

City of West Lafayette, Indiana

Date: April 2, 2014

c/o Thomas L. Brooks, Esq.

Re: Project: Big 3 Sewer Project

8 N. Third Street, Suite 405

Parcel: 14

Lafayette, IN 47901

County: Tippecanoe

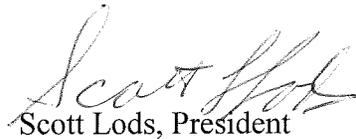
Owner's Private Appraisal Letter

Dear City of West Lafayette:

It is the policy of American Suburban Utilities, Inc. to accept for review any evidence of value submitted by the property owner for the purpose of determining fair market value. Any costs incurred from obtaining such evidence, however, is the responsibility of the owner. Acceptable forms of evidence of value include, but are not limited to, appraisals, comparable sales, and cost estimates.

Evidence of value must be supported by factual data and items of damage must be fully documented. Submitted evidence based on these facts is acceptable for review.

Yours very truly,



Scott Lods, President
American Suburban Utilities, Inc.

STATEMENT OF THE BASIS FOR JUST COMPENSATION

Code N/A

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des. # N/A Parcel 14 Project Big 3 Sewer County TIPPECANOE

Owner(s) City of West Lafayette

3. The area and type of interest being acquired: 0.239 ACRES PERMANENT EASEMENT AND 0.164 ACRES TEMPORARY EASEMENT

The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one): a. A total acquisition of the real property. b. A partial acquisition of the real property.

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings	\$	<u>N/A</u>
b. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc)	\$	<u>N/A</u>
c. Other Damages (Itemize) Cost-To-Cure Estimates:		
_____	\$	<u>N/A</u>
_____	\$	<u>N/A</u>
Perpetual Easement	\$	<u>180.00</u>
Temporary Easement	\$	<u>75.00</u>
Total Damages	\$	<u>255.00</u>

Total amount believed to be Just Compensation offered for this Acquisition is: \$ 255.00

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

NONE

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

NONE

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows: _____

NONE

9. Remarks: NONE

American Suburban Utilities:

Reviewer:

Signature: Scott L. Lods
Name Printed: Scott L. Lods
Title: President
Date: 4-2-14

Signature: N/A
Name Printed: N/A
Company: N/A
Date: N/A