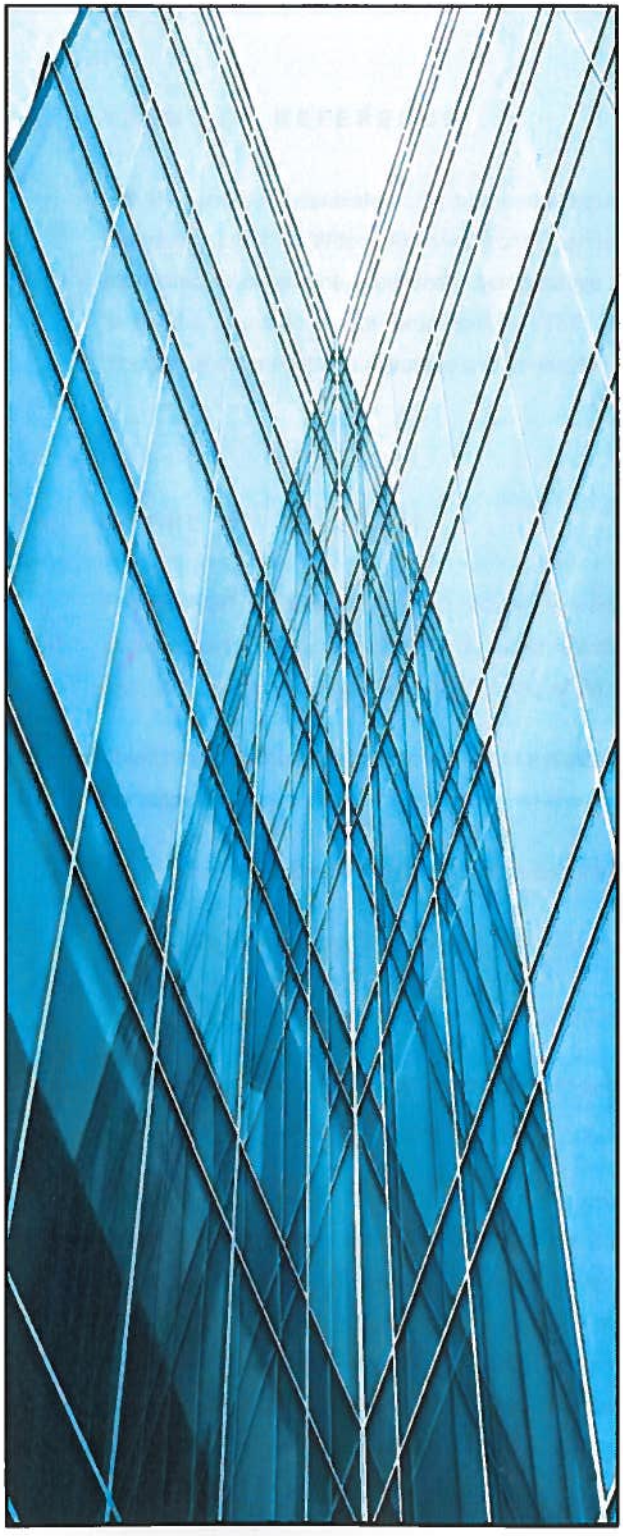


# South Wilkes Consultation
# Examination of Property Acquisition Costs Associated with Alignment Options for William R. Clement Parkway Extension, Winnipeg, MB

As at November 2017

BWF File #17-9017

FERGUSON & ASSOCIATES LTD

## TERMS OF REFERENCE

BW Ferguson & Associates Ltd. has been requested to examine the proposed William R. Clement Parkway Extension, south of Wilkes Avenue, from Charleswood Road to McCreary Road. In particular, we have been requested to determine preliminary comparative property acquisition cost estimates for two alignment options: firstly, the alignment option proposed by WSP Consulting Engineers (identified as Option 4), and secondly an alternative alignment that assumes a widening/twinning of Wilkes Avenue.

## SCOPE OF ANALYSIS

For the WSP alignment option, 90 properties were identified as required, either through full or partial takings, to accommodate the project alignment. Alternatively we have identified 45 property acquisitions, either in full or part, that would be required for the twinning of Wilkes.

The following process was carried out in estimating the total acquisition costs of properties required for each of the alignments:

- Land requirement data collection and inventory analysis
- Market research and data analysis – commercial, agricultural, and residential market sectors
- Valuation analysis – estimate of costs/compensation for full takings, partial takings
- Consider impacts on remainder of partial takings and estimate due compensation associated (i.e. injurious affection, severance, etc).

Information was drawn from a number of sources, including the Winnipeg Land Titles Office (WLTO), the Winnipeg Real Estate Board (WREB) and the City of Winnipeg – Property Assessment Department. Unless otherwise noted in the report, neither vendors nor purchasers have been contacted for particulars of the individual transactions included and referenced in our analysis. Due to Privacy Act Legislation in Manitoba full particulars regarding sales transaction data is not readily available and the dissemination of information, such as, vendor and purchaser data is not allowed. As such, only summary supporting data on comparable transactions is presented in this report. Other information and particulars, as may be available regarding the data, is retained on file.

## SUMMARY OF ACQUISITION COSTS

| | WSP Alignment Option | | Wilkes Widening / Twinning Alignment | |
|---|---|---|---|---|
| | No. of Takings | Estimated Costs of Acquisition | No. of Takings | Estimated Costs of Acquisition |
| **Full Takings** | | | | |
| Residential - Improved | 7 | $6,480,123 | 6 | $3,583,261 |
| Commercial - Improved | 0 | $0 | 6 | $2,960,000 |
| Undeveloped Land | 4 | $539,756 | 2 | $226,667 |
| **Partial Takings** | | | | |
| Residential | 19 | $1,888,627 | 10 | $1,713,000 |
| Undeveloped Land - Residential | 16 | $2,553,787 | 0 | $0 |
| Undeveloped Land - Agricultural | 22 | $4,069,603 | 18 | $1,477,155 |
| Agricultural - Improved | 4 | $386,155 | 0 | $0 |
| Other Properties | 1 | $103,767 | 3 | $182,271 |
| **Injurious Affection Compensation (Partial Takings)** | | $4,754,750 | | $1,889,500 |
| **Injurious Affection Compensation (No Prroperty Takings)** | | $855,700 | | $0 |
| **Total Cost Estimate of Required Property Takings and Due Compensation for Impairments to Remaining Properties** | **73** | **$21,632,268** | **45** | **$12,031,854** |

## EXTRAORDINARY ASSUMPTIONS

This report is by necessity predicated upon certain critical assumptions. Aside from the standard assumptions and limiting conditions that are a fundamental component prescribed by the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP), sometimes it is necessary to identify 'extraordinary assumptions' that are required to provide for a reasonable analysis.

***Extraordinary Assumptions***

1. Because the valuation analysis represents the preliminary planning stage of the project, road alignments and taking requirements are subject to change. The analysis of acquisition costs is based upon the alignments exhibited in drawings included within this report. The property takings required (i.e. full property taking versus partial taking) are specific to the alignment models and may be subject to revision if the alignment were to change. Acquisition cost estimates have been determined based on this premise.

2. No allowances for contingency have been factored into the acquisition cost estimates.

3. Individual property titles to all indexed properties are marketable.

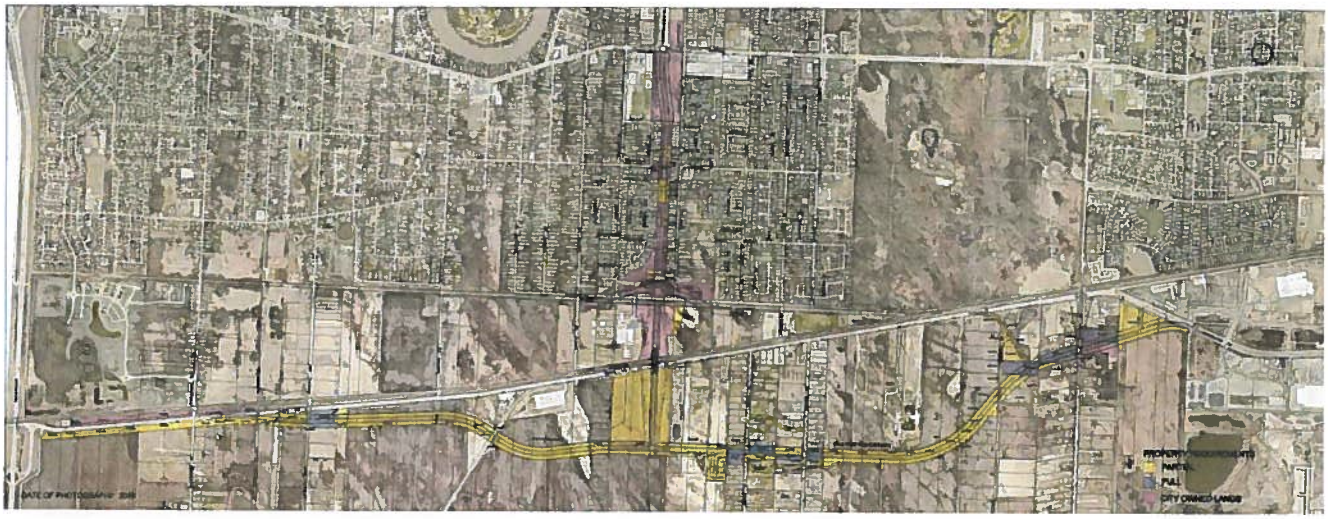
4. Acquisition cost estimates reflect reasonable compensation based on metrics derived from the Winnipeg marketplace. Negotiated settlements for each property are assumed. The estimated costs do not include costs associated with expropriation proceedings such as legal, appraisal or consultant costs.

In addition to the extraordinary assumptions outlined above, it is important to note that within the analysis of compensation for injurious affection in partial takings of property, the estimated compensable costs are limited to those directly related to the real property.

