

**ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY**

	Calculated Fee
Permanent Use - Overhead Easement	\$1,959,840
Permanent Use - Driveway	\$441,600
Permanent Use - Transmission Structure	\$12,800
<b>TOTAL =</b>	<b>\$2,414,240</b>

Project:	AE-Cap Ex Central at Lady Bird Lake	
Requesting Dept	Austin Energy	
	MOU # 25-006	Edward Rendon Sr. Metro Park at Festival Beach

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<b>Permanent Use</b>	Project: AE-Cap Ex Central at Lady Bird Lake
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Requesting Department: Austin Energy	MOU # 25-006	Edward Rendon Sr. Metro Park at Festival Beach
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Adjacent COA Parcel	<b>188233</b>	Identified by requested area site geography
Average Value per Square Foot. (\$):	<b>\$200.00</b>	Calculated Based on Appraised Value of COA Parcel
Requested Area (sq. ft.):	<b>4,416</b>	Submitted by Requesting Department/Entity
Preliminary Mitigation Value (\$):	<b>\$883,200</b>	Requested Area multiplied by the Value per Square Foot
Disturbance Value (%):	<b>50.00%</b>	Based on limitations on future development for that portion of parkland (see table below)
Final Mitigation Value (\$):	<b>\$441,600</b>	Preliminary Mitigation Value multiplied by the Disturbance Value

### DISTURBANCE VALUES

Percentage of Fee	Comments	Example Uses
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development
35%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area
50%	<i>Balanced use by both owner and easement holder</i>	Water or sewer line, cable lines with exceptions in the DOU allowing parklike amenities
65%	<i>Some impact on surface use and conveyance of ingress/egress rights</i>	Pipelines or other limited surface impacts with maintenance requirements and limited development potential
75%	<i>Major impact on surface use and conveyance of future uses</i>	Pipelines, drainage easements, flowage easements that restrict future use
90%	<i>Severe impact on surface use and conveyance of future uses</i>	Overhead electric, drainage easements, or other use with restrictions on future use
100%	<i>Permanently dedicated to installation</i>	ROW or other use with surface impact on parkland

Areas within an existing easement or declaration of use are limited to the remaining eligible disturbance value.

Adapted From: Right of Way Magazine "Easement Valuation" Sherwood, May/June 2006. Provided by City of Austin Office of Real Estate

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<b>Permanent Use</b>	Project: AE-Cap Ex Central at Lady Bird Lake
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Requesting Department: Austin Energy

MOU # 25-006	Edward Rendon Sr. Metro Park at Festival Beach
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Adjacent COA Parcel	<b>188233</b>	<i>Identified by requested area site geography</i>
Average Value per Square Foot. (\$):	<b>\$200.00</b>	<i>Calculated Based on Appraised Value of COA Parcel</i>
Requested Area (sq. ft.):	<b>10,888</b>	<i>Submitted by Requesting Department/Entity</i>
Preliminary Mitigation Value (\$):	<b>\$2,177,600</b>	<i>Requested Area multiplied by the Value per Square Foot</i>
Disturbance Value (%):	<b>90.00%</b>	<i>Based on limitations on future development for that portion of parkland (see table below)</i>
Final Mitigation Value (\$):	<b>\$1,959,840</b>	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>

### DISTURBANCE VALUES

Percentage of Fee	Comments	Example Uses
10%	<i>Nominal effect on use and utility</i>	Small subsurface water or sewer line
25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Larger subsurface water or sewer line with minimal impacts on future development
35%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines or other subsurface use with limited impacts on developable area
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Average Value per Square Foot. (\$):	<b>\$200.00</b>	Calculated Based on Appraised Value of COA Parcel
Requested Area (sq. ft.):	<b>64</b>	Submitted by Requesting Department/Entity
Preliminary Mitigation Value (\$):	<b>\$12,800</b>	Requested Area multiplied by the Value per Square Foot
Disturbance Value (%):	<b>100.00%</b>	Based on limitations on future development for that portion of parkland (see table below)
Final Mitigation Value (\$):	<b>\$12,800</b>	Preliminary Mitigation Value multiplied by the Disturbance Value

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Prop ID	Square Ft	Land Value
188233	15,367	\$ 3,073,400.00