAL RELOCATION COSTS	\$1,721,500
20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residenti 25. (Lines 20 thru	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 x 29 15	=	\$1,305,000 \$225,000 \$101,500 \$30,000	TOTAL RELOCATION COSTS	\$1,721,500
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27.	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 x 29 15	=	\$1,305,000 \$225,000 \$101,500 \$30,000	re	\$1,721,500
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residentii 25. (Lines 20 thru 26.	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 x 29 15	=	\$1,305,000 \$225,000 \$101,500 \$30,000	TOTAL RELOCATION COSTS	\$1,721,500 \$44,949,000
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27.	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 15 x 1	= = =	\$1,305,000 \$225,000 \$101,500 \$30,000	re	
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28.	Replacement Housing Move Costs wner nant al/Farm	\$45, \$15, \$3, \$2,	.000 .500 .000	x 29 x 15 x 29 15 x 1	=	\$1,305,000 \$225,000 \$101,500 \$30,000	re	
20. Owner 21. Tenant 22. Residential Ov 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28.	Replacement Housing Move Costs vner nant al/Farm 24)	\$45, \$15, \$3, \$2, \$60,	.000 .500 .000	x 29 x 15 x 29 15 x 1	= = =	\$1,305,000 \$225,000 \$101,500 \$30,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential O 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer	Replacement Housing Move Costs vner nant al/Farm 24)	\$45, \$15, \$3, \$2, \$60,	.000 .500 .000	x 29 x 15 x 29 15 x 1	= = =	\$1,305,000 \$225,000 \$101,500 \$30,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential Ou 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson	\$45, \$15, \$3, \$2, \$60, \$60, \$igned:		x 29 x 15 x 29 x 15 x 1 y 15 x 1	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OU 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A	Replacement Housing Move Costs vner nant al/Farm 24) Jane C. Nelson ssume 50% of the total	\$45, \$15, \$3, \$2, \$60,	0000 500 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ 15 \\ x & 1 \\ \end{array}$ $\begin{array}{c} x & 29 \\ 15 \\ x & 1 \\ \end{array}$ $\begin{array}{c} y \\ y $	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OU 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A	Replacement Housing Move Costs vner nant al/Farm 24) Jane C. Nelson ssume 50% of the total	Signed:	0000 500 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ 15 \\ x & 1 \\ \end{array}$ $\begin{array}{c} x \\ \hline \\ y \\ y$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OU 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A	Replacement Housing Move Costs vner nant al/Farm 24) Jane C. Nelson ssume 50% of the total	Signed:	0000 500 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ 15 \\ x & 1 \\ \end{array}$ $\begin{array}{c} x \\ \hline \\ y \\ y$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OV 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug	Replacement Housing Move Costs vner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of	Signed:	000 500 000 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ \hline x & 1 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential Ou 23. Residential Te 24. Non-residentii 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india	Replacement Housing Move Costs vner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of	\$45, \$15, \$3, \$2, \$60, Signed: parcels will be condemn f the condemned parcels	000 500 000 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ \hline x & 1 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential Ou 23. Residential Te 24. Non-residential Te 24. Non-residential 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates above	\$45, \$15, \$3, \$2, \$60, Signed:	000 500 000 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ \hline x & 1 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OV 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following indi	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates abovy	\$45, \$15, \$3, \$2, \$60, \$50, \$60, \$60, \$60, \$60, \$60, \$60, \$60, \$6	000 500 000 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ \hline x & 1 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential OV 23. Residential Te 24. Non-residenti 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following indi	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates above	\$45, \$15, \$3, \$2, \$60, \$50, \$60, \$60, \$60, \$60, \$60, \$60, \$60, \$6	000 500 000 000 000	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ \hline x & 1 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE	
20. Owner 21. Tenant 22. Residential Ou 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total sh mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates above Type C - indicates the left	\$45, \$15, \$3, \$2, \$60, Signed: Signed: Signed: parcels will be condemn f the condemned parcels nfidence in the above est ost confidence e average confidence v average confidence east or no confidence	000 500 000 000 000 ed; 375 will go	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ 15 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE Date: January 23, 2015	
20. Owner 21. Tenant 22. Residential Ou 23. Residential Te 24. Non-residentia 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total th mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates abovy	\$45, \$15, \$3, \$2, \$60, Signed: Signed: Signed: parcels will be condemn f the condemned parcels nfidence in the above est ost confidence e average confidence v average confidence east or no confidence	000 500 000 000 000 ed; 375 will go	$\begin{array}{c} x & 29 \\ x & 15 \\ x & 29 \\ 15 \\ x & 1 \\ \end{array}$	= = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE Date: January 23, 2015	
20. Owner 21. Tenant 22. Residential OV 23. Residential Te 24. Non-residential Te 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following indial X The following indial	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson ssume 50% of the total the mediation; and 3% of cates the reviewer's con Type A - indicates the re Type B - indicates above Type C - indicates the le cates the purpose for the	\$45, \$15, \$3, \$2, \$60, Signed: signed: parcels will be condemned parcels parcels will be condemned parcels noist confidence average confidence vaverage confidence vaverage confidence is estimate:	000 500 000 000 ed; 379 will go	x 29 x 15 x 29 15 x 1 x 1 c 29 x 1 x 1 c 29 x 1 c 29 x 1 c 29 x 1 c 29 x 1 c 29 x 1 c 29 x 1 c c c c c c c c c c c c c c c c c c c	= = = 	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000 \$60,000 \$e prior to mediation;	TOTAL R/W ESTIMATE Date: January 23, 2015	
20. Owner 21. Tenant 22. Residential OU 23. Residential Te 24. Non-residential Te 24. Non-residential Te 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following indial X The following indial Comments:	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the total the mediation; and 3% or cates the reviewer's cor Type A - indicates the n Type B - indicates the n Type D - indicates the le cates the purpose for th This is a preliminary rig	Signed: Signed: Signed: Signed: Signed: signed	000 500 000 000 eed; 37' will go timate: <u>Dr</u>	x 29 x 15 x 29 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1	= = C Melson demned will settle ental Impact States	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000 \$60,000	TOTAL R/W ESTIMATE Date: January 23, 2015	
20. Owner 21. Tenant 22. Residential OU 23. Residential Te 24. Non-residential Te 24. Non-residential 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X The following india Comments: right of way. Cour remainders when	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the total sh mediation; and 3% of cates the reviewer's con Type A - indicates the m Type B - indicates above Type C - indicates belov Type C - indicates belov Type D - indicates the left cates the purpose for th This is a preliminary rig ty GIS maps and Goog! they were not visible fr	\$45, \$15, \$3, \$2, \$60, \$3, \$2, \$60, \$50, \$60, \$50, \$50, \$50, \$50, \$50, \$50, \$50, \$5	000 500 000 000 000 ed; 375 will go timate: <u>Dr</u>	x 29 x 15 x 29 x 15 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1 x 1	= = C Meson demned will settle intal Impact States ing multiple corrid al improvements I parcels include Pai	\$1,305,000 \$225,000 \$101,500 \$30,000 \$60,000 \$60,000 \$60,000 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$0	TOTAL R/W ESTIMATE Date: January 23, 2015 Uation rcels were inspected from the existing posed right of way and/or impacts to the 138, and 142. The value of the NCDOT parce	\$44,949,000
20. Owner 21. Tenant 22. Residential OV 23. Residential Te 24. Non-residential Te 25. (Lines 20 thru 26. 27. 28. Reviewer REMARKS: Condemnation - A 10% will go throug The following india X The following india Comments: right of way. Cour remainders when in this estimate is	Replacement Housing Move Costs wner nant al/Farm 24) Jane C. Nelson Jane C. Nelson ssume 50% of the total th mediation; and 3% of cates the reviewer's cor Type A - indicates the ne Type B - indicates abovo Type D - indicates below Type D - indicates the le cates the purpose for th This is a preliminary rig they were not visible for based on their purchase	\$45, \$15, \$3, \$2, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$60, \$50, \$50, \$50, \$50, \$50, \$50, \$50, \$5	000 500 000 000 	x 29 x 15 x 29 x 15 x 1 x 1 y 15 x 1 y 15 x 1 y 16 y 16 y 16 y 16 y 16 y 16 y 16 y	= = C Meson demned will settle intal Impact States ing multiple corris a improvements parcels include Pai thin the corridor v	s11,305,000 \$225,000 \$101,500 \$30,000 \$60,000	TOTAL R/W ESTIMATE Date: January 23, 2015 luation rcels were inspected from the existing posed right of way and/or impacts to the	\$44,949,000

Page : 1 of 3		(IGH)	T OF WAY ES	STIMATE - SU	MMARY SHEET		
Alternate: PURPLE Segment: PU1 - STA. 195+84.46 Date: December 10, 2014	i - STA. 338+53.25 PU_L					TIP Nos.: R-2721, R-2828, an State Project Nos.: 6.401078, 6.40107 County: Wake HDR#: 192576	
Parcels: Commercial 1 Residential 43 Vacant 15 Total Parcels 59					Estimated Relocat Business Residential Total Relocatees	ees: 0 23 23	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 59 (Parcels) 59	x x	\$15,000 \$2,000	=		Amount \$885,000 \$118,000	
3. (Lines 1 thru 2)		Â	<i>\$2,000</i>	-		TOTAL R/W SUPPORT	\$1,003,000
R/W OPS						Amount	
 Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Tria Title Services Condemnation Costs Mediators 	100% 100% 100% 50% 10%	x x x x x x	59 59 59 59 30	= 59 = 30 = 59 = 30 = 3	Parcels x Parcels x Parcels x Parcels x Parcels x	\$2,500 = \$75,000 \$1,500 = \$88,500 \$2,500 = \$75,000	
9. Expert Witness (Trial) 10. Demolition, Asb. Survey & Abate., e	3%	х	30	= 1 20	Parcels x Imprvmet x	1,	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)				1	Per Segment x	\$2,000 = \$2,000 TOTAL R/W OPS	\$944,000
R/W LAND COSTS						Amount	, ,
 Land, Improvements & Severance D and Cost to Cure Amount Negotiated Settlements Legal Settlements & Awards Other Condemn. Costs (Lines 13 thru 16) 	amages \$15,971,780 (Factor) 50% (Factor) 50% 30	x x x x	125% 30% 70% \$500	* Design pl (% increa (% increa	se) =	\$19,964,700 \$2,994,700 (of Line 13) \$6,987,600 (of Line 13)	\$29,962,000
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 12 	20% (3) 60% plans - 115% (4) 90%	plans -110% (5)	ROW Plans -100	0%		
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition 19. Relocation	\$10,000 \$10,000	x x		= \$590,00 = \$230,00		TOTAL ACQ/RELO STAFF	\$820,000
RELOCATION COSTS							
Replacement Housing 20. Owner	g \$45,000	x	Number 18	=	Amount \$810,000		
21. Tenant Move Costs	\$15,000	х	5	=	\$75,000		
22. Residential Owner 23. Residential Tenant	\$3,500 \$2,000	х	<u>18</u> 5	=	\$63,000 \$10,000		
		×					
24. Non-residential/Farm	\$60,000	^	0	=	\$0		\$958.000
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000	~	0	=		TOTAL RELOCATION COSTS	\$958,000
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$60,000		0	=			
24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$60,000		0			TOTAL RELOCATION COSTS	
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$60,000		0 Jare C 1				
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson						TOTAL R/W ESTIMATE	
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	Signed:	ned; 3	Jare C. 7 37% of those of	lilson	\$0 	TOTAL R/W ESTIMATE Date: January 24, 2015	
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total	Signed:	ned; 3	Jare C. 7 37% of those of	lilson	\$0 	TOTAL R/W ESTIMATE Date: January 24, 2015	\$958,000 \$33,687,000
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's co Type A - indicates the X Type B - indicates the Type C - indicates bel Type C - indicates bel	Signed: al parcels will be condem of the condemned parcel onfidence in the above es	ned; 3 Is will	Jane C T 37% of those of go to trial.	lilson	\$0 	TOTAL R/W ESTIMATE Date: January 24, 2015	
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's co Type A - indicates the X Type B - indicates bel Type D - indicates the	Signed: al parcels will be condemn of the condemned parcel onfidence in the above es e most confidence ove average confidence low average confidence e least or no confidence	ned; 3 s will	Jane C 7 37% of those of go to trial. te:		Settle prior to mee	TOTAL R/W ESTIMATE Date: <u>January 24, 2015</u> diation;	
24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the tota 10% will go through mediation; and 3% The following indicates the reviewer's co Type A - indicates the X Type B - indicates the Type D - indicates the Type D - indicates the	Signed: al parcels will be condemn of the condemned parcel onfidence in the above es e most confidence ove average confidence low average confidence e least or no confidence this estimate:	ned; 5 s will stimat	Jane C 7 37% of those o go to trial. te: Environmenta	condemned wi	Settle prior to mee	TOTAL R/W ESTIMATE Date: <u>January 24, 2015</u> diation;	\$33,687,000

PU1 and PU2.

Parcel 2 is improved with a community well; it is assumed the well and water lines a

		540 TRIANGLE RIGHT OF WAY		Y SOUTHEAST EX MMARY SHEET	TENSION	
Page : 1 of 3 Alternate: PURPLE Segment: PU2 - STA. 338+53.25 - STA Date: December 10, 2014	478+00.00 PU_L					
Parcels: Commercial 2 Residential 115.5 Vacant 53 Total Parcels 170.5				Estimated Relocated Non-residential Residential Total Relocatees	es:	0 73 73
	arcels) 170.5 arcels) 170.5	x \$15,000 x \$2,000	=		Amount \$2,557,500 \$341,000	
3. (Lines 1 thru 2)					TOTAL R/W SUPPORT	\$2,898,500
 R/W OPS Appraisal Fees - Negotiations Appraisal Fees - Condemnation/Trial Title Services Condemnation Costs Mediators Expert Witness (Trial) Demolition, Asb. Survey & Abate., etc. Miscellaneous Contracts 	100% 50% 100% 50% 10% 3%	x <u>170.5</u> x <u>170.5</u> x <u>170.5</u> x <u>85</u>	= 170.5 = 85 = 170.5 = 85 = 9 = 3 74 1	Parcels x Parcels x Parcels x Parcels x Parcels x Parcels x Imprvmet x Per Segment x	A \$5,000 = \$2,500 = \$1,500 = \$2,500 = \$2,500 = \$2,000 = \$2,000 =	mount \$852,500 \$212,500 \$255,800 \$212,500 \$18,000 \$7,500 \$1,480,000 \$2,000
12. (Lines 4 thru 11)			-	rer segment x	TOTAL R/W OPS	\$3,040,800
15. Legal Settlements & Awards (I 16. Other Condemn. Costs (I 17. (Lines 13 thru 16) * * Design contingency for design plan stage:	\$40,338,727 Factor) 50% Factor) 50% 85	x <u>125%</u> x <u>30%</u> x <u>70%</u> x \$500	* Design plan (% increase) (% increase)	stage = = = =		of Line 13) of Line 13) \$75,677,600
(1) PD&E plans - 125% (2) 30% plans - 120%	(3) 60% plans - 115% (4) 9	0% plans -110% (5) I	ROW Plans -100%			
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition 19. Relocation	\$10,000 \$10,000		= \$1,705,00 = \$730,00		TOTAL ACQ/RELO STAFF	\$2,435,000
RELOCATION COSTS						
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$45,000 \$15,000 \$3,500	Number x 70 x 3 x 70	= = =	Amount \$3,150,000 \$45,000 \$245,000		
23. Residential Tenant 24. Non-residential/Farm	\$2,000 \$60,000	x 0	=	\$6,000 \$0		
25. (Lines 20 thru 24)		× <u> </u>			TOTAL RELOCATION COS	TS \$3,446,000
26. 27.						
28.					TOTAL R/W ESTIMATE	\$87,497,900
Reviewer Jane C. Nelson	Signed:	Jane C	? Nelson		Date: January	/ 25, 2015
REMARKS: Condemnation - Assume 50% of the total pa 10% will go through mediation; and 3% of th			ondemned will se	ttle prior to mediation	n;	
The following indicates the reviewer's confid Type A - indicates the most X Type B - indicates above av Type C - indicates below av Type D - indicates the least	t confidence verage confidence verage confidence	mate:				
The following indicates the purpose for this	estimate:	Draft Environmen	tal Impact Staten	nent and Corridor Eva	luation	
Comments: This is a preliminary right of may. County GIS maps and Google E remainders when they were not visible from	arth were also utilized the existing right of wa	to identify additio ay. No governme	onal improvemen nt or utility owne	ts located within the p d parcels were identi	proposed right of way and/ fied in this segment. Parce	/or impacts to the Is 59 and 61 are
split between PU1 and PU2. Parcel 256 is sp of residential relocations and right-of-way c					this segment. It should be	expected that the number

					SOUTHEAST I	EXTENS	ION		
Page : 1 of 3 Alternate: BLUE Segment: BL1 - STA. 478+00.00 - S Date: December 16, 2014	TA. 505+00.00 BL_L					Sta	ate Project N Cou	los.: R-2721, R-2828, and los.: 6.401078, 6.401079 nty: Wake JR#: 192576	
Parcels: 4.5 Commercial 4.5 Residential 6 Vacant 5 Total Parcels 15.5					Estimated Reloc Non-residential Residential Total Relocatee			2 2 4	
	Parcels) 15.5 Parcels) 15.5	x <u>\$15,</u> x \$2,	<u>000</u> = 000 =			Amo	ount \$232,500 \$31,000		
3. (Lines 1 thru 2)	·					тот	AL R/W SUPI	PORT	\$263,500
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial)	100% 50% 100% 50% 10% 30%	x <u>15.</u> x <u>15.</u> x <u>15.</u> x <u>15.</u> x <u>8</u> x <u>8</u>	5 = 5 =	15.5 8 15.5 8 1 0	Parcels Parcels Parcels Parcels Parcels Parcels	x x x x x x x	\$2,500 \$1,500 \$2,500 \$2,000 \$2,500	Amount = \$77,500 = \$20,000 = \$23,300 = \$20,000 = \$2,000 = \$0	
 Demolition, Asb. Survey & Abate., etc. Miscellaneous Contracts 				15 1	Imprvmet Per Segment	x x		= \$300,000 = \$2,000	
12. (Lines 4 thru 11)				_			AL R/W OPS	+-,	\$444,800
	hages \$6,511,210 Factor) 50% Factor) 8	x 3 x 7	25% * 30% 70% 500	<i>Design plan</i> (% increase (% increase		= \$: = \$: =	ount 8,139,000 1,220,900 2,848,700 \$4,000 AL R/W LANI	(of Line 13) (of Line 13) D COSTS	\$12,212,600
* Design contingency for design plan stage:	(2) 600(-1 4450(-(4) 0)	00/ -1 1100	((5) 00144	Diana 100%					. , ,
(1) PD&E plans - 125% (2) 30% plans - 120%	(3) 60% plans - 115% (4) 90	0% plans -110%	5 (5) ROW P	Plans -100%					
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition	\$10,000	x 1	15.5 =	\$155,00	n				
19. Relocation	\$10,000	x	4 =	\$40,00		тот	AL ACQ/RELO	O STAFF	\$195,000
RELOCATION COSTS									
Replacement Housing		Num			Amount				
20. Owner 21. Tenant	\$45,000 \$15,000	x	2	=	\$90,000 \$0				
Move Costs 22. Residential Owner	\$3,500	×	2	=	\$7,000				
23. Residential Tenant	\$2,000	^	0		\$0				
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000	x		=	\$120,000	тот	AL RELOCATI	ION COSTS	\$217,000
25									
26. 27.									
28.						тот	AL R/W ESTI	MATE	\$13,332,900
Reviewer Jane C. Nelson	Signed:	Ja	re CN	ulson			Date: Ja	nuary 28, 2015	
REMARKS: Condemnation - Assume 50% of the total p	arcels will be condemned	d: 37% of the	se conder	nned will set	tle prior to media	ation			
10% will go through mediation; and 3% of									
The following indicates the reviewer's cont Type A - indicates the m X Type B - indicates abov Type C - indicates belov Type D - indicates the le	nost confidence e average confidence v average confidence	nate:							
The following indicates the purpose for thi	s estimate:	Draft Enviror	nmental Ir	npact Statem	ent and Corridor	Evaluatio	n		
	-							norted from the mint	
Comments: This is a preliminary rig right of way. County GIS maps and Google remainders when they were not visible fro		to identify ac	dditional ir	mprovement	s located within t	he propos	sed right of v	vay and/or impacts to th	

BL1 and PU2 (aka PU-256). Parcels 11, 13, 17, and 29 are split between BL1 and BL2.

