

STATEMENT OF THE BASIS FOR THE OFFER OF JUST COMPENSATION

Description and Location of Property

The City of California proposes to purchase land on Hollywood Avenue (Lot 8, Square 6, Palmer Extension) from the owner Elizabeth Burtoness at 222 Hollywood Avenue, California, Missouri.

Purpose of Purchase

The City of California intends to use the four-acre parcel for the construction of a water tower and to purchase easements for the water lines as part of the city's Community Development Block Grant water system project.

Inventory

It is a one-story single-family, 800 square feet, residence of wood frame construction on a block foundation with a crawl space, hard board siding, and a shingled roof.

It contains a living room, kitchenette, one bedroom, and one bath.

Interior finish is carpet over plywood, except linoleum in kitchen and bathroom; paneled walls.

The kitchen has counters and painted wood cabinets. There are no built-in appliances.

Heat is gas-fired, 40,000 BTU floor furnace.

The house is 55 years old. Design is poor. Maintenance is poor.

Declaration of Offer

Based on the appraisal and review appraisal, the City of California hereby makes you an offer in the amount of \$17,500 for the purchase of your property. This offer is for the fair market value of your property and does not include any consideration of decrease or increase in value attributable to the project for which it is being acquired.