

## RTS Property Valuation Summary

<b><u>Parcel A - Main Site w/buildings</u></b>		Indicated Value
Value by Cost Approach		\$1,520,000
Value by Income Approach		\$1,490,000
Value by Sales Comparison Approach		\$1,510,000
Indicated Value Range	\$1,490,000 to	\$1,520,000
<b>Estimated Market Value - Parcel A</b>		<b>\$1,500,000</b>
<b>(As Is Condition - January 11, 2016)</b>		

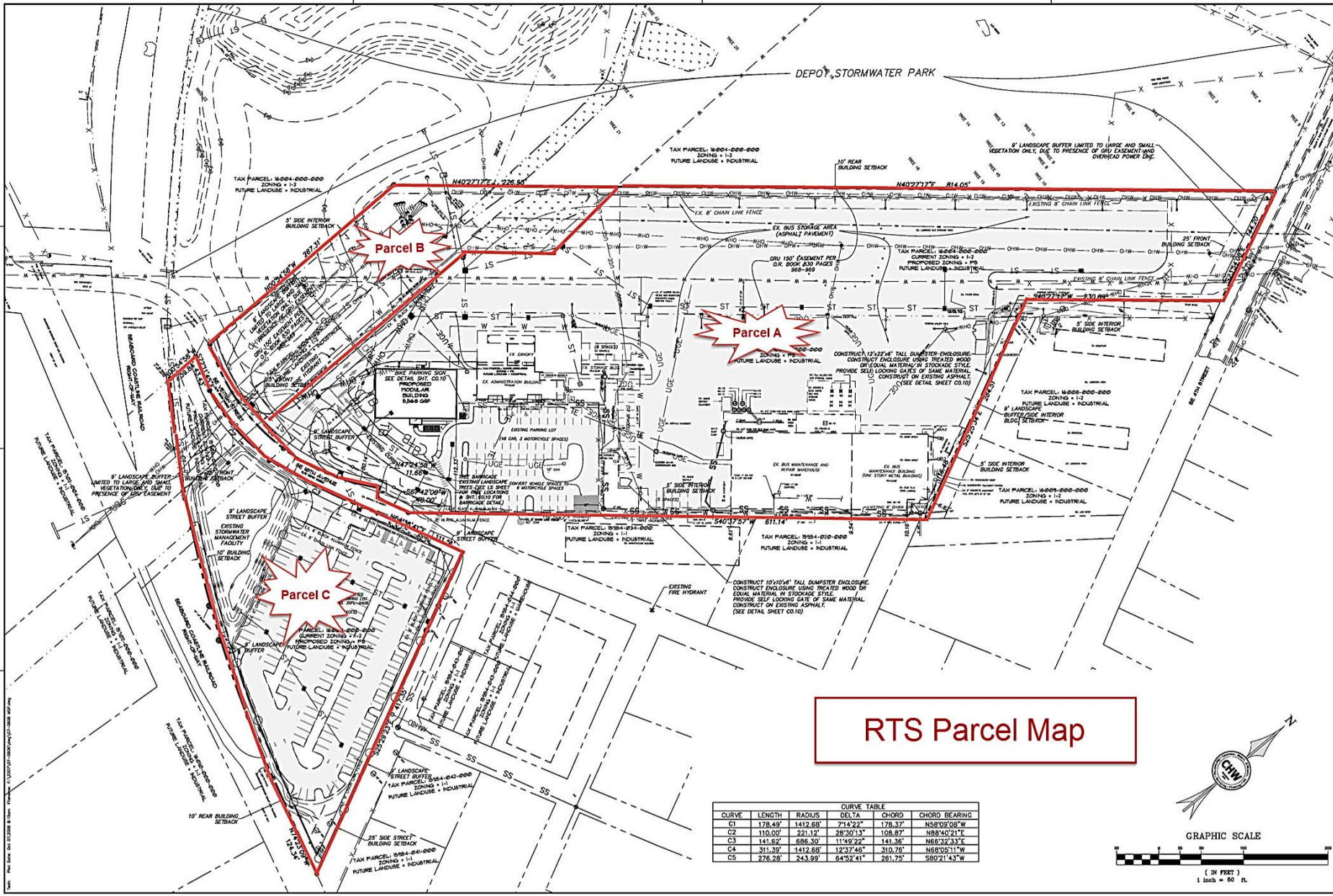
Separated as follows:		%	
Land	30.47%	\$457,000	
Building Improvements	65.00%	\$975,000	
Furniture, Fixtures & Equipment	4.53%	\$68,000	
Business Value	0.00%	\$0	
Total	100.00%	\$1,500,000	

<b><u>Parcel B - Vacant lot</u></b>		Indicated Value
Direct Land Sales Comparison Approach		\$15,000
<b>Estimated Market Value - Parcel B</b>		<b>\$15,000</b>
<b>(As Is condition - January 11, 2016)</b>		

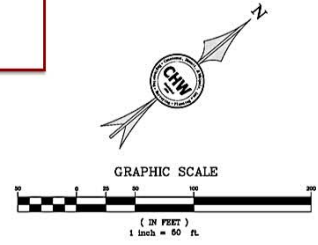
Separated as follows:		%	
Land	100.00%	\$15,000	
Building Improvements	0.00%	\$0	
Furniture, Fixtures & Equipment	0.00%	\$0	
Business Value	0.00%	\$0	
Total	100.00%	\$15,000	

<b><u>Parcel C - Parking lot</u></b>		Indicated Value
Value by Cost Approach		\$310,000
Value by Income Approach		Not applied
Value by Sales Comparison Approach		Not applied
Indicated Value Range	\$310,000 to	\$310,000
<b>Estimated Market Value - Parcel C</b>		<b>\$310,000</b>
<b>(As Is condition - January 11, 2016)</b>		

Separated as follows:		%	
Land	51.29%	\$159,000	
Building Improvements	48.71%	\$151,000	
Furniture, Fixtures & Equipment	0.00%	\$0	
Business Value	0.00%	\$0	
Total	100.00%	\$310,000	



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.49'	1412.68'	71.62°22'	178.32'	N89°02'08"W
C2	110.00'	221.12'	28°30'13"	108.82'	N88°40'21"E
C3	141.62'	686.30'	11°49'22"	141.36'	N68°32'33"E
C4	311.39'	1412.68'	12°37'46"	310.78'	N68°08'11"W
C5	276.28'	243.99'	84°52'41"	261.75'	S80°21'43"W



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DATE: 07-10-06

DRAWN: R. CARSENKAL, P.E.

CHECKED: M. W. ST. PAUL

SCALE: AS SHOWN

PROJECT: REGIONAL TRANSIT SYSTEM

SUBJECT: REGIONAL TRANSIT SYSTEM

SHEET NO.: C1.00