		540 TRIANGLE EXPRESSWA RIGHT OF WAY ESTIMATE - S	AY SOUTHEAST EXTENSION SUMMARY SHEET	
Page : 1 of 3 Alternate: BLUE Segment: BL2 - STA. 505+00.00 Date: December 16, 2014	- STA. 680+69.89 BL_L		State Project Nos. County	: R-2721, R-2828, and R-2829 : 6.401078, 6.401079, and 6.401080 : Wake : 192576
Parcels: Commercial 6.5 Residential 140.5 Vacant 48.5 Total Parcels 195.5			Estimated Relocatees: Non-residential Residential Total Relocatees	0 95
R/W SUPPORT COSTS 1. Direct Labor Cost		x <u>\$15,000</u> =	Amount \$2,932,500	
 Indirect Overhead (Lines 1 thru 2) 	(Parcels) 195.5	x \$2,000 =	\$391,000 TOTAL R/W SUPPOF	RT \$3,323,500
R/W OPS 4. Appraisal Fees - Negotiations	100%	x 195.5 = 195.5	Parcels x \$5,000 =	Amount \$977,500
5. Appraisal Fees - Condemnation/Tri		x <u>195.5</u> = 98	Parcels x \$2,500 =	\$245,000
6. Title Services 7. Condemnation Costs		x <u>195.5</u> = 195.5 x 195.5 = 98	Parcels x \$1,500 = Parcels x \$2,500 =	\$293,300 \$245,000
8. Mediators		$x = \frac{155.5}{98} = 10$	Parcels x \$2,000 =	\$20,000
9. Expert Witness (Trial)	3%	x 98 = 3	Parcels x \$2,500 =	\$7,500
10. Demolition, Asb. Survey & Abate.,	etc.	91	Imprvmet x \$20,000 =	\$1,820,000
11. Miscellaneous Contracts 12. (Lines 4 thru 11)		1	Per Segment x \$2,000 = TOTAL R/W OPS	\$2,000 \$3,610,300
				\$3,510,500
R/W LAND COSTS			Amount	
 Land, Improvements & Severance I and Cost to Cure Amount 		x 125% * Design plan	stage = \$39.961.400	
14. Negotiated Settlements		x <u>125%</u> * Design plan x 30% (% increase)		(of Line 13)
15. Legal Settlements & Awards		x 70% (% increase)		(of Line 13)
16. Other Condemn. Costs	98	x \$500	= \$49,000	
17. (Lines 13 thru 16)			TOTAL R/W LAND C	OSTS \$59,991,100
R/W STAFF AND/OR CONSULTANT FEES				
18. Acquisition		x 195.5 = \$1,955,000 x 95 = \$950,000	1	ta 55 005 000
19. Relocation	\$10,000	x 95 = \$950,000	TOTAL ACQ/RELO S	TAFF \$2,905,000
RELOCATION COSTS				
Replacement Housing		Number	Amount	
20. Owner	1	x 78 =	\$3,510,000	
21. Tenant Move Costs	\$15,000	x <u>17</u> =	\$255,000	
22. Residential Owner	\$3,500	x 78 =	\$273,000	
23. Residential Tenant	\$2,000	17	\$34,000	
24. Non-residential/Farm	\$60,000	x <u>0</u> =		COSTC 64.073.000
25. (Lines 20 thru 24)			TOTAL RELOCATION	COSTS \$4,072,000
26.				
27.				
28.			TOTAL R/W ESTIMA	TE \$73,901,900
		0 101		
Reviewer Jane C. Nelson	Signed:	Gare Crulson	Date: Janua	ary 28, 2015
REMARKS:				
Condemnation - Assume 50% of the tot	al parcels will be condemned;	; 37% of those condemned will se	ettle prior to mediation;	
10% will go through mediation; and 3%	of the condemned parcels wi	ill go to trial.		
The following indicates the reviewer's o	confidence in the above estim	nate:		
Type A - indicates the				
	ove average confidence ow average confidence			
	e least or no confidence			
with (1) (1) (1) (1) (1) (1)		the total		
The following indicates the purpose for	this estimate: Di	raft Environmental Impact Stater	nent and Corridor Evaluation	
Comments: This is a preliminary r	ight of way estimate for the p	ourpose of comparing multiple co	rridor alignments. All parcels were inspec	ted from the existing
			nts located within the proposed right of wa	-
			ed parcels were identified in this segment.	
			Il displacements. The parcels with impacte	
			· · ·	. There is a lot of new construction within
this segment. It should be assumed that	at the number of residential di	napracements and right-of-way co	sis win continue to increase.	

					SOUTHEAST EX MMARY SHEET	TENSION	
Page : 1 of 3 Alternate: BLUE Segment: BL3 - STA. 680+69.89 - ST, Date: December 16, 2014	A. 850+50.00 BL_L					TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.401 County: Wake HDR#: 192576	080
Parcels: Commercial 0 Residential 81.5 Vacant 22.5 Total Parcels 104					Estimated Relocate Non-residential Residential Total Relocatees	es: 1 52 53	
R/W SUPPORT COSTS 1. Direct Labor Cost 2. Indirect Overhead	(Parcels) 104 (Parcels) 104		<u>15,000</u> = \$2,000 =			Amount \$1,560,000 \$208,000	
3. (Lines 1 thru 2)						TOTAL R/W SUPPORT \$1,	768,000
R/W OPS 4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial 6. Title Services 7. Condemnation Costs 8. Mediators 9. Expert Witness (Trial)	100% 50% 100% 50% 10% 3%	x x	104 = 104 = 104 = 104 = 52 = 52 =	52 104 52 5 5 2	Parcels x Parcels x Parcels x Parcels x Parcels x Parcels x	Amount \$5,000 = \$520,000 \$2,500 = \$130,000 \$1,500 = \$156,000 \$2,500 = \$130,000 \$2,000 = \$130,000 \$2,000 = \$10,000 \$2,500 = \$5,000	
10. Demolition, Asb. Survey & Abate., et 11. Miscellaneous Contracts	с.			43 1	Imprvmet x Per Segment x	\$20,000 = \$860,000 \$2,000 = \$2,000	
12. (Lines 4 thru 11)					-	TOTAL R/W OPS \$1,	813,000
 R/W LAND COSTS 13. Land, Improvements & Severance Da and Cost to Cure Amount 14. Negotiated Settlements 15. Legal Settlements & Awards 16. Other Condemn. Costs 17. (Lines 13 thru 16) * Design contingency for design plan stage: (1) PD&E plans. 125% (2) 30% plans. 1200 	\$17,257,300 (Factor) 50% (Factor) 50% 52	X X X X % plans -1:	125% * 30% 70% \$500	Design plan (% increase) (% increase) W Plans -100%	-	Amount \$21,571,600 \$3,235,700 (of Line 13) \$7,550,100 (of Line 13) \$26,000 TOTAL R/W LAND COSTS \$32,	383,400
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition 19. Relocation	\$10,000 \$10,000	x x	104 = 53 =			TOTAL ACQ/RELO STAFF \$1,	570,000
RELOCATION COSTS Replacement Housing 20. Owner	\$45,000	x	umber 40	= =	Amount \$1,800,000 \$180,000		
21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant	\$3,500	×	12 40 12	=	\$140,000 \$24,000		
24. Non-residential/Farm 25. (Lines 20 thru 24)	\$60,000	x	1	=	\$60,000	TOTAL RELOCATION COSTS \$2,	204,000
26. 27. 28.						TOTAL R/W ESTIMATE \$39,	738,400
Reviewer Jane C. Nelson	Signed:	6	Jane C	Nelson		Date: January 29, 2015	
REMARKS: Condemnation - Assume 50% of the total 10% will go through mediation; and 3% o	•			demned will set	tle prior to mediation	ın;	
The following indicates the reviewer's co Type A - indicates the mo X Type B - indicates above a Type C - indicates below a Type D - indicates the lease	st confidence average confidence average confidence	ate:					
The following indicates the purpose for the pu	his estimate:	Draft Env	vironment	al Impact State	ment and Corridor E	valuation	
right of way. County GIS maps and Goog remainders when they were not visible fr	le Earth were also utilized to om the existing right of wa	o identify y. No go	v additiona	al improvement or utility owne	s located within the d parcels were ident	arcels were inspected from the existing proposed right of way and/or impacts to the ified in this segment. Parcels 219, 220, 221, 226, and 22 ment. It should be assumed that the number of	27

		RIGHT OF W	AY ESTIMATE -	SUMMARY SHEET			
Page : 1 of 3 Alternate: BLUE Segment: BLxL - STA. 850+50.00 - STA. Date: December 16, 2014 Parcels: Commercial 13 Residential 78	958+13.12 BLxL_L			Estimated Relocat Non-residential Residential	State Project Nos. County HDR#	: R-2721, R-2828, and R-2829 : 6.401078, 6.401079, and 6. : Wake : 192576 9 32	
Vacant 35				Total Relocatees		41	
Total Parcels 126							
R/W SUPPORT COSTS					Amount		
	arcels) <u>126</u> arcels) 126	x <u>\$15,000</u> x \$2,000	=		\$1,890,000 \$252,000		
3. (Lines 1 thru 2)					TOTAL R/W SUPPORT	F	\$2,142,000
R/W OPS						Amount	
4. Appraisal Fees - Negotiations 5. Appraisal Fees - Condemnation/Trial	<u>100%</u> 50%	x <u>126</u> x <u>126</u>	= 126 = 63	Parcels parcel		\$630,000 \$157,500	
6. Title Services 7. Condemnation Costs	<u> </u>	x <u>126</u> x 126	= 126 = 63	Parcels parcels	< \$1,500 = < \$2,500 =	\$189,000 \$157,500	
8. Mediators 9. Expert Witness (Trial)	<u>10%</u> 3%	x <u>63</u> x 63	= 6 = 2		<pre> \$2,000 = \$2,500 = </pre>	\$12,000 \$5,000	
10. Demolition, Asb. Survey & Abate., etc.	370	x <u>05</u>	36	Imprvmet 2	\$20,000 =	\$720,000	
11. Miscellaneous Contracts 12. (Lines 4 thru 11)			1	Per Segment	< \$2,000 = TOTAL R/W OPS	\$2,000	\$1,873,000
R/W LAND COSTS					Amount		
13. Land, Improvements & Severance Damag			* Desimut				
-	\$18,416,870 actor) 50%	x <u>125%</u> x <u>30%</u>	* Design pla (% increas	-	\$3,453,200	(of Line 13)	
15. Legal Settlements & Awards (F 16. Other Condemn. Costs	actor) 50% 63	x <u>70%</u> x \$500	(% increas	e) =	<i>\$6,657,166</i>	(of Line 13)	
17. (Lines 13 thru 16)					TOTAL R/W LAND CO	STS	\$34,563,200
 * Design contingency for design plan stage: (1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 9	0% plans -110% (5	5) ROW Plans -100%	6			
R/W STAFF AND/OR CONSULTANT FEES							
18. Acquisition 19. Relocation	\$10,000 \$10,000	x 126 x 41	= \$1,260,00 = \$410,00		TOTAL ACQ/RELO STA	AFF	\$1,670,000
	\$10,000	x 41	- 9410,00		TOTAL ACQ/ILLEO STA		Ş1,070,000
RELOCATION COSTS Replacement Housing		Number		Amount			
	\$45,000	Number x <u>17</u> x 15	. =	Amount \$765,000 \$225,000			
Replacement Housing 20. Owner 21. Tenant Move Costs	\$15,000	x <u>17</u> x <u>15</u>	=	\$765,000 \$225,000			
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant	\$15,000 \$3,500 \$2,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>17</u> 15	=	\$765,000 \$225,000 \$59,500 \$30,000			
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner	\$15,000	x <u>17</u> x <u>15</u> x <u>17</u>	=	\$765,000 \$225,000 \$59,500	TOTAL RELOCATION C	:OSTS	\$1,619,500
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm	\$15,000 \$3,500 \$2,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>17</u> 15	=	\$765,000 \$225,000 \$59,500 \$30,000	TOTAL RELOCATION C	COSTS	\$1,619,500
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$15,000 \$3,500 \$2,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>17</u> 15	=	\$765,000 \$225,000 \$59,500 \$30,000			
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26.	\$15,000 \$3,500 \$2,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>9</u>	=	\$765,000 \$225,000 \$59,500 \$30,000	TOTAL RELOCATION O		\$1,619,500 \$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27.	\$15,000 \$3,500 \$2,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>9</u>	=	\$765,000 \$225,000 \$59,500 \$30,000		E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28.	\$15,000 \$3,500 \$2,000 \$60,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>9</u>	=	\$765,000 \$225,000 \$59,500 \$30,000	TOTAL R/W ESTIMAT	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS:	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000	x <u>17</u> x <u>15</u> x <u>17</u> x <u>9</u>	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Penant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 17 \\ x & 9 \end{array}$	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total para	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 17 \\ x & 9 \end{array}$	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Owner 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total para	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 15 \\ x & 9 \end{array}$ $\begin{array}{c} y \\ y $	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total pare 10% will go through mediation; and 3% of the The following indicates the reviewer's confide Type A - indicates the most of	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 15 \\ x & 9 \end{array}$ $\begin{array}{c} y \\ y $	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total part 10% will go through mediation; and 3% of the Type A - indicates the most in Type B - indicates above ave Type C - indicates below ave	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 15 \\ x & 9 \end{array}$ $\begin{array}{c} y \\ y $	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total part 10% will go through mediation; and 3% of the The following indicates the reviewer's confide Type A - indicates the most in X Type B - indicates above ave	\$15,000 \$3,500 \$2,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 15 \\ x & 9 \end{array}$ $\begin{array}{c} y \\ y $	= = 	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMATI	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total pare 10% will go through mediation; and 3% of the The following indicates the reviewer's confide Type A - indicates the most X Type B - indicates the least of Type D - indicates the least of	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 17 \\ x & 15 \\ x & 9 \end{array}$	=	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000	TOTAL R/W ESTIMAT	E	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total pare 10% will go through mediation; and 3% of the Type A - indicates the most of X Type B - indicates the least of Type D - indicates the least of The following indicates the purpose for this end	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 17 \\ 15 \\ x & 9 \end{array}$	= =	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000 \$540,000	TOTAL R/W ESTIMAT	E nry 30, 2015	
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total part 10% will go through mediation; and 3% of the The following indicates the reviewer's confidd Type A - indicates the most Type B - indicates above ave Type D - indicates below ave Type D - indicates the least of The following indicates the purpose for this e Comments: This is a preliminary right of right of way. County GIS maps and Google Ea	\$15,000 \$3,500 \$2,000 \$60,0	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 17 \\ 15 \\ x & 9 \end{array}$	= = Melson ondemned will se ental Impact State aring multiple co onal improvemen	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000 \$540,000 *ttle prior to mediation ement and Corridor Ex rridor alignments. All this located within the	TOTAL R/W ESTIMAT Date: Janua n; /aluation	E ary 30, 2015	\$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total para 10% will go through mediation; and 3% of the The following indicates the reviewer's confide Type A - indicates above ave Type C - indicates below ave Type D - indicates the least of The following indicates the purpose for this e Comments: This is a preliminary right of	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,	$\begin{array}{c} x & 17 \\ x & 15 \\ x & 15 \\ x & 15 \\ x & 9 \\ \end{array}$	=	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000 \$540,000 \$540,000 \$540,000	TOTAL R/W ESTIMAT Date: Janua n; /aluation	E ary 30, 2015 from the existing id/or impacts to the els were identified in this seg	\$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total pare 10% will go through mediation; and 3% of the The following indicates the reviewer's confidd	\$15,000 \$3,500 \$2,000 \$60,0	$\begin{array}{c} x & 17\\ x & 15\\ x & 15\\ x & 15\\ x & 9\\ \end{array}$	= =	\$765,000 \$225,000 \$59,500 \$30,000 \$540,0000 \$540,0000\$500 \$540,000 \$540,000\$540,000\$	TOTAL R/W ESTIMAT Date: Janua n; lancels were inspected f proposed right of way ar government owned parc vay estimate for Parcel 4 xperienced design projec	E ary 30, 2015 from the existing Id/or impacts to the els were identified in this seg 22 are for the real estate only t managers was that the	\$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total part 10% will go through mediation; and 3% of the Type A - indicates the most t X Type A - indicates below ave Type D - indicates the least of The following indicates the purpose for this e Comments: This is a preliminary right of right of way. County GIS maps and Google Ea remainders when they were not visible from Parcel 432 is owned by Southern Bell Telepho This estimate does not include consideration This estimate does not include consideration	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,	x 17 x 15 x 15 x 17 x 9 x 9 x 9 x 9 x 9 x 9 x 9 x 17 x 9 x 17 x 15 x 9 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 17 x 15 x 17 x 17 x 15 x 15 x 17 x 17 x 17 x 17 x 17 x 17 x 17 x 17	= = = mutal Impact State aring multiple co onal improvemen d parcels include tt and lines. Feed e types of facilitie this acquisition be	\$765,000 \$225,000 \$59,500 \$30,000 \$540,000 \$540,000 \$540,000 \$540,000 \$540,000	TOTAL R/W ESTIMAT Date: Janua Date: Janua n; // // // // // // // // // // // // /	E ary 30, 2015 from the existing id/or impacts to the els were identified in this seg 32 are for the real estate only t managers was that the ded that direct	\$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total part 10% will go through mediation; and 3% of the The following indicates the reviewer's confidd Type A - indicates the most : X Type B - indicates above ave Type D - indicates below ave Type D - indicates the least of The following indicates the purpose for this e Comments: This is a preliminary right of right of way. County GIS maps and Google Ea remainders when they were not visible from i Parcel 432 is owned by Southern Bell Telepho This estimate does not include consideration cost and schedule implications were so treme	\$15,000 \$3,500 \$2,000 \$60,0	x 17 x 15 x 15 x 17 x 9 x 9 x 9 x 9 x 9 x 9 x 17 x 9 x 17 x 9 x 17 x 15 x 9 x 17 x 15 x 15 x 17 x 15 x 15 x 15 x 15 x 15 x 15 x 15 x 15	= = = = multiple co onal improvemen d parcels include te. The costs include this acquisition be g severed by the	\$765,000 \$225,000 \$59,500 \$30,000 \$540,0000 \$540,0000\$500 \$540,000 \$540,000\$540,000\$	TOTAL R/W ESTIMAT Date: Janua n; ///////////////////////////////////	E ary 30, 2015 irom the existing ad/or impacts to the els were identified in this seg 32 are for the real estate only t managers was that the ded that direct v well will be needed north o	\$41,867,700
Replacement Housing 20. Owner 21. Tenant Move Costs 22. Residential Owner 23. Residential Tenant 24. Non-residential/Farm 25. (Lines 20 thru 24) 26. 27. 28. Reviewer Jane C. Nelson REMARKS: Condemnation - Assume 50% of the total pare 10% will go through mediation; and 3% of the Type A - indicates ball body ave Type C - indicates ball body ave Type D - indicates the least of The following indicates the purpose for this e Comments: This is a preliminary right of This is a preliminary right of The following indicates the purpose for this e Comments: This is a preliminary right of The setimate does not include consideration cost and schedule implications were so treme conversation with the property owner take pi Parcel 348 is improved with a community weil	\$15,000 \$3,500 \$2,000 \$60,0000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,	x 17 x 15 x 15 x 17 x 9 x 9 x 9 x 9 x 9 x 9 x 9 x 17 x 9 x 9 x 17 x 15 x 9 x 9 x 17 x 15 x 9 x 17 x 15 x 17 x 17 x 15 x 15 x 15 x 15 x 15 x 15 x 15 x 15	ental Impact State arring multiple co onal improvemen d parcels include i te. The costs include i te. The costs include i te. The costs include i te. The costs include i this acquisition be g severed by the remaining develo the number of re	\$765,000 \$225,000 \$59,500 \$30,000 \$540,0000 \$540,000 \$540,000 \$540,000 \$540,000 \$540	TOTAL R/W ESTIMAT Date: Janua Date: Janua n; ///////////////////////////////////	E iry 30, 2015 irom the existing td/or impacts to the els were identified in this seg 32 are for the real estate only t managers was that the ded that direct ir well will be needed north o eloped in this segment as we s well as the right-of-way cos	\$41,867,700 sment. y. f the ll as

