

APPENDIX G

Right-of-Way Acquisition Cost Estimates

Southside Drive
Right of Way Acquisition Cost Estimate
3 Lane Alternative
(South Section - From New Cut Road to National Turnpike)

Parcel No.	Side	Name	Total Area of Tract		Permanent R/W		Easements		RW Cost	Titles	Appraisal	Appraisal Review	Negotiations	Closings
			Acre	Sq Ft	Acre	Sq Ft	Perm. Sq Ft	Temporary Sq Ft						
1	L	Speedway Superamerica, LLC	1.711	74541	0	0		0						
1	R	Lillian S. Fitzgibbon, Ltd	10.003	435726	0	0		0						
2	L	KP Oil	0.245	10687	0.054	2352		4394	23,850	250		400	2500	250
2	R	Archdiocese of Lou Our Lady of Mt. Carmel	6.726	292991	0.387	16871		7197	41,650	250		400	2500	250
3	L	KAP Enterprises Inc (PNC Bank/vacant)	0.47	20473	0.02	856		1504	19,250	250		400	2500	250
3	R	George E. Pierson	0.405	17634	0.105	4572		1452	9,700	250		300	2500	250
4	L	Joseph E Ratterman Jr. (Funeral Home)	0.879	38283	0.005	209		3540	4,600	250		400	2500	250
4	R	Jumaa N. & Al Zaidi Saniah Almaliki	0.425	18519	0.021	933		2768	9,950	250		300	2500	250
5	L	Newwood, LLC/Peter & Carol Miller	1.343	58497	0	0		1199	1,200	250	MAR		2500	250
5	R	James Lee & Mary Ann Kinderman	0.276	12022	0.038	1671		943	9,500	250		300	2500	250
6	L	Martin G & Elizabeth Scott	1.586	69097	0	0		4167	2,100	250	MAR		2500	250
6	R	KY-Tn Conference Assoc of SDA	1.718	74826	0.05	2157		1646	6,000	250		300	2500	250
7	L	Blue Pines LTd (Apartments)	1.193	51953	0	0		2640	1,320	250	MAR		2500	250
7	R	New Heights Baptist Church	11.565	503753	0.047	2029		3084	6,650	250		300	2500	250
8	L	Venus Place Apartments	3.903	170034	0	0		1366	1,700	250	MAR		2500	250
8	R	Jackie L & Toska A Brown	0.339	14771	0.061	2678		1476	10,750	250		300	2500	250
9	L	Brett D. Butler (Apartments)	1.341	58393	0.057	2495		1359	6,550	250	MAR		2500	250
9	R	Delores A. Randolph/Edna B. Hall	0.829	36104	0.075	3288		1484	10,800	250		300	250	250
10	L	City of Louisville Auburndale Park	3.842	167379	0	0		3011						
10	R	Ermine C & Pauline L Sanders	0.316	13781	0.071	3079		1692	12,850	250		300	2500	250
11	L	William M & Ann W Crabb	0.253	11029	0	0		0						
11	R	Wayne Lawrence & Judith A Hall	1.537	66951	0.096	4190		3766	5,750	250	MAR		2500	250
12	L	Kevin Q. Vu	0.292	12713	0.032	1415		216	3,400	250	MAR		2500	250
12	R	Hue V Pham & Ton K Nguyen	0.895	38976	0.089	3878		2216	5,550	250		300	2500	250
13	L	Richard Joseph & Mary Kelly Brinker	0.333	14511	0	0		1295	1,000	250	MAR		2500	250
13	R	Jose & Patricia Irlas	0.814	35453	0.083	3626		2150	5,900	250		300	2500	250
14	L	Velma Murphy	0.258	11217	0	0		1651	1,000	250	MAR		2500	250
14	R	Carlis A & Ruby H McCue	0.808	35193	0.065	2842		1842	6,800	250		300	2500	250
15	L	Roy C. Brown Jr	0.28	12180	0	0		1112	940	250	MAR		2500	250
15	R	Dung H. & Do Dung T Pham	0.297	12932	0.067	2924		1345	14,400	250		300	2500	250
16	L	Daryl S & Pamela S Benzel	0.267	11630	0	0		190	200	250	MAR		2500	250
16	R-1	Charles R Jr & Sharon L Walters	0.152	6601	0.006	273		247	650	250	MAR		2500	250
16	R	Billy G & Angela Newkirk	0.235	10252	0.064	2782		4153	11,100	250		300	2500	250
17	L	Ronald & Barbara Boaz	0.337	14689	0	0		0						
17	R	Archie & Bernice Ottersback	0.731	31858	0	407		2599	1,380	250	MAR		2500	250
18	L	T Lee Enterprises, Inc	0.418	18224	0	0		0						
18	R	Charles L & Barbara J Jackson	0.72	31345	0.018	801		3531	2,950	250	MAR		2500	250
19	L	Ben & Margaret Swindler (Meadowood Apts)	1.369	59616	0.02	884		7057	5,600	250		400	2500	250
19	R	W C & Phyllis Ann Lankford	0.701	30554	0.049	2133		2412	3,100	250	MAR		2500	250
20	L	Walter E Jr & Tamara M Elkins	0.399	17393	0.119	5185		4944	61,800	250		400	2500	250

