

TAKING AND THE VALUATION OF THE TENANT'S INTEREST IN A CONDEMNATION PROCEEDING, NO IMPROVEMENT OR INSTALLATION WHICH OTHERWISE WOULD BE DEEMED PART OF THE LAND SHALL BE DEEMED PERSONAL PROPERTY SO AS TO BE EXCLUDED FROM THE TAKING SOLELY BECAUSE OF THE PRIVATE RIGHT OF A TENANT, AS AGAINST THE OWNER OF ANY OTHER INTEREST IN THE LAND SOUGHT TO BE CONDEMNED, TO REMOVE THE IMPROVEMENT OR INSTALLATION, UNLESS THE TENANT EXERCISES HIS RIGHT TO REMOVE IT PRIOR TO THE DATE WHEN HIS ANSWER IS DUE, OR STATES IN HIS ANSWER HIS ELECTION TO EXERCISE THIS RIGHT.

(D) CHURCHES.

THE DAMAGES TO BE AWARDED FOR THE TAKING OF A STRUCTURE, SUCH AS A CHURCH OR PLACE OF RELIGIOUS WORSHIP, HELD IN FEE SIMPLE, OR UNDER A LEASE RENEWABLE FOREVER, BY OR FOR THE BENEFIT OF A RELIGIOUS BODY AND REGULARLY USED BY THE RELIGIOUS BODY, ARE THE COST OF REPRODUCING OR REPLACING THE IMPROVEMENTS, ADJUSTED FOR PHYSICAL AND FUNCTIONAL DEPRECIATION, TO WHICH SHALL BE ADDED THE FAIR MARKET VALUE OF THE LAND.

(E) PARKS.

(1) FOR TAKING LAND. THE DAMAGES TO BE AWARDED FOR THE TAKING OF ALL LAND OWNED AND DESIGNATED BY A PUBLIC BODY AS PARK LAND, OPEN SPACE, OR RECREATION AREA IS THE FAIR MARKET VALUE AS OF THE VALUATION DATE, OF OTHER LAND SUBSTANTIALLY SIMILAR IN SIZE AND CHARACTER AND OF COMPARABLE QUALITY FOR PARK, OPEN SPACE, OR RECREATIONAL PURPOSES FOR THE COMMUNITY WHICH MADE USE OF THE LAND TO BE TAKEN. NO DAMAGES MAY BE AWARDED UNLESS OTHER LAND IS ACQUIRED FOR PARK, OPEN SPACE, OR RECREATIONAL PURPOSES. NO AWARDED DAMAGES MAY BE LESS THAN THE FAIR MARKET VALUE OF THE LAND TO BE TAKEN.

(2) WHERE PART IS TAKEN. THE DAMAGES TO BE AWARDED FOR THE TAKING OF PART OF THE PARK LAND, OPEN SPACE, OR RECREATION AREA IS THE FAIR MARKET VALUE OF THE PART TAKEN, BUT NOT LESS THAN THE ACTUAL VALUE OF THE REPLACEMENT LAND AS DEFINED IN PARAGRAPH (1) PLUS ANY SEVERANCE OR RESULTING DAMAGES TO THE REMAINING LAND BY REASON OF THE TAKING AND OF THE FUTURE USE BY THE PLAINTIFF OF THE PART TAKEN. THE SEVERANCE OR RESULTING DAMAGES ARE TO BE DIMINISHED TO THE EXTENT OF THE VALUE OF THE SPECIAL (PARTICULAR) BENEFITS TO THE REMAINDER ARISING FROM THE PLAINTIFF'S FUTURE USE OF THE LAND TAKEN.

(3) DAMAGES FOR IMPROVEMENTS TAKEN. WHERE THE LAND, OR ANY PART OF IT, TAKEN PURSUANT TO THIS SUBSECTION CONTAINS IMPROVEMENTS, THE DAMAGES TO BE AWARDED, IN ADDITION TO THAT PROVIDED FOR IN PARAGRAPHS (1) AND (2), SHALL INCLUDE THE REASONABLE COST AS OF THE