COMPLETE 540 TRIANGLE EXPRESSWAY SOUTHEAST RIGHT OF WAY ESTIMATE - SUMMARY SHEET	EXTENSION
Page : 1 of 3 Alternate: BLUE Segment: L2BL - STA. 794+00.00 - STA. 865+00.00 L_L Date: December 16, 2014	TIP Nos.: R-2721, R-2828, and R-2829 State Project Nos.: 6.401078, 6.401079, and 6.401080 County: Wake HDR#: 192576
Parcels: Estimated Relocate Commercial 0.5 Residential 68.5 Vacant 3 Total Parcels 72	ees: 0 45 45
R/W SUPPORT COSTS 1. Direct Labor Cost (Parcels)72 x\$15,000 = 2. Indirect Overhead (Parcels)72 x\$2,000 =	Amount \$1,080,000 \$144,000
3. (Lines 1 thru 2)	TOTAL R/W SUPPORT \$1,224,000
R/W OPS 4. Appraisal Fees - Negotiations 100% x 72 = 72 Parcels x 5. Appraisal Fees - Condemnation/Trial 50% x 72 = 36 Parcels x 6. Title Services 100% x 72 = 72 Parcels x 7. Condemnation Costs 50% x 72 = 36 Parcels x 8. Mediators 10% x 36 = 4 Parcels x 9. Expert Witness (Trial) 3% x 36 = 1 Parcels x 10. Demolition, Asb. Survey & Abate., etc. 45 Imprvmet x	Amount \$5,000 = \$360,000 \$2,500 = \$90,000 \$1,500 = \$108,000 \$2,500 = \$90,000 \$2,000 = \$8,000 \$2,500 = \$2,500 \$20,000 = \$2,500
11. Miscellaneous Contracts 1 Per Segment x 12. (Lines 4 thru 11) 1	\$2,000 = \$2,000 TOTAL R/W OPS \$1,560,500
12. (Lines 4 thrú 11)	101AL K/W 0PS \$1,560,500
R/W LAND COSTS 13. Land, Improvements & Severance Damages and Cost to Cure Amount \$16,247,448 x 125% * Design plan stage = 14. Negotiated Settlements (Factor) 50% x 30% (% increase) = 15. Legal Settlements & Awards (Factor) 50% x 70% (% increase) = 16. Other Condemn. Costs 36 x \$500 = = 17. (Lines 13 thru 16) X X \$500 =	Amount \$20,309,300 \$3,046,400 (of Line 13) \$7,108,300 (of Line 13) \$18,000 TOTAL R/W LAND COSTS \$30,482,000
* Design contingency for design plan stage:	
(1) PD&E plans - 125% (2) 30% plans - 120% (3) 60% plans - 115% (4) 90% plans -110% (5) ROW Plans -100%	
R/W STAFF AND/OR CONSULTANT FEES 18. Acquisition \$10,000 x 72 = \$720,000	
19. Relocation \$10,000 x 45 = \$450,000	TOTAL ACQ/RELO STAFF \$1,170,000
RELOCATION COSTS Number Amount 20. Owner \$45,000 x 44 = \$1,980,000 21. Tenant \$15,000 x 1 = \$15,000	
Move Costs 22. Residential Owner \$3,500 x 44 = \$154,000 23. Residential Tenant \$2,000 1 \$2,000 \$2,000 24. Non-residential/Farm \$60,000 x 0 = \$0 25. (Lines 20 thru 24) 5 \$2,000 <t< td=""><td>TOTAL RELOCATION COSTS \$2,151,000</td></t<>	TOTAL RELOCATION COSTS \$2,151,000
26	TOTAL R/W ESTIMATE \$36,587,500
Reviewer Jane C. Nelson Signed: Gare Cruelson	Date: January 31, 2015
REMARKS: Condemnation - Assume 50% of the total parcels will be condemned; 37% of those condemned will settle prior to 10% will go through mediation; and 3% of the condemned parcels will go to trial.	mediation;
The following indicates the reviewer's confidence in the above estimate:Type A - indicates the most confidence	
X Type B - indicates above average confidence Type C - indicates below average confidence Type D - indicates the least or no confidence	
Type C - indicates below average confidence	lor Evaluation
Type C - indicates below average confidence Type D - indicates the least or no confidence	nents. All parcels were inspected from the existing ithin the proposed right of way and/or impacts to the and is improved with a wastewater treatment plant

APPENDIX B

EIS Relocation Reports (Segment order matches table in Appendix C)

WBS E	Eleme	ENT:		COUNTY	Wake			Alternat	e C	Drange	S	egme	ent 1	
T.I.P. I	No.:	R-2721	R	-2828	R -2829)								
DESCR	IPTIO	N OF PRO.	JECT: C	omplete 54	40 Triangle	e Expres	swa	y Southe	ast Ex	tensior	ו			
		ESTIMA	TED DISPI	ACEES					INCON	IE LEVE	L			
Type of Displace		Owners	Tenants	Total	Minorities	0-15M	0-15M 15-25M 25-35M 35-50M							UP
Resider	ntial	57	4	4 101	0		0	2	2	14	25			
Busines	sses	0		0 0	0	VAL	UE O		;	DSS	S DWELLIN	IG AVAI	LABL	E
Farms		0		0 0	0	Owners		Tena	nts	For	Sale	Fo	or Re	nt
Non-Pro	ofit	1) 1	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-1	50	0
		ANSWE	R ALL QUE	STIONS		20-40м	0	150-250	0	20-40м	0	150-2	50	0
Yes	No	Explain all				40-70м	0	250-400	0	40-70м	•	250-4	00	0
ι ι	UD	1. Will sp	ecial relocat	ion services be	e necessary?	70-100м	16	400-600	6	70-100м	44	400-6	00	4
Х		2. Will so	hools or ch	urches be affe	ected by	100 UP	41	600 UP	38	100 UP	1112	600	JP	61
		displa	cement?			TOTAL	57		44		1156			65
Х		3. Will bu	usiness serv	vices still be av	/ailable			REMARK	s (Res	oond by	Number)			
		after p	roject?			See the	e 15	E Adder	ndum	for Re	marks			
	Х	4. Will ar	ny business	be displaced?	PIfso,									
			• •	e, estimated nu	umber of									
		-	yees, minoi											
	Х			use a housing	-									
				ole housing (lis	,									
ι	UD	 Will ac neede 		using program	s be									
Х		8. Should consid		rt Housing be										
ι	UD			isabled, elderl	y, etc.									
		familie	es?											
ι	UD 1	0. Will pu	blic housing	be needed fo	or project?									
Х	1	1. Is publi	ic housing a	vailable?										
Х	1	2. Is it felt	there will b	e adequate D	SS housing									
			-	during relocat	-									
ι ι	UD 1		ere be a pro ial means?	blem of housir	ng within									
	N/A 1			ess sites avail	able (list									
		source												
	1		,	stimated to co	mplete									
		RELOCA	TION? 18	3-24 months										
\bigcap	1.	Nelson												
Jan	e C	Nelson		404	10/14									
				_	10/14 Date	-		Relocation	Coordin	ator		П	ate	
	Right	of Way Age	nt	L			Clocation							

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- It is assumed that the well and/or septic system are impacted on Parcel 012, which is owned and occupied by Word of Truth Church. The property is improved with a 640SF frame dwelling/church, which would indicate that this is a very small congregation. Further investigation and/or design modifications may eliminate the need to relocate this displacee.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.

- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 101 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

NOTE:

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

E	.I.S.] COF	RRIDOF	र		SIGN										
WBS	SELEN	IENT:				COUNTY	Wake			Alterna	ie (Drange	(Segm	ent 2		
T.I.P	P. No.:	R-2	2721		R-2	828	R -2829)									
DESC	RIPTIC	ON OF	PROJ	IECT:	Cor	nplete 54	10 Triangle	e Expres	swa	y Southe	ast Ex	tensior					
		ES	TIMA		SPLA	CEES					INCOM	IE LEVE	L				
Type Displa	of acees	Owi	ners	Tena	ints	Total	Minorities	0-15M 15-25M 25-35M 35-50M							50 UP		
Resid	lential		17		5	22	0		0	()	0		8	14		
Busin	lesses		0		0	0	0	VA	LUE O	F DWELLING	ì	DSS		G AVAII	ABLE		
Farm			0		0	0	0	Owners	I	Tenan	ts **	For	Sale		r Rent		
Non-I	Profit		0		0	0	0	0-20м	0	-	0	0-20м	0	\$ 0-1	•		
	N .			R ALL Q				20-40M	0	_	0	20-40M	0	150-2	•		
Yes	No			"YES" a			2000000000	40-70м 70-100м	0	_	0	40-70м 70-100м	0	250-40 400-60	•		
	UD X		-			ches be affe	necessary?	100 UP	1 16		0	100 UP	38 1220	400-80 600 t	-		
	^			cement?			cied by	TOTAL	17	- <u>V</u>	5	100 01	1258	0000	73		
			•				. 1				_				10		
Х					service	es still be av	allable	0 11				pond by	,				
	V			roject?		diamlagad	lf an	See th	e 15	E Addei	naum	tor Re	marks				
	Х			•		e displaced?											
				e size, t yees, mi		estimated nu	imper of										
	Х			-		e a housing	shortage?										
	Λ					housing (lis	-										
	UD	7. ۱	Will ac	Iditional		ng program	,										
Х		8. 3		d Last R	esort	Housing be											
	UD			ered?	a disa	bled, elderly	/ etc										
	00		familie		-, uisa	ibled, elderig	y, etc.										
	Х				sina h	e needed fo	r project?										
Х			-	c housir	-		. p. ojoot.										
X			-		-	adequate D	SS housing										
I		ł	nousin	ig availa	ible du	uring relocat	ion period?										
	UD				•	em of housir	ig within										
				al mean													
	N/A				siness	s sites availa	able (list										
			SOURCE		s estir	nated to cor	nnlete										
15. Number months estimated to complete RELOCATION? 12-18 months																	
CA	rne C	Nel	son	_		401	10/14										
V							10/14 Date	_		Relocation	Coordin	ator		D.	ite		
	t of Wa	y Age	nt						. coolation	Sector			Do				

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 22 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

NOTE:

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

E	.I.S.			RRIDOF	R		SIGN								.,		
	S Elen					COUNTY	Wake				Alternate	e C	range		Segr	nent	t 3
T.I.F	P. N O.:	F	<u>R-2721</u>			2828	R -2829										
DESC	CRIPTIC	DN C	F PROJ	ECT:	Cor	mplete 54	0 Triangle	e Expre	sswa	ay	Southea	st Ex	tension				
		E	STIMA		SPLA	CEES					I	NCON	IE LEVEI	-			
Type Displa	of acees	С	wners	Tena	nts	Total	Minorities	0-15M 15-25M 25-35M 35-50M								50) UP
Resid	dential		41		17	58	0		0		0		0		14		44
Busin	nesses		0		0	0	0	VA	ALUE (OF	DWELLING		DSS		IG AV	AILAB	LE
Farm			0		0	0	0	Owners	1		Tenants			Sale	_	or R	
Non-I	Profit		2		0	2	0	0-20м	_	0	\$ 0-150	0	0-20м	0		-150	0
Maa	N La	-		R ALL Q				20-40M	-	0	150-250	0	20-40M	0		-250 -400	0
Yes	No		olain all			services be	2000000000	40-70м 70-100м	-	0	250-400 400-600	0	40-70м 70-100м	0		-400 -600	0
Х	UD	1. 2.				ches be affe	•	100 UP	4(1	400-600 600 UP	0 17	100 UP	9 1140		0 UP	<u>1</u> 57
	-	۷.		cement?			cieu by	TOTAL	40	-	000 01	17	100 01	1140		0 01	58
	Х	3.				es still be av	ailable	TOTAL		<u> </u>	REMARKS		ond by	-			50
				roject?				See th	<u>le 1</u> !	5 F	E Adden	· ·	-				
Х		4.	-	-	ess be	e displaced?	lf so.					aam		nanko			
				•		estimated nu											
				yees, mi													
	Х	5.	Will re	location	cause	e a housing	shortage?										
		6.	Source	e for ava	ilable	housing (lis	t).										
	UD	7.	Will ad		housi	ng programs	s be										
Х		8.	Should consid		esort	Housing be											
	UD	9.	Are the	ere large	e, disa	bled, elderly	/, etc.										
			familie	s?													
	Х	10.			•	e needed fo	r project?										
Х		11.		c housir													
Х		12.				adequate DS	-										
				•		uring relocat											
	UD	13.		re be a al mean		em of housir	ig within										
Х		14.	Are sui	table bu	siness	s sites availa	able (list										
			source	,													
		15.				mated to cor	nplete										
RELOCATION? 18-24 months																	
Jare Chilson 12/10/14																	
							10/14 Pate	-		P	Relocation C	oordin	ator			Date	
	Righ	Vay Age	nt						1								

- 1. Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, one of the non-profit displacees is the Garner Volunteer Fire Department, Inc. (Parcel 450). It is likely that the services provided by this station will have to be reestablished elsewhere before this station can be closed. While options may be available to accomplish this, for planning and project scheduling purposes, assume that a new station will have to be built. Early coordination with this displacee will be critical due to the complexity and time required for relocation. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for residential displacees and that alternative housing, such as the build option, will not be a factor.
- 2. Parcel 445 is owned and occupied by Juniper Level Baptist Church. While the building itself is not impacted, the proposed right-of-way line is at the front steps. There are significant impacts to parking, loss of a monument sign, and impacts to the well and septic system. There may be options to cure the site, but given the extent of the impacts, it is presumed that this property will no longer function for or provide utility to the current owner. This church is estimated to have 200+ members and does appear to be a minority congregation.
- 3. The Garner Volunteer Fire Department, Inc. owns and occupies Parcel 450. Their services will need to be reestablished elsewhere before this station is closed.
- 4. The fire department mentioned above is identified as a displaced business for this question in order to bring attention to the need to replace these services within the immediate area. Garner Volunteer Fire and Rescue is a combined department operating out of four stations and appears to have a total of 75+ staff and volunteers.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act.

Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.

- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 58 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate both the church and the fire station. However, both of these entities will have a limited radius in which to relocate. Potential sites were identified by field inspection and through loopnet.com.

NOTE:

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	S Elen					COUNTY	Wake 8		ton		Alternat	e C	Drange	S	egn	nent	4
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DESC	CRIPTIC	ON C)F PROJ	ECT:	Cor	mplete 54	10 Triangle	e Expre	SSWa	ay	Southea	ast Ex	tension				
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Type Displa	of acees	С	Owners	Tena	ints	Total	Minorities	0-15	М		15-25M	25	-35M	35-50	N	1 50 UP	
Resid	dential		5		2	7	0		0		0		0			6	
Busir	nesses		0		0	0	0	V		OF	DWELLING		DSS	DWELLIN	G AV	AILAB	LE
Farm	S		0		0	0	0	Owners	;		Tenant	S **	For	Sale		For R	ent
Non-	Profit		0		0	0	0	0-20м	(0	\$ 0-150	0	0-20м	0	\$ 0	-150	0
			ANSWE					20-40м	(0	150-250	0	20-40м	0		-250	0
Yes	No		olain all					40-70м	-	0	250-400	0	40-70м	0		-400	0
	UD	1.	-				necessary?	70-100м	-	2	400-600	0	70-100м	10		-600	1
	Х	2.				ches be affe	cted by	100 UP	_	3	600 UP	2	100 UP	1140	60	0 UP	57
				cement?				TOTAL		5		2		1150			58
Х		3.			service	es still be av	allable						bond by				
			after p	-				See th	1e 1	5 I	E Adden	dum	for Rei	marks			
	Х	4.				e displaced?											
						estimated nu	mber of										
	X	_		yees, m													
	Х	5.				e a housing	-										
		6. 7				housing (lis	,										
	UD	7.	neede	d?		ng programs	sbe										
Х		8.	Should		esort	Housing be											
	UD	9.			e, disa	bled, elderly	/, etc.										
			familie	s?													
	Х	10.	Will put	olic hous	sing b	e needed fo	r project?										
Х		11.	ls publi	c housir	ng ava	ilable?											
Х		12.	Is it felt	there w	ill be a	adequate D	SS housing										
			housin	g availa	ble du	uring relocat	ion period?										
	UD	13.			-	em of housir	ig within										
				al mear													
	N/A	14.			siness	s sites availa	able (list										
		45	source	,	e estim	noted to one	nalata										
					nated to cor	npiete											
RELOCATION? 12-18 months																	
Jane Chilson																	
A	une	_ /	anyor ,			12/	10/14										
Date										F	Relocation C	Coordin	ator			Date	
	Righ	Nay Age	nt														

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 7 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

NOTE:

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

WBS		ЛЕNT	ENT:			COUNTY	Wake			Alternate Red			Segment 1				
T.I.F	P. No.:	F	R-2721			R-2828 R -282)		¥							
DESC	CRIPTIC	O NC	F PROJ	IECT:	Со	mplete 54	0 Triangle	e Expres	sway	Southea	ast Ex	tension					
								-									
ESTIMATED DISPLACEES								INCOME LEVEL									
Type of Displacees		0	wners	ers Tena		Total	Minorities	0-15M		15-25M 25		-35M	35-50M		50 UP		
Residential			9		10 19		0	0		0		0	8		11		
Businesses				1		3	0	-					DWELLING AV				
Farms			0		2	0	0			Tenants **		For Sale		For Re			
Non-Profit			0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0		-150	0	
			ANSWER ALL Q		UESTIONS			20-40м	0	150-250	0	20-40м	0	150-	-250	0	
Yes No		Exp	Explain all "YES" an			ers.		40-70м	0	250-400	0	40-70м	27	250-	-400	0	
UD		1.						70-100м	0	400-600	0	70-100м	330	400-		26	
X		2.	2. Will schools or churches			ches be affe	cted by	100 UP TOTAL	9	600 UP	10	100 UP	297	60	0 UP	23	
			displacement?						9		10		654			49	
Х		3.	3. Will business services still be available						REMARKS (Respond by Number) See the 15 E Addendum for Remarks								
			after project?						e 15	E Adden	dum	for Ren	narks				
Х		4.	, i ,														
			indicate size, type, estimated number of														
		_	employees, minorities, etc.														
X		5. 6	 Will relocation cause a housing shortage? Source for available housing (list). 														
X			 Source for available housing (list). Will additional housing programs be 														
			needed?														
Х	Х		Should consid		esort	Housing be											
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X 12.						adequate DS	•										
		10	housing available during relocation period?														
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RELOCATION? 12-24 months																	
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are three businesses that may be impacted by this segment; a nursery, a gas station/convenience store, and a cell tower. Sufficient services will remain if the nursery and gas station/convenience store are unable to relocate within the immediate area. The cell tower is a more complicated displacement. This could have an impact on many businesses and government services in the area if the cell tower is not replaced within the immediate vicinity.
- 4. The business services being displaced are a new Sheetz gas station/convenience store (Parcel 34) and what appears to be a nursery (Parcel 14). Sheetz provides multiple services including a convenience store, restaurant, gas station, and ATM services. This Sheetz store is located at the NW corner of Fayetteville Road (US 401) and Ten-Ten Road. This is a 24/7 operation and the number of employees is estimated to be 15-20. This location may be salvaged if a new driveway connection to Fayetteville Road can be made at the southern property line adjacent to the Walgreens store. However, there also appears to be sites available that could accommodate a gas station/convenience store should they be required to relocate.