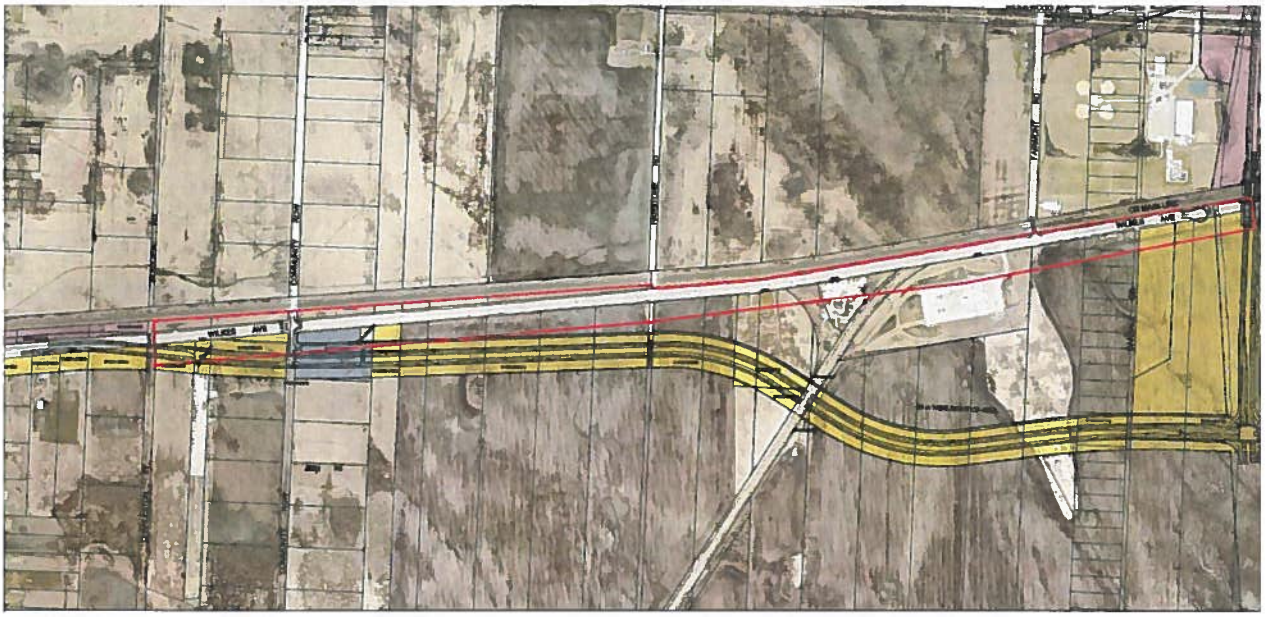
Injurious affection compensation for adverse impacts arising from the real property takings (i.e. loss of access, diminished visibility, increased noise, etc) have been quantified.

Compensation for losses or adverse effects relating to business interests (i.e. business disruption, relocation costs, etc) or economic opportunity losses are separate and distinct from the real property taken and <u>are not estimated within this analysis</u>.

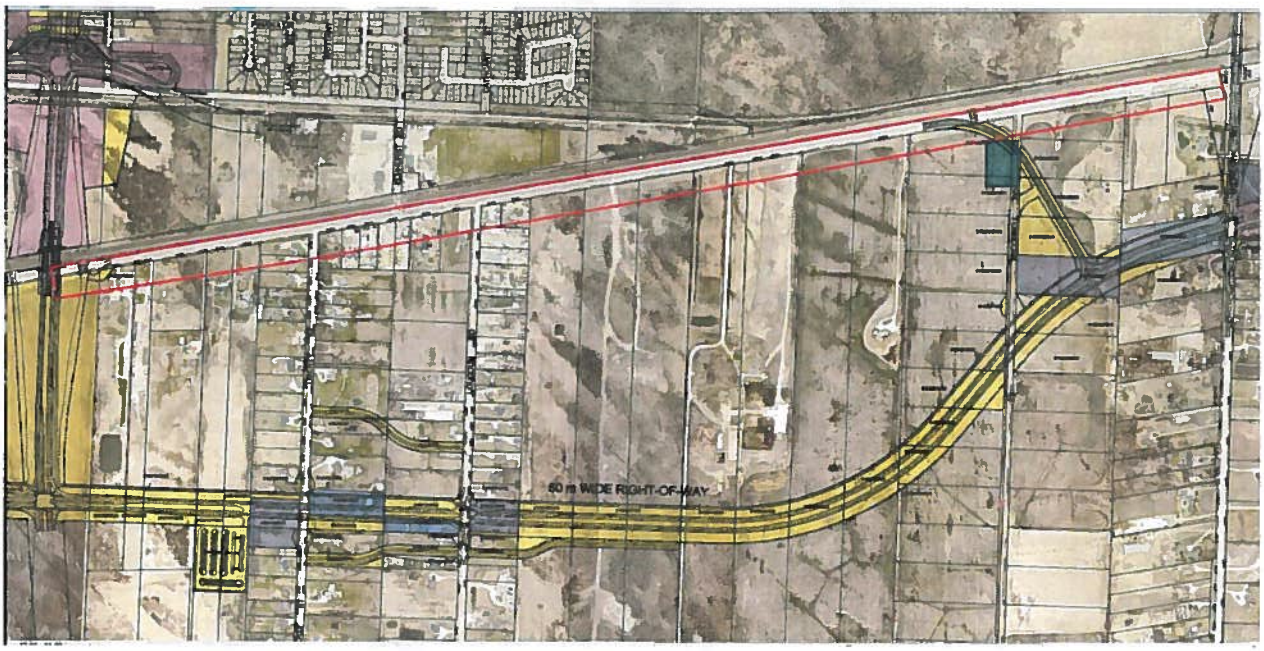
**South Wilkes Alignments**



**West Half Alignments - William Clement Parkway to Charleswood Road**



**East Half Alignments - William Clement Parkway to McCreary Road**



## I - WSP Alignment Option

### Property Acquisition Requirements - WSP Alignment Option

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type |
|---|---|---|---|---|---|---|---|---|
| 17 | 1001770000 | 721,657 | 88,276 | 2.03 | Partial | | | Vacant Agricultural Land |
| 20 | 10006466200 | 209,039 | 209,039 | 4.80 | Full | 1265 | MCCREARY RD | Rural Residential |
| 22 | 10006466400 | 105,498 | 2,892 | 0.07 | Partial | 1303 | MCCREARY RD | Rural Residential |
| 23 | 1005883600 | 276,326 | 276,326 | 6.34 | Full | 1240 | MCCREARY RD | Rural Residential |
| 24 | 1000048500 | 217,984 | 6,800 | 0.16 | Partial/Full | 1268 | MCCREARY RD | Rural Residential |
| 25 | 1000045500 | 218,032 | 218,032 | 5.01 | Full | 1290 | MCCREARY RD | Rural Residential |
| 26 | 1000036000 | 217,579 | 31,484 | 0.72 | Partial | 1320 | MCCREARY RD | Rural Residential |
| 27 | 1000226000 | 217,160 | 20,955 | 0.48 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 28 | 1000228000 | 217,219 | 73,881 | 1.70 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 29 | 1000230000 | 217,278 | 135,759 | 3.12 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 30 | 1000232000 | 217,338 | 217,356 | 4.99 | Full | | MCCONNELL RD | Vacant Residential Land |
| 31 | 1000234000 | 217,397 | 120,519 | 2.77 | Partial/Full | | MCCONNELL RD | Vacant Residential Land |
| 32 | 1000236000 | 217,456 | 35,440 | 0.81 | Partial/Full | | MCCONNELL RD | Vacant Residential Land |
| 33 | 1000222000 | 275,913 | 36,080 | 0.83 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 34 | 1000220000 | 217,211 | 256 | 0.01 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 35 | 1000218000 | 217,269 | 1,770 | 0.04 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 36 | 1000216000 | 217,327 | 1,770 | 0.04 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 37 | 1000214000 | 217,384 | 6,083 | 0.14 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 38 | 1000212000 | 217,442 | 42,553 | 0.98 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 39 | 1000210000 | 217,500 | 107,243 | 2.46 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 40 | 1000208000 | 217,557 | 99,113 | 2.28 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 41 | 1000206000 | 217,615 | 75,867 | 1.74 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 42 | 1000204000 | 217,673 | 2,108 | 0.05 | Partial | | MCCONNELL RD | Vacant Residential Land |
| 43 | 1000306500 | 4,245,899 | 123,551 | 2.84 | Partial | 2424 | WILKES AVE | Improved Agricultural Land |
| 44 | 1000354500 | 4,226,358 | 111,285 | 2.55 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 45 | 1000402000 | 4,201,006 | 105,721 | 2.43 | Partial | 2790 | WILKES AVE | Improved Agricultural Land |
| 46 | 1000449500 | 4,178,505 | 104,301 | 2.39 | Partial | 2796 | WILKES AVE | Improved Agricultural Land |
| 47 | 1000497400 | 8,386,654 | 255,351 | 5.86 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 48 | 1000497600 | 4,408,410 | 146,469 | 3.36 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 49 | 1005913700 | | 485 | 0.01 | Partial | 1363 | LOUDOUN RD | Rural Residential |
| 50 | 1005913600 | 86,915 | 86,915 | 2.00 | Full | 1377 | LOUDOUN RD | Rural Residential |
| 51 | 1000886500 | 87,394 | 30,667 | 0.70 | Partial/Full | 1393 | LOUDOUN RD | Rural Residential |
| 52 | 1001332500 | | 42,693 | 0.98 | Partial | 1370 | LOUDOUN RD | Rural Residential |
| 53 | 1001331500 | 204,789 | 91,866 | 2.11 | Partial | | LOUDOUN RD | Vacant Residential Land |
| 54 | 1005918700 | 55,484 | 55,484 | 1.27 | Full | 1386 | LOUDOUN RD | Rural Residential |
| 55 | 1005918800 | 91,562 | 39,580 | 0.91 | Partial/Full | 1390 | LOUDOUN RD | Rural Residential |
| 56 | 1005918900 | 55,500 | 691 | 0.02 | Partial | 1400 | LOUDOUN RD | Rural Residential |
| 57 | 1001319400 | | 31,865 | 0.73 | Partial | 1285 | LIBERTY ST | Rural Residential |
| 58 | 1001319100 | | 10,933 | 0.25 | Partial | 1307 | LIBERTY ST | Rural Residential |
| 59 | 1005910300 | | 2,434 | 0.06 | Partial | 1345 | LIBERTY ST | Rural Residential |
| 60 | 1005910200 | 105,783 | 105,783 | 2.43 | Full | 1375 | LIBERTY ST | Rural Residential |

