

Size of Temporary Limited Easement (TLE)	:	1,661.00
Unit value of the unencumbered fee within the TLE:	\$	4.00
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		10/14/2025
Expiration Date of the TLE - (mm/dd/yyyy):		10/14/2027
Term of Encumbrance of TLE:		2.0000
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		5.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	664.40
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		5.00%
· First Year:	\$	664.40
· Second Year:	\$	632.76
· Third Year:	\$	-
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	1,297.16