On Parcel 14 there is the presence of nursery activity; however, there is no verifiable business name. This may indicate that the nursery supports a landscaping business rather than being a retail outlet. It appears to be a family operation with probably only a few employees. The nursery may have a more difficult time staying in the immediate area. There are large, vacant tracts, but their availability and suitability for a nursery are more limited. There are also plenty of nursery resources available in the area. At least 10 nurseries were identified within a ten mile radius of the subject, including large retailers such as Lowe's, which is located 5.5 miles north on Fayetteville Road.

The cell tower (Parcel 26) will be a difficult and expensive displacement. Not only will the structure itself be impacted, but there will likely be multiple "tenants" who utilize the tower. It is not uncommon for a new tower to be constructed and service reestablished prior to removing the existing structure in order to avoid disruption of the services being provided. This could have a significant impact on the cost as well as the schedule for the project. An interview with the displacee is recommended before pursuing this alternative due to the unknowns involved, the costs associated with this type of move, and the potential impacts to the project schedule.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 19 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.

- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. As noted in the field, there are vacant business sites available within the vicinity of this segment and along Fayetteville Road that could accommodate a gas station/convenience store. Additional commercial resources can also be found through LoopNet.com. However, as previously discussed, it will be more difficult for the nursery and the cell tower to find suitable replacement sites in the immediate area to meet their specific criteria.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are three business displacements on this segment; a gun/knife store, trailer rentals and sales, and an auto repair shop. The business services will not remain the same unless the affected owners and tenants are able to relocate within the project corridor. Two of the businesses appear to be owned by the same individual.
- 4. The businesses being displaced by this segment are Ralph's Gun & Knife store, Go Slow Tow Trailer Rental and Sales, and Bill's Auto repair shop. All three businesses are located on Parcel 40. It appears that Ralph's Gun & Knife and Go Slow Tow Trailer Rental and Sales are owned by the same entity. Their combined merchandise includes pig cookers, 55-gallon barrels, firearms, holsters, ammunition, jackhammers, swords, DVDs, trailers, trailer accessories, fax machines, credit card processors, and cooking supplies. It is estimated that these two businesses combined employ 2-3 people. Bill's Auto is a small, independent auto repair shop with two service bays. This business probably maintains just a couple of employees. A more in-depth inspection with the ability to obtain business surveys is needed to determine the correct employee status.

These businesses, while smaller and more specialized than other services in the area, rely heavily on the exposure they receive from their current location to support their business. Finding a similar situation that would allow them to maintain their current clientele within the immediate area could be problematic for all three business displacees. Both the gun/knife store and the auto repair shop will likely have restrictions associated with their location. If the gun/knife store and trailer business are in fact owned by one entity they will probably want to relocate to one location. Retail space, exposure, and outside storage areas will be a concern for these displacees.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.

- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 13 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. The gun/knife store and trailer sales and rental businesses typically would not be too difficult to relocate and a few suitable replacements sites were noted in the vicinity of this segment. These two businesses specialize in certain equipment and services. Their current clientele will likely follow if they do not move too far from the subject location. However, the exposure they receive from their current location contributes significantly to their survival as a retail business. Potential obstacles for these two businesses will be finding a site that can accommodate both businesses, assuming they will relocate together, and location restrictions due to the merchandise they carry. Outside storage areas will also be a factor.

The auto repair shop will be challenged to find a suitable replacement site within the timeframe of a right-of-way project. This appears to be an older, established repair shop, which means they will likely encounter new codes and zoning restrictions during their move. Independent repair shops also tend to have loyal clientele, but with so many substitute services available in the immediate area, it will be difficult for them to maintain their current level of business if they have to move out of the area. The exposure they receive from their location is also a contributing factor to the survival of their business.

As noted in the field, there are vacant business sites available within the vicinity of this segment and along Fayetteville Road that could possibly accommodate all three of these businesses. Additional commercial resources can also be found through LoopNet.com. For the repair shop, the resources will likely be very limited. The gun/knife store and trailer sales and rentals will have more options; however, there may also be restrictions associated with their new location due to the products they sell.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 4. There is one non-profit homeowner's association (Parcel 316) that is impacted by this segment. The site contains a new recreation center with a pool that serves the neighborhood. This lot is equivalent to approximately four home site lots. It does not appear that another site is available to reestablish this neighborhood feature and it will impact an additional 3-4 residences to acquire enough room to rebuild this facility. The loss of this facility will have an impact on the value of the remaining properties in the neighborhood.

There is a cell tower located on Parcel 227. However, it appears that there will be room to accommodate a driveway connection to Thompson Road to maintain access to this site. The property also abuts Timber Drive if an alternative driveway location is required. For the purposes of this report, it is assumed that access will be provided and the cell tower will not be impacted.

Parcel 351 is owned by the City of Garner and contains a sewer pump station. This parcel has not been included as a relocation parcel. Depending on how utilities are reestablished along the corridor, this pump station may or may not be needed in the future. For the purposes of this report, it is assumed that the sewer pump station will be addressed during the utility relocation process.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.

- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 242 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment; however, additional housing resources in surrounding communities may be necessary to fully accommodate all displacees. Due to the number of single family homes being impacted, it is likely that new home construction will be needed for some of these displacees. A portion of those who are displaced will move out of the area or into a different living situation. The remaining residential displacees should be able to find suitable replacement housing within a 5-15 mile radius of their current location. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.

The number of residential displacements identified here is quickly changing. New housing is currently being developed within the segment boundaries. Additional displacements will be impacted as the new homes are sold. Five residential developments will lose 20+ homes from their subdivisions. These types of impacts can have a significant trickle down effect for the surrounding community and local municipalities. Considerations may include a reduced property tax base and loss of other municipal revenues as well as impacts to school, voting, and public service districts such as police and fire protection. The loss of this many residences in the area will also have a significant impact on the surrounding business community, including non-profit organizations such as churches and fraternal organizations, since many of

these businesses/organizations are established to support residential neighborhoods. These are just a few of the potential impacts associated with this volume of residential displacements located within a limited area. Consideration should also be given to the impacts of the other segments within the corridor.

- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. The one non-residential displacement is a recreational facility for a homeowner's association. There does not appear to be any suitable replacement sites available to reestablish this facility.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There is one business being impacted by this segment; Penske Truck Rental. Available business services will remain the same even if this displacee relocates to another area.
- 4. The one business being displaced is Penske Truck Rental (Parcel 514), which is located in the Greenfield Business Park in the southeast quadrant of the I-40 and US 70 interchange. This location provides both personal and business rentals, including semi-tractors and trailers. They maintain regular business hours Monday-Saturday. It is estimated that this business supports 5-10 employees.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.

- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 6 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. Penske Truck Rental (Parcel 514) is located in a new facility within the Greenfield Business Park. There are vacant lots within the business park that would allow the displacee to rebuild in their immediate area. Additional commercial resources can also be found through LoopNet.com. It is unlikely that this displacee will be able to relocate to an existing facility within their service area that will meet their needs. This needs to be considered in the project schedule.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- 1. Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, there is a medical facility that will be impacted by this segment. This facility will likely need specialized services for moving and reestablishing the medical equipment as well as for the transportation of pharmaceuticals. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are two businesses being impacted by this segment; Strategic Behavioral Center and Byrd's Auto Service. Strategic Behavioral Center is a specialized treatment center that provides services that are not easily replaced. The available services for this segment would not remain the same if they are unable to reestablish their facility within the immediate area. There are other auto service establishments in close proximity to this segment; therefore, these services will not be diminished.
- 4. Strategic Behavioral Center (Parcel 531) is a hospital which is a part of Strategic Behavioral Health's (SBH) national network of treatment and education programs. Strategic Behavioral Center is a new facility that opened in 2012 with 72 residential beds for children and adolescents and 20 acute beds. This is a facility treating adults and children in need of mental health and substance abuse care. The facility may employ over 50 staff physicians, nurses, administrative, housekeeping, security, and health care specialists based on the size of the facility. This parcel is located in the Greenfield Business Park and it is presumed that the facility could rebuild on another available parcel within the park. However, there are several concerns associated with this relocation. Their options are very limited and logically they would need to rebuild and fully furnish a new facility before moving out of the existing site. Even under the best circumstances, this move will be very disruptive for the patients and staff. The move may have to be completed in stages in order to transition small groups at a time. Caring for the patients before, during, and after the move is critical. In addition, there are special requirements for transporting pharmaceuticals. Some of the equipment may be able to be relocated but the medical equipment would likely require specialized movers with follow-up service/calibration of the equipment. This is a very complex, expensive, and time consuming relocation that could have a significant impact on the cost and schedule for this segment.

Byrd's Auto Service (Parcel 559) has provided comprehensive auto repair services in the Raleigh area since 1993, including general services for cars and trucks, undercar services, brakes, tires, engine & transmission, heating and cooling services, electrical services, and towing. They appear to have 8-10 full-time staff. Byrd's is located on E. Garner Road and there does appear to be vacant sites available in the area that could provide the same utility and exposure as their current location. One concern may be

zoning restrictions due to the type of services being provided, including automotive repair and towing. Finding an existing structure that can accommodate the business would be more difficult and could require moving a greater distance or out of the immediate area.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 3 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant business sites available within the Greenfield Business Park should the medical facility wish to rebuild in the immediate area. There are also sites available in the vicinity of Byrd's Auto Service unless zoning restrictions become an issue. Alternative locations are available along the US 70 corridor and additional commercial resources can also be found through LoopNet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 10 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
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- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
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- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 10 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
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- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 22 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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WBS EL					COUNTY	Wake			Alternate	e L	ilac	Seg	ment C	xL
T.I.P. N	0.:	R-2721			2828	R -2829								
DESCRIP	TION	I OF PRO	JECT:	Cor	mplete 54	10 Triangle	e Expres	sway	/ Southea	st Ex	tension			
		ESTIMA	TED DI	SPLA	CEES				I	NCON	IE LEVEI	-		
Type of Displacee	es	Owners	Tena	nts	Total	Minorities	0-15N		15-25M	25	5-35M	35-501	VI E	0 UP
Residenti	al	57		4	61	0		0	0		6		12	43
Business	es	0		0	0	0	VA	UE OI	DWELLING					
Farms		0		0	0	0	Owne		Tenant			Sale		Rent
Non-Prof	it	0		0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
Yes No		ANSWE	R ALL Q				20-40м 40-70м	0	150-250 250-400	0	20-40м 40-70м	0	150-250 250-400	0
U						necessary?	70-100м	1	400-600	0	70-100м	9	400-600	0
		-			ches be affe	-	100 UP	56	600 UP	4	100 UP	1140	600 UP	57
			cement?				TOTAL	57		4		1149		58
X	3	-			es still be av	ailable			REMARKS	(Res	pond by			
<u> </u>		after p	oroject?							<u> </u>	y	,		
X	4	. Will ar	ny busin	ess be	e displaced?	lf so,								
		indica	te size, t	ype, e	estimated nu	mber of								
		emplo	yees, m	inoritie	es, etc.									
X	5	5. Will re	location	cause	e a housing	shortage?								
	6				housing (lis	,								
X	. 7	neede	d?		ng programs	s be								
х	8	8. Should consid		esort	Housing be									
U) 8	. Are th	ere large	e, disa	bled, elderly	/, etc.								
		familie												
X		-		-	e needed fo	r project?								
X	1 ⁻		ic housir	0										
X	12				adequate DS uring relocat	-								
	1:		-		em of housir	-								
			ial mear			5								
N/.	A 14	4. Are sui	table bu	sines	s sites availa	able (list								
		source	e).											
	1!				mated to cor									
		RELOCA	TION?	18-2	24 months									
\bigcirc	-	0.1												
Jane	C	Nels	on	-	12/	14/14								
						ate	-		Relocation Co	oordin	ator		Date	;
F	Right o	of Way Age	nt											

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 61 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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DESCRIPTIO	N OF PROJ	IECT: COI	mplete 54	0 Triangle	e Expres	sway	/ Southea	ast Ex	tension			
	ESTIMA	TED DISPLA	CEES						IE LEVEL	-		
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M		15-25M	25	-35M	35-50N	Л 5	0 UP
Residential	68	10	78	0		0	0		0		8	70
Businesses	1	8	9	0							G AVAILA	
Farms	0	0	0	0	Owne	-	Tenar		For	1	For F	
Non-Profit	0	0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-150	0
Maa Na		R ALL QUEST			20-40M	0	150-250	0	20-40M	0	150-250	0
Yes No		"YES" answe		2000000000	40-70м 70-100м	0	250-400 400-600	0	40-70м 70-100м	0	250-400 400-600	0
UD	•			-	100 UP	5	400-800 600 UP	0	100 UP	9	400-600 600 UP	1
X		hools or chure cement?	ches de alle	cied by	TOTAL	63 68	000 0P	10 10	100 0P	1140 1149	000 UP	57 58
X	3. Will bu	isiness servic	es still he av	ailahle			DEMARK		bond by	Numbor)		
^		roject?		anabic				s (nes		Number)		
X		y business be	e displaced?	lf so,								
<u>_</u>	indicat	e size, type, e	estimated nu	mber of								
		yees, minoritie										
X		location cause	-	-								
		e for available Iditional housi	•	,								
Х	neede	d?										
Х	8. Should consid	d Last Resort lered?	Housing be									
UD		ere large, disa	abled, elderly	/, etc.								
	familie	÷.										
	•	blic housing b c housing ava		r project?								
	-	there will be		SS housing								
X		ig available du	-	-								
UD		ere be a proble	-	-								
00		ial means?		9								
X	14. Are sui	table busines	s sites availa	able (list								
	source	,										
		r months estir		nplete								
	RELOCA	TION? 18-2	24 months									
Charles (! Nelsi	m										
quie c	, , myt			14/14								
Right	t of Way Age	nt	D	ate			Relocation C	oordin	ator		Date	

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are nine businesses being displaced in this segment which are clustered at or near the intersection of Ten-Ten Road and Benson Road (NC 50). This will eliminate almost all of the services available along Benson Road from Timber Drive ~3.5 miles north to NC 42 ~3.5 miles south.
- 4. Five of the businesses being displaced are located on Parcel 144, which is improved with a small strip center, auto repair shop, and mini self-storage units. The businesses on this site all appear to be local "mom and pop" type of entities including:
 - Best Buy Grocery and Grill 6-8 employees
 - Reality Workout Gym 2-4 employees
 - Chanellos (restaurant) 6-8 employees
 - Hills Auto Service 2-3 employees
 - Fuel Depot 4-6 employees
 - Turner Farms Mini Storage 2-3 employees
 - Note: Turner Farms Mini Storage will involve 200+ personal property displacements. They have not been included as individual displacees for the purposes of this report; however, a cost has been added to the acquisition of this parcel to address the expenses associated with this type of displacement.

These businesses are locally owned and operated. Their clientele is primarily derived from the residential neighborhoods located along Benson Road. The ability to reestablish all of these businesses in the immediate area, and within the timeframe of a right-of-way project, will be difficult due to the limited business sites currently available.

The other businesses being displaced include a BP Service Station located on Parcel 132, Tart's Grocery on Parcel 128, and a new Dollar General store located on Parcel 147. Tart's Grocery appears to actually be a very small, local bar based on information found on the internet. It is unlikely that this business will be able to be reestablished in the immediate area, unless this very old and possibly historic building can be moved onto the remaining property. Like the businesses identified above, it will be difficult to reestablish these remaining businesses in the immediate area due to the limited business sites currently available. The BP station and Dollar General will likely have a better chance than the local entities. As national chains, they have more resources available to them and probably have experience with road projects impacting their businesses.

- Tart's Grocery (bar) 1-2 employees
- BP Service Station 8-10 employees
- Dollar General 8-10 employees

It is unknown if any of these businesses are minority owned based on off-site field review of the subject businesses. Personal interviews of the displacees during the Needs Assessment Survey phase of the project will determine minority status.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 78 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are plenty of vacant sites along Benson Road; however, this is still a rural community and most of the vacant land is used for farming. Commercially developed sites along Benson Road are very limited. Very few, if any, of the displaced businesses will have an opportunity to relocate into an existing building in the immediate area. Commercial zoning is typically clustered at intersections in rural areas and there are only a few intersections along this stretch of road. Zoning/land use codes could have an impact on reestablishing the businesses on Benson Road. This will be more problematic for the local "mom and pop" businesses as they rely heavily on the surrounding neighborhoods for their clientele; and the services being offered are easily replaced within a five mile radius. Dollar General and the BP station will have more options to move to other nearby market areas. They are limited primarily by there own boundaries for competing locations. Potential sites were identified in the field and through loopnet.com, but as discussed above, it will be very difficult to reestablish these businesses along Benson Road within the timeframe of a right-of-way project.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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Type Displ	of acees	0	wners	Tena	ants	Total	Minorities	0-15	5M		15-25M	25	-35M	35-50	Л	50) UP
Resi	dential		9		8	17	0		0		0		2		5		10
	nesses	_	0		0	0	0	V	ALUE	OF	DWELLING			DWELLIN			
Farm		_	0		0	0	0		ners	_	Tenant		For	1		For F	
Non-	Profit		0		0	0	0	0-20M 20-40M		0	\$ 0-150 150-250	0	0-20м 20-40м	0	\$ 0- 150-	-150 250	0
Yes	No		ANSWE lain all					40-70		0 0	250-400	0	20-40М 40-70м	0	250-		0
	UD	1.					necessary?	70-100	_	0 1	400-600	1	70-100м	9	400-		1
	X	2.	-			hes be affe	-	100 U		8	600 UP	7	100 UP	1140		0 UP	57
	~			cement			,	ΤΟΤΑ		9		8		1149			58
Х		3.	Will bu	siness	service	es still be av	ailable		<u>I</u>	-	REMARKS	(Res	pond by	Number)		
			after p	roject?													
	Х	4.	Will an	iy busin	ess be	displaced?	lf so,										
	1		indicat	e size, t	type, e	stimated nu	mber of										
			emplo	yees, m	inoritie	es, etc.											
	Х	5.	Will re	location	cause	a housing	shortage?										
		6.				housing (lis											
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	UD	9.			e, disa	bled, elderly	/, etc.										
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X		11.	Is publi		•												
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 17 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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Resider	ntial		78		9	87	0		0		0		10		25		52
Busines	sses		0		0	0	0			DF	DWELLING			DWELLIN			
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Non-Pro	ofit		0		0	0	0	0-20м	C	-	\$ 0-150	0	0-20м	•	\$ 0-1		0
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X		3.			service	es still be av	ailable				REMARKS	(Res	pond by	Number)			
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l	UD	9.		-	e, disa	bled, elderly	/, etc.										
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 87 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	ELEM					COUNTY	Wake			Alterna	ite l	ilac	S	egmen	t 5
T.I.P	. No.:	F	R-2721			2828	R -2829								
DESC	RIPTIO	N OF	PROJE	ECT:	Co	mplete 54	10 Triangle	e Expres	ssway	/ Southe	east E	ktensior)		
		E	STIMAT	ED DIS	SPLA	CEES					INCO	NE LEVEI	L		
Type Displa		0	wners	Tena	ants	Total	Minorities	0-15N	Л	15-25M	2	5-35M	35-50N	Л	50 UP
Resid	ential		0		0	0	0		0		0	0		0	0
Busin	esses		0		0	0	0	VA			G	DSS	DWELLIN	G AVAILA	BLE
Farms	6		0		0	0	0	Owners		Tena	nts **	For	Sale	For	Rent
Non-F	Profit		0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-150	0
			ANSWE	R ALL Q	UESTI	ONS		20-40м	0	150-250	0	20-40м	0	150-250	0
Yes	No	Exp	olain all	"YES" a	answe	ers.		40-70м	0	250-400	0	40-70м	0	250-400	0
	N/A 1. Will special relocation services be necessar X 2. Will schools or churches be affected by								0	400-600	0	70-100м	0	400-600	0
	X 2. Will schools or churches be affected by displacement?								0	600 UP	0	100 UP	0	600 UP	0
	<u>-</u>		displac	ement?	?			TOTAL	0	Î	0		0	<u> </u>	0
Х		3.	Will bu	siness	servic	es still be av	ailable			REMAR	KS (Res	pond by	Number)		
	-		after p	roject?											
	Х	4.	Will an	y busin	ess be	e displaced?	lf so,	NO	REI		TION	FOR T	HIS S	EGME	NT
	<u>-</u>			e size, f /ees, m	• •	estimated nu es, etc.	mber of								
	Х	5.				e a housing :	shortage?								
		6.				housing (lis	-								
	Х	7.		ditional		ing programs									
	N/A	8.		l Last R	esort	Housing be									
	N/A	9.			e, disa	abled, elderly	/, etc.								
			familie	-	,		,								
<u> </u>	Х	10.	Will put	olic hou	sing b	e needed for	r project?								
<u> </u>	N/A	11.	-		-										
	N/A	12.	•		•	adequate DS	SS housing								
						uring relocati	-								
	N/A	13.		-		em of housin	-								
	1			al mear			-								
	N/A	14.	Are suit	table bu	sines	s sites availa	able (list								
	1071		source				,								
		15.		,	s estii	mated to cor	nplete								
			RELOCA		N/A										
\bigcap	1	n	elson	~											
All	ne c	10	www				14/14								
<i>.</i>			1			D	ate		I	Relocation	Coordir	ator		Date	e
	Righ	t of V	/ay Ager	IT											