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type |
|---|---|---|---|---|---|---|---|---|
| 61 | 1001315500 | 204,856 | 128,647 | 2.95 | Partial/Full | 1381 | LIBERTY ST | Rural Residential |
| 62 | 1001539100 | | 21,242 | 0.49 | Partial | 1376 | LIBERTY ST | Rural Residential |
| 63 | 1001542500 | 130,635 | 130,635 | 3.00 | Full | 1384 | LIBERTY ST | Rural Residential |
| 64 | 1001620000 | 973,470 | 147,024 | 3.38 | Partial | 3744 | WILKES AVE | Improved Agricultural Land |
| 65 | 1001617000 | 966,248 | 147,090 | 3.38 | Partial | 3766 | WILKES AVE | Vacant Agricultural Land |
| 66 | 1001867500 | | 3,878 | 0.09 | Partial | 3786 | WILKES AVE | Rural Residential |
| 67 | 1001865000 | | 132,078 | 3.03 | Partial | | | Vacant Agricultural Land |
| 68 | 1001875000 | 297,844 | 34,589 | 0.79 | Partial | 3818 | WILKES AVE | Industrial/Residential |
| 69 | 1001878500 | 590,126 | 75,001 | 1.72 | Partial | 3894 | WILKES AVE | Rural Residential |
| 70 | 1001885100 | 37,014,711 | 2,787,893 | 64.00 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 72 | 1005884600 | | 155 | 0.00 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 73 | 1003020000 | 1,627,881 | 2,885 | 0.07 | Partial | | | Vacant Agricultural Land |
| 74 | 1003122000 | 376,282 | 118,323 | 2.72 | Partial | 4930 | WILKES AVE | Rural Residential |
| 75 | 1003128500 | 1,483,291 | 228,282 | 5.24 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 76 | 1003126500 | 199,720 | 8,688 | 0.20 | Partial | | | Vacant Agricultural Land |
| 77 | 1003206000 | 18,646,103 | 477,439 | 10.96 | Partial | | WYPER RD | Vacant Agricultural Land |
| 78 | 1003617000 | 2,046,245 | 75,956 | 1.74 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 79 | 1003786800 | 198,871 | 198,895 | 4.57 | Full | 1215 | COMMUNITY ROW | Vacant Agricultural Land |
| 80 | 1003786600 | 175,142 | 948 | 0.02 | Partial | | COMMUNITY ROW | Vacant Agricultural Land |
| 81 | 1003783100 | 2,995,884 | 165,747 | 3.81 | Partial | | COMMUNITY ROW | Vacant Agricultural Land |
| 82 | 1003985000 | 217,695 | 27,774 | 0.64 | Partial/Full | 5910 | WILKES AVE | Rural Residential |
| 83 | 1003983000 | 1,368,723 | 58,450 | 1.34 | Partial | 5922 | WILKES AVE | Vacant Agricultural Land |
| 85 | 1004156000 | 2,395,107 | 66,835 | 1.53 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 87 | 1004401800 | 250,747 | 27,663 | 0.64 | Partial/Full | 6130 | WILKES AVE | Rural Residential |
| 88 | 1004401600 | 242,173 | 26,489 | 0.61 | Partial/Full | 6170 | WILKES AVE | Rural Residential |
| 89 | 1005904900 | 141,614 | 52,724 | 1.21 | Partial | | CHARLESWOOD F | Vacant Agricultural Land |
| 92 | 1004747000 | 163,741 | 163,743 | 3.76 | Full | | | Vacant Agricultural Land |
| 93 | 1004826500 | 4,307,259 | 51,740 | 1.19 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 94 | 1004874500 | 8,574,154 | 103,333 | 2.37 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 95 | 1004990000 | 29,669 | 29,669 | 0.68 | Full | | WILKES | Vacant Agricultural Land |
| 96 | 1005022500 | 4,276,105 | 51,772 | 1.19 | Partial | | WILKES AVE | Vacant Agricultural Land |
| 97 | 1005070500 | 4,255,431 | 51,517 | 1.18 | Partial | | WILKES AVE | Vacant Agricultural Land |

## Full Takings- WSP Alignment Option

**Improved Residential Properties - Full Property Takings**

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Valuation Rate for Acquisition ($/sf) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 10006466200 | 209,039 | 209,039 | 4.80 | Full | 1265 | MCCREARY RD | Rural Residential | $350 | $609,877 |
| 23 | 1005883600 | 276,326 | 276,326 | 6.34 | Full | 1240 | MCCREARY RD | Rural Residential | $310 | $740,741 |
| 25 | 1000045500 | 218,032 | 218,032 | 5.01 | Full | 1290 | MCCREARY RD | Rural Residential | $450 | $1,420,988 |
| 50 | 1005913600 | 86,915 | 86,915 | 2.00 | Full | 1377 | LOUDOUN RD | Rural Residential | $310 | $702,469 |
| 54 | 1005918700 | 55,484 | 55,484 | 1.27 | Full | 1386 | LOUDOUN RD | Rural Residential | $350 | $1,000,000 |
| 60 | 1005910200 | 105,783 | 105,783 | 2.43 | Full | 1375 | LIBERTY ST | Rural Residential | $350 | $638,272 |
| 63 | 1001542500 | 130,635 | 130,635 | 3.00 | Full | 1384 | LIBERTY ST | Rural Residential | $450 | $1,367,778 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$6,480,123** |

**Undeveloped Land - Full Property Takings**

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Valuation Rate for Acquisition ($/Acre) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 30 | 1000232000 | 217,338 | 217,356 | 4.99 | Full | | MCCONNELL RD | Vacant Residential Land | $45,000 | $224,541 |
| 79 | 1003786800 | 198,871 | 198,895 | 4.57 | Full | 1215 | COMMUNITY ROW | Vacant Agricultural Land | $35,000 | $159,810 |
| 92 | 1004747000 | 163,741 | 163,743 | 3.76 | Full | | | Vacant Agricultural Land | $35,000 | $131,566 |
| 95 | 1004990000 | 29,669 | 29,669 | 0.68 | Full | | WILKES | Vacant Agricultural Land | $35,000 | $23,839 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$539,756** |

## Partial Takings - WSP Alignment Option

**Improved Residential Properties - Partial Property Takings** 19

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition ($/sf) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 10006466400 | 105,498 | 2,892 | 0.07 | Partial | 1303 | MCCREARY RD | Rural Residential | $3.00 | $8,677 |
| 24 | 1000048500 | 217,984 | 6,800 | 0.16 | Partial/Full | 1268 | MCCREARY RD | Rural Residential | $3.00 | $20,399 |
| 26 | 1000036000 | 217,579 | 31,484 | 0.72 | Partial | 1320 | MCCREARY RD | Rural Residential | $3.00 | $94,451 |
| 49 | 1005913700 | | 485 | 0.01 | Partial | 1363 | LOUDOUN RD | Rural Residential | $3.00 | $1,456 |
| 51 | 1000886500 | 87,394 | 30,667 | 0.70 | Partial/Full | 1393 | LOUDOUN RD | Rural Residential | $3.00 | $92,000 |
| 52 | 1001332500 | | 42,693 | 0.98 | Partial | 1370 | LOUDOUN RD | Rural Residential | $3.00 | $128,080 |
| 55 | 1005918800 | 91,562 | 39,580 | 0.91 | Partial/Full | 1390 | LOUDOUN RD | Rural Residential | $3.00 | $118,741 |
| 56 | 1005918900 | 55,500 | 691 | 0.02 | Partial | 1400 | LOUDOUN RD | Rural Residential | $3.00 | $2,073 |
| 57 | 1001319400 | | 31,865 | 0.73 | Partial | 1285 | LIBERTY ST | Rural Residential | $3.00 | $95,594 |
| 58 | 1001319100 | | 10,933 | 0.25 | Partial | 1307 | LIBERTY ST | Rural Residential | $3.00 | $32,799 |
| 59 | 1005910300 | | 2,434 | 0.06 | Partial | 1345 | LIBERTY ST | Rural Residential | $3.00 | $7,301 |
| 61 | 1001315500 | 204,856 | 128,647 | 2.95 | Partial/Full | 1381 | LIBERTY ST | Rural Residential | $3.00 | $385,941 |
| 62 | 1001539100 | | 21,242 | 0.49 | Partial | 1376 | LIBERTY ST | Rural Residential | $3.00 | $63,725 |
| 66 | 1001867500 | | 3,878 | 0.09 | Partial | 3786 | WILKES AVE | Rural Residential | $3.00 | $11,635 |
| 69 | 1001878500 | 590,126 | 75,001 | 1.72 | Partial | 3894 | WILKES AVE | Rural Residential | $3.00 | $225,004 |
| 74 | 1003122000 | 376,282 | 118,323 | 2.72 | Partial | 4930 | WILKES AVE | Rural Residential | $3.00 | $354,970 |
| 82 | 1003985000 | 217,695 | 27,774 | 0.64 | Partial/Full | 5910 | WILKES AVE | Rural Residential | $3.00 | $83,323 |
| 87 | 1004401800 | 250,747 | 27,663 | 0.64 | Partial/Full | 6130 | WILKES AVE | Rural Residential | $3.00 | $82,990 |
| 88 | 1004401600 | 242,173 | 26,489 | 0.61 | Partial/Full | 6170 | WILKES AVE | Rural Residential | $3.00 | $79,467 |
| | | | | | | | | | Total Estimated Acquisition Cost | $1,888,627 |

**Undeveloped Residential Properties - Partial Property Takings** 16

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition ($/sf) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 1000226000 | 217,160 | 20,955 | 0.48 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $62,866 |
| 28 | 1000228000 | 217,219 | 73,881 | 1.70 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $221,643 |
| 29 | 1000230000 | 217,278 | 135,759 | 3.12 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $407,276 |
| 31 | 1000234000 | 217,397 | 120,519 | 2.77 | Partial/Full | | MCCONNELL RD | Vacant Residential Land | $3.00 | $361,557 |
| 32 | 1000236000 | 217,456 | 35,440 | 0.81 | Partial/Full | | MCCONNELL RD | Vacant Residential Land | $3.00 | $106,321 |
| 33 | 1000222000 | 275,913 | 36,080 | 0.83 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $108,240 |
| 34 | 1000220000 | 217,211 | 256 | 0.01 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $769 |
| 35 | 1000218000 | 217,269 | 1,770 | 0.04 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $5,309 |
| 36 | 1000216000 | 217,327 | 1,770 | 0.04 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $5,309 |
| 37 | 1000214000 | 217,384 | 6,083 | 0.14 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $18,248 |
| 38 | 1000212000 | 217,442 | 42,553 | 0.98 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $127,660 |
| 39 | 1000210000 | 217,500 | 107,243 | 2.46 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $321,728 |
| 40 | 1000208000 | 217,557 | 99,113 | 2.28 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $297,338 |
| 41 | 1000206000 | 217,615 | 75,867 | 1.74 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $227,600 |
| 42 | 1000204000 | 217,673 | 2,108 | 0.05 | Partial | | MCCONNELL RD | Vacant Residential Land | $3.00 | $6,323 |
| 53 | 1001331500 | 204,789 | 91,866 | 2.11 | Partial | | LOUDOUN RD | Vacant Residential Land | $3.00 | $275,599 |
| | | | | | | | | | Total Estimated Acquisition Cost | $2,553,787 |

