

STAFF'S COUNTEROFFER ADJUSTMENTS EXHIBIT

			Landowner Appraisal		City Counteroffer	
Encumbrance	Size (SF)	Land Value	% of Fee	Adjustment	% of Fee	Adjustment
15' Electric Easement	2,467	\$11.00	95%	\$25,780	50%	\$13,569
24' Access Easement	5,709	\$11.00	95%	\$59,659	50%	\$31,400
26' Fire Lane Access	266	\$11.00	90%	\$2,633	50%	\$1,463
10' Gas Easement	970	\$11.00	55%	\$5,869	55%	\$5,869
15' Sewer Easement	3,236	\$11.00	50%	\$17,798	50%	\$17,798
15' Water Easement	406	\$11.00	50%	\$2,233	50%	\$2,233
10' AT&T Easement	81	\$11.00	50%	\$446	50%	\$446
Total Land Value:				\$175,373		\$175,373
Less Adjustment:				\$114,418		\$72,776
Reconciled Value:				\$60,955		\$102,597