

RESOLUTION R-2004-050

*For Condemnation of a portion of Wayne Street,
Richland County TMS #08912-06-11 (portion)*

WHEREAS, it is necessary for the City of Columbia (hereinafter referred to as "City") to acquire a portion of Wayne Street as shown on the attached plat for the construction of the Wayne Street and Lady Street Streetscape improvements

WHEREAS, the owner of the subject property and the City staff have been unable to reach an agreement to acquire the subject property; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this 1st day of September, 2004 that the city of Columbia condemn the following:

Owner	Description	Appraised Value
Cecyle C. Smith	West side of Wayne Street TMS #08912-06-11 (portion)	\$36,300.00

Requested by:



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:

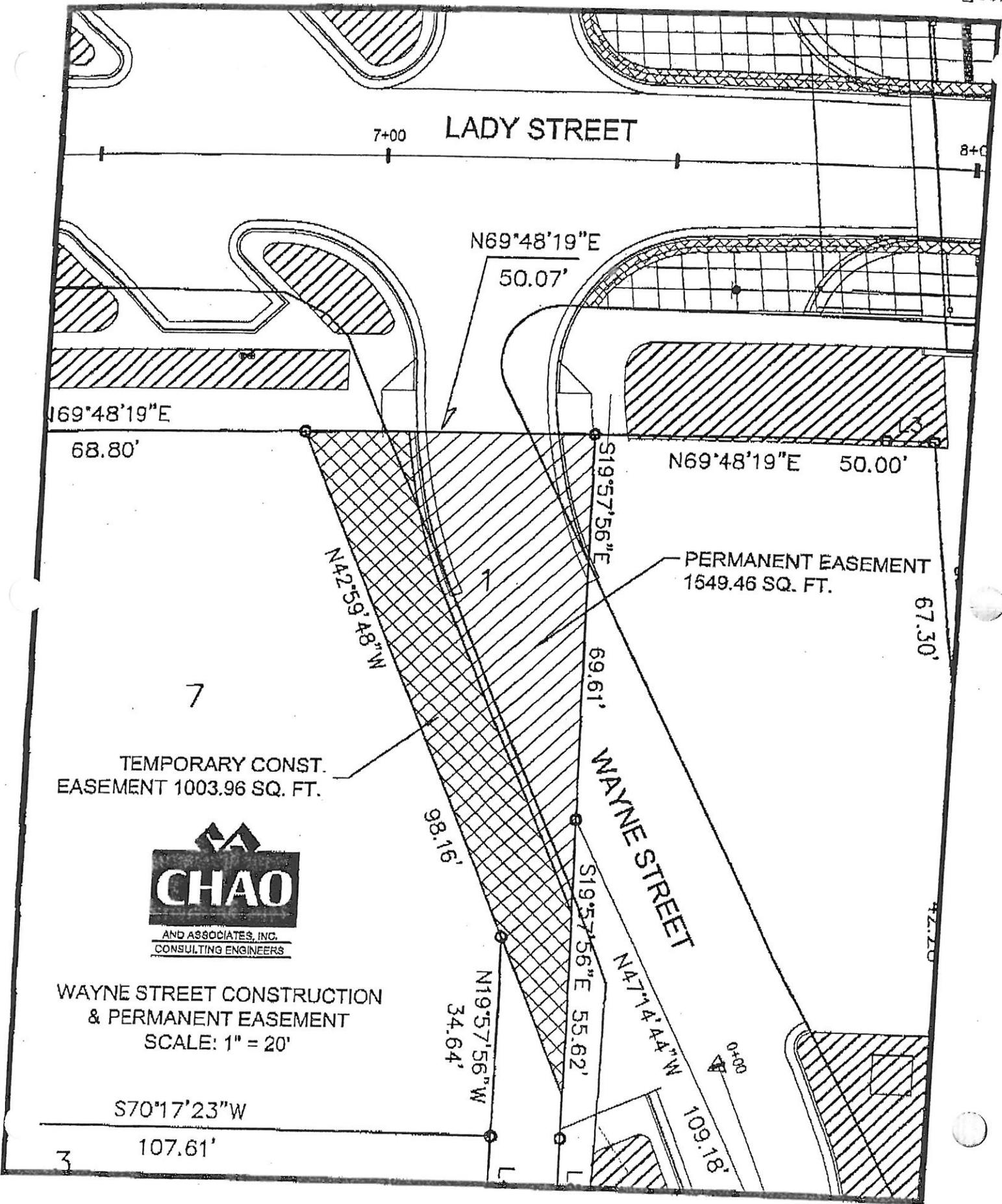


City Clerk

Introduced: 9/1/2004

Final Reading: 9/1/2004

ORIGINAL
STAMPED IN REC



04-092K

City of Columbia - Wayne Street PropertyCertification

I, the undersigned appraiser, do hereby certify that, except as otherwise noted in this appraisal:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation and engagement of this assignment are not contingent upon the developing or reporting of a predetermined result, value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report.

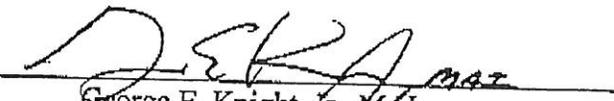
No one provided significant assistance to the persons signing this report.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

That as of the date of this report, George E. Knight, Jr., MAI, has completed the requirements of the continuing education program of the Appraisal Institute.

That my opinion of the market value of the acquisition as of August 6, 2004, is \$36,300.

SIGNED:


George E. Knight, Jr., MAI
South Carolina State Certified General
Real Estate Appraiser No. CG 1531

REAL ESTATE APPRAISERS AND CONSULTANTS, LLC

17 Calendar Court, Suite 1, Columbia, South Carolina 29206

(803) 787-0092