

SE Oralabor Rd. and SE Delaware Ave. Roadway and Traffic Signal Improvements

Compensation Estimate

Parcel No. 22 Project No. NHSX-160-1(13)--3H-77 County Polk
 Record Owner(s): Woodside Business Park LLC
 Owner's Mailing Address: P.O. Box 187, Ankeny, Iowa 50021-0187
 Tenant(s): N/A
 Tenant(s) mailing address: N/A
 Subject Property address: 2732 SE Delaware Ave, Ankeny, Iowa 50021
 This property is described as: As shown on the Temporary Easement Plat attached hereto as Exhibit "A"
 Basis for land value estimate: Values obtained using data from Polk County Assessor's website. Values rounded up to the nearest 5.

Fee Title	<u>0</u>	Sq Ft Purchased x <u>\$7.19</u>	= (<u>313,337</u> / <u>43,560</u>)	Land Value per Acre / Square Feet per Acre	=	<u>\$0.00</u>
Permanent Easement	<u>0</u>	Sq Ft of Easement x <u>\$0.00</u>	= (<u>7.19</u> x <u>0%</u>)	Land Value per Sq Ft x Reduction in Value of Easement Area	=	<u>\$0.00</u>
Temporary Easement	<u>2,061</u>	Sq Ft Rented x <u>\$0.72</u>	= (<u>7.19</u> x <u>10%</u>)	Land Value per Sq Ft x Land Rental Rate per Year	x <u>2.0</u> # of Years	= <u>\$2,970.00</u>

<u>Qty</u>	<u>Description</u>	<u>Unit Cost</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
<u>0</u>	_____	x _____ = <u>\$0.00</u>
Total Estimate		= <u>\$2,970.00</u>

Certification:
 I hereby certify that I am familiar with the property which is the subject of this estimate, that the estimate is based upon data contained in the files of the Agency, that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

*Compensation for R/W fence to be by fixed schedule or in accord with Section 6B.44 Code of Iowa

Approved by: Mark Mueller
6/22/16

 DATE

DATE OF ESTIMATE
 Signed Andy Floy 6/13/16