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WBS ELEME	ENT:		COUNTY	Wake			Alternate	e L	ilac	S	egme	nt 6
T.I.P. No.:	R-2721	R-2	2828	R -2829)							
DESCRIPTIO	N OF PROJ	ECT: CO	mplete 54	0 Triangle	e Expres	swa	y Southea	st Ex	tensior	l		
	ESTIMA	TED DISPLA	CEES				I	NCON	IE LEVEI	-		
Type of Displacees	Owners	Tenants	Total	Minorities	0-15N	Л	15-25M	25	-35M	35-50	Л	50 UP
Residential	0	0	0	0		0	0		0		0	0
Businesses	0	0	0	0	VA	LUE O	F DWELLING		DSS		G AVAIL	ABLE
Farms	0	0	0	0	Owne	ers	Tenan	ts	For	Sale	Fo	Rent
Non-Profit	0	0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-15	0 0
		R ALL QUEST			20-40м	0	150-250	0	20-40м	0	150-25	•
		"YES" answe			40-70м	0	250-400	0	40-70м	0	250-40	· •
		ecial relocatior			70-100м	0		0	70-100м	0	400-60	•
<u> </u>		hools or chur	ches be affe	cted by	100 UP	0		0	100 UP	0	600 U	
		cement? Isiness servic	aa atill ha ay	ailabla	TOTAL	0		0		0		0
Х	after p		es suii de av	allable			REMARKS	(Res	Sond by	Number)		
	-	-	diaplaced2	If an				~				
X		y business be	-		NO	RE	LOCATI	ON	FOR I	HIS S	EGMI	=N I
		e size, type, e yees, minoritie		mber of								
X		location cause		shortage?								
		e for available	-	-								
Х	7. Will ad	lditional housi	ing programs	s be								
N/A		Last Resort	Housing be									
N/A		ere large, disa	abled, elderly	, etc.								
	familie	•										
X 1	0. Will put	olic housing b	e needed for	project?								
N/A 1	1. Is publi	c housing ava	ailable?									
N/A 1		there will be	-	-								
		g available du	-									
N/A 1		re be a proble al means?	em of housin	g within								
N/A 1	4. Are suit	table busines	s sites availa	ble (list								
	source	e).										
1	5. Numbe	r months esti	mated to cor	nplete								
	RELOCA	TION? N/A										
\cap	2.											
Clane C	Nelso	n	12/	14/14								
				ate			Relocation C	oordin	ator		Da	te
Right	of Way Age	nt										

E	.I.S.			RRIDOF	र		SIGN										
	S Elen					COUNTY	Wake				Alternate	L	ilac	S	egm	nent	G2L
T.I.P	<u>. No.:</u>	R-	2721		R-2	828	R -2829										
DESC	RIPTI	ON OF	PROJ	IECT:	Cor	mplete 54	0 Triangle	e Expre	sswa	ay	Southea	st Ex	tensior	ו			
		ES	TIMA	TED DI	SPLA	CEES					II	NCON	IE LEVE	L			
Type Displa	of acees	Ow	ners	Tena	ints	Total	Minorities	0-15	м		15-25M	25	-35M	35-501	M	50) UP
	lential		20		5	25	0		0		0		4		16		5
Busin	lesses		1		1	2	0	V		OF	DWELLING		DS	S DWELLIN	IG AV	AILAB	LE
Farm	S		0		0	0	0	Own	ers		Tenant	S	For	Sale	F	or R	ent
Non-	Profit		0		0	0	0	0-20м	(0	\$ 0-150	0	0-20м	0	\$ 0-	-150	0
				R ALL Q				20-40м		0	150-250	0	20-40м	•	150-		0
Yes	No			"YES" á				40-70м		0	250-400	0	40-70м	•	250-		0
	UD					n services be	•	70-100м	· ·	3	400-600	2	70-100м	•	400-		0
	X	2.				ches be affe	cted by	100 UP		_	600 UP	3	100 UP	007	60	0 UP	28
			•	cement?				TOTAL	20	0		5		507			28
Х		3.			service	es still be av	ailable				REMARKS	· ·					
			-	roject?				See t	ne 18	5 I	E Addeno	dum	for Re	marks			
Х		4.	Will ar	ny busin	ess be	e displaced?	lf so,										
						estimated nu	mber of										
			-	yees, m													
	Х					e a housing	-										
		6. -				housing (lis	,										
	Х		neede	d?		ng programs	s de										
Х			Should consid		esort	Housing be											
	UD	9.	Are the	ere large	e, disa	bled, elderly	/, etc.										
			familie	s?													
	Х	10. \	Nill pu	blic hous	sing b	e needed fo	r project?										
Х		11.	s publi	c housir	ng ava	ilable?											
Х		12.	s it felt	there w	ill be a	adequate DS	SS housing										
				-		uring relocat	-										
	UD			ere be a ial mear		em of housir	ig within										
						s sites availa	blo /liot										
X		14. /	source		5111053	s siles availa											
		15. I		,	s estir	mated to cor	nplete										
			ELOCA			8 months											
(ane	14	uls	on	_	401											
A	nie		10				14/14 Pate	-		F	Relocation Co	ordin	ator			Date	
	Righ	nt of Wa	ay Age	nt		L	ימוכ			r			aiUi			Dale	

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are two businesses being displaced in this segment; however, these services are still available through other vendors in close proximity to the subject businesses (less than five miles).
- 4. American Metal & Parts, Inc. (Parcel G-047) is a scrap metal/recycling and auto parts enterprise. They enjoy a prominent location on US Highway 70, which may be a little difficult to duplicate due to zoning requirements. This third generation, family-owned and operated business has been at this location for 40+ years. They are estimated to have 5-6 employees.

Lee's Collison (Parcel G-058), as well as the property owner's residence, both occupy this site. This is small "mom & pop" automotive repair/collision shop that has been at this location since 1967. As with the metal recycling, relocation of this business may be somewhat difficult due to zoning requirements. This business also enjoys a prominent location on US Highway 70 which may be difficult for this small business owner to duplicate due to the development trends along this corridor. This business is estimated to employ 2-3 employees.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.

- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 25 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate these three businesses. The difficulty will be zoning and replacing the exposure that all three entities enjoy being located on US Highway 70. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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T.I.F	P. No.:	F	R-2721		R-2	2828	R -2829)									
DES	CRIPTIC	ON C	F PROJ	IECT:	Coi	mplete 54	10 Triangle	e Expres	swa	iy	Southea	st Ex	tensior	1			
		E	ESTIMA	TED DI	SPLA	CEES					I	NCON	IE LEVE	L			
Type	of acees		wners	Tena	inte	Total	Minorities	0-15N	4		15-25M	25	-35M	35-501	Л	50) UP
· · ·	dential		6	ТСПС	4	10121	0	0-151	0		0	23	0	00-001	3	50	7
	nesses		0		2	2	0	VA)F	DWELLING	1	DSS	DWELLIN	IG AV		
Farm	IS		0		1	1	0	Owners		Π	Tenan	ts		Sale		or R	
Non-	Profit		0		0	0	0	0-20м	0)	\$ 0-150	0	0-20м	0	\$ O-	-150	0
				R ALL C				20-40м	0)	150-250	0	20-40м	•	150		0
Yes	No		olain all					40-70м	0	-	250-400	0	40-70м	-	250		0
	UD	1.				n services be	-	70-100м	0		400-600	0	70-100м	10	400		0
	Х	2.				ches be affe	cted by	100 UP	6	· .	600 UP	4	100 UP	321	60	0 UP	18
X		3.	cement?		es still be av	ailabla	TOTAL	6	2	REMARKS		ond by	338			18	
<u> </u>		5.		roject?			allable	See th	0.15	: 6	E Adden	· ·	-				
X		4.	-	-	oss ha	e displaced?	lfso	See in	eis		z Auden	uum	IOI Re	illark5			
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				yees, m		estimated nu											
	Х	5.		-		e a housing	shortage?										
		6.				housing (lis	-										
	Х	7.	Will ac neede		housi	ing programs	s be										
Х		8.		d Last R	esort	Housing be											
	UD	9.			e. disa	abled, elderly	/. etc.										
			familie		-,	, ,	,										
	Х	10.	Will pul	blic hous	sing b	e needed fo	r project?										
Х		11.	ls publi	c housir	ng ava	ailable?											
Х		12.				adequate DS	-										
				-		uring relocat	-										
-	UD	13.		ere be a ial mear	•	em of housir	ig within										
Х		14.	Are sui	table bu	sines	s sites availa	able (list										
			source														
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			RELOCA	TION ?	12-1	18 months											
1	2	1	Nel	100													
A	ane	C	, un	yord		12/	14/14										
V	Dich	+ ~ + \	Nov Ac-	nt		C	ate			R	Relocation C	oordin	ator			Date	
	Righ	UDI	Vay Age	rit.													

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. Two used car dealerships located on US 70 will likely be displaced due to loss of parking and display areas. New and used car dealerships will still be available within the study area. The data research indicates that there are nine dealerships located on US 70 Business Highway in Clayton, North Carolina, which will be available for services.
- 4. There are four business tenants on Parcel 38. Based on the proposed plans, two of the businesses will likely be affected by the project and may be eligible for relocation. Cloud 9 Auto Sales and Car Arena are two used car dealerships located on Parcel 38. The acquisition will affect the frontage of both dealerships as a strip take. The businesses both utilize the frontage as display area for approximately 13 automobiles each. The office structures on the site are not affected by the proposed acquisition. Based on the size of the businesses, they both appear to have 3-5 employees. Should the property owner be unable to reconfigure the current site for display, it may be necessary to offer relocation assistance to these two used car dealerships.

There are two hog houses in the area of acquisition on Parcel 24, which is owned by the NC Department of Agriculture. They also own Parcel 28, which is adjacent and contiguous to Parcel 24. It is likely the displacee will be able to relocate the livestock to another facility, but that will depend on the operation involved at this site. A more extensive inspection at a later stage in the project will be needed to determine the extent of relocation advisory assistance required for this parcel.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs

Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.

- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 10 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate these two businesses. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	SELEN					COUNTY	Wake				Alternate	e C	Green		Seg	men	t 1
T.I.F	P. No.:	R	-2721			2828	R -2829										
DES	CRIPTI	O NC	F PROJ	IECT:	Cor	mplete 54	0 Triangle	e Expres	swa	y	Southea	st Ex	tensior	ו			
		E	STIMA	TED DI	SPLA	CEES					I	NCON	IE LEVE	L			
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Resi	dential		0		0	0	0		0		0		0		0		0
Busi	nesses		0		0	0	0	VA	LUE O)F	DWELLING		DSS	S DWELLI	NG AN	/AILAB	BLE
Farm			0		0	0	0	Owners			Tenants	**		Sale		For R	lent
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Yes	No		lain all					40-70м	0		250-400	0	40-70M	- ·	_	0-400	0
	Х	1.	-			n services be	-	70-100м	0		400-600	0	70-100м	- ·		0-600	0
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Х	<u> </u>	3.			service	es still be av	allable				REMARKS	· ·			,		
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	X	4.	Will ar	ny busin	ess be	e displaced?	lf so,										
	<u>L</u>	1	indicat	e size, t	ype, e	estimated nu	mber of										
			emplo	yees, m	inoritie	es, etc.											
	Х	5.	Will re	location	cause	e a housing	shortage?										
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			familie	s?													
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	SELEN	1				COUNTY	Wake			Alterr	nate	Ģ	Green		Segr	nent	2
T.I.F	<u>P. No.:</u>	R	-2721		R-2	828	R -2829										
DESC	CRIPTIC	ON O	F PROJ	IECT:	Cor	mplete 54	10 Triangle	Expres	swa	y South	neas	st Ex	tensior	ו			
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Type Displ	of acees	0	wners	Tena	ints	Total	Minorities	0-15N	1	15-25	M	25	-35M	35-501	M	50	UP
Resid	dential		20		8	28	0		0		0		2		3		23
	nesses		1		2	3	0		LUE O	F DWELL			DSS	S DWELLIN	IG AV	AILAB	LE
Farm			0		0	0	0	Owners		-	ants			Sale		or R	
Non-	Profit		0		0	0	0	0-20м	0	_		0	0-20м	•		150	0
Vaa	No	F irm	ANSWE					20-40м 40-70м	0	_		0	20-40м 40-70м	•	150- 250-		0
Yes	No UD	<i>Ехр</i> 1.	lain all			n services be	necessary?	40-70M 70-100м	0			0	40-70M 70-100м	•	400-		0
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Х		3.				es still be av	ailable	TOTAL	20		RKS (•	ond by	Number)			20
		-		roject?				See th	e 15	E Add			-				
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are three businesses being displaced in this segment; however, these services are still available through other vendors in close proximity to the subject businesses (less than five miles).
- 4. American Metal & Parts, Inc. (Parcel 047) is a scrap metal/recycling and auto parts enterprise. They enjoy a prominent location on US Highway 70, which may be a little difficult to duplicate due to zoning requirements. This third generation, family-owned and operated business has been at this location for 40+ years. They are estimated to have 5-6 employees.

Greenfield Housing Center (Parcel 054) is a sales center for modular homes. There are 11 units currently constructed on the site. Relocation services for this displacee may include moving the 11 structures as personal property/business inventory. This is a small enterprise estimated to support 2-4 employees at the sales center; however, there may be additional employees associated with the construction of the homes.

Lee's Collison (Parcel 058), as well as the property owner's residence, both occupy this site. This is small "mom & pop" automotive repair/collision shop that has been at this location since 1967. As with the metal recycling, relocation of this business may be somewhat difficult due to zoning requirements. This business also enjoys a prominent location on US Highway 70 which may be difficult for this small business owner to duplicate due to the development trends along this corridor. This business is estimated to employ 2-3 employees.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.

- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 28 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate these three businesses. The difficulty will be zoning and replacing the exposure that all three entities enjoy being located on US Highway 70. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 11 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
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- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 1 residential property. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 13 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are three businesses being displaced in this segment; however, these services are still available through other vendors in close proximity to the subject businesses (less than five miles).
- 4. Alan's Towing & Recovery (Parcel 114) appears to have a fleet of towing trucks to accommodate almost any type of haul. They are a 24/7 operation and are estimated to have 8-10 employees, including drivers. Salvaged vehicles that will need to be relocated are also stored on the site.

Paul's Grill & Grocery (Parcel 115) provides multiple services including groceries, a grill, butcher, gas station, hardware, bait, and propane. Assuming they are a 24/7 operation and given the multiple services, they are estimated to have 10-15 employees.

An Exxon gas station/convenience store (Parcel 126) provides typical C-store services. They are open daily from 5 a.m. – Midnight and are estimated to have 8-10 employees.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.

- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 15 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate these three businesses. Zoning could be a complicating factor for Alan's Towing & Recovery in locating a replacement site. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	SELEN					COUNTY	Wake			Altern	ate	Green	S	Segmer	nt 7
	P. No.:		R-2721			2828	R -2829								
DES	CRIPTIC	ON C	F PROJ	ECT:	Со	mplete 54	0 Triangle	e Expres	swa	y South	east E	xtensior	า		
		E	ESTIMA	red di	SPLA	CEES					INCO	ME LEVE	L		
Type Displ	e of lacees	С	wners	Tena	ints	Total	Minorities	0-15N	1	15-25N	2	5-35M	35-501	N	50 UP
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Busi	nesses		0		0	0	0	VA	UE O	F DWELLII	IG	DS	S DWELLIN		ABLE
Farm	າຣ		0		0	0	0	Owners		Tena	nts **	For	Sale	For	Rent
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	1			cement?				TOTAL	2		11		507		28
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			after p	-				See th	e 15	E Add	endun	n for Re	marks		
	Х	4.	Will an	y busin	ess be	e displaced?	lf so,								
				e size, t yees, m	• •	estimated nu es, etc.	mber of								
	Х	5.	Will re	location	cause	e a housing :	shortage?								
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	Х	10.	Will put	olic hous	sing b	e needed for	r project?								
Х		11.	ls publi	c housir	ng ava	ailable?									
Х		12.				adequate DS	-								
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	UD	13.				em of housin	g within								
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 13 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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						COUNTY	Wake			ļ	Alternate	e N	/INT		Segm	ent	1
I .I.ŀ	P. No.:		R-2721			2828	R -2829										
DES	CRIPTI	ON C	DF PROJ	ECT:	Со	mplete 54	0 Triangle	e Expres	swa	y S	Southea	ist Ex	tensior	1			
		E	ESTIMA	red di	SPLA	CEES					I	NCON	IE LEVE	L			
Type Disp	e of lacees	C	Owners	Tena	ints	Total	Minorities	0-15N	1	1	15-25M	25	-35M	35-501	N	50	UP
Resi	dential		0		1	1	0		0		0		1		0		0
Busi	nesses		0		0	0	0	VA	LUE O	FD	WELLING		DS	S DWELLIN	IG AVAI	AB	LE
Farm	าร		0		1	1	0	Owners			Tenants	S **	For	Sale	Fo	r R	ent
Non-	Profit		0		0	0	0	0-20м	0		\$ 0-150	0	0-20м	0	\$ 0-1	50	0
			ANSWE	R ALL Q	UEST	IONS		20-40м	0		150-250	0	20-40м	0	150-2	50	0
Yes	No	Ex	plain all	"YES" á	answe	ers.		40-70м	0		250-400	0	40-70м	14	250-4)0	0
	UD	1.	Will sp	ecial relo	ocatior	n services be	necessary?	70-100м	0		400-600	1	70-100м	20	400-6)0	0
	Х	2.	Will sc	hools or	chur	ches be affe	cted by	100 UP	0		600 UP	0	100 UP	280	600	JP	24
	<u>L</u>	1	displac	cement?)			TOTAL	0	Ť		1		314	-		24
Х		3.	Will bu	siness s	servic	es still be av	ailable		<u>.</u>		REMARKS	(Res	ond by	Number)		_	
	<u>L</u>		after p	roject?				See th	e 15		Adden	· ·	-				
-	X	4.	Will an	v busine	ess be	e displaced?	lf so.		• • •	_							
				-		estimated nu											
				yees, mi	• •												
	Х	5.	Will re	ocation	cause	e a housing :	shortage?										
		6.	Source	e for ava	ailable	housing (lis	t).										
	Х	7.	Will ad		housi	ng programs	s be										
Х		8.		Last R	esort	Housing be											
	UD	9.			e, disa	abled, elderly	, etc.										
	<u> </u>		familie	-													
	X	10.	Will put	olic hous	sing b	e needed for	r project?										
Х		11.	-	c housir	-												
Х		12.	ls it felt	there w	ill be a	adequate DS	SS housing										
			housin	g availa	ble du	uring relocati	on period?										
	UD	13.	Will the	re be a	proble	em of housin	g within										
			financi	al mean	ıs?												
	N/A	14.	Are sui	table bu	sines	s sites availa	able (list										
			source	,													
		15.				mated to cor	nplete										
			RELOCA	TION?	12-1	8 months											
	2	1.1	10010														
	hano	1	Nel	200													
A	mic			ANCINC &		12/0	05/14										
		1 of 1	Nov	ot		D	ate			Re	elocation C	oordin	ator		Da	ate	
	Rigi	IL OT V	Way Age	II													

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of one residence and one farm. The home appears to be tenant occupied and for the purposes of this report, it is assumed that the tenant is also leasing the farm. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. There are many farms in the area; however, locating another residence with a farm that is for lease will be difficult. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

WBS ELEMENT: COUNTY Wake							Alternate MINT Sec						gment 2				
T.I.P. No.: R-2721 R-2828 R -2829)										
DESCRIPT	mplete 54	e Expres	swa	y S	Southea	st Ex	tensior	ו									
	CEES	INCOME LEVEL															
Type of		0			Total		0.4514			45.0514 05							
Displacees Residentia		Owners Tena 7		Tenants T		Minorities 0	0-15M		ĺ	15-25M 25		-35M 1	35-50		50 UP		
Businesse				0	15 0	0	,		F			· · ·		NG AVAILABLE			
Farms		0		0		0	Owners			Tenants	S **	For	For Rent				
Non-Profit		0		0		0	0-20м О			\$ 0-150	0	0-20м О		\$ 0-150		0	
	ANSWE						20-40м 0			150-250	0	20-40м О		150-2		0	
Yes No	-	plain all					40-70м			250-400	0	40-70M 2		250-400		0	
UD	_	-			I relocation services be r		70-100м 0			400-600	1	70-100M 17		400-600 600 UP		0	
X	2.				ches be affe	cted by	100 UP	7		600 UP	7	100 UP	201	600	UP	20	
X	3.		cement?		es still be av	ailable	TOTAL	7		DEMARKS	-	and by	306			20	
	- ^{3.}	after p				allable	REMARKS (Respond by Number) See the 15 E Addendum for Remarks										
X	4.	-	-	ess he	e displaced?	lfso	See III	e 15		Auden	uum	IUI Ke	1110115				
	estimated nu																
			/ees, m														
Х	5.	Will rel	ocation	cause	e a housing	shortage?											
	6.	Source	e for ava	ailable	housing (lis	t).											
X	7.	Will ad		housi	ng programs	s be											
Х	8.	Should consid	esort	Housing be													
UD	9.	Are the	e, disa	abled, elderly													
		familie	s?														
X	10.	-		-	e needed for	r project?											
Х	11.	ls publi		0													
Х	12.				adequate DS	-											
UD	13.		-		uring relocati em of housin	-											
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N/A	14.			sines	s sites availa	able (list											
	15	source		+ i -	mated to as	nalata											
	15.	RELOCA			mated to cor 2 months	npiete											
		RELOOA		J -12													
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Jare Chilson 12/05/14																	
					li se	05/14				alagation O	o o ralla	<u></u>		-	-		
Ri	D	ate			Re	elocation C	oorain	ator		L	ate						

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 15 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

WBS ELEMENT: COUNTY Wake						Wake 8	Johnst	on		Alternate Brown			Segment B1						
T.I.P. No.: R-2721 R-2828 R -2829)												
DESCRIPTION OF PROJECT: Complete 540 Triangle								e Expres	sswa	ay	Southea	st Ex	tensior	۱					
ESTIMATED DISPLACEES									INCOME LEVEL										
Type of Displacees		Own	Owners Tena		Fenants Total		Minorities	0-15M			15-25M	25	-35M	35-50M		50 UP			
Residential			7	7		11	0	0			0		1	1		4 6			
Busir	nesses		0		2	2	0	VALUE O			DWELLING			NG AVAILABLE					
Farm			0			1	0	Owners			Tenants		For Sale		For Rent				
Non-	Profit		0		0 0		0	0-20м 0			\$ 0-150	0	0-20M 0		\$ 0-150		0		
				R ALL Q				20-40M	0	-	150-250	0	20-40M	•		-250	0		
Yes	No	Explain						40-70M	0	-	250-400	0	40-70м 70-100м	-		-400 -600	0		
	UD						-	70-100м 100 UP	0	-	400-600 600 UP	1	100 UP	10		-600 0 UP	0		
	Х				ches de ane	cted by	TOTAL	7	7	600 UP	3	100 0P	021	00	UUP	18			
Х		displacement? 3. Will business services still be available									DEMADING	-	ond by	338			18		
<u>^</u>		-		roject?		es suii de av	allable	REMARKS (Respond by Number) See the 15 E Addendum for Remarks											
V			-	-	ooo ba	diaplaced	lf oo	See th	le 1	וכ		aum	for Re	marks					
X 4. Will any business be displaced? If so, indicate size, type, estimated number of																			
				e size, t yees, m	• •		imper of												
	Х	5. W	/ill re	location	cause	e a housing	shortage?												
		6. S	e for ava	ailable	housing (lis	t).													
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	UD				e, disa	bled, elderly	/, etc.												
			s?																
	Х	10. Wi	ill pul	olic hous	sing b	e needed fo	r project?												
Х		11. Is	publi	c housir	ng ava	ilable?													
Х					adequate DS	-													
			•		uring relocat														
	UD		re be a al mear	•	em of housir	ig within													
Х		14. Ar	table bu		s sites availa	able (list													
			ource		o ootir	nated to cor	mplata												
				TION?		18 months													
		KCI	_00A		12-1			I											
Jare Chilson 12/10/14																			
A	ane	C /	ues	for	_	12/	10/14												
V						D	ate			F	Relocation C	oordin	ator			Date			
	t of Way	nt																	

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. Two used car dealerships located on US 70 will likely be displaced due to loss of parking and display areas. New and used car dealerships will still be available within the Brown DSA and study area. The data research indicates that there are nine dealerships located on US 70 Business Highway in Clayton, North Carolina, which will be available for services.

There is a storage warehouse with individual bays located on Parcel 27. Based on the field inspection there appear to be four or five bays affected by the acquisition, which may necessitate tenant personal property relocations. The owner of the facility could be a potential business displacement; however, the ROW cost estimate considered a cost to cure to repair the site and maintain the on-going business. For the purposes of this study, personal property only moves have not been identified or counted toward the number of displacements. Therefore, no relocation is identified for this parcel at this time.

4. There are four business tenants on Parcel 38. Based on the proposed plans, two of the businesses will likely be affected by the project and may be eligible for relocation. Cloud 9 Auto Sales and Car Arena are two used car dealerships located on Parcel 38. The acquisition will affect the frontage of both dealerships as a strip take. The businesses both utilize the frontage as display area for approximately 13 automobiles each. The office structures on the site are not affected by the proposed acquisition. Based on the size of the businesses, they both appear to have 3-5 employees. Should the property owner be unable to reconfigure the current site for display, it may be necessary to offer relocation assistance to these two used car dealerships.

There are two hog houses in the area of acquisition on Parcel 24, which is owned by the NC Department of Agriculture. They also own Parcel 28, which is adjacent and contiguous to Parcel 24. It is likely the displacee will be able to relocate the livestock to another facility, but that will depend on the operation involved at this site. A more extensive inspection at a later stage in the project will be needed to determine the extent of relocation advisory assistance required for this parcel.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of 11 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.

- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites within the study area that could accommodate these three businesses. Zoning could be a complicating factor for Alan's Towing & Recovery in locating a replacement site. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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WBS	Elem	ENT:				COUNTY	Wake				Alternate	e E	Brown	S	egm	ent	2
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DESCF	RIPTIO	N OF F	ROJ	ECT:	Cor	mplete 54	10 Triangle	e Expre	esswa	ay	Southea	st Ex	tensior	ו			
		EST	IMAT		SPLA	CEES					I	NCON	IE LEVE	L			
Type o Displac		Own	ers	Tena	nts	Total	Minorities	0-15	5M		15-25M	25	-35M	35-50	N	50	UP
Reside	ential		1		0	1	0		0		0		0		1		0
Busine			0		0	0	0			OF	DWELLING			S DWELLIN	1		
Farms			0		0	0	0	Owner		•	Tenan			Sale		or R	
Non-Pr	rofit		0		0	0	0	0-20N 20-40N		0	\$ 0-150 150-250	0	0-20м 20-40м	•	\$ 0- ⁻ 150-2		0
Yes	No			R ALL Q "YES" a				40-70		0	250-400	0	40-70M	v	250-4		0
	X						necessary?	70-100M		0	400-600	0	70-100м	v	400-6		0
	X					ches be affe		100 UI	P	1	600 UP	0	100 UP	-	600	UP	22
		di	splac	ement?	•		-	TOTAL	_	1		0		333			22
Х		3. W	/ill bu	siness s	service	es still be av	ailable				REMARKS	(Res	oond by	Number)			
_		a	ter p	roject?				See t	he 1	5 E	E Adden	dum	for Re	marks			
	Х	4. W	/ill an	y busine	ess be	e displaced?	lf so,										
						estimated nu	mber of										
				/ees, mi													
	Х	5. W	lll rel	ocation	cause	e a housing	shortage?										
						housing (lis	-										
	Х		/ill ad		housi	ng programs	s be										
Х		8. S	hould		esort	Housing be											
	UD				e, disa	bled, elderly	/, etc.										
			milie	-													
	Х	10. W	ill pub	lic hous	sing b	e needed fo	r project?										
Х		11. Is	publi	c housir	ig ava	ilable?											
Х	· · · · ·					adequate DS	-										
				•		uring relocation	•										
	UD			re be a al mean		em of housin	ig within										
	N/A					s sites availa	able (list										
		S	ource).			·										
	ŀ					mated to cor	nplete										
		RE		TION?	6-12	2 months											
\bigcap		10	. 0 .	50													
Ja	ne C	11	es	or	_	12/10/14	1										
	Right	of Way	Ager	nt		D	ate			R	elocation C	oordin	ator)ate	
	5.5	-]	0														

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 1 residential property. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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DES	CRIPTIC	ON C	F PROJ	ECT:	Coi	mplete 54	0 Triangle	e Expres	sswa	y	Southea	ast Ex	tensior	1			
		E	ESTIMA	red di	SPLA	CEES							IE LEVE	L			
Туре																	
<u> </u>	acees	С	wners	Tena		Total	Minorities	0-15N			15-25M	25	-35M	35-501		50) UP
	dential	_	3		3	6	0		0		0		0		3		3
	nesses	_	0		0	0	0		LUE O	FI					-		
Farm		_	0		0	0	0	Owners 0-20M		_	Tenar \$ 0-150		For 0-20м	Sale	F \$0-	or R	
Non-	Profit		0		0	0	0	0-20М 20-40М	0	_	\$ 0-150 150-250	0	20-20м	0	\$ 0- 150-		0
Yes	No	Ex	ANSWE					40-70M		-	250-400	0	<u>20-40М</u> 40-70м	2	250-		0
100	X	1.				n services be	necessary?	70-100м	1	_	400-600	0	70-100м	15	400-		0
	X	2.				ches be affe	-	100 UP	2	·	600 UP	3	100 UP	321) UP	18
		2.		cement?				TOTAL	3	_		3		338			18
Х		3.	•			es still be av	ailable	TOTAL		_	REMARKS	•	ond by				10
	<u> </u>		after p					See th	e 15	F	Adden	· ·	-				
	Х	4.	-	-	ess be	e displaced?	lf so.					aam		inu K5			
	~			-		estimated nu											
				yees, mi													
-	Х	5.				e a housing :	shortage?										
		6.				housing (lis	-										
	Х	7.		lditional		ng programs	-										
Х		8.		Last R	esort	Housing be											
	UD	9.			e. disa	abled, elderly	/. etc.										
			familie	-	,	, ,	,										
	Х	10.	Will put	olic hous	sing b	e needed for	r project?										
Х		11.	ls publi	c housir	ng ava	ailable?	-										
Х		12.	ls it felt	there w	ill be a	adequate DS	SS housing										
	•		housin	g availa	ble du	uring relocati	on period?										
	UD	13.		re be a al mean	-	em of housin	g within										
	N/A	14.				s sites availa	able (list										
	1071		source				(
		15.	Numbe	r month	s estir	mated to cor	nplete										
			RELOCA	TION?	6-12	2 months											
	7	1	0.														
(lane	C	Nel	son	_	12/ [,]	10/14										
1							ate			R	elocation C	Coordin	ator		[Date	
	Righ	nt of \	Nay Age	nt													

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 6 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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WBS ELEM	ENT:		COUNTY	Wake			Alternate	e T	an	S	egment	1
T.I.P. No.:	R-2721	R-2	2828	R -2829)							
DESCRIPTIO	N OF PRO	JECT: CO	mplete 54	0 Triangle	e Expres	sway	Southea	st Ex	tensior	า		
	ESTIMA		CEES				I	NCON	IE LEVE	L		
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	1	15-25M	25	-35M	35-501	M 50) UP
Residential	21	8	29	0		0	0		2		15	12
Businesses	0	0	0	0	VAL	UE OF	DWELLING		DSS	S DWELLIN	G AVAILA	BLE
Farms	0	0	0	0	Owners		Tenan	ts	For	Sale	For F	Rent
Non-Profit	0	0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-150	0
		R ALL QUEST			20-40м	0	150-250	0	20-40м	•	150-250	0
Yes No	<u> </u>	"YES" answe			40-70м	0	250-400	0	40-70м	•	250-400	0
UD		ecial relocation		-	70-100м	1	400-600	2	70-100м	•	400-600	0
X		chools or chur	ches be affe	cted by	100 UP	20	600 UP	6	100 UP	101	600-up	56
X		cement? Jsiness servic	oo otill bo ov	ailabla	TOTAL	21	REMARKS	8	and by	258		56
^		oroject?	es suii de av	allable	See th	0.45	E Adden	<u> </u>		,		
X	-	ny business be	o dioploood?	lf.co	See in	e 15		aum	for Re	marks		
^		-										
		te size, type, e yees, minoriti		mper or								
X	-	location cause		shortage?								
		e for available	-	-								
UD	7. Will ac neede	dditional housi	ing programs	sbe								
Х	8. Should consid	d Last Resort lered?	Housing be									
UD	9. Are th	ere large, disa	abled, elderly	/, etc.								
-	familie	es?										
		blic housing b		r project?								
	•	ic housing ava										
Х		t there will be	-	-								
UD		ng available di ere be a proble	-	-								
		ial means?		ig within								
N/A	14. Are sui	table busines	s sites availa	able (list								
	source											
	15. Numbe RELOCA	er months esti		nplete								
	RELOCA	12-7	18 months									
0	-											
Clare	C hels	on										
0			12/	05/14								
Diebł	of Most Ast	nt	D	ate		ŀ	Relocation C	oordin	ator		Date	
Right	of Way Age	111										

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 29 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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WBS E				COUNTY	Wake		Alt	eri	nate 1	eal		Segme	ent	1	
T.I.P. I	No.:	R-2721		2828	R-2829										
DESCR	IPTIO	N OF PROJ	ECT: C	omplete 54	40 Triangle	e Expres	swa	iy :	Southea	ist Ex	tension				
		ESTIMA	TED DISPL	ACEES							IE LEVEI	-			
Type of Displace		Owners	Tenants	Total	Minorities	0-15N	1		15-25M	25	-35M	35-50	M	50	UP
Resider	ntial	12	1	13	0		0		0		1		12		0
Busines	sses	0	0	0	0	VA	LUE C	DF [DWELLING		DSS		IG AV	AILAB	LE
Farms		0	(0	0	Owners	-		Tenar	nts	For	Sale	F	or R	ent
Non-Pro	ofit	0	0	0	0	0-20м	(0	\$ 0-150	0	0-20м	0	\$ O·	-150	0
			R ALL QUES			20-40м	(0	150-250	0	20-40м	52	150		0
		Explain all				40-70м	(0	250-400	0	40-70м	7	250		0
	00	1. Will sp	ecial relocati	on services be	e necessary?	70-100м	(0	400-600	0	70-100м	30	400		48
	Х	2. Will sc	hools or chi	irches be affe	ected by	100 UP	12	2	600 UP	1	100 UP	251	60	0 UP	43
		displac	cement?			TOTAL	12	2		1		340			91
Х		3. Will bu	isiness serv	ices still be av	/ailable		-	_	REMARKS	6 (Resp	ond by	Number))		
		after p	roject?			See th	e 15	5 E	E Adden	dum	for Re	marks			
	Х	4. Will an	y business	be displaced?	Plfso,										
<u>/</u>		indicat	e size, type	estimated nu	umber of										
		employ	yees, minor	ties, etc.											
	Х	5. Will re	location cau	se a housing	shortage?										
		6. Source	e for availab	le housing (lis	st).										
	Х	7. Will ad neede		sing program	s be										
Х		8. Should consid		t Housing be											
ι	UD			sabled, elderl	y, etc.										
<u> </u>		familie			-										
	X 1	0. Will put	olic housing	be needed fo	r project?										
Х	1	1. Is publi	c housing a	vailable?											
Х	1	2. Is it felt	there will b	e adequate D	SS housing										
		housin	g available	during relocat	tion period?										
ι ι	UD 1	3. Will the	re be a prol	lem of housir	ng within										
		financi	al means?												
۱ <u>ا</u>	N/A 1			ss sites avail	able (list										
		source		timated to as	malata										
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		RELUCA	110N : 3 -												
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Jane	. C Th	clson		10	05/14										
V					05/14			P	elocation C	oordin	ator			Data	
	Riaht	of Way Age	nt	L	Date			R	elocation C	Jooraina	alUi			Date	
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
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- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project. However, given the number of residential displacements in this segment it is likely that any or all three of these categories of displacees will be present.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 13 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	SELEN					COUNTY	Wake			Alternat	e F	urple	Seg	ment	O1PU
T.I.F	P. No.:	R	-2721			2828	R -2829								
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	_	E	STIMA		SPLA	CEES				I	NCOM	E LEVEL			
Туре	of										1				
Displ	acees	٥١	wners	Tena		Total	Minorities	0-15N		15-25M	25	-35M	35-50N		50 UP
Resid	dential		29		15	44	0		0	0		4		16	24
Busir	nesses		0		0	0	0	VA	UE OF	DWELLING			WELLIN	G AVAIL	ABLE
Farm			0		0	0	0	Owners		Tenant	S **	For S			r Rent
Non-	Profit		1		0	1	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-1	•
				R ALL C				20-40м	0	150-250	0	20-40м	0	150-2	•
Yes	No	Exp		"YES" a				40-70м	0	250-400	0	40-70м	0	250-40	•
	UD	1.	Will sp	ecial relo	ocatior	n services be	necessary?	70-100м	7	400-600	2	70-100м	0	400-60	0 00
Х		2.	Will sc	hools o	r chur	ches be affe	cted by	100 UP	22	600 UP	13	100 UP	834	600 u	^{JP} 21
			displac	cement?)			TOTAL	29		15		834		21
Х		3.	Will bu	isiness :	servic	es still be av	ailable			REMARKS	(Resp	ond by N	umber)		
			after p	roject?				See th	e 15	E Adden	dum	for Ren	narks		
	Х	4.	Will ar	y busin	ess be	e displaced?	lf so,								
	<u> </u>		indicat	e size 1	vne e	estimated nu	mber of								
				yees, m											
	Х	5.	Will re	location	cause	e a housing	shortage?								
	<u>-</u>	6.	Source	e for ava	ailable	housing (lis	t).								
	Х	7.	Will ac neede		housi	ng programs	s be								
Х		8.	Should		esort	Housing be									
	UD	9.	Are the	ere large	e, disa	abled, elderly	/, etc.								
	<u>L</u>	1	familie	s?											
	Х	10.	Will pul	olic hou	sing b	e needed fo	r project?								
Х		11.	Is publi	c housir	ng ava	ailable?									
Х		12.	Is it felt	there w	ill be	adequate DS	SS housing								
			housin	g availa	ble du	uring relocat	ion period?								
	UD	13.		re be a al mear	-	em of housin	ig within								
	N/A	14.				s sites availa	blo (list								
	IN/A	14.	source		511105	s siles availa	able (list								
		15.			s estir	mated to cor	nnlete								
		10.		ATION?		18-24 mont									
G			Nel				10/14 vate	_	F	Relocation C	Coordin	ator		Da	te
	Righ	nt of W	/ay Age	nt											

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- It is assumed that the well and/or septic system are impacted on Parcel O-012, which is owned and occupied by Word of Truth Church. The property is improved with a 640SF frame dwelling/church, which would indicate that this is a very small congregation. Further investigation and/or design modifications may eliminate the need to relocate this displacee.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance.

Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 44 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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		E	STIMA	TED DI	SPLA	CEES				IN	СОМ	E LEVEL			
Туре	of														
Displ	acees	0	wners	Tena	nts	Total	Minorities	0-15N		15-25M	25	-35M	35-50N	Л	50 UP
Resid	dential		18		5	23	0		0	0		0		0	23
Busir	nesses		0		0	0	0	VAI	UE OF	DWELLING		DSS E	WELLING	G AVAILA	BLE
Farm			0		0	0	0	Owners		Tenants	**	For S			Rent
Non-	Profit		0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-15	-
		-	ANSWE					20-40м	0	150-250	0	20-40м	0	150-25	•
Yes	No	<u> </u>	olain all					40-70м	0	250-400	0	40-70м	0	250-40	•
	UD	1.				n services be		70-100м	0	400-600	0	70-100м	4	400-60	•
	Х	2.				ches be affe	cted by	100 UP	18	600 UP	5	100 UP	394	600 U	
			•	cement?				TOTAL	18		5		398		21
Х		3.			servic	es still be av	ailable			REMARKS			,		
				roject?				See th	e 15	E Addeno	dum	for Ren	narks		
	Х	4.	Will an	ny busine	ess be	e displaced?	lf so,								
			indicat	e size, t	ype, e	estimated nu	mber of								
				yees, m											
	Х	5.	Will re	location	cause	e a housing :	shortage?								
		6.				housing (lis	,								
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	UD	9.	Are the	ere large	e, disa	abled, elderly	v, etc.								
			familie	s?											
	Х	10.	Will pul	blic hous	sing b	e needed for	r project?								
Х		11.	Is publi	c housir	ng ava	ailable?									
Х		12.	Is it felt	there w	ill be a	adequate DS	SS housing								
			housin	ıg availa	ble du	uring relocati	ion period?								
	UD	13.	Will the	ere be a	proble	em of housin	g within								
			financi	al mean	s?										
	N/A	14.	Are sui	table bu	sines	s sites availa	able (list								
			source												
		15.				mated to cor	-								
			RELOC	ATION ?	12	2-18 month	าร								
/	7	1	2												
(fare	C	Nel	son	_	12/	10/14								
0							ate		F	Relocation Co	oordina	ator		Dat	;
	Righ	nt of V	Vay Age	nt											

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 23 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	lacees	0	wners	Tena		Total	Minorities	0-15N		15-25M	25	-35M	35-50		50 UP
	dential		70		3	73	0		0	0		0		0	73
	nesses		0		0	0	0		UE OF	DWELLING			OWELLING		
Farm			0		0	0	0	Owners		Tenants		For S			Rent
Non-	Profit		0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-15	
Vee	N.	-	ANSWE					20-40M	0	150-250	0	20-40M	0	150-25	•
Yes	No		olain all					40-70м 70-100м	0	250-400 400-600	0	40-70м 70-100м	0	250-40 400-60	•
	UD	1.	-			n services be	-	100 UP	0	400-600 600 UP	0	100 UP	4	400-60 600 L	• •
	Х	2.				ches be affe	cted by		70	600 UP	3	100 0P	394	6001	
V	1	2		cement?		es still be av		TOTAL	70		3	a sa al las s ti	398		21
Х		3.			service	es suil de av	allable	0 (1		REMARKS	<u>`</u>		,		
			after p	-				See th	e 15	E Adden	dum	for Ren	narks		
	Х	4.	Will an	y busine	ess be	e displaced?	lf so,								
						estimated nu	mber of								
	1			yees, mi											
	Х	5.				e a housing	-								
	1	6.				housing (lis	,								
	Х	7.	Will ad neede		housi	ng programs	s be								
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	Х	10.	Will put	olic hous	sing b	e needed fo	r project?								
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	UD	13.		re be a al mean	-	em of housin	g within								
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		17.	source		51105	5 51105 4 4 4 1 6									
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	7	1	0	0 2000											
CA	lane	C	Nel	son	_	12/	10/14								
V			Vay Age				ate		F	Relocation C	oordin	ator		Da	ie
	i tigi														

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 73 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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	dential	01	2	Terre	0	2	0	0 1010	0	0	20	0	00 000	0	00	2
	lesses	-	0		1	1	0	VAI	-			-	OWELLING	-		
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Non-			0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-1		0
		4	ANSWE	R ALL C	UEST	IONS		20-40м	0	150-250	0	20-40м	0	150-2	250	0
Yes	No	Expla	ain all	"YES" a	answe	ers.		40-70м	0	250-400	0	40-70м	12	250-4	400	0
	UD		-			n services be	-	70-100м	0	400-600	0	70-100м	110	400-6		16
	Х					ches be affe	cted by	100 UP	2	600 UP	0	100 UP	227	600	UP	13
				cement?				TOTAL	2		0		349			29
Х					servic	es still be av	ailable			REMARKS	· ·					
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A	ull	<u> </u>					ate		F	Relocation C	coordin	ator		D	ate	
	Right of Way Agent															

- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There is one business being displaced in this segment; however, these services are still available through other vendors in close proximity to the subject businesses (less than one mile).
- 4. Inline Auto Sales is a used car dealership located on Parcel 008, with frontage along Fayetteville Road (US 401) just outside the town of Fuquay-Varina. This medium-sized dealership is open seven days a week and is estimated to support 6-8 employees. Two rows of parking and display area will be impacted and the proposed right-of-way line is near the front of the building. This is a large site and the remainder will still be adequate in size; however, it may no longer be suitable for the existing business which may make them eligible for relocation benefits.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.

- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.
- 12. This segment will necessitate the relocation of one farm and two residences. One of the residences is on a separate parcel adjacent to the farm. It is assumed that the owner of the home is also operating the farm and they would most likely need to relocate together. There are large acreage tracts in the area currently used for farming, but locating an existing home/farm replacement will be very difficult. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are vacant sites and commercially developed sites within the study area that could accommodate the used car business. Potential sites were identified by field inspection and through loopnet.com.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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Type Displ	of acees	0	wners	Tena	ints	Total	Minorities	0-15M		15-25M	25	-35M	35-50N	Л 5	0 UP
· ·	dential		78		17	95	0		0	0		0		8	87
	nesses		0		0	0	0	VAL		DWELLING		-	OWELLING	-	
Farm			0		0	0	0	Owners		Tenant	s **	For S			Rent
Non-	Profit		0		0	0	0	0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-150	0
			ANSWE	R ALL Q	UEST	IONS		20-40м	0	150-250	0	20-40м	0	150-250	0
Yes	No	Exp		"YES" á				40-70м	0	250-400	0	40-70м	12	250-400	•
	UD	1.				n services be		70-100м	10	400-600	0	70-100м	110	400-600	10
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		6.				housing (lis	-								
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. However, the field review did not visually indicate any special needs. A more in-depth study should be conducted at a later date to identify and quantify any special relocation needs. For the purposes of this study, it may be presumed that there are no special needs and that alternative housing, such as the build option, will not be a factor.
- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 95 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
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- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
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- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 52 residential properties and one farm. Parcel 333 is a potential displaced farm operation along with two residences. The property is owned by a revocable trust, so it is possible that this is an owner-occupied residence and farm. There are large acreage tracts used for farming in the area, but replacing a home/farm operation will be very difficult. However, this site will have a large remainder and most likely the buildings being impacted will be reestablished on the remaining property. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.

- UD Undetermined in this project phase; additional information required.
- The data provided in this report was collected via a visual inspection of each property. Thus it is difficult to determine occupancy status, ethnicity, family size, age, or special needs until such time that individual consultations take place. Owner versus tenant occupancy was based on the property owner's mailing address as listed in the County's tax rolls.

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Busir	nesses		1		8	9	0	VAL	UE OF	DWELLING		D	SS D\	NELLING	G AVAILAB	LE
Farm	S		0		0	0	0	Owners		Tenan	ts **	Fo	or Sa	ale	For R	ent
Non-	Profit		0		0	0	0	0-20м	0	\$ 0-150	0	0-2	20м	0	\$ 0-150	0
			ANSWER					20-40м	0	150-250	0	20-4		0	150-250	0
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- Special relocation services cannot be determined without individual consultation with the displacees. Individual consultations are not conducted during this phase of the project. A more in-depth study should be conducted at a later date to identify and quantify any other special relocation needs. For the purposes of this study, it may be presumed that there are no special needs for displacees and that alternative housing, such as the build option, will not be a factor.
- 3. There are nine businesses being displaced in this segment which are clustered at or near the intersection of Ten-Ten Road and Benson Road (NC 50). This will eliminate almost all of the services available along Benson Road from Timber Drive ~3.5 miles north to NC 42 ~3.5 miles south.
- 4. Five of the businesses being displaced are located on Parcel 420, which is improved with a small strip center, auto repair shop, and mini self-storage units. The businesses on this site all appear to be local "mom and pop" type of entities including:
 - Best Buy Grocery and Grill 6-8 employees
 - Reality Workout Gym 2-4 employees
 - Chanellos (restaurant) 6-8 employees
 - Hills Auto Service 2-3 employees
 - Fuel Depot 4-6 employees
 - Turner Farms Mini Storage 2-3 employees
 - Note: Turner Farms Mini Storage will involve 200+ personal property displacements. They have not been included as individual displacees for the purposes of this report; however, a cost has been added to the acquisition of this parcel to address the expenses associated with this type of displacement.

These businesses are locally owned and operated. Their clientele is primarily derived from the residential neighborhoods located along Benson Road. The ability to reestablish all of these businesses in the immediate area, and within the timeframe of a right-of-way project, will be difficult due to the limited business sites currently available.

The other businesses being displaced include a BP Service Station located on Parcel 424, Tart's Grocery on Parcel 425, and a new Dollar General store located on Parcel 415. Tart's Grocery appears to actually be a very small, local bar based on information found on the internet. It is unlikely that this business will be able to be reestablished in the immediate area, unless this very old and possibly historic building can be moved onto the remaining property. Like the businesses identified above, it will be difficult to reestablish these remaining businesses in the immediate area due to the limited business sites currently available. The BP station and Dollar General will likely have a better chance than the local entities. As national chains, they have more resources available to them and probably have experience with road projects impacting their businesses.

- Tart's Grocery (bar) 1-2 employees
- BP Service Station 8-10 employees
- Dollar General 8-10 employees

It is unknown if any of these businesses are minority owned based on off-site field review of the subject businesses. Personal interviews of the displacees during the Needs Assessment Survey phase of the project will determine minority status.

- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 32 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
- 13. The question regarding whether replacement housing is within the financial means of those proposed to be displaced cannot be determined without individual consultation, verification of income, and consideration of other resources.
- 14. There are plenty of vacant sites along Benson Road; however, this is still a rural community and most of the vacant land is used for farming. Commercially developed sites along Benson Road are very limited. Very few, if any, of the displaced businesses will have an opportunity to relocate into an existing building in the immediate area. Commercial zoning is typically clustered at intersections in rural areas and there are only a few intersections along this stretch of road. Zoning/land use codes could have an impact on reestablishing the businesses on Benson Road. This will be more problematic for the local "mom and pop" businesses as they rely heavily on the surrounding neighborhoods for their clientele; and the services being offered are easily replaced within a five mile radius. Dollar General and the BP station will have more options to move to other nearby market areas. They are limited primarily by there own boundaries for competing locations. Potential sites were identified in the field and through loopnet.com, but as discussed above, it will be very difficult to reestablish these businesses along Benson Road within the timeframe of a right-of-way project.

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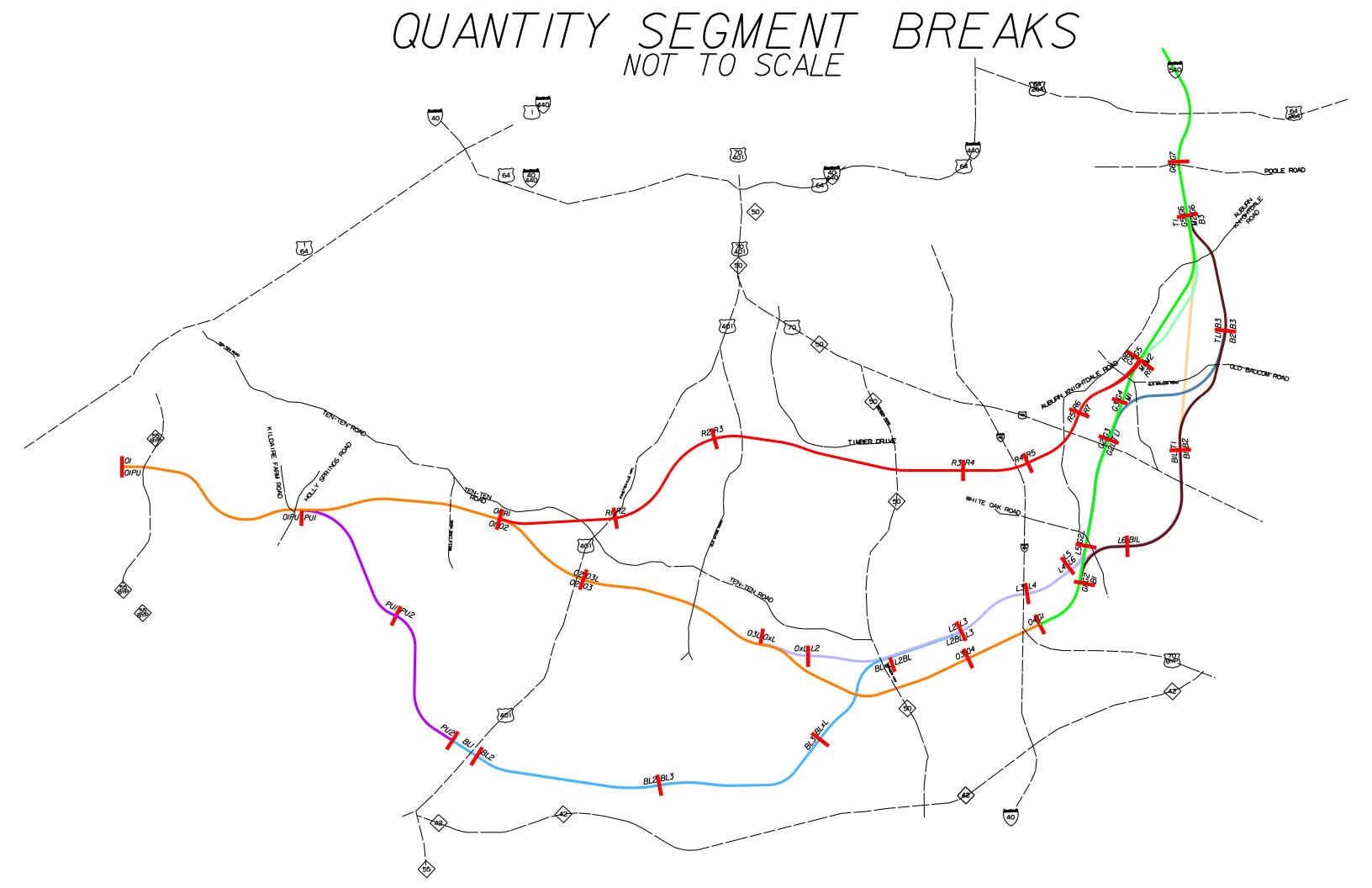
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- 3. There are no businesses being impacted on this segment; business services will remain the same.
- 6. The sources utilized for the available housing list are the multiple listing service (MLS), realtor.com, and zillow.com. Based on the data derived from these resources, there are more than 1000 properties available for sale and rent within the study area. However, there may be a shortage of resources available for replacing mobile home units or rental lots. The data research is based upon the availability of a fluctuating inventory of available properties.
- 7. There is a very active real estate market in the study area, and throughout Wake and Johnston counties. Available inventory, low interest rates, and plenty of new housing starts and subdivision developments would indicate that additional housing programs will not be needed.
- 8. Last resort housing will apply if the replacement housing computations reflect that adequate housing cannot be offered within the monetary threshold of the Uniform Act. Last resort housing will be examined more carefully during the Relocation Needs Assessment phase of the project and determined on a case-by-case basis. If last resort housing is applicable, it will not require a build alternative to replace current housing.
- 9. Unable to determine the types or special needs of the residential displacees without the benefit of individual consultations, which are not conducted during this phase of the project.
- 10. No public housing units were identified within this segment, which would indicate that public housing will not be required for replacement housing.
- 11. Although public housing is available in the study area, it is not anticipated to be a factor for this segment of the project. However, should the need arise there are multiple sources available within the study area that can provide public housing or assistance. Wake County offers multiple types of affordable rental apartments. There are also HUD sponsored apartments and single family homes as well as non-profit housing assistance resources. There are available listings that also specify: non-profit housing resource, HUD apartment, and subsidized housing.

