

**Exhibit C**

**TOWN OF BRISTOL**

**Method for Establishment of Just Compensation for Water Main Easement**

For the subject property, a Market Valuation was prepared using market data and the data from Elkhart County Assessor's Office. The Total Land Value was divided by the Total Land Area to develop a per square foot value for the area needed for the site expansion. Because we are not seeking Fee Simple Title, the per square foot value was determined to be 100% of the fair market value. The fair market value has been determined to be \$1.49 sft.

Based on the foregoing assumptions, we arrived at the following Net Offer of Just Compensation for your property:

Property: 2020-01344  
Parcel ID: 20-03-26-301-002.000-031  
Owner: AGNL Jerky, LLC  
Property Address: 605 Kesco Dr, Bristol, IN 46507

Site area in square feet:	31,581	SFT
Site value per square foot:	<u>\$1.49</u>	100% FMV
Total Value of Acquisition	\$47,055	