## Partial Takings - WSP Alignment Option

**Undeveloped Agricultural Properties - Partial Property Takings** 22

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition ($/acre) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 17 | 1001770000 | 721,657 | 88,276 | 2.03 | Partial | | | Vacant Agricultural Land | $35,000 | $70,928 |
| 44 | 1000354500 | 4,226,358 | 111,285 | 2.55 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $89,416 |
| 47 | 1000497400 | 8,386,654 | 255,351 | 5.86 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $205,172 |
| 48 | 1000497600 | 4,408,410 | 146,469 | 3.36 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $117,686 |
| 65 | 1001617000 | 966,248 | 147,090 | 3.38 | Partial | 3766 | WILKES AVE | Vacant Agricultural Land | $35,000 | $118,185 |
| 67 | 1001865000 | | 132,078 | 3.03 | Partial | | | Vacant Agricultural Land | $35,000 | $106,123 |
| 70 | 1001885100 | 37,014,711 | 2,787,893 | 64.00 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $2,240,043 |
| 72 | 1005884600 | | 155 | 0.00 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $125 |
| 73 | 1003020000 | 1,627,881 | 2,885 | 0.07 | Partial | | | Vacant Agricultural Land | $35,000 | $2,318 |
| 75 | 1003128500 | 1,483,291 | 228,262 | 5.24 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $183,422 |
| 76 | 1003126500 | 199,720 | 8,688 | 0.20 | Partial | | | Vacant Agricultural Land | $35,000 | $6,980 |
| 77 | 1003206000 | 18,646,103 | 477,439 | 10.96 | Partial | | WYPER RD | Vacant Agricultural Land | $35,000 | $383,617 |
| 78 | 1003617000 | 2,046,245 | 75,956 | 1.74 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $61,030 |
| 80 | 1003786600 | 175,142 | 948 | 0.02 | Partial | | COMMUNITY ROW | Vacant Agricultural Land | $35,000 | $762 |
| 81 | 1003783100 | 2,995,884 | 165,747 | 3.81 | Partial | | COMMUNITY ROW | Vacant Agricultural Land | $35,000 | $133,176 |
| 83 | 1003983000 | 1,368,723 | 58,450 | 1.34 | Partial | 5922 | WILKES AVE | Vacant Agricultural Land | $35,000 | $46,964 |
| 85 | 1004156000 | 2,395,107 | 66,835 | 1.53 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $53,701 |
| 89 | 1005904900 | 141,614 | 52,724 | 1.21 | Partial | | CHARLESWOOD RD | Vacant Agricultural Land | $35,000 | $42,363 |
| 93 | 1004826500 | 4,307,259 | 51,740 | 1.19 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $41,573 |
| 94 | 1004874500 | 8,574,154 | 103,333 | 2.37 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $83,027 |
| 96 | 1005022500 | 4,276,105 | 51,772 | 1.19 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $41,598 |
| 97 | 1005070500 | 4,255,431 | 51,517 | 1.18 | Partial | | WILKES AVE | Vacant Agricultural Land | $35,000 | $41,393 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$4,069,603** |

**Improved Agricultural Properties - Partial Property Takings** 4

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition ($/acre) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 1000306500 | 4,245,899 | 123,551 | 2.84 | Partial | 2424 | WILKES AVE | Improved Agricultural Land | $35,000 | $99,272 |
| 45 | 1000402000 | 4,201,006 | 105,721 | 2.43 | Partial | 2790 | WILKES AVE | Improved Agricultural Land | $35,000 | $84,946 |
| 46 | 1000449500 | 4,178,505 | 104,301 | 2.39 | Partial | 2796 | WILKES AVE | Improved Agricultural Land | $35,000 | $83,805 |
| 64 | 1001620000 | 973,470 | 147,024 | 3.38 | Partial | 3744 | WILKES AVE | Improved Agricultural Land | $35,000 | $118,133 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$386,155** |

**Other Properties - Partial Property Takings** 1

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition ($/sf) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 68 | 1001875000 | 297,844 | 34,589 | 0.79 | Partial | 3818 | WILKES AVE | Industrial/Residential | $3.00 | $103,767 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$103,767** |

**Injurious Affection**

As defined in The Expropriation Act E190, section 30, a landowner is allowed "compensation for injurious affection where an authority expropriates part of the land of an owner shall consist of the amount of:

Any reduction in market value of the remaining land of the owner caused by the expropriation of the part;

The damages sustained by the owner as a result of the existence and the use but not the construction of the works upon the part of the land expropriated; and

Such other damages sustained by the owner as a result of the existence, but not the construction or use, of the works as the authority would otherwise be responsible for in law if the existence of the works were not under the authority of a statute.

An example of an instance where a claim for injurious affection may be filed is when a part of the owner's land is expropriated, the piece of land remaining may be considered less valuable. This often occurs when a strip of land is taken from a larger piece of land for a road, pipeline, or railway. In these types of situations, the owner of the land may claim compensation not only for the value of the expropriated piece of land, but also for any adverse effects brought about due to the taking and influencing the remaining portion of the land.

The methodology followed in the estimation of compensation for injurious affection is based upon the following categorization of impairment resulting from the property takings.

| Categorization of Impairment to Remainder Due to Taking | Injurious Affection Adjustment Factor |
|---|---|
| None | 0 % of assessed market value |
| Low | 10 % of assessed market value |
| Low - Moderate | 25 % of assessed market value |
| Moderate | 50 % of assessed market value |
| Moderate – Significant | 75 % of assessed market value |
| Significant | 100 % of assessed market value |

The resulting estimate of the adjustment factor applied to the market assessed value of the property (prior to the taking) represents an estimate of the compensation due to property owners for the impairment to the remaining property, stemming from the partial taking. The compensation estimated can range from zero, in those instances where no impairment can be quantified, to 100 percent of the property value, representing the most significant or severe impairment.

The schedule on the following pages presents a summary of the estimated compensation for injurious affection associated with the partial takings. In addition, total acquisition costs are presented for each property representing the sum compensation for both the land taken and damages to the remainder.

