

**Arsenal Lift Station Valuation**

| <b>Valuation of Joint Use Agreement</b>                  |          |
|--|----------|
| Land Value: \$66.00/sq. ft.                              |          |
| 1,632 sq. ft. @ \$66.00 sq. ft. = 107,712 x 75% = 74,448 | \$80,784 |
| Easement Value   | \$80,784 |

| <b>Valuation of Temporary Construction Easement</b>                                  |           |
|--|-----------|
| TCE Area in Fee Using Land Value of 66.00/sq. ft.: (3,728 sq/ ft. x \$66.00/sq. ft.) | 246,048   |
| X 10% Annual Return on Land: (\$246,048 x 10%)                                       | 24,604.80 |
| Monthly Lease on Land: (\$24,604.80 /12 months)                                      | 2,050.40  |
| X 6 Months in Place: (\$2,050.40 x 12 months)  | 24,604.80 |
| Recommended Compensation of Temporary Construction Easement                          | 24,604.80 |

**Total COSA Donation Value: 105,388.80**