

Estimated FCT Project Costs:
Depot Park Project

Item	With Rinker	Without Rinker	
Land			
Parcel 1 (1)	\$235,000	\$160,000	
Parcel 2	\$27,000	\$27,000	
Parcel 3	\$121,000	\$121,000	
Total Land	\$383,000	\$308,000	
Acquisition Expenses (2)			
Title Expenses			
Closing fee	\$39.94	\$34.84	
Title search fee	\$39.94	\$34.84	
Title examination	\$79.89	\$69.67	
Title insurance	\$2,241.00	\$1,954.24	
Appraisal map	\$334.27	\$291.47	
Appraisals	\$19,493.76	\$16,997.00	
Appraisal review	\$5,875.00	\$5,875.00	
Certified Survey	\$8,331.97	\$7,265.19	
Total Acquisition Exp.	\$36,395.83	\$32,522.25	
Total FCT Estimated Costs	\$419,395.83	\$340,522.25	
Cost Share (Rounded)			
FCT share @ 40% of Est. Costs	\$167,758	\$136,209	
City share @ 60% of Est. Costs	\$251,637	\$204,313	
Total	\$419,396	\$340,522	
City Park Land Costs			
Total cost for park land (3)	\$556,498	\$556,498	Increase in City Cost
FCT share of project	-\$167,758	-\$136,195	
Total City Cost	\$388,740	\$420,303	\$31,563

*#2 - Change
per AA
1/14/02
(KL)*

(1) Appraised value of the Rinker-leased parcel is \$75,000. $\$235,000 - \$75,000 = \$160,000$.

(2) Expenses eligible for FCT reimbursement do not include doc stamps and recording fees. The actual acquisition costs are slightly higher.

(3) Total park land is approx. 22.63 acres. Of that amount, the FCT park land represents 20.71 acres if the Rinker leased parcel is kept within FCT, and 18.06 acres if the parcel is excluded from FCT. FCT's share would be 40% of the project costs within the the FCT boundary only.

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CSX Acquisition Cost Allocation

	<u>Acres</u>	<u>Cost</u>
Entire CSX Property	25.92	\$546,000
Less RTS Parcel	3.29	\$ 25,000
<u>Less Other Non-FCT Land</u>	<u>1.92</u>	<u>\$138,000</u>
Revised Total	20.71	\$383,000