**QUANTIFICATION OF INJURIOUS AFFECTION**

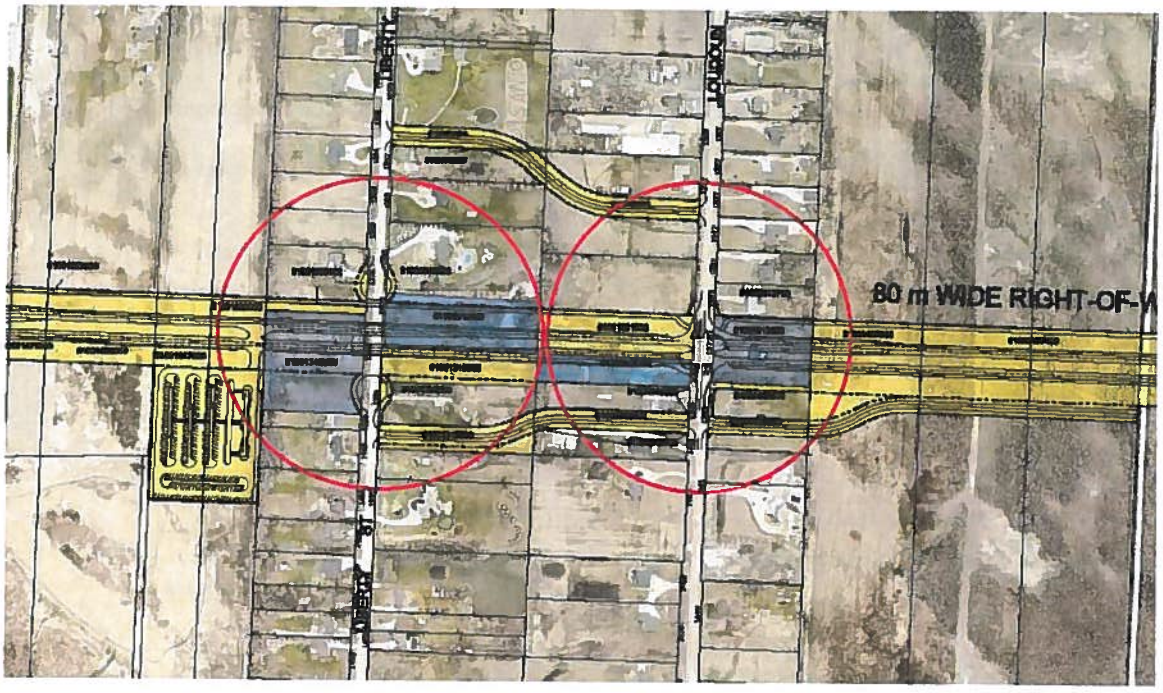
| Index | Roll Nbr | Full or Partial Taking | St. Nbr | Street | Property Type | Taking Size (Sq Ft) | Injurious Affection Apparent (Y/N) | Type of Impairment to Remaining Property | Impact of Injurious Affection | Adjustment Factor - Injurious Affection | 2017 Assessed Property Value (prior to taking) | Estimated Compensation for Injurious Affection | Estimated Partial Taking Acquisition Cost (Land Cost) | Estimated Total Cost of Acquisition |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 1000466400 | Partial | 1303 | MCCREARY RD | Rural Residential | 2,892 | Y | inc. traffic noise, nuisance | Low-Moderate | 25.0% | $512,000 | $128,000 | $8,677 | **$136,677** |
| 24 | 1000468500 | Partial | 1268 | MCCREARY RD | Rural Residential | 6,800 | Y | inc. traffic noise, nuisance | Low-Moderate | 25.0% | $225,000 | $56,250 | $20,399 | **$76,649** |
| 26 | 1000469000 | Partial | 1320 | MCCREARY RD | Rural Residential | 31,484 | Y | loss of trees, privacy, inc. traffic | Low-Moderate | 25.0% | $541,000 | $135,250 | $94,451 | **$229,701** |
| 27 | 1000226000 | Partial | | MCCONNELL RD | Vacant Residential Land | 20,955 | N | none apparent | None | 0.0% | $210,000 | $0 | $62,866 | **$62,866** |
| 28 | 1000228000 | Partial | | MCCONNELL RD | Vacant Residential Land | 73,681 | N | none apparent | None | 0.0% | $210,000 | $0 | $221,043 | **$221,043** |
| 29 | 1000230000 | Partial | | MCCONNELL RD | Vacant Residential Land | 135,759 | N | none apparent | None | 0.0% | $210,000 | $0 | $407,276 | **$407,276** |
| 31 | 1000234000 | Partial Full | | MCCONNELL RD | Vacant Residential Land | 120,519 | N | none apparent | None | 0.0% | $210,000 | $0 | $361,557 | **$361,557** |
| 32 | 1000236000 | Partial | | MCCONNELL RD | Vacant Residential Land | 35,440 | N | none apparent | None | 0.0% | $210,000 | $0 | $106,321 | **$106,321** |
| 33 | 1000222000 | Partial | | MCCONNELL RD | Vacant Residential Land | 36,080 | Y | orphaned parcel created | Low | 10.0% | $250,000 | $25,000 | $108,240 | **$133,240** |
| 34 | 1000220000 | Partial | | MCCONNELL RD | Vacant Residential Land | 256 | N | none apparent | None | 0.0% | $210,000 | $0 | $769 | **$769** |
| 35 | 1000218000 | Partial | | MCCONNELL RD | Vacant Residential Land | 1,770 | N | none apparent | None | 0.0% | $210,000 | $0 | $5,309 | **$5,309** |
| 36 | 1000216000 | Partial | | MCCONNELL RD | Vacant Residential Land | 1,770 | N | none apparent | None | 0.0% | $210,000 | $0 | $5,309 | **$5,309** |
| 37 | 1000214000 | Partial | | MCCONNELL RD | Vacant Residential Land | 6,083 | N | none apparent | None | 0.0% | $210,000 | $0 | $18,248 | **$18,248** |
| 38 | 1000212000 | Partial | | MCCONNELL RD | Vacant Residential Land | 42,553 | N | none apparent | None | 0.0% | $210,000 | $0 | $127,660 | **$127,660** |
| 39 | 1000210000 | Partial | | MCCONNELL RD | Vacant Residential Land | 107,243 | N | none apparent | None | 0.0% | $210,000 | $0 | $321,728 | **$321,728** |
| 40 | 1000208000 | Partial | | MCCONNELL RD | Vacant Residential Land | 99,113 | Y | orphaned parcel created | Low | 10.0% | $210,000 | $21,000 | $297,338 | **$318,338** |
| 41 | 1000206000 | Partial | | MCCONNELL RD | Vacant Residential Land | 75,867 | N | none apparent | None | 0.0% | $210,000 | $0 | $227,600 | **$227,600** |
| 42 | 1000204000 | Partial | | MCCONNELL RD | Vacant Residential Land | 2,108 | N | none apparent | None | 0.0% | $210,000 | $0 | $6,323 | **$6,323** |
| 43 | 1000306500 | Partial | 2424 | WILKES AVE | Improved Agricultural Land | 123,551 | Y | orphaned parcel created | Low | 10.0% | $1,413,000 | $141,300 | $99,272 | **$240,572** |
| 44 | 1000354500 | Partial | | WILKES AVE | Vacant Agricultural Land | 111,285 | Y | orphaned parcel created | Low | 10.0% | $894,000 | $89,400 | $89,416 | **$178,816** |
| 45 | 1000462000 | Partial | 2790 | WILKES AVE | Improved Agricultural Land | 108,721 | Y | orphaned parcel created | Low | 10.0% | $661,000 | $66,100 | $84,946 | **$151,046** |
| 46 | 1000449500 | Partial | 2796 | WILKES AVE | Improved Agricultural Land | 184,301 | N | none apparent | None | 0.0% | $468,000 | $0 | $83,805 | **$83,805** |
| 47 | 1000497400 | Partial | | WILKES AVE | Vacant Agricultural Land | 255,351 | N | none apparent | None | 0.0% | $1,759,000 | $0 | $205,172 | **$205,172** |
| 48 | 1000497800 | Partial | | WILKES AVE | Vacant Agricultural Land | 146,469 | N | none apparent | None | 0.0% | $314,000 | $0 | $117,686 | **$117,686** |
| 49 | 1005913700 | Partial | 1363 | LOUDOUN RD | Rural Residential | 485 | Y | inc. traffic, loss of privacy | Low | 10.0% | $958,000 | $95,900 | $1,456 | **$97,356** |
| 51 | 1000886500 | Partial Full | 1393 | LOUDOUN RD | Rural Residential | 30,667 | Y | loss of trees, privacy, inc. traffic | Moderate - Significant | 75.0% | $361,000 | $270,750 | $92,000 | **$362,750** |
| 52 | 1001332500 | Partial Full | 1376 | LOUDOUN RD | Rural Residential | 42,693 | Y | loss of trees, privacy, inc. traffic | Moderate - Significant | 75.0% | $231,000 | $173,250 | $128,080 | **$301,330** |
| 53 | 1001331500 | Partial | | LOUDOUN RD | Vacant Residential Land | 91,868 | Y | inc. traffic, loss of privacy | Low | 10.0% | $289,000 | $28,900 | $275,599 | **$304,499** |
| 55 | 1005918800 | Partial Full | 1390 | LOUDOUN RD | Rural Residential | 39,580 | Y | inc. traffic, loss of privacy | Low-Moderate | 25.0% | $369,000 | $92,250 | $118,741 | **$210,991** |
| 56 | 1005918900 | Partial | 1400 | LOUDOUN RD | Rural Residential | 691 | Y | inc. traffic, loss of privacy | Low | 10.0% | $736,000 | $73,600 | $2,073 | **$75,673** |
| 57 | 1001319400 | Partial | 1285 | LIBERTY ST | Rural Residential | 31,865 | Y | inc. traffic, loss of privacy | Low | 10.0% | $777,000 | $77,700 | $95,594 | **$173,294** |
| 58 | 1001318100 | Partial | 1307 | LIBERTY ST | Rural Residential | 13,933 | Y | inc. traffic, loss of privacy | Low-Moderate | 25.0% | $427,000 | $106,750 | $32,799 | **$139,549** |
| 59 | 1005918300 | Partial | 1345 | LIBERTY ST | Rural Residential | 2,434 | Y | inc. traffic, loss of privacy | Low-Moderate | 25.0% | $1,006,000 | $252,000 | $7,301 | **$259,301** |
| 61 | 1001315500 | Partial Full | 1381 | LIBERTY ST | Rural Residential | 128,547 | Y | loss of trees, privacy, inc. traffic | Moderate - Significant | 75.0% | $429,000 | $321,750 | $385,941 | **$707,691** |

