



Report ID: GLCT501

AEP Financials

JOURNAL ENTRY DETAIL REPORT

Page No. 1  
Run Date 4/5/2017  
Run Time 10:19:17 AM

Unit: 117  
Journal ID: OAAGAIN  
Date: 3/31/2017  
Journal status: V  
Description: Record ACTUAL gain on sale of 739.216 acres on Slouts Bottom, In proximity to Carr's Hill Road & Ky Highway 8 to Fred L. and Tammy S. Hosteiler, Lewis County, Kentucky; W0027544

Ledger Group: ACTUALS  
Source: ONL  
Reversal: N  
Reversal Date:  
Foreign Currency: USD  
Rate Type: CRRNT  
Effective Date: 3/31/2017  
Exchange Rate: 1.00  
Trans Ref Num: REC

Line #	Unit	Account	Department	State/Jurisdiction	Product	Affiliate	Project Bu	Stat	Project	Statistics Amt	Rate Type	Rate	Cost Comp	Foreign Amount	ABIM Activity	Sub-Cat	Base Amount
--------	------	---------	------------	--------------------	---------	-----------	------------	------	---------	----------------	-----------	------	-----------	----------------	---------------	---------	-------------

117		1080005	10863															
							SHSVC				CRRNT	1.00000000	971	996,669.11	USD		996,669.11	USD
		Description:	Record ACTUAL Gain						SSN100004	W002754402					974			
										Open Item Key:								
		2 117	4116000	10863			SHSVC				CRRNT	1.00000000	090	-996,669.11	USD		-996,669.11	USD
		Description:	Gain From Disposition of Plant						SSNANDA	G0000117					974			
										Open Item Key:								

Total Base Credits: 996,669.11

Total Base Debits: 996,669.11

Total Lines: 2

COPY

**Sale of  
 Calculation of Gain/Loss on Sale**

W0027544 - Sale of Carrs Site: 8500 - 739+/- Acres to Triple D Farms

	<u>Land</u>	<u>Building</u>	<u>Total</u>
Work Order #			
Original Cost	\$1,102,777.21	\$0.00	\$1,102,777.21
Proceeds	2,219,031.00	0.00	2,219,031.00
Cost of Sale	119,584.68	0.00	119,584.68
<b>Gain/Loss</b>	<b>** 996,669.11</b>		

\*\* Credit amount is Loss - Credit to work order use 971 CC and Debit to 4212000 use CC 090

\*\* Debit amount is Gain - Debit to work order use 971 CC and Credit to 4211000 use CC 090

It the GL account on the work order is 105000X - Plant Held for Future Use - Use the accounts below.

\*\* Credit amount is Loss - Credit to work order use 971 CC and Debit to 4117000 use CC 090

\*\* Debit amount is Gain - Debit to work order use 971 CC and Credit to 4116000 use CC 090

*Calculation on Sale with structures - only calculate the gain/loss on land (structure has depreciated)*

*\*\*If 121 or 124 property check with Manager before calculating, may have a barn, lease, or other scenario*

*\*\*to consider before calculating gain/loss*

\_\_\_\_\_ = input cell

**Please do not save file over template. File should be saved in this format:**

H:\internal\Land Sales\BU NBR sp WO NBR sp NAME.xls

Where; BU NBR - three digit numeric BU then a space

Actual work order number then a space

Name should identify the land or building sold.

Example - 150 W000597402 Hancock.xls

Asset		Price per Acre	Acres Sold	Original Cost
	16064	\$ 1,491.82	739.216	\$ 1,102,777.21
		Cost Per Acre per Cindy Buckbee - Land Management		

Work Order Estimate Details

Work Order #0027544    Const    \$0.00 Retirements    \$281,953.98    Credits    \$0.00    Est Start Date    05/27/2016  
 Revision 1    Expense    \$0.00    Removal    \$1,000,000.00    Jobbing    \$0.00    Est End Date    05/31/2017

Green = 'Open' Estimate (not for utilization)

