



**CITY OF  
VALPARAISO**

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September 17, 2024

Sent via Certified Mail 7020 2450 0000 4361 2633

Keystone Commons POA  
Attn: Brian Wilson, President  
3104 Saddlebrook Crossing  
Valparaiso, IN 46385

Dear Mr. Wilson,

This letter follows up on an email I sent to you back on November 29, 2023. I have enclosed a copy of that email for your review. Although there was a significant delay in securing two (2) appraisals of the POA property the City is interested in acquiring, the appraisals have been completed. This would be for the entire strip of land owned by the POA on the northside of Vale Park Road. A copy of each full appraisal has been included with this letter. I have summarized the findings of the appraisals below:

|                                       |                 |
|---------------------------------------|-----------------|
| Valuation Services                    | \$8,080         |
| American Valuation Appraisal Services | \$14,500        |
| Average of Appraisals                 | <b>\$11,290</b> |

At this time the City is willing to acquire the POA property for the average of the two (2) appraisals (\$11,290). In addition, the City is willing to cover all closing costs relating to the matter. I would appreciate if you could respond to me on or before **September 26, 2024**. I would anticipate that a closing could be scheduled in 30 days of your approval.

Very truly yours,

Patrick Lyp, City Attorney

Cc: Bill Oeding, City Administrator  
Max Rehlander, City Engineer