

## Exhibit C

### TOWN OF BRISTOL

#### Method for Establishment of Just Compensation for Watermain 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 seeking Fee Simple Title, the per square foot value was determined to be 75% of the fair market value. The fair market value has been determined to be \$3.05.

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

Property: 2014-22693  
Parcel ID: 20-03-28-127-003.000-030  
Owner: Indian Bluffs, LLC  
Property Address: 19570 County Road 8, Bristol, IN 46507

Site area in square feet:	4,875 SFT	
Site value per square foot:	<u>\$2.28</u>	75% FMV
Total Value of Acquisition	\$11,115.00	