Southside Drive
Right of Way Acquisition Cost Estimate
3 Lane Alternative
(South Section - From New Cut Road to National Turnpike)

Parcel No.	Side	Name	Total Area of Tract		Permanent R/W Acquired		Easements		RW Cost	Titles	Appraisal	Appraisal Review	Negotiations	Closings
							Perm.	Temporary						
			Acre	Sq Ft	Acre	Sq Ft	Sq Ft	Sq Ft						
20	L-1	Southview Inc (Southview Square Apts)	4.358	189816	0.058	2508		3124	7,000	250		400	2500	250
20	R	Elizabeth Kremer	0.224	9771	0.029	1262		1435	7,350	250		300	2500	250
21	L	Richard & Barbara Goranflo (Auburn. Animal)	0.514	22398	0.065	2836		2515	14,000	250		400	2500	250
21	R	Thelma H & Etal Lewis	0.17	7420	0.01	429		871	3,000	250	MAR		2500	250
22	L	Rite Aid of Kentucky Inc	1.799	78363	0.076	3313		9022	30,000	250		400	2500	250
22	L-1	Billboard							10,000					
22	R	Vicky Lynn Holman	0.21	9136	0.015	632		1461	1,300	250	MAR		2500	250
23	R	Blerim Begiri	0.176	7653	0	0		0						
24	R	St. Mark's Lutheran Church	2.037	88714	0.018	772		6580	5,900	250		300	2500	250
25	R	Jungbert Corp (Tuqa Food Mart/Seay Graphics)	1.438	62620	0.009	379		4673	6,600	250		400	2500	250
26	R	USRP (S&C) LLC (Captain D's)	0.593	25848	0	0		4609	9,000	250		400	2500	250
27	R	James Person Miller Jr.	0.461	20074	0	0		2187	2,200	250	MAR		2500	250
		Subtotal:			1.979	86661	0	122125	\$406,290	\$11,000		\$8,900	\$107,750	\$11,000
		3 - Lane South Total plus 10% Admin fees:							\$446,919	\$12,100		\$9,790	\$118,525	\$12,100
		Total Costs:							\$599,434					

Southside Drive
Right of Way Acquisition Cost Estimate
5 - Lane Alternative
(South Section - From New Cut Road to National Turnpike)