- 12. This segment will necessitate the relocation of 45 residential properties. Based upon the analysis of available housing, it appears that there will be adequate decent, safe, and sanitary (DS&S) housing for this segment. It should be noted that the available properties identified during the analysis have not been inspected to determine if they are DS&S. Properties referenced in this report as available are presumed to meet all local housing codes and be habitable.
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APPENDIX C

Segment Breaks and Right of Way & Relocation Impact Spreadsheets



COMPLETE 540 QUANTITY SEGMENT BREAKS (DESCRIPTION)

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			APPROX.	APPROX.	LENGTH		
#	SEG ID.	ALIGNMENT	BEGIN STA.	END STA.	(Miles)	SEGMENT RANGE	SEGMENT DESCRIPTION
							ORANGE CORRIDOR
1	01	0_L	21+45.00	385+95.66	6.904	NC 55 BYP TO BEG. OF O2/R1	Protected Corridor from Beginning of Project to a point where the Red Corridor ties.
2	02	O_L	385+95.66	484+00.00	1.857	FROM 01 TO 03/03L	Protected Corridor from 01 to 03/02L-US 401 (Builds only the Portion of US 401 needed to complete R-2721
3	03	O_L	484+00.00	877+65.00	7.455	From O2 to O4	Protected Corridor from O2- US 401 (Builds the Remaining Portion of US 401 Interchange) to a point where t
4	O4	O_L	877+65.00	952+00.00	1.408	From O3 to G1	Protected Corridor From O3 to I-40 Interchange (Only builds a portion of I-40 Interchange needed to comple
							GREEN CORRIDOR
5	G1	0_L	952+00.00	1009+14.39	1.082	O4 to G2/B1	Green Corridor from I-40 (Completes Ultimate I-40 Interchange) to a point where the Brown Corridor ties.
6	G2	G_L	1021+00.00	1158+00.30	2.595	From G1 to G3/TL1	Green Corridor from B1 tie to a point where Teal ties to Green
7	G3	G_L	1158+00.30	1195+31.30	0.707	From G2 to G4/M1	Green Corridor from a point where Teal ties to Green to a point where Mint ties to Green.
8	G4	G_L	1195+31.30	1238+53.22	0.819	G3 to G5/R6	Green Corridor from a point where Mint ties to Green to a point where Red ties to Green.
9	G5	G_L	1238+53.22	1388+00.00	2.831	From G4 to G6/M2/B3/T1	Green Corridor from a point where Red ties to Green to a point where Mint, Brown, and Tan ties back to Gre
10	G 6	G_L	1388+00.00	1439+00.00	0.966	From G5 to G7	Green Corridor from a point where Mint/Brown/Tan ties back to Green to Poole Rd. (Former Corridor Tie Point)
11	G7	G_L	1439+00.00	1529+00.00	1.705	From G6 to End of Project	Green Corridor from Poole Rd to Green to end point north of US 64/US264
						•	TAN CORRIDOR
12	T1	T_L	1206+55.08	1426+45.29	4.165	Frrom B1 to G6	Tan Corridor from a point where Brown ties to Tan to a point where Tan ties to Green
	•	. –	•	•			TEAL CORRIDOR
13	TL1	TL L	1158+00.30	1327+70.00	3.214	From G2/G2L to B3	Teal Corridor from a point where Teal ties to Green to a point where Teal ties to Brown
							MINT CORRIDOR
14	M1	MG_L	1195+31.30	1239+00.00	0.827	From G3 to M2/R7	Mint Corridor from a point where Mint ties to Green to a point where Red ties to Mint
15	M2	 	1239+00.00	1388+00.00	2.905	From M1/R7 to G6	Mint Corridor from a point where Red ties to Mint to a point where Mint ties back to Green
		/					BROWN CORRIDOR
16	B1	B_L	1021+00.00	1206+55.08	3.514	From G1 to B2/T1	Brown Corridor from a point where Brown ties to Green to a point where Tan ties to Brown
17	B2	B L	1206+55.08	1330+00.00	2.338	From B1/B1L to B3	Brown Corridor from a point where Tan ties to Brown to a point where Teal ties to Brown
18	B3	<u> </u>	1330+00.00	1446+86.68	2.213	From B2/TL1 to G6	Brown Corridor from a point where Teal ties to Brown to a point where Brown ties back to Green.
							RED CORRIDOR
19	R1	R_L	385+95.66	495+00.00	2.065	From O1 to R2	Red Corridor from Orange to US 401 (Builds only the portion of the US 401 Interchange needed to complete
20	R2	R_L	495+00.00	618+00.00	2.330	From R1 to R3	Red Corridor from US 401 to a point where Red Mod (<i>Former Corridor</i>) ties to Red (Builds the remaining por
20	R3	R_L/RREV-L	618+00.00	854+74.06	4.484	From R2 to R4	Red Corridor from a point where Red Mod (Former Corridor) ties to Red west of Old Stage Rd to a point whe
22	R4	RREV-L	854+74.06	916+65.58	1.173	From R3 to R5	Red Corridor from a point where Red Mod (<i>Former Corridor</i>) ties back to Red west of I-40 to I-40 (Includes building only a
23	R5	RREV_L/R_L	916+65.58	986+64.48	1.326	From R4 to R6/R7	Red Corridor from R4 to cross over for Red to Mint and Red to Green (Includes building the remaining portio
23	R6	R_L	986+64.48	1064+01.39	1.465	From R5 to G5	Red Corridor cross over from Red to Green
25	R7			1064+44.44		From R5 to M2	Red Corridor cross over from Red to Mint
25	117		500104.40	1004144.44	1.475		LILAC CORRIDOR
26	OxL	OXL_L	636+25.41	735+55.88	0.881	From O3L to L2	Lilac Corridor from a point where Orange ties to Lilac (Former Cross Over) (L1 Segment south of Orange wa
20	L2	L L	742+97.43	865+00.00	2.311	From OxL to L3	Lilac Corridor from a point where Orange X-Over ties to Lilac to a point where the I-40 Interchange begins (N
	L2 L3		865+00.00	937+80.98	1.379	From L2/L2BL to L4	Lilac Corridor I-40 interchange (Builds only the portion of the I-40 Interchange needed to complete R-2829)
28	L3 L4		937+80.98	984+98.45	0.893	From L3 to L5/L6	Lilac Corridor From I-40 (Completes I-40 Interchange) to a point where Lilac Cross Overs begin.
29	L4 L5		984+98.45	1012+50.98	0.521	From L4 to G2L	Lilac Corridor cross over to Green Corridor
30	L5 L6	LXB L/B L	984+98.45	1012+30.98	1.122	From L4 to B1L	Lilac Corridor cross over to Brown Corridor
31	LO		904+90.45	1085+00.00	1.122		PURPLE/BLUE CORRIDOR
	DI 11	DI L	105.04.40	228.52.25	2 702		
32	PU1	PU_L	195+84.46	338+53.25	2.702	From O1PU to PU2	Purple Corridor from Orange Corridor to a point after the Optimist Farm Road crossing
33	PU2	PU_L	338+53.25	478+00.00	2.641	From PU1 to BL1	Purple Corridor from the point after the Optimist Farm Road crossing to a point before the US 401 Blue Corr
34	BL1	BL_L	478+00.00	505+00.00	0.511	From PU2 to BL2	Blue Corridor from a point before the US 401 Interchange to a point just after the US 401 (Builds only the Po
35	BL2	BL_L	505+00.00	680+69.89	3.328	From BL1 to BL3	Blue Corridor from US 401 (Builds the Remaining Portion of US 401 Interchange) to a point after the Old Stage
36	BL3	BL_L	680+69.89	850+50.00	3.216	From BL2 to BLxL	Blue Corridor from a point after Old Stage Road Interchange to where Blue Crossover to Lilac picks up
37	BLxL	BLxL_L	850+50.00	958+13.12	2.038	From BL3 to L2BL	Blue Corridor Crossover to Lilac ties in to the middle of Lilac segment L2
			40 + 00 - 00	606 05 V	0.001	5 00 L 0 L	SUPPLEMENTAL SEGMENTS
38	03L	0_L	484+00.00	636+25.41	2.884	From O2 to OxL	Portion of Orange Corridor from US 401 Interchange (Includes completing US 401 Interchange) to a point wh
39	G2L	G_L	1055+84.23	1158+00.30	1.935	From L5 to G3/TL1	Portion of Green Corridor from a point where Lilac ties to Green to a point where Teal ties to Green
40	B1L	B_L	1085+00.00	1206+55.08	2.302	From L6 to T1/B2	Portion of Brown Corridor from a point where Lilac ties to Brown to a point where Tan ties to Brown.
41	O1PU	O_L	21+45.00	197+34.10	3.331	From O1 to PU1	Orange Corridor from the Beginning of the Project to a point where the Purple Corridor ties
42	L2BL	L_L	794+00.00	937+80.98	2.724	From BLxL to L3	Portion of Lilac Corridor that ties the Blue Corridor to a common segment break between L2 & L3

1)
e the I-40 Interchange starts.
lete R-2828)
reen.
e R-2721)
ortion of the US 401 interchange)
here Red Mod (Former Corridor) ties back to Red west of I-40.
a portion of I-40 need to complete R-2828)
ion of the I-40 Interchange)
vas eliminated)
Not Inclusive of I-40 Interchange)
rridor Interchange
ortion of US 401 needed to complete R-2721)
age Road Interchange
vhere Orange to Lilac Cross Over Begins.

COMPLETE 540 END TO END QUANTITY SEGMENTS

0	ORANGE	01	02	03	04					
R	RED	R1	R2	R3	R4	R5	R6	R7		
L	LILAC	O3L	OxL	L2	L3	L4	L5	L6	G2L	B1L
G	GREEN	G1	G2	G3	G4	G5	G6	G7		
М	MINT	M1	M2							
В	BROWN	B1	B2	B3						
Т	TAN	T1								
TL	TEAL	TL1								
PU	PURPLE	O1PU	PU1	PU2						
BL	BLUE	BL1	BL2	BL3	BLxL	L2BL				
1										

#						_													Length (Mi)
ALT.		R-27	721	R-2	828							R-2829							Len
1	ORANGE-GREEN	01	02	03	04	G1	G2	G3	G4	G5	G6	G7						1	28.328
2	ORANGE-GREEN-MINT-GREEN	01	02	03	04	G1	G2	G3	M1	M2	G6	G7							28.411
3	ORANGE-BROWN-TAN-GREEN	01	02	03	04	G1	B1	T1	G6	G7									29.056
4	ORANGE-BROWN-GREEN	01	02	03	04	G1	B1	B2	B3	G6	G7								29.442
5	ORANGE-GREEN-TEAL-BROWN-GREEN	01	02	03	04	G1	G2	TL1	B3	G6	G7								29.399
6	ORANGE-RED-GREEN	01	R1	R2	R3	R4	R5	R6	G5	G6	G7								25.247
7	ORANGE-RED-MINT-GREEN	01	R1	R2	R3	R4	R5	R7	M2	G6	G7								25.330
8	ORANGE-PURPLE-BLUE-LILAC-GREEN	O1PU	PU1	PU2	BL1	BL2	BL3	BLxL	L2BL	L3	L4	L5	G2L	G3	G4	G5	G6	G7	32.247
9	ORANGE-PURPLE-BLUE-LILAC-GREEN-MINT-GREEN	O1PU	PU1	PU2	BL1	BL2	BL3	BLxL	L2BL	L3	L4	L5	G2L	G3	M1	M2	G6	G7	32.330
10	ORANGE-PURPLE-BLUE-LILAC-BROWN-TAN-GREEN	O1PU	PU1	PU2	BL1	BL2	BL3	BLxL	L2BL	L3	L4	L6	B1L	T1	G6	G7			33.014
11	ORANGE-PURPLE-BLUE-LILAC-BROWN-GREEN	O1PU	PU1	PU2	BL1	BL2	BL3	BLxL	L2BL	L3	L4	L6	B1L	B2	B3	G6	G7		33.400
12	ORANGE-PURPLE-BLUE-LILAC-GREEN-TEAL-BROWN-GREEN	O1PU	PU1	PU2	BL1	BL2	BL3	BLxL	L2BL	L3	L4	L5	G2L	TL1	B3	G6	G7		33.319
13	ORANGE-LILAC-GREEN	01	02	O3L	OxL	L2	L3	L4	L5	G2L	G3	G4	G5	G6	G7				26.591
14	ORANGE-LILAC-GREEN-MINT-GREEN	01	02	03L	OxL	L2	L3	L4	L5	G2L	G3	M1	M2	G6	G7				26.674
15	ORANGE-LILAC-BROWN-TAN-GREEN	01	02	O3L	OxL	L2	L3	L4	L6	B1L	T1	G6	G7						27.358
16	ORANGE-LILAC-BROWN-GREEN	01	02	O3L	OxL	L2	L3	L4	L6	B1L	B2	B3	G6	G7					25.964
17	ORANGE-LILAC-GREEN-TEAL-BROWN-GREEN	01	02	O3L	OxL	L2	L3	L4	L5	G2L	TL1	B3	G6	G7					27.663

Complete 540 - Triangle Expressway Southeast Extension

	R/W &												Displacees							
Segment	Relocation Estimate		Pare	cels		Residential				Business			Farms			Non-Profits				
		Commercial	Residential	Vacant	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total
01	\$83,863,000	10.0	204.5	77.0	291.5	57	44	101	0	0	0	0	0	0	1	0	1	58	44	102
02	\$31,524,900	2.5	51.5	11.5	65.5	17	5	22	0	0	0	0	0	0	0	0	0	17	5	22
03	\$73,823,600	9.0	145.5	51.0	205.5	41	17	58	0	0	0	0	0	0	2	0	2	43	17	60
04	\$21,052,200	0.0	9.5	12.0	21.5	5	2	7	0	0	0	0	0	0	0	0	0	5	2	7
R1	\$35,604,500	8.5	30.5	7.0	46.0	9	10	19	1	2	3	0	0	0	0	0	0	10	12	22
R2	\$34,805,500	2.5	22.0	52.5	77.0	8	5	13	0	3	3	0	0	0	0	0	0	8	8	16
R3	\$153,615,200	9.0	319.5	55.0	383.5	218	24	242	0	0	0	0	0	0	1	0	1	219	24	243
R4	\$34,999,100	13.0	19.5	21.5	54.0	3	3	6	1	0	1	0	0	0	0	0	0	4	3	7
R5	\$39,688,600	6.5	6.0	17.0	29.5	1	2	3	0	2	2	0	0	0	0	0	0	1	4	5
R6	\$15,123,200	5.5	25.0	9.5	40.0	4	6	10	0	0	0	0	0	0	0	0	0	4	6	10
R7	\$15,144,700		25.0	9.5	40.0	4	6	10	0	0	0	0	0	0	0	0	0	4	6	10
O3L	\$28,486,900		58.5	18.0	81.0	12	10	22	0	0	0	0	0	0	0	0	0	12	10	22
OxL	\$30,539,100	0.0	80.0	9.5	89.5	57	4	61	0	0	0	0	0	0	0	0	0	57	4	61
L2	\$65,176,200	6.5	145.5	6.0	158.0	68	10	78	1	8	9	0	0	0	0	0	0	69	18	87
L3	\$31,280,400	2.5	27.0	11.0	40.5	9	8	17	0	0	0	0	0	0	0	0	0	9	8	17
L4	\$46,433,100	2.0	104.0	4.5	110.5	78	9	87	0	0	0	0	0	0	0	0	0	78	9	87
L5	\$2,168,400		1.5	1.5	3.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L6	\$6,241,800	0.0	12.0	9.5	21.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G2L	\$34,776,300		32.0	13.5	54.0	20	5	25	1	1	2	0	0	0	0	0	0	21	6	27
B1L	\$14,093,700	13.0	15.5	6.0	34.5	6	4	10	0	2	2	0	1	1	0	0	0	6	7	13
G1	\$7,268,800	0.0	2.5	3.0	5.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G2	\$39,610,400	8.0	36.0	17.0	61.0	20	8	28	1	2	3	0	0	0	0	0	0	21	10	31
G3	\$8,135,700		12.0	3.0	15.5	10	1	11	0	0	0	0	0	0	0	0	0	10	1	11
G4	\$7,976,200	1	2.5	1.0	3.5	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1
G5	\$16,101,600		19.5	10.5	30.0	9	4	13	0	0	0	0	0	0	0	0	0	9	4	13
G6	\$22,696,500	1	8.5	3.0	18.5	2	13	15	0	3	3	0	0	0	0	0	0	2	16	18
G7	\$2,423,200	1	18.0	4.0	23.0	2	11	13	0	0	0	0	0	0	0	0	0	2	11	13
M1	\$4,059,000	1	3.5	1.0	4.5	0	1	1	0	0	0	0	1	1	0	0	0	0	2	2
M2	\$19,497,300		19.5	12.5	32.0	7	8	15	0	0	0	0	0	0	0	0	0	7	8	15
B1	\$21,650,600	-	28.0	15.5	56.0	7	4	11	0	2	2	0			0	0	0	,	7	14
B2	\$7,482,400		6.5 0.5	8.0	15.5	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1
B3	\$9,097,100		9.5 41.0	6.0 24.0	16.5 67.0	Ŭ,	3	6 29	0	0	0	0	0	0	0	0	0	3	3	6 29
T1	\$34,278,600	1	41.0 20.5	24.0 6.5	28.5	21 12	8	13	0	0	0	0	0	0	0	0	0	12	8	
TL1	\$19,409,400 \$44,949,000		103.0	61.0	172.0		_			0			0	-	1	0	1	30	-	13 45
O1PU PU1	\$44,949,000 \$33,687,000		43.0	61.0 15.0	59.0	29	15 5	44	0	0	0	0	0	0	0	0	0		15 5	45 23
PU1 PU2	\$33,687,000		43.0	53.0	170.5	18 70	3	23 73	0	0	0	0	0	0	0	0	0	18 70	3	73
BL1	\$13,332,900		6.0	53.0	170.5	2	0	2	0	1	1	1	0	0	0	0	0	3	3 1	4
BL1 BL2	\$13,332,900		6.0 140.5	48.5	195.5	78	17	2 95	0	0	0	0	0	0	0	0	0	78	1	4 95
BL2 BL3	\$73,901,900 \$39,738,400	1	81.5	48.5 22.5	195.5	40	17	52	0	0	0	0	1	1	0	0	0	40	17	53
BL3	\$41,867,700	1	78.0	35.0	104.0	40	12	32	1	8	9	0	0	0	0	0	0	40	23	41
		1								-	-	-	_	-	-					
L2BL	\$36,587,500	0.5	68.5	3.0	72.0	44	1	45	0	0	0	0	0	0	0	0	0	44	1	45

	R/W & Relocation Estimate		Daw			Displacees														
Alternative		* Parcels -					Residential			Business			Farms		Non-Profits			Total		
		Commercial	Residential	Vacant	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants	Total
1	\$314,476,100	38	510	193	741	163	106	269	1	5	6	0	0	0	3	0	3	167	111	278
2	\$313,954,600	38	511	195	744	161	110	271	1	5	6	0	1	1	3	0	3	165	116	281
3	\$298,581,400	44	509	201	754	152	104	256	0	5	5	0	1	1	3	0	3	155	110	265
4	\$280,882,300	44	484	191	719	135	99	234	0	5	5	0	1	1	3	0	3	138	105	243
5	\$310,769,100	40	506	191	737	159	104	263	1	5	6	0	0	0	3	0	3	163	109	272
6	\$438,920,400	63	673	257	993	313	122	435	2	10	12	0	0	0	2	0	2	317	132	449
7	\$442,337,600	63	673	259	995	311	126	437	2	10	12	0	0	0	2	0	2	315	136	451
8	\$543,553,700	57	861	295	1,213	428	120	548	2	13	15	1	1	2	1	0	1	432	134	566
9	\$543,032,200	57	862	297	1,216	426	124	550	2	13	15	1	2	3	1	0	1	430	139	569
10	\$529,009,600	63	862	305	1,230	416	121	537	1	14	15	1	2	3	1	0	1	419	137	556
11	\$511,310,500	63	837	295	1,195	399	116	515	1	14	15	1	2	3	1	0	1	402	132	534
12	\$539,846,700	59	857	293	1,209	424	118	542	2	13	15	1	1	2	1	0	1	428	132	560
13	\$411,581,500	45	765	174	984	341	125	466	2	12	14	0	0	0	1	0	1	344	137	481
14	\$411,060,000	45	766	176	987	339	129	468	2	12	14	0	1	1	1	0	1	342	142	484
15	\$397,037,400	51	766	184	1,001	329	126	455	1	13	14	0	1	1	1	0	1	331	140	471
16	\$379,338,300	51	741	174	966	312	121	433	1	13	14	0	1	1	1	0	1	314	135	449
17	\$407,874,500	47	761	172	980	337	123	460	2	12	14	0	0	0	1	0	1	340	135	475