

## 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

**Estimated Market Value - Parcel A** **\$1,500,000**  
**(As Is Condition - January 11, 2016)**

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

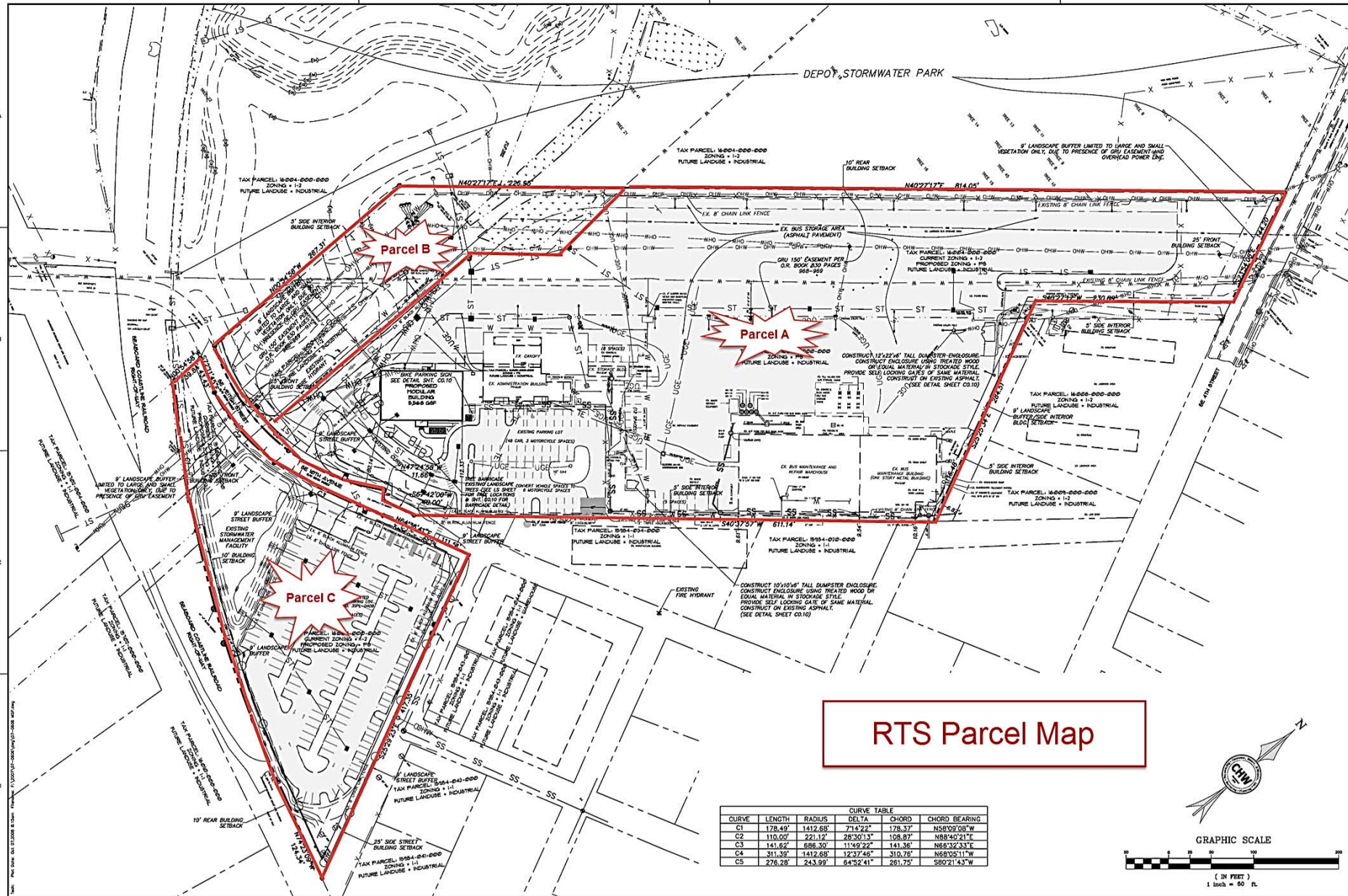
**Estimated Market Value - Parcel B** **\$15,000**  
**(As Is condition - January 11, 2016)**

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

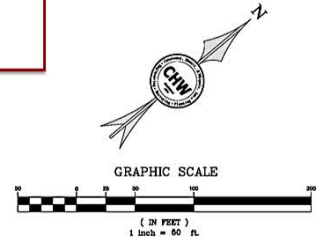
**Estimated Market Value - Parcel C** **\$310,000**  
**(As Is condition - January 11, 2016)**

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



# RTS Parcel Map

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	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



**Causeaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 • Fax: (352) 331-2376 • www.chw-inc.com

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**DATE:** 07-10-06

**PROJECT:** REGIONAL TRANSIT SYSTEM

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	7/10/06	ISSUED FOR PERMIT
2	7/17/06	ASSEMBLED TO THE CITY OF GAINESVILLE
3	4/07/08	ASSEMBLED TO THE CITY OF GAINESVILLE
4	5/27/08	ASSEMBLED TO THE CITY OF GAINESVILLE
5	10/09/08	LANDSCAPE CONTRACT

DRAWN BY: J. CAUSEAUX  
 CHECKED BY: J. CAUSEAUX  
 IN CHARGE: J. CAUSEAUX

SHEET NO. **C1.00**