



Date: November 2, 2012
To: Records Center
From: Barbara Mentien *BM*
Real Estate
Subject: Easement-Section 33, Corwith Township, Otsego County,
Michigan. Livingston-Vanderbilt Capital Project B0002867

Attached are papers related to the acquisition of a Transmission Line Easement, dated September 17, 2012 to Michigan Electric Transmission Company (METC) from Albert and Joan Phelps, husband and wife, whose address is 1121 Florence Avenue, Eau Claire, WI 54701.

The easement was acquired for the purpose of construction, maintenance, access and vegetation management.

The easement consideration was \$8,600.00, plus \$14,400.00 for loss of marketable trees and \$6,000.00 for loss of building site.

The acquisition was negotiated by Deborah Poeder, Land Matters, LLC.

Please incorporate into the appropriate METC Right of Way File data base.

Cross Ref - 172-D85-3

Attachment (s)

CC: M. Ely
J. Kehoe
J. Smith
S. Sczytko

1720842
FILE

Mention, Barbara A.

From: Deborah Poeder <dpoeder@landmattersllc.com>
Sent: Thursday, November 01, 2012 5:15 PM
To: Mention, Barbara A.
Subject: Breakdown for parcels on Livingston Vanderbilt line

Breakdown as requested for Livingston Vanderbilt

LV-9 Ronald & Rebecca Brand

Cost for easement based on Land Value Study:	\$ 2,000
Settlement costs for loss of buildable lot, attorney fees:	<u>13,400</u>
Total paid:	\$15,400

LV-15, Dabrowski

Cost for new easement (no existing rights)	\$ 8,000
No special consideration	

LV-16, Phelps

Cost for new easement (no existing rights)	\$ 8,600
Loss of marketable trees	14,400
Loss of building site per Phelps attorney and settlement	<u>6,000</u>
Total paid:	\$29,000

LV-17, Smolarz

Cost for new easement (no existing rights)	\$ 5,000
Loss of marketable trees	<u>14,000</u>
Total paid:	\$19,000

Please let me know if you have any questions or need anything else.
Have a good night!

Regards,

Deborah S. Poeder, President

Land Matters, llc

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