

**Waste Control, Inc.**  
**Land Rent Calculation**

	<b>Staff Calculation</b>		<b>WCI calculation</b>	
<b>Explanation of methodology:</b>			Source of calculated hardcodes from JD-43 Land Rents Schedule-Revised.xls, filed by WCI on August 20, 2014.	
Equity percentage		Total Company	<b>asset specific</b>	
Return on equity percentage		Market	<b>15%</b>	
Debt percentage		Total Company	<b>asset specific</b>	
Cost of debt		Total Company	<b>Debt specific</b>	
Depreciation allowed		yes	yes	
Operating costs allowed		yes	yes	
Assessed values used for return		no	no	
Combined capital structure used		no	no	
Additional new assets placed into service	12 mo	yes		
<b>Property</b>				
1150 3rd Ave (Main office)	1	\$3,267		\$24,298
950 3rd Avenue (Covered Parking)	2	8,247		\$18,937
1150 3rd Ave (Emp parking, wash bay)	3	361		\$2,688
River Road (Cart & container storage)	4	5,729		\$30,160
Woodland storage	5	1,808		\$9,519
<b>Truck Shop</b>	6	10,876		\$10,039
Stanley Plaza Painting facility	7	8,368		\$13,902
Allocated costs HB	8	6,714		\$6,714
Allocated costs HB II	9	5,578		\$5,578
<b>Truck Shop depreciation</b>	10	10,887		\$10,887
HB Depreciation	11	20,259		\$25,812
HB II Depreciation	12	3,123		\$5,769
Total Annual Rent Expense		<b>85,217</b>		164,302
per Operations - Total test year rents		138,000		138,000
add back newly rented items				
Adjusted rent as allowed in prior case				
<b>Excess (Disallowed) Rent</b>		<b>(\$52,783)</b>		<b>\$26,302</b>

*Diff in Company and Staff position*

*(\$79,086)*