| Index | Roll Nbr | Full or Partial Taking | St. Nbr | Street | Property Type | Taking Size (Sq Ft) | Injurious Affection Apparent (Y/N) | Type of Impairment to Remaining Property | Impact of Injurious Affection | Adjustment Factor - Injurious Affection | 2017 Assessed Property Value (prior to taking) | Estimated Compensation for Injurious Affection | Estimated Partial Taking Acquisition Cost (Land Cost) | Estimated Total Cost of Acquisition |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 62 | 1001539100 | Partial | 1376 | LIBERTY ST | Rural Residential | 21,242 | Y | loss of trees, privacy, etc. traffic | Moderate | 50.0% | $525,000 | $262,500 | $43,725 | **$236,225** |
| 64 | 1001620000 | Partial | 3744 | WILKES AVE | Improved Agricultural Land | 147,024 | N | none apparent | None | 0.0% | $589,000 | $0 | $118,133 | **$118,133** |
| 65 | 1001617000 | Partial | 3788 | WILKES AVE | Vacant Agricultural Land | 147,090 | N | none apparent | None | 0.0% | $435,000 | $0 | $118,185 | **$118,185** |
| 66 | 1001867500 | Partial | 3786 | WILKES AVE | Rural Residential | 3,678 | N | none apparent | None | 0.0% | $720,000 | $0 | $11,835 | **$11,835** |
| 67 | 1001865000 | Partial | | | Vacant Agricultural Land | 132,678 | N | none apparent | None | 0.0% | $81,000 | $0 | $106,123 | **$106,123** |
| 68 | 1001875000 | Partial | 3818 | WILKES AVE | Industrial Residential | 34,589 | Y | orphaned parcel created | Low | 10.0% | $982,000 | $98,200 | $28,709 | **$126,909** |
| 69 | 1001878500 | Partial | 3894 | WILKES AVE | Rural Residential | 75,001 | Y | orphaned parcel created | Low | 10.0% | $864,000 | $86,400 | $225,004 | **$291,404** |
| 70 | 1001885100 | Partial | | WILKES AVE | Vacant Agricultural Land | 2,787,893 | Y | orphaned parcels created | Low | 5.0% | $7,764,000 | $388,200 | $2,240,043 | **$2,628,243** |
| 72 | 1005884600 | Partial | | WILKES AVE | Vacant Agricultural Land | 155 | N | none apparent | None | 0.0% | $51,000 | $0 | $125 | **$125** |
| 73 | 1003020000 | Partial | | | Vacant Agricultural Land | 2,885 | N | none apparent | None | 0.0% | $202,000 | $0 | $2,318 | **$2,318** |
| 74 | 1003122900 | Partial | 4830 | WILKES AVE | Rural Residential | 118,323 | N | none apparent | None | 0.0% | $328,000 | $0 | $354,970 | **$354,970** |
| 75 | 1003128500 | Partial | | WILKES AVE | Vacant Agricultural Land | 228,282 | Y | orphaned parcels created | Low | 10.0% | $412,000 | $41,200 | $183,422 | **$224,622** |
| 76 | 1003128500 | Partial | | | Vacant Agricultural Land | 8,688 | Y | orphaned parcels created | Low | 10.0% | | $0 | $6,980 | **$6,980** |
| 77 | 1003206000 | Partial | | WYPER RD | Vacant Agricultural Land | 477,439 | Y | orphaned parcels created | Low | 10.0% | $3,911,000 | $391,100 | $383,617 | **$774,717** |
| 78 | 1003617000 | Partial | | WILKES AVE | Vacant Agricultural Land | 75,956 | N | none apparent | None | 0.0% | $623,000 | $0 | $61,030 | **$61,030** |
| 80 | 1003786600 | Partial | | COMMUNITY ROW | Vacant Agricultural Land | 948 | N | none apparent | None | 0.0% | $112,000 | $0 | $762 | **$762** |
| 81 | 1003783100 | Partial | | COMMUNITY ROW | Vacant Agricultural Land | 165,747 | N | none apparent | None | 0.0% | $810,000 | $0 | $133,176 | **$133,176** |
| 82 | 1003985000 | Partial Full | 5910 | WILKES AVE | Rural Residential | 27,774 | Y | taking impacts dwelling | Significant | 100.0% | $376,000 | $376,000 | $82,323 | **$458,323** |
| 83 | 1003983000 | Partial | 5922 | WILKES AVE | Vacant Agricultural Land | 58,450 | N | none apparent | None | 0.0% | $309,000 | $0 | $46,964 | **$46,964** |
| 85 | 1004156000 | Partial | | WILKES AVE | Vacant Agricultural Land | 66,835 | N | none apparent | None | 0.0% | $586,000 | $0 | $53,701 | **$53,701** |
| 87 | 1004401800 | Partial Full | 6130 | WILKES AVE | Rural Residential | 27,663 | Y | taking impacts dwelling | Significant | 100.0% | $449,000 | $449,000 | $82,990 | **$531,990** |
| 88 | 1004401600 | Partial Full | 6170 | WILKES AVE | Rural Residential | 26,489 | Y | taking impacts dwelling | Significant | 100.0% | $527,000 | $527,000 | $79,467 | **$606,467** |
| 89 | 1005904900 | Partial | | CHARLESWOOD RD | Vacant Agricultural Land | 52,724 | N | none apparent | None | 0.0% | $182,000 | $0 | $42,363 | **$42,363** |
| 93 | 1004826500 | Partial | | WILKES AVE | Vacant Agricultural Land | 51,746 | N | none apparent | None | 0.0% | $906,000 | $0 | $41,573 | **$41,573** |
| 94 | 1004874500 | Partial | | WILKES AVE | Vacant Agricultural Land | 103,333 | N | none apparent | None | 0.0% | $1,798,000 | $0 | $83,027 | **$83,027** |
| 96 | 1005022500 | Partial | | WILKES AVE | Vacant Agricultural Land | 51,772 | N | none apparent | None | 0.0% | $901,000 | $0 | $41,598 | **$41,598** |
| 97 | 1005070500 | Partial | | WILKES AVE | Vacant Agricultural Land | 51,517 | N | none apparent | None | 0.0% | $896,000 | $0 | $41,393 | **$41,393** |
| | | | | | | | | | | | | **$4,754,750** | **$8,858,952** | **$13,610,702** |
| | | | | | | | | | | | | **Injurious Affection Compensation** | | **Total Compensation Partial Takings** |

**Compensation for Properties Not Physically Affected**

Due to the nature of the alignment option, there will undoubtedly be claims from neighbouring property owners that, although not affected by a taking, will claim that their property has been impaired.

The neighbourhood area that would likely give rise to these claims is identified in the map section below. The impact areas are estimated by the red outline.




Properties that are not subject to takings, but are located within the defined impact areas are summarized below.

| Index | Roll Nbr | St Nbr | Street | Property Type | 2017 Assessed Value | Estimate of Compensation |
|---|---|---|---|---|---|---|
| A | 1001331500 | | Loudon Road | Vacant Residential Site | $289,000 | $28,900 |
| B | 1001315400 | 1422 | Loudon Road | Single Family Residence | $605,000 | $60,500 |
| C | 1000890600 | 1337 | Loudon Road | Single Family Residence | $705,000 | $70,500 |
| D | 1000890400 | 1347 | Loudon Road | Single Family Residence | $769,000 | $76,900 |
| E | 1000890200 | 1357 | Loudon Road | Single Family Residence | $585,000 | $58,500 |
| F | 1000888000 | 1421 | Loudon Road | Single Family Residence | $1,800,000 | $180,000 |
| G | 1005924400 | 1330 | Liberty Street | Vacant Residential Site | $240,000 | $24,000 |
| H | 1005924300 | 1350 | Liberty Street | Vacant Residential Site | $240,000 | $24,000 |
| I | 1001544000 | 1390 | Liberty Street | Single Family Residence | $329,000 | $32,900 |
| J | 1001544500 | 1400 | Liberty Street | Single Family Residence | $438,000 | $43,800 |
| K | 1001545000 | 1410 | Liberty Street | Single Family Residence | $423,000 | $42,300 |
| L | 1001317600 | 1315 | Liberty Street | Single Family Residence | $533,000 | $53,300 |
| M | 1001315200 | | Liberty Street | Residential - Improved | $265,000 | $26,500 |
| N | 1001314900 | 1399 | Liberty Street | Single Family Residence | $1,336,000 | $133,600 |
| | | | | **Total Compensation - Affected Neighbouring Properties (No Takings)** | | **$855,700** |

WSP Alignment Option - Summary of Property Acquisition Costs

## WSP Alignment Option

| Property Type | No. of Properties | Estimated Value for Acquisition |
|---|---|---|
| **Full Takings** | | |
| Residential - Improved | 7 | $6,480,123 |
| Commercial - Improved | 0 | $0 |
| Undeveloped Land | 4 | $539,756 |
| **Partial Takings** | | |
| Residential | 19 | $1,888,627 |
| Undeveloped Land - Residential | 16 | $2,553,787 |
| Undeveloped Land - Agricultural | 22 | $4,069,603 |
| Agricultural - Improved | 4 | $386,155 |
| Other Properties | 1 | $103,767 |
| **Injurious Affection Compensation (Partial Takings)** | | $4,754,750 |
| **Injurious Affection Compensation (No Prroperty Takings)** | | $855,700 |
| **Total Cost Estimate of Required Property Takings and Due Compensation for Impairments to Remaining Properties** | **73** | **$21,632,268** |

## II - Wilkes Widening / Twinning Alignment Option

### Property Acquisition Requirements - Wilkes Widening / Twinning Alignment

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type |
|---|---|---|---|---|---|---|---|---|
| 1 | 1005883600 | 276,326 | 75,000 | 1.72 | Partial | 1240 | McCreary | Rural Residential |
| 2 | 1005883700 | 209,088 | 50,000 | 1.15 | Partial | | Wilkes | Vacant Agricultural Land |
| 3 | 1000224000 | 187,308 | 130,000 | 2.98 | Partial | | McConnell | Vacant Agricultural Land |
| 4 | 1000222000 | 274,428 | 130,000 | 2.98 | Partial | | McConnell | Vacant Agricultural Land |
| 5 | 1000306500 | 4,247,100 | 80,000 | 1.84 | Partial | 2424 | Wilkes | Rural Residential |
| 6 | 1000354500 | 4,225,320 | 80,000 | 1.84 | Partial | | Wilkes | Vacant Agricultural Land |
| 7 | 1000402000 | 4,201,006 | 70,000 | 1.61 | Partial | 2790 | Wilkes | Rural Residential |
| 8 | 1000449500 | 4,177,404 | 70,000 | 1.61 | Partial | | Wilkes | Rural Residential |
| 9 | 1000497400 | 8,385,300 | 140,000 | 3.21 | Partial | | Wilkes | Vacant Agricultural Land |
| 10 | 1000497600 | 4,408,272 | 70,000 | 1.61 | Partial | | Wilkes | Vacant Agricultural Land |
| 11 | 1000900000 | 43,368 | 43,368 | 1.00 | Full | 3130 | Wilkes | Improved Commercial |
| 12 | 1000899700 | 23,838 | 23,838 | 0.55 | Full | 3160 | Wilkes | Improved Commercial |
| 13 | 1000899500 | 56,628 | 600 | 0.01 | Partial | | Loudon | Improved Commercial |
| 14 | 1001335500 | 102,181 | 102,181 | 2.35 | Full | 3240 | Wilkes | Single Family Residence |
| 15 | 1001336000 | 91,476 | 91,476 | 2.10 | Full | 3270 | Wilkes | Improved Commercial |
| 16 | 1001342500 | 87,120 | 87,120 | 2.00 | Full | 3350 | Wilkes | Improved Commercial |
| 17 | 1001345500 | 42,859 | 42,859 | 0.98 | Full | 3370 | Wilkes | Improved Commercial |
| 18 | 1001351600 | 39,401 | 39,401 | 0.90 | Full | 3390 | Wilkes | Vacant Commercial |
| 19 | 1001319900 | 45,872 | 45,872 | 1.05 | Full | 3450 | Wilkes | Single Family Residence |
| 20 | 1005881600 | 42,704 | 42,704 | 0.98 | Full | 1200 | Liberty | Single Family Residence |
| 21 | 1005881500 | 42,750 | 42,750 | 0.98 | Full | 1212 | Liberty | Single Family Residence |
| 22 | 1001620000 | 971,388 | 30,000 | 0.69 | Partial | 3744 | Wilkes | Rural Residential |
| 23 | 1001617000 | 967,032 | 35,000 | 0.80 | Partial | 3766 | Wilkes | Rural Residential |
| 24 | 1001872500 | 214,263 | 214,263 | 4.92 | Full | 3796 | Wilkes | Single Family Residence |
| 25 | 1001875000 | 296,208 | 22,000 | 0.51 | Partial | 3818 | Wilkes | Rural Residential |
| 26 | 1001878500 | 588,060 | 44,000 | 1.01 | Partial | 3894 | Wilkes | Rural Residential |
| 27 | 1001885100 | 37,012,932 | 340,000 | 7.81 | Partial | | Wilkes | Vacant Agricultural Land |
| 28 | 1001885500 | 683,892 | 135,000 | 3.10 | Partial | | Wilkes | Hydro SubStation |
| 29 | 1002930800 | | 24,000 | 0.55 | Partial | | | Railroad |
| 30 | 1005884500 | 117,612 | 117,612 | 2.70 | Full | 4880 | Wilkes | Improved Commercial |
| 31 | 1005884600 | 87,120 | 30,000 | 0.69 | Partial | | Wilkes | Vacant Agricultural Land |
| 32 | 1003122000 | 376,282 | 70,000 | 1.61 | Partial | 4930 | Wilkes | Rural Residential |
| 33 | 1003128500 | 1,485,396 | 100,000 | 2.30 | Partial | | Wilkes | Vacant Agricultural Land |
| 34 | 1003206000 | 18,648,036 | 320,000 | 7.35 | Partial | | Wyper | Vacant Agricultural Land |
| 35 | 1003617000 | 2,047,320 | 30,000 | 0.69 | Partial | | Wilkes | Vacant Agricultural Land |
| 36 | 1003784000 | 10,636 | 10,636 | 0.24 | Full | | Wilkes | Vacant Residential |
| 37 | 1003786800 | 200,376 | 80,000 | 1.84 | Partial | 1215 | Community | Vacant Agricultural Land |
| 38 | 1003985000 | 217,800 | 217,800 | 5.00 | Full | 5910 | Wilkes | Single Family Residence |
| 39 | 1003783100 | 2,996,928 | 96,425 | 2.21 | Partial | | Community | Vacant Agricultural Land |
| 40 | 1003983000 | 1,367,784 | 48,000 | 1.10 | Partial | 5922 | Wilkes | Vacant Agricultural Land |
| 41 | 1003752000 | 1,324,224 | 99,000 | 2.27 | Partial | | Community | Vacant Agricultural Land |
| 42 | 1003768600 | 845,064 | 40,000 | 0.92 | Partial | | Community | Vacant Agricultural Land |
| 43 | 1003600000 | 439,956 | 15,000 | 0.34 | Partial | | | Vacant Agricultural Land |
| 44 | 1003498100 | 1,341,648 | 40,000 | 0.92 | Partial | | | Vacant Agricultural Land |
| 45 | 1003188100 | 2,391,444 | 75,000 | 1.72 | Partial | 870 | Harstone | Rural Residential |

