

Valuation of Temporary Construction Easement

San Pedro Creek – City Annex Property

Area A – 26,928 SF

Valuation of Temporary Construction Easement	
TCE Area in Fee Using Land Value of 45.00/sq. ft.: (26,928 sq/ ft. x \$45.00/sq. ft.)	\$1,211,760
10% Annual Market Return on Land: (\$1,211,760 x 10%)	121,176
Monthly Lease on Land: (\$121,176/12 months)	10,098
X 1 Month of TCE in Place: (\$10,098 x 1 month)	10,098
Recommended Compensation of 1 Month Temporary Construction Easement	\$10,098

Area B – 5,479 SF

Valuation of Temporary Construction Easement -	
TCE Area in Fee Using Land Value of 45.00/sq. ft.: (5,479 sq/ ft. x \$45.00/sq. ft.)	\$246,555
10% Annual Market Return on Land: (\$246,555 x 10%)	24,656
Monthly Lease on Land: (\$24,656 /12 months)	2,055
X 24 Months of TCE in Place: (\$2,055 x 24 months)	49,320
Recommended Compensation of 24 Month Temporary Construction Easement	\$49,320

Total is \$59,418