Parcel No.	Side	Name	Total Area of Tract		Permanent R/W Acquired		Easements		RW Cost	Titles	Appraisal	Appraisal Review	Negotiations	Closings
			Acre	Sq Ft	Acre	Sq Ft	Perm. Sq Ft	Temporary Sq Ft						
1	L	Speedway Superamerica, LLC	1.711	74541	0	0		0						
1	R	Lillian S. Fitzgibbon, Ltd.	10.003	435726	0	0		0						
2	L	KP Oil	0.245	10687	0.048	2107		1541	17,300	250		400	2500	250
2	R	Archdiocese of Lou Our Lady of Mt. Carmel	6.726	292391	0.492	21452		7461	52,300	250		400	2500	250
3	L	KAP Enterprises, Inc.	0.47	20473	0.013	577		1348	19,250	250		400	2500	250
3	R	George E. Pierson	0.405	17634	0.14	6114		1237	17,700	250		300	2500	250
4	L	Joseph E. Ratterman Jr/Ratterman Funeral Home	0.879	38283	0.013	566		3980	5,100	250		400	2500	250
4	R	Jumaa N & Al Zaidi Saniah Almaliki	0.425	18519	0.121	5286		1787	17,200	250		300	2500	250
5	L	Newwood, LLC/Peter & Carol Miller	1.343	58497	0	0		1263	500	250	MAR		2500	250
5	R	James Lee & Mary Ann Kinderman	0.276	12022	0.071	3099		1154	9,700	250		300	2500	250
6	L	Martin G & Elizabeth Scott	1.586	69097	0	0		4166	1,700	250	MAR		2500	250
6	R	Ky/Tn Conf Assoc of Seventh-day Adventist	1.718	74826	0.087	3782		2438	7,400	250		300	2500	250
7	L	Blue Pines Ltd. (Apartments)	1.193	51953	0	0		2898	1,200	250	MAR		2500	250
7	R	New Heights Baptist Church	11.565	503753	0.075	3282		2657	7,600	250		300	2500	250
8	L	Venus Place Apartments	3.903	170034	0	0		5677	1,800	250	MAR		2500	250
8	R	Jackie L & Toska A Brown	0.339	14771	0.095	4129		1400	9,200	250		300	2500	250
9	L	Brett D. Butler (Apartments)	1.341	58393	0.103	4477		3535	20,300	250		400	2500	250
9	R	Delores A Randolph/Edna B. Hall	0.829	36104	0.111	4855		1750	14,300	250		300	2500	250
10	L	City of Louisville Auburndale Park	3.842	167379	0	0		2676						
10	R	Ermine C & Pauline L Sanders	0.316	13781	0.099	4307		5215	80,000	250		300	2500	250
11	L	William M & Ann W Crabb	0.253	11029	0	0		0						
11	R	Wayne Lawrence & Judith A Hall	1.537	66951	0.128	5577		5916	10,300	250		300	2500	250
12	L	Kevin Q Vu	0.292	12713	0.032	1415		0	3,200	250	MAR		2500	250
12	R	Jue V Pham & Ton K Nguyen 1st Viet Bapt Church	0.895	38976	0.115	4998		2605	7,600	250		300	2500	250
13	L	Richard Joseph & Mary Kelly Brinker	0.333	14511	0	0		0						
13	R	Jose & Patricia Irlas	0.814	35453	0.112	4873		1937	9,750	250		300	2500	250
14	L	Velma Murphy	0.258	11217	0	0		0						
14	R	Carlis A & Ruby H McCue	0.808	35193	0.1	4367		1828	9,000	250		300	2500	250
15	L	Roy C Brown, Jr.	0.28	12180	0	0		0						
15	R	Dung H & Do Dung T Pham	0.297	12932	0.129	5600		7332	101,000	250		300	2500	250
16	L	Daryl S & Pamela S Benzel	0.267	11630	0	0		494	250	250	MAR		2500	250
16	R-1	Chas R Jr & Sharon L Walters	0.152	6601	0.006	272		0	2,500	250	MAR		2500	250
16	R	Billy G & Angela Newkirk	0.235	10252	0.125	5466		2522	70,400	250		300	2500	250
17	L	Ronald & Barbara Boaz	0.337	14689	0	0		0						
17	R	Archie & Bernice Ottersback	0.731	31858	0.091	3950		1461	14,450	250		300	2500	250
18	L	T Lee Enterprises, Inc.	0.418	18224	0	0		0						
18	R	Charles L & Barbara J Jackson	0.72	31345	0.089	3860		2137	14,675	250		300	2500	250
19	L	Ben & Margaret Swindler (Meadowood Apts)	1.369	59616	0.085	3706		7835	11,000	250		400	2500	250
19	R	W C & Phyllis Ann Lankford	0.701	30554	0.092	4013		1930	12,100	250		300	2500	250
20	L	Walter E Jr & Tamara M Elkins	0.399	17393	0.197	8599		2473	62,900	250		400	2500	250

Southside Drive
Right of Way Acquisition Cost Estimate
5 - Lane Alternative
(South Section - From New Cut Road to National Turnpike)

Parcel No.	Side	Name	Total Area of Tract		Permanent R/W Acquired		Easements		RW Cost	Titles	Appraisal	Appraisal Review	Negotiations	Closings
			Acre	Sq Ft	Acre	Sq Ft	Perm. Sq Ft	Temporary Sq Ft						
20	L-1	Southview Inc (Southview Square Apts)	4.358	189816	0.092	3999		3384	8,800	250		400	2500	250
20	R	Elizabeth Kremer	0.224	9771	0.034	1479		1169	9,500	250		300	2500	250
21	L	Richard & Barbara Goranflo/Auburndale Animal	0.514	22398	0.099	4299		4305	84,000	250		400	2500	250
21	R	Thelma H & Etal Lewis	0.17	7420	0.009	385		896	2,850	250	MAR		2500	250
22	L	Rite Aid of Kentucky, Inc.	1.799	78363	0.166	7223		8487	48,500	250		400	2500	250
22	L-1	Billboard							10,000					
22	R	Vicky Lynn Holman	0.21	9136	0.012	525		1816	1,300	250	MAR		2500	250
23	R	Blerim Beqiri	0.176	7653	0	0		1473	1,150	250	MAR		2500	250
24	R	St Mark's Lutheran Church	2.037	88714	0.056	2421		7287	9,800	250		300	2500	250
25	R	Jungbert Corp/Tuqa Food Mart, Seay Graphics	1.438	62620	0	374		5523	7,500	250		400	2500	250
26	R	USRP (S&C) LLC/Captain D's	0.593	25848	0	0		4643	7,000	250		400	2500	250
27	R	James Pearson Miller Jr.	0.461	20074	0	0		2187	2,200	250	MAR		2500	250
		Subtotal:			3.237	141434	0	131823	\$804,275	\$10,500		\$10,500	\$105,000	\$10,500
		5 - Lane South Total plus 10% Admin fees:							\$884,703	\$11,550		\$11,550	\$115,500	\$11,550
		Total Costs:							\$1,034,853					