## Full Takings - Wilkes Widening / Twinning Alignment

**Improved Residential Properties - Full Property Takings**

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Valuation Rate for Acquisition ($/sf) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | 1001335500 | 102,181 | 102,181 | 2.35 | Full | 3240 | Wilkes | Single Family Residence | $350 | $566,300 |
| 19 | 1001319900 | 45,872 | 45,872 | 1.05 | Full | 3450 | Wilkes | Single Family Residence | $350 | $493,500 |
| 20 | 1005881600 | 42,704 | 42,704 | 0.98 | Full | 1200 | Liberty | Single Family Residence | $350 | $863,450 |
| 21 | 1005881500 | 42,750 | 42,750 | 0.98 | Full | 1212 | Liberty | Single Family Residence | $350 | $543,550 |
| 24 | 1001872500 | 214,263 | 214,263 | 4.92 | Full | 3796 | Wilkes | Single Family Residence | $350 | $665,350 |
| 38 | 1003985000 | 217,800 | 217,800 | 5.00 | Full | 5910 | Wilkes | Single Family Residence | | $451,111 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$3,583,261** |

**Undeveloped Land - Full Property Takings**

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Valuation Rate for Acquisition ($/Acre) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 1001351600 | 39,401 | 39,401 | 0.90 | Full | 3390 | Wilkes | Vacant Commercial | $3.75 | $147,778 |
| 36 | 1003784000 | 10,636 | 10,636 | 0.24 | Full | | Wilkes | Vacant Residential | $7.42 | $78,889 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$226,667** |

**Improved Commercial Property - Full Property Taking**

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq.Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Valuation Rate for Acquisition ($/Acre) | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 1000900000 | 43,368 | 43,368 | 1.00 | Full | 3130 | Wilkes | Improved Commercial | | $620,000 |
| 12 | 1000899700 | 23,838 | 23,838 | 0.55 | Full | 3160 | Wilkes | Improved Commercial | | $500,000 |
| 15 | 1001336000 | 91,476 | 91,476 | 2.10 | Full | 3270 | Wilkes | Improved Commercial | | $470,000 |
| 16 | 1001342500 | 87,120 | 87,120 | 2.00 | Full | 3350 | Wilkes | Improved Commercial | | $582,222 |
| 17 | 1001345500 | 42,859 | 42,859 | 0.98 | Full | 3370 | Wilkes | Improved Commercial | | $444,444 |
| 30 | 1005884500 | 117,612 | 117,612 | 2.70 | Full | 4880 | Wilkes | Improved Commercial | | $343,333 |
| | | | | | | | | | **Total Estimated Acquisition Cost** | **$2,960,000** |

## Partial Takings - Wilkes Widening / Twinning Alignment

**Improved Residential Properties - Partial Property Takings** — 10

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1005883600 | 276,326 | 75,000 | 1.72 | Partial | 1240 | McCreary | Rural Residential | $3.00 | $225,000 |
| 5 | 1000306500 | 4,247,100 | 80,000 | 1.84 | Partial | 2424 | Wilkes | Rural Residential | $3.00 | $240,000 |
| 7 | 1000402000 | 4,201,006 | 70,000 | 1.61 | Partial | 2790 | Wilkes | Rural Residential | $3.00 | $210,000 |
| 22 | 1001620000 | 971,388 | 30,000 | 0.69 | Partial | 3744 | Wilkes | Rural Residential | $3.00 | $90,000 |
| 23 | 1001617000 | 967,032 | 35,000 | 0.80 | Partial | 3766 | Wilkes | Rural Residential | $3.00 | $105,000 |
| 25 | 1001875000 | 296,208 | 22,000 | 0.51 | Partial | 3818 | Wilkes | Rural Residential | $3.00 | $66,000 |
| 26 | 1001878500 | 588,060 | 44,000 | 1.01 | Partial | 3894 | Wilkes | Rural Residential | $3.00 | $132,000 |
| 32 | 1003122000 | 376,282 | 70,000 | 1.61 | Partial | 4930 | Wilkes | Rural Residential | $3.00 | $210,000 |
| 45 | 1003188100 | 2,391,444 | 75,000 | 1.72 | Partial | 870 | Harstone | Rural Residential | $3.00 | $225,000 |
| 8 | 1000449500 | 4,177,404 | 70,000 | 1.61 | Partial | | Wilkes | Rural Residential | $3.00 | $210,000 |
| | | | | | | | | | Total Estimated Acquisition Cost | $1,713,000 |

**Undeveloped Residential Properties - Partial Property Takings** — 0

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Total Estimated Acquisition Cost | $0 |

**Undeveloped Agricultural Properties - Partial Property Takings** — 18

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1005883700 | 209,088 | 50,000 | 1.15 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $40,174 |
| 3 | 1000224000 | 187,308 | 130,000 | 2.98 | Partial | | McConnell | Vacant Agricultural Land | $35,000 | $104,454 |
| 4 | 1000222000 | 274,428 | 130,000 | 2.98 | Partial | | McConnell | Vacant Agricultural Land | $35,000 | $104,454 |
| 6 | 1000354500 | 4,225,320 | 80,000 | 1.84 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $64,279 |
| 9 | 1000497400 | 8,385,300 | 140,000 | 3.21 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $112,489 |
| 10 | 1000497600 | 4,408,272 | 70,000 | 1.61 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $56,244 |
| 27 | 1001885100 | 37,012,932 | 340,000 | 7.81 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $273,186 |
| 31 | 1005884600 | 87,120 | 30,000 | 0.69 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $24,105 |
| 33 | 1003128500 | 1,485,396 | 100,000 | 2.30 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $80,349 |
| 34 | 1003206000 | 18,648,036 | 320,000 | 7.35 | Partial | | Wyper | Vacant Agricultural Land | $35,000 | $257,117 |
| 35 | 1003617000 | 2,047,320 | 30,000 | 0.69 | Partial | | Wilkes | Vacant Agricultural Land | $35,000 | $24,105 |
| 37 | 1003786800 | 200,376 | 80,000 | 1.84 | Partial | 1215 | Community | Vacant Agricultural Land | $35,000 | $64,279 |
| 39 | 1003783100 | 2,996,928 | 96,425 | 2.21 | Partial | | Community | Vacant Agricultural Land | $35,000 | $77,476 |
| 40 | 1003983000 | 1,367,784 | 48,000 | 1.10 | Partial | 5922 | Wilkes | Vacant Agricultural Land | $35,000 | $38,567 |
| 41 | 1003752000 | 1,324,224 | 99,000 | 2.27 | Partial | | Community | Vacant Agricultural Land | $35,000 | $79,545 |
| 42 | 1003768600 | 845,064 | 40,000 | 0.92 | Partial | | Community | Vacant Agricultural Land | $35,000 | $32,140 |
| 43 | 1003600000 | 439,956 | 15,000 | 0.34 | Partial | | | Vacant Agricultural Land | $35,000 | $12,052 |
| 44 | 1003498100 | 1,341,648 | 40,000 | 0.92 | Partial | | | Vacant Agricultural Land | $35,000 | $32,140 |
| | | | | | | | | | Total Estimated Acquisition Cost | $1,477,155 |

**Improved Agricultural Properties - Partial Property Takings** — 0

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Total Estimated Acquisition Cost | $0 |

**Other Properties - Partial Property Takings** — 2

| Index | Roll Nbr | Parent Parcel Area (Sq Ft) | Taking Size (Sq Ft) | Taking Size (Acres) | Full or Partial Taking | St. Nbr | Street | Property Type | Land Valuation Rate for Acquisition | Acquisition Estimate |
|---|---|---|---|---|---|---|---|---|---|---|
| 28 | 1001885500 | 683,892 | 135,000 | 3.10 | Partial | | Wilkes | Hydro SubStation | $35,000.00 | $108,471 |
| 13 | 1000899500 | 56,628 | 600 | 0.01 | Partial | | Loudon | Improved Commercial | $3.00 | $1,800 |
| 29 | 1002930800 | | 24,000 | 0.55 | Partial | | | Railroad | $3.00 | $72,000 |
| | | | | | | | | | Total Estimated Acquisition Cost | $182,271 |