Blue = Already used in utilization

Estimates

Cost of Removal & Salvage    Expense & Jobbing    Summary

Expenditure Type	Utility Account	Retirement Unit	Property Group	Asset Location	Sub Account	Business Segment	Charge Type	Amount	Quantity	Job Task
Retirements	31000 - Land	Land Parcel	Land and Land Rights	Cars Site : KEP : 8500	None	Regulated	Orig Cost R	\$281,953.98	0.02	
Retirements	31000 - Land	Land Parcel	Land and Land Rights	Cars Site : KEP : 8500	None	Regulated	Orig Cost R	\$322.23	0	
								\$282,276.21	0	

Work Order Retirements - Work Order #0027544

Utility Account	Retirement Unit	Description	Amount	Ldg Asset Id
31000 - Land - Coal Fired	Land Parcel	Land Parcel 12/1/2016	\$322.23	16064
31000 - Land - Coal Fired	Land Parcel	Land Parcel 1/1/2017	\$281,953.98	16064
31000 - Land - Coal Fired	Land Parcel	Land Parcel 6/1/2016	\$620,501.00	16064

Total Retirement Activity on the CPR: \$-1,102,454.98

Buttons: CPR Retire, Subl. Retire, Delete, Mirror R/U, Sort, Cancel

Buttons: Audit, Report, Update, Copy to Another WO, Cap. Analysis, Templates, Filter Asset Loc by Major Loc, Show unused only

Edit Estimates

- Add an Estimate
- Copy an Estimate
- Delete an Estimate
- Delete All
- Search Unit Catalog
- Search Asset Locs
- Create As Bull
- Search CPR
- Retire an Asset
- Replace an Asset
- Mirror Add
- Relate to an Asset
- Add Like an Asset



AEP: America's Energy Future

**Completion Report**  
 Land and Land Rights

Company: Kentucky Power - G - 117 Location: Real Estate Asset Mgmt Work Order: W002754402  
 Land Works # 17932 Asset ID: 8500 Account Number: 105

DESCRIPTION:  
Sale of 746+/- acres at Carrs Plant Site, Carrs, Kentucky

Parcel No.	Document No.	Grantee	Acres	Closing Date	Purchase/Sale Price
46-00-00-005.00	K254 Pg.43	Fred L. and Tammy S. Hostetler	25.964	12/30/16	\$2,219,031.00
46-00-00-005.00			17.456		
46-00-00-005.00			61.503		
46-00-00-006.00			23.330		
46-00-00-006.00			64.532		
46-00-00-006.00			39.869		
46-00-00-004.00			73.410		
46-00-00-004.00			12.591		
46-00-00-008.00			19.363		
46-00-00-008.00			38.728		
46-00-00-008.00			15.153		
56-00-00-001.00			62.453		
56-00-00-001.00			40.379		
56-00-00-005.00			36.526		
56-00-00-005.00			91.938		
56-00-00-005.00			16.859		
56-00-00-003.00			40.817		
56-00-00-002.00			58.345		
Total			739.216		

Prepared By: Angela D. Miller Date: January 13, 2017

Work Order Summary Overview Report

Work Order : W0027544 Description : Sale of 739+/- acres in Lewis County, Kentucky at Auction Status : completed  
 Work Order Type : KEPCo Gen - Steam Land/ROW  
 Funding Project : X00000116 In Service Date : 12/30/2016  
 Major Location : Misc Generation Facil-KY, KEP Asset Location : Carrs Site : KEP : 8500 Close Date :

Department	Labor	Materials	Outside Services	All Other	Overheads	AFUDC	Credits/Salvage	Total
Retirements								
11710863	\$0.00	\$0.00	\$61,676.56	\$0.00	\$0.00	\$0.00	(\$1,217,170.64)	(\$1,155,494.08)
11799900	\$0.00	\$0.00	\$0.00	\$57,908.12	\$0.00	\$0.00	\$0.00	\$57,908.12
Exp Type Total :	\$0.00	\$0.00	\$61,676.56	\$57,908.12	\$0.00	\$0.00	(\$1,217,170.64)	(\$1,097,585.96)
WO Total :	\$0.00	\$0.00	\$61,676.56	\$57,908.12	\$0.00	\$0.00	(\$1,217,170.64)	(\$1,097,585.96)
Report Total :	\$0.00	\$0.00	\$61,676.56	\$57,908.12	\$0.00	\$0.00	(\$1,217,170.64)	(\$1,097,585.96)