Southside Drive
Right of Way Acquisition Cost Estimate
5 - Lane Alternative
(North Section - From National Turnpike to Strawberry Lane)

Parcel No.	Side	Name	Total Area of Tract		Permanent R/W Acquired		Easements		RW Cost	Titles	Appraisal	Appraisal Review	Negotiations	Closings
			Acre	Sq Ft	Area	Sq Ft	Perm. Sq Ft	Temporary Sq Ft						
23	L	Chester L & Betty Cummings	0.115	5022	0.008	329		951	775	250	MAR		2500	250
24	L	Auburndale Auto Parts & Machine Shop, Inc.	0.341	14850	0	0	0	0						
25	L	Norma Jean Koop	0.304	13237	0	0	0	0						
26	L	Robert W & Russell L Puckett	0.173	7540	0	0	0	0						
27	L	Dean & Metcalf	0.121	5276	0	0	0	0						
28	L	Lou City Mission Church Ext-Kenwood Method	4.748	206820	0	0	0	0						
28	R	Mid-America Bank of Louisville Trust Co	1.353	58934	0.115	5029		8600	35,600	250		400	2500	250
29	L	Shawnee Foundation, Inc (Shawnee Lodge)	0.544	23695	0	0	0	0						
29	R	Charles E Walker Inc (South Lou Body Shop)	0.506	22058	0.096	4198		5740	35,700	250		400	2500	250
30	L	David & Helen Cecil	0.284	12375	0	0	0	0						
30	R	Bill Eiscorn & Sons Inc (Payday Advance)	0.671	29237	0.11	4801		4352	17,000	250		400	2500	250
31	L	Sonja & William Gordon/Peggy & Harold Marcum	0.553	24109	0	0	0	0						
31	R	Richard N & Rebecca S Gent (Southside Petshop)	1.014	44171	0.098	4285		5575	20,400	250		400	2500	250
31	R-1	Billboard							10,000					
32	L	Aaron & Kathleen Walters (Goodyear Kaiser)	0.46	20022	0	0	0	0						
32	R	Ken-Bowl Lanes, Inc.	3.694	160897	0.494	21501		19664	104,500	250		400	2500	250
33	L	Vinh Dang & Trung N Thai (Southside Cleaners)	0.232	10112	0	0	0	0						
33	R	National Amusements Inc. Kenwood Drive-in	27.358	1191712	0.091	3945		7289	25,500	250		400	2500	250
34	L	Tony Phuc & Tram Jenni Ta (Illusion Nail Supply)	0.215	9361	0	0	0	0						
34	R	R & R Enterprises	0.524	22819	0.003	139		1291	1,900	250	MAR		2500	250
35	L	Barret, Sheila, Steven & Allison Phelps (Hardware)	0.102	4456	0	0	0	0						
35	R	David & Melanie Koch (Pizza Magia/Cash Tyme)	0.649	28265	0.139	6072		3816	27,800	250		400	2500	250
36	L	BSB Properties LLC	0.379	16520	0	0	0	0						
36	R	Verna & Louise Hunt (Ken Towry's, Rubbies, etc)	2.484	108188	0.412	17960		28050	428,000	250		400	2500	250
37	L	Ron E & Deborah K Reinstedler (Graphic Design)	0.098	4288	0	0	0	0						
37	R	Self Properties LLC	0.915	39841	0.025	1110		2648	6,600	250		400	2500	250
38	L	Rebia C Bivin (Kenwood Liquors)	0.076	3309	0	0	0	0						
38	R	Speedway Superamerica, LLC	0.82	35699	0.265	11523		5640	108,000	250		400	2500	250
39	L	Papa John's USA, Inc.	0.407	11740	0	0	0	0						
39	R	Central Missouri Pizza Co (Domino's)	0.267	11623	0.028	1240		1516	6,500	250		400	2500	250
40	L	Moby Dick, Inc.	0.553	24079	0	0	0	0						
40	R	Thomas L & T A Hainline	1.933	84189	0.005	237		1293	800	250	MAR		2500	250
41	R	Thomas N Thompson, Jr. (Tom's Fruit Market)	0.347	15136	0.027	1173		0	5,000	250	MAR		2500	250
42	R	Mark Hass	0.364	15874	0	0	0	689	700	250	MAR		2500	250
		Subtotal:			1.916	83542	0	97114	\$834,775	\$4,000		\$4,400	\$40,000	\$4,000
		5 - Lane North Total plus 10% Admin fees:							\$918,253	\$4,400		\$4,840	\$44,000	\$4,400
Total Costs:														
\$975,893														