## Injurious Affection

| Index | Roll Nbr | Full or Partial Taking | St. Nbr | Street | Property Type | Taking Size (Sq Ft) | Injurious Affection Apparent (Y/N) | Type of Impairment to Remaining Property | Impact of Injurious Affection | Adjustment Factor - Injurious Affection | 2017 Assessed Property Value (prior to taking) | Estimated Compensation for Injurious Affection | Estimated Partial Taking Acquisition Cost (Land Cost) | Estimated Total Cost of Acquisition |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 28 | 1001885500 | Partial | 4018 | Wilkes | Hydro Substation | 135,000 | N | | | 0.0% | $407,000 | $0 | $108,471 | $108,471 |
| 13 | 1000899500 | Partial | 1221 | Loudon | Improved Commercial | 600 | N | | | 0.0% | $414,000 | $0 | $1,800 | $1,800 |
| 8 | 1000449500 | Partial | 2796 | Wilkes | Multiple Residences | 70,000 | N | | | 0.0% | $488,000 | $0 | $210,000 | $210,000 |
| 29 | 1002930800 | Partial | | | Railroad | 24,000 | N | | | 0.0% | | $0 | $72,000 | $72,000 |
| 1 | 1005883600 | Partial | 1240 | McCreary | Single Family Residence | 75,000 | Y | Increased traffic, noise | Low-Moderate | 25.0% | $600,000 | $150 000 | $225,000 | $375,000 |
| 5 | 1000306500 | Partial | 2424 | Wilkes | Single Family Residence | 80,000 | N | | | 0.0% | $1,108,000 | $0 | $240,000 | $240,000 |
| 7 | 1000402000 | Partial | 2790 | Wilkes | Single Family Residence | 70,000 | N | | | 0.0% | $661,000 | $0 | $210,000 | $210,000 |
| 22 | 1001620000 | Partial | 3744 | Wilkes | Single Family Residence | 30,000 | Y | Increased traffic, noise | Low-Moderate | 25.0% | $589,000 | $149 750 | $90,000 | $239,750 |
| 23 | 1001617000 | Partial | 3766 | Wilkes | Single Family Residence | 35,000 | Y | Increased traffic, noise | Low-Moderate | 25.0% | $435,000 | $106 750 | $105,000 | $213,750 |
| 25 | 1001875000 | Partial | 3818 | Wilkes | Single Family Residence | 22,000 | Y | Increased traffic, noise | Moderate | 50.0% | $982,000 | $491 000 | $66,000 | $557,000 |
| 26 | 1001878500 | Partial | 3894 | Wilkes | Single Family Residence | 44,000 | Y | removal of buildings | Significant | 100.0% | $664,000 | $664 000 | $132,000 | $796,000 |
| 32 | 1003122000 | Partial | 4930 | Wilkes | Single Family Residence | 70,000 | Y | removal of buildings | Significant | 100.0% | $326,000 | $326 000 | $210,000 | $536,000 |
| 45 | 1003188100 | Partial | 870 | Harstone | Single Family Residence | 75,000 | N | | | 0.0% | $1,802,000 | $0 | $225,000 | $225,000 |
| 2 | 1005883700 | Partial | | Wilkes | Vacant Agricultural | 50,000 | N | | | 0.0% | $97,000 | $0 | $40,174 | $40,174 |
| 3 | 1000224000 | Partial | | McConnell | Vacant Agricultural | 130,000 | N | | | 0.0% | $187,000 | $0 | $104,454 | $104,454 |
| 4 | 1000222000 | Partial | | McConnell | Vacant Agricultural | 130,000 | N | | | 0.0% | $250,000 | $0 | $104,454 | $104,454 |
| 6 | 1000354500 | Partial | | Wilkes | Vacant Agricultural | 80,000 | N | | | 0.0% | $894,000 | $0 | $64,279 | $64,279 |
| 9 | 1000497400 | Partial | | Wilkes | Vacant Agricultural | 140,000 | N | | | 0.0% | $1,759,000 | $0 | $112,489 | $112,489 |
| 10 | 1000497600 | Partial | | Wilkes | Vacant Agricultural | 70,000 | N | | | 0.0% | $314,000 | $0 | $56,244 | $56,244 |
| 27 | 1001885100 | Partial | | Wilkes | Vacant Agricultural | 340,000 | N | | | 0.0% | $7,764,000 | $0 | $273,186 | $273,186 |
| 31 | 1005884600 | Partial | | Wilkes | Vacant Agricultural | 30,000 | N | | | 0.0% | $51,000 | $0 | $24,105 | $24,105 |
| 33 | 1003128500 | Partial | | Wilkes | Vacant Agricultural | 100,000 | N | | | 0.0% | $412,000 | $0 | $80,349 | $80,349 |
| 34 | 1003206000 | Partial | | Wyper | Vacant Agricultural | 320,000 | N | | | 0.0% | $3,911,000 | $0 | $257,117 | $257,117 |
| 35 | 1003617000 | Partial | | Wilkes | Vacant Agricultural | 30,000 | N | | | 0.0% | $523,000 | $0 | $24,105 | $24,105 |
| 37 | 1003786800 | Partial | 1215 | Community | Vacant Agricultural | 80,000 | N | | | 0.0% | $123,000 | $0 | $64,279 | $64,279 |
| 39 | 1003783100 | Partial | | Community | Vacant Agricultural | 96,425 | N | | | 0.0% | $910,000 | $0 | $77,476 | $77,476 |
| 40 | 1003583000 | Partial | 5922 | Wilkes | Vacant Agricultural | 48,000 | N | | | 0.0% | $389,000 | $0 | $38,567 | $38,567 |
| 41 | 1003752000 | Partial | | Community | Vacant Agricultural | 99,000 | N | | | 0.0% | $535,000 | $0 | $79,545 | $79,545 |
| 42 | 1003768600 | Partial | | Community | Vacant Agricultural | 40,000 | N | | | 0.0% | $426,000 | $0 | $32,140 | $32,140 |
| 43 | 1003600000 | Partial | | | Vacant Agricultural | 15,000 | N | | | 0.0% | $323,000 | $0 | $12,052 | $12,052 |
| 44 | 1003498100 | Partial | | | Vacant Agricultural | 40,000 | N | | | 0.0% | $1,145,000 | $0 | $32,140 | $32,140 |
| | | | | | | | | | | | | $1,089,580 | $3,372,426 | $5,261,825 |
| | | | | | | | | | | | | Injurious Affection Compensation | | Total Compensation Partial Takings |

## Wilkes Widening / Twinning Alignment

| Property Type | No. of Properties | Estimated Value for Acquisition |
|---|---|---|
| **Full Takings** | | |
| Residential - Improved | 6 | $3,583,261 |
| Commercial - Improved | 6 | $2,960,000 |
| Undeveloped Land | 2 | $226,667 |
| **Partial Takings** | | |
| Residential | 10 | $1,713,000 |
| Undeveloped Land - Residential | 0 | $0 |
| Undeveloped Land - Agricultural | 18 | $1,477,155 |
| Agricultural - Improved | 0 | $0 |
| Other Properties | 3 | $182,271 |
| **Injurious Affection Compensation (Partial Takings)** | | $1,889,500 |
| **Injurious Affection Compensation (No Prroperty Takings)** | | $0 |
| **Total Cost Estimate of Required Property Takings and Due Compensation for Impairments to Remaining Properties** | **45** | **$12,031,854** |

Limiting Conditions

## LIMITING CONDITIONS

This report has been prepared at the request of Pitblado Law,with the intended use to aid in the strategic decision-making process. The report has been prepared during November 2017.

It is not reasonable for any person(s) other than those associated with the Pitblado Law, South Wilkes property owner(s) and/or the City of Winnipeg, to rely upon this analysis without first obtaining written authorization from the above-mentioned individual and the authors as there may be qualifications, assumptions or limiting conditions, in addition to those set out below, relevant to that person's identity or his intended use.

The report is prepared on the assumption that no other person will rely on it for any other purpose and that all liability to all such persons is denied.

A number of assumptions regarding real estate market performance and building activity were made and outlined in the body of the report. Because market conditions, including economic, social and political factors can change rapidly, the conclusions drawn in this report are specific to the effective date of this report, namely November 2017.

The compensation for services rendered in this report does not include a fee for court preparation or court appearance, which must be negotiated separately. Neither this nor any other of these limiting conditions, however, is an attempt to limit the use that might be made of this report should it properly become evidence in a judicial proceeding that will decide the use of the report best serving the administration of justice.

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**Brett Ferguson, B.SC., AACI, P.APP, MRICS**
**Principal**

[redacted]
**Website: www.bwferguson.ca**

Brett Ferguson has over 30 years of experience in real estate valuation. Brett is the principal of BW Ferguson & Associates Ltd (founded 2001), providing real estate valuation and consulting services to a wide spectrum of clients in the local marketplace.

Early in his career, Brett served 15 years with Canada Mortgage and Housing Corporation, providing valuation advice in the areas of mortgage underwriting, portfolio management and non-profit housing. A subsequent move to the private sector allowed Brett to serve as Vice President with Stevenson Advisors, managing the operations of a team of valuation consultants. From 2012–2015 Brett also served as the Managing Director of Cushman Wakefield's Winnipeg commercial real estate brokerage operations.

**Experience Highlights**

Over his career, Brett has been involved in a wide range of real estate valuation and consulting assignments in both the public and private sectors. The focus of these studies has varied from feasibility and market analysis reports for land developments to arbitration representation, dispute settlement and litigation support. In addition, he has extensive experience in the valuation of development land, special-use properties and seniors housing.

Brett's clients include private owners and investors, REIT's, corporations, developers, municipal, provincial and federal governments and financial lending organizations.

Brett is recognized as an expert witness in real estate valuation and has represented both private and government clients before the courts, boards and tribunals that include the Court of Queen's Bench, the Manitoba Municipal Board, the Land Value Appraisal Commission and the federal PILT Dispute Advisory Panel.

**Education, Affiliations & Volunteer activities**

Brett holds a Bachelor of Science degree in Statistics and Geography and a Certificate in Management Studies from the University of Winnipeg. He is an accredited member of both the Appraisal Institute of Canada (AACI, P.App) and the Royal Institute of Chartered Surveyors (MRICS). Brett is a past president of the Manitoba Association of the Appraisal Institute of Canada and currently serves as a volunteer Advisory Board member for the Salvation Army.