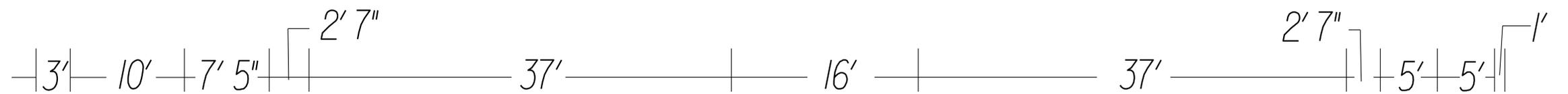
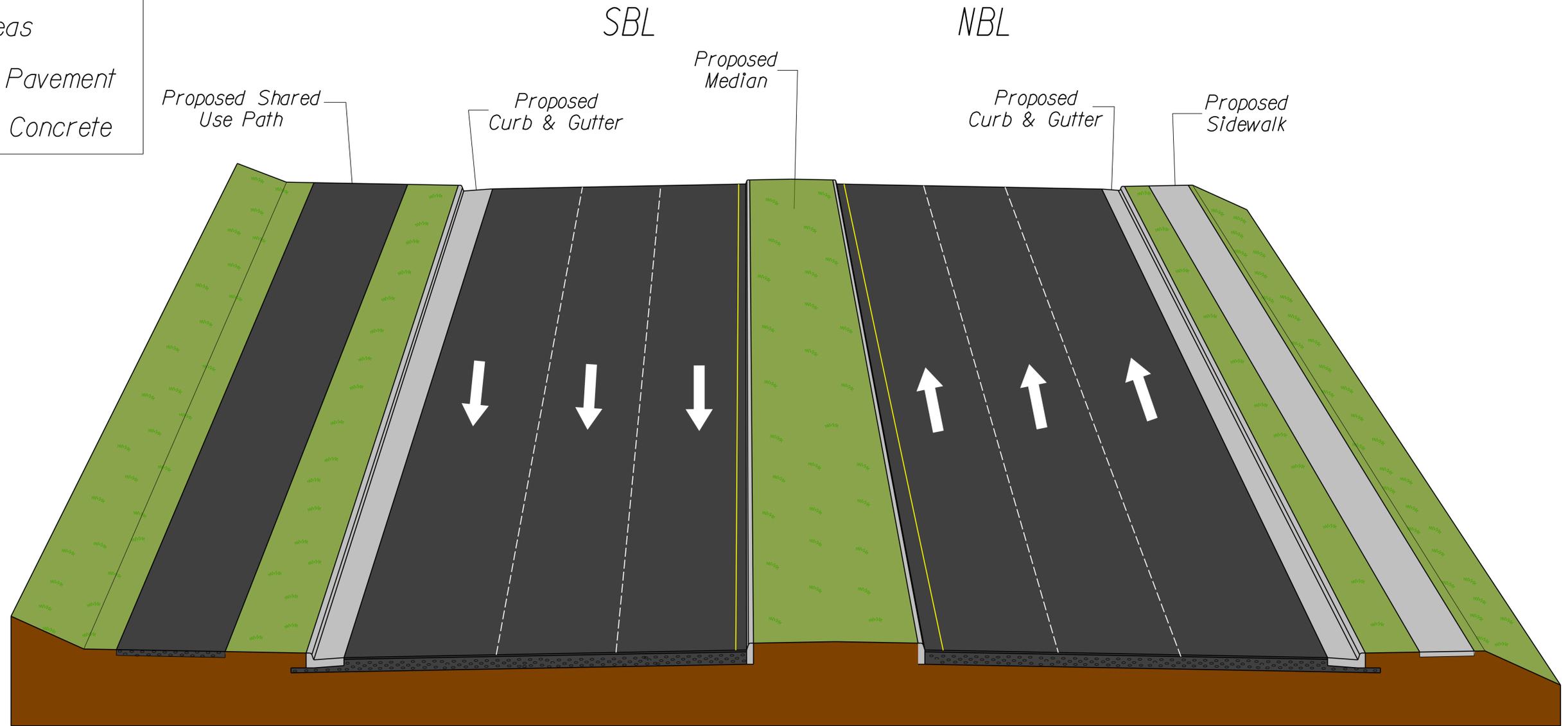


Typical Section Fraleley Boulevard Widening

LEGEND

- Grass Areas
- Proposed Pavement
- Proposed Concrete



Right Of Way (ROW) Process

Please refer to the *A Guide for Property Owners and Tenants*, also known as the **Right of Way Brochure**, for additional general information.

Upon completion of the public involvement process the ROW Staff will research property sales, owner title information, and potential displacement of businesses and persons in preparation to make an offer to the landowner for property needed for the project. The following summarizes the Right of Way acquisition process.

Property Appraisals and Just Compensation (Pages 6 – 8)

Authorization to begin ROW process is issued after design approval. A licensed real estate appraiser meets with owner and will determine fair market value, unless the expected value is less than \$10,000. In that case, a valuation may be completed by the Negotiating Agent. VDOT is responsible for determining the just compensation.

Written Offer and Negotiations (Pages 8 – 10)

Once just compensation is determined, the negotiation agent meets with the landowner to present and discuss the title report, the offer amount, and the project impacts to the property. Landowner will:

- Accept the offer;
- Or provide additional information for a counteroffer and continue negotiating;
- Or refuse the offer.

Relocation Assistance and Advisory Services (Pages 13 – 20)

If relocation is necessary, a relocation agent will contact the tenant/owner occupying the property. The meeting will occur at, or shortly after, the written offer to purchase is made to the owner. The agent will:

- Discuss eligibility and available benefits for their situation.
- Provide an assurance notice to the tenant/landowner that VDOT is seeking purchase of the property and is advising a 90 day assurance notice to vacate.
- Provide assistant to the tenant or owner for search of available properties.

Payment, Settlement, Condemnation (Pages 11 – 13)

An agreement to purchase will begin the closing process. This includes obtaining releases of liens on title and encumbrances to real property. Payment is made at closing.

The negotiations should continue in effort to reach a settlement. If the counteroffer negotiation reaches an impasse or agreement is not reached, VDOT acquires title by eminent domain. Payment is made to the Court.

Commonwealth obtains title of property.

- Relocation assistance is separate from real property purchase and may continue after VDOT purchases the property.
- Business and non-Business assistances and services are very different. Be guided by your right of way agent regarding your specific case.
- A 30 day notice to vacate is issued at time of property possession by VDOT. Keep in touch with your relocation agent to maximize benefits.
- Once the property is vacated, VDOT starts the building demolition process to begin roadside utility relocation.