

Ecton Park Easement Data

| Ecton Park Sanitary Sewer Improvements   |                        |                   |                           |                           |  |          |          |          |             |   | Fulton 6-14-12  |
|--|------------------------|-------------------|---------------------------|---------------------------|--|----------|----------|----------|-------------|---|---|
| Easement Data  |                        |                   |                           |                           |  |          |          |          |             |   |   |
| Parcel   | Property Owner         | Address           | Required Easement Perm SF | Existing Easement Perm SF | Proposed Easement to be Purchased Perm* SF | Temp1 SF | Temp2 SF | Temp3 SF | FMV* Per SF | Value of Proposed Easement to be Purchased Permanent* | Value of Proposed Easement to be Purchased Temporary* |
| 1  | Susan Rose             | 602 Camino        | 0                         | 0                         | 0  | 945      | 883      |          | \$ 7.50     | \$ -  | \$ 1,371.00   |
| 2  | G Kennedy&NL Engle     | 600 Camino        | 0                         | 0                         | 0  | 144      | 547      |          | \$ 7.50     | \$ -  | \$ 518.25   |
| 3  | J David&Beth Porter    | 928 The Curtilage | 5861                      | 3828                      | 2033                                       | 2542     | 5162     | 529      | \$ 7.50     | \$ 7,623.75   | \$ 6,174.75   |
| 4  | William&Barbara Cooper | 933 The Curtilage | 2928                      | 801                       | 2127                                       | 1416     | 2228     |          | \$ 7.50     | \$ 7,976.25   | \$ 2,733.00   |
| 5  | Talbott&Marilyn Todd   | 929 The Curtilage | 1005                      | 94                        | 911  | 693      | 938      |          | \$ 7.50     | \$ 3,416.25   | \$ 1,223.25   |
| 6  | William Rea            | 632 The Curtilage | 1678                      | 275                       | 1403                                       | 924      | 1046     |          | \$ 7.50     | \$ 5,261.25   | \$ 1,477.50   |
| 7  | Benson&Grace Miller    | 628 Galaxie       | 762                       | 762                       | 0  | 1958     |          |          | \$ 7.50     | \$ -  | \$ 1,468.50   |
| 8  | Carey&Laura Cavanaugh  | 624 Galaxie       | 1633                      | 1281                      | 352  | 661      | 1819     |          | \$ 7.50     | \$ 1,320.00   | \$ 1,860.00   |
| 9  | Bertrand Sparrow       | 620 Galaxie       | 1880                      | 178                       | 1702                                       | 1567     | 1566     |          | \$ 7.50     | \$ 6,382.50   | \$ 2,349.75   |
| 10   | Roy&Norma Walton       | 616 Galaxie       | 1800                      | 184                       | 1616                                       | 1491     | 1508     |          | \$ 7.50     | \$ 6,060.00   | \$ 2,249.25   |
| 11   | Joeseeph&Karen Lanford | 612 Galaxie       | 1552                      | 587                       | 965  | 1022     | 1358     |          | \$ 7.50     | \$ 3,618.75   | \$ 1,785.00   |
| 12   | Wm&Margo Clem          | 608 Galaxie       | 536                       | 536                       | 0  | 1069     |          |          | \$ 7.50     | \$ -  | \$ 801.75   |
| 13   | G Wendall&Patsy Stice  | 604 Galaxie       | 2284                      | 1881                      | 403  | 1109     | 1133     |          | \$ 7.50     | \$ 1,511.25   | \$ 1,681.50   |
| 17   | David&Judith Gaunce    | 940 Turkey Foot   | 446                       | 421                       | 25   | 910      |          |          | \$ 7.50     | \$ 93.75  | \$ 682.50   |
| 18   | Nicholas&Maren Ring    | 944 Turkey Foot   | 0                         | 0                         | 0  | 709      | 406      |          | \$ 7.50     | \$ -  | \$ 836.25   |
| 19   | Jim&Melissa Clifton    | 941 Turkey Foot   | 1252                      | 898                       | 354  | 373      |          |          | \$ 7.50     | \$ 1,327.50   | \$ 279.75   |
| 20   | Tyler&Elizabeth Nahra  | 945 Turkey Foot   | 243                       | 0                         | 243  | 364      |          |          | \$ 7.50     | \$ 911.25   | \$ 273.00   |
|  |                        |                   |                           |                           |  |          |          |          |             | <b>\$ 45,502.50</b>                                   | <b>\$ 27,765.00</b>                                   |
| <b>Total Value of Proposed Temporary and Permanent Easements to be Purchased</b> |                        |                   |                           |                           |  |          |          |          |             | <b>\$</b>   | <b>73,267.50</b>                                      |

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|  |  |  |  |  |  |  |  |  |  |  |                |
|--|--|--|--|--|--|--|--|--|--|--|----------------|
| <b>Ecton Park Sanitary Sewer Improvements, continued</b>   |  |  |  |  |  |  |  |  |  |  | Fulton 6-14-12 |
| <b>Easement Data</b>   |  |  |  |  |  |  |  |  |  |  |                |
| <b>Notes:</b>  |  |  |  |  |  |  |  |  |  |  |                |
| <b>Lot value of \$80,000: Value per SF = \$4.09</b>  |  |  |  |  |  |  |  |  |  |  |                |
| <b>Lot value of \$125,000: Value per SF = \$6.39</b>   |  |  |  |  |  |  |  |  |  |  |                |
| <b>Lot value of \$150,000: Value per SF = \$7.66</b>   |  |  |  |  |  |  |  |  |  |  |                |
| <b>Based on average lot size excepting the Curtilage.</b>  |  |  |  |  |  |  |  |  |  |  |                |
| <b>Per Jim Wray - area easement value = \$7.50/sq ft.</b>  |  |  |  |  |  |  |  |  |  |  |                |
| <b>*"Proposed Easement to be Purchased, Permanent" is the difference between the "Required Easement, Permanent (SF)"</b>             |  |  |  |  |  |  |  |  |  |  |                |
| <b>and the "Existing Easement, Permanent (SF)"</b>   |  |  |  |  |  |  |  |  |  |  |                |
| <b>*FMV = Fair Market Value</b>  |  |  |  |  |  |  |  |  |  |  |                |
| <b>*"Value of Proposed Easement to be Purchased, Permanent" = "Proposed Easement to be Purchased, Permanent (SF)" X \$7.50 X 50%</b> |  |  |  |  |  |  |  |  |  |  |                |
| <b>*"Value of Easement, Temporary" = total Temp Area (SF) X \$7.50 X 10%</b>   |  |  |  |  |  |  |  |  |  |  |                |