# A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unlins.	6. File Number: TDF 16-001	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.		
D. Name & Address of Buyer: Fred L. Hostetler and Tammy S. Hostetler 6015 Taylor Blair Road London, OH 43140	E. Name & Address of Seller: Kentucky Power Company 1 Riverside Plaza Columbus, OH 43215	F. Name & Address of Lender: N/A	
G. Property Location: 739 Acres, more or less, on Stouts Bottom, in proximity to Carr's Hill Road & Ky Highway 8, in Lewis County, Kentucky	H. Settlement Agent: Harry D. Caillicotte, PLLC, Attorney at Law Place of Settlement: Chicago Title (Central & Southern Ohio Office) 150 E. Wilson Bridge Road, Worthington, OH 43085	I. Settlement Date: 12/30/2016	

J. Summary of Buyer's Transaction	
100. Gross Amount Due from Buyer	
101. Contract sales price	\$2,219,031.00
102. Personal property	\$ -
103. Settlement charges to buyer (line 1400)	\$ 32,008.00
104.	\$ -
105.	\$ -
Adjustment for items paid by seller in advance	
106. City/town taxes MM/DD/YY to MM/DD/YY	\$ -
107. County taxes MM/DD/YY to MM/DD/YY	\$ -
108. Assessments MM/DD/YY to MM/DD/YY	\$ -
109.	\$ -
110.	\$ -
111.	\$ -
112.	\$ -
120. Gross Amount Due from Buyer	\$ 2,251,039.00
200. Amount Paid by or in Behalf of Buyer	
201. Deposit or earnest money	\$ 100,000.00
202. Principal amount of new loan(s)	\$ -
203. Existing loan(s) taken subject to	\$ -
204.	\$ -
205.	\$ -
206.	\$ -
207.	\$ -
208.	\$ -
209.	\$ -
Adjustments for items unpaid by seller	
210. City/town taxes MM/DD/YY to MM/DD/YY	\$ -
211. County taxes MM/DD/YY to MM/DD/YY	\$ -
212. Assessments MM/DD/YY to MM/DD/YY	\$ -
213.	\$ -
214.	\$ -
215.	\$ -
216.	\$ -
217.	\$ -
218.	\$ -
219.	\$ -
220. Total Paid by/for Buyer	\$ 100,000.00
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	\$ 2,251,039.00
302. Less amounts paid by/for Buyer (line 220)	\$ (100,000.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	\$ 2,151,039.00

Buyer Initials F.H. TH

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	\$2,219,031.00
402. Personal property	\$ -
403.	\$ -
404.	\$ -
405.	\$ -
Adjustment for items paid by seller in advance	
406. City/town taxes MM/DD/YY to MM/DD/YY	\$ -
407. County taxes MM/DD/YY to MM/DD/YY	\$ -
408. Assessments MM/DD/YY to MM/DD/YY	\$ -
409.	\$ -
410.	\$ -
411.	\$ -
412.	\$ -
420. Gross Amount Due to Seller	\$ 2,219,031.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	\$ 100,000.00
502. Settlement charges to seller (line 1400)	\$ -
503. Existing loan(s) taken subject to	\$ -
504. Payoff of first mortgage loan	\$ -
505. Payoff of second mortgage loan	\$ -
506. Transfer Tax (Deed Tax) to Lewis County Clerk	\$ 2,219.50
507.	\$ -
508.	\$ -
509.	\$ -
Adjustments for items unpaid by seller	
510. City/town taxes MM/DD/YY to MM/DD/YY	\$ -
511. County taxes MM/DD/YY to MM/DD/YY	\$ -
512. Assessments MM/DD/YY to MM/DD/YY	\$ -
513.	\$ -
514.	\$ -
515.	\$ -
516.	\$ -
517.	\$ -
518.	\$ -
519.	\$ -
520. Total Reduction Amount Due to Seller	\$ 102,219.50
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$ 2,219,031.00
602. Less reductions in amount due seller (line 520)	\$ (102,219.50)
603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	\$ 2,116,811.50

Seller Initials PTE

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.