



LIN BELL & ASSOCIATES
INCORPORATED
REAL ESTATE ECONOMICS

December 29, 2015

Louisville Metro Government
Ms. Theresa Zawacki
Louisville Forward
444 S. 5th Street
Suite 600
Louisville, Kentucky 40202

Subject: Louisville Metro Government
768 and 801 Barret Avenue
814 and 822 Vine Street
810 Barret Avenue and 825 Vine Street
850 Barret Avenue
1235 E. Breckinridge Street
Jefferson County
Louisville, Kentucky 40204
Lin Bell & Associates, Inc. File # 1600-310-15-AR

Dear Client:

We are pleased to transmit this appraisal report that was prepared on the above referenced property. The purpose of this appraisal is to derive an opinion of the "as is" market value of the fee simple estate of the property for Option 1, Option 2 and Option 3, as of March 11, 2015, the effective date of the appraisal. Our opinion of the market value is premised upon the Assumptions and Limiting Conditions. The definition of market value is in Addendum A.

This report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as noted herein.

The subject property consists of a total of five parcels of land located at or near the northwest corner of E. Breckinridge Street and Barret Avenue in north central Jefferson County. According to flood map panel number 21111C0042E with an effective date of December 5, 2006, the subject property is located in Zone X, which is considered to be outside the 100-year flood plain. On the following page is a summary of the subject property.

Parcel	Address	Parcel #	Acres	Current Use
A	768 & 801 Barret Ave	021J0090	2.552	Metro Housing & Louisville Metro Police Dept Admin Bldg
B	814 & 822 Vine Street	021J0076	2.069	Parking Lot
C	810 Barret Ave & 825 Vine St	021J0130	5.279	Urban Gov't Center (Former Louisville Baptist Hospital)
D	850 Barret Ave	021J0113	1.510	APCD Offices
E	1235 E Breckinridge Street	021J0114	0.443	Parking Lot

Based on the analyses and conclusions, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the "as is" market value of the fee simple estate of Option 1, Parcel B, as of March 11, 2015, is:

ONE MILLION DOLLARS
(\$1,000,000)

Based on the analyses and conclusions, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the "as is" market value of the fee simple estate of Option 2, Parcels B, C, D & E, as of March 11, 2015, is:

THREE MILLION DOLLARS
(\$3,000,000)

Based on the analyses and conclusions, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the "as is" market value of the fee simple estate of Option 3, Parcels A, B, C, D & E, as of March 11, 2015, is:

FOUR MILLION DOLLARS
(\$4,000,000)

The preceding value conclusion is subject to the following Extraordinary Assumptions and Limiting Conditions. If these assumptions, which are directly related to this specific assignment, are found to be false, it could alter the appraiser's opinions and conclusions.

1. Financing is available for the subject property at current market rates.
2. The subject property is environmentally clean of all surface and subsurface contaminants.

Louisville Metro Government
Ms. Theresa Zawacki
December 29, 2015
Page 3

3. The total land area for the sites was taken from personal LOJIC measurements performed by Jason L. Ferris, MAI, SRA. We reserve the right to make necessary adjustments to the value if there is any discrepancy in the total land area.
4. As requested by the client, we have provided an opinion of value for the 814 and 822 Vine Street site only as a vacant, ready to be developed site, which will be referred to as Option 1 throughout the report. We have also provided a second opinion of value for 814 and 822 Vine Street, 810 Barret Avenue and 825 Vine Street, 850 Barret Avenue, and 1235 E. Breckinridge Street as a single, ready to be developed site. This option will be referred to as Option 2 throughout the report. Furthermore, we have provided opinion of value for 768 and 801 Barret Avenue, 814 and 822 Vine Street, 810 Barret Avenue and 825 Vine Street, 850 Barret Avenue, and 1235 E. Breckinridge Street as a single, ready to be developed site. This option will be referred to as Option 3 throughout the report. We have been asked to consider the properties as vacant with no consideration given to the improvements.
5. The properties can be rezoned to C-1, Commercial District, which would allow residential and commercial uses. We have not considered the rezoning process costs in the value of the land in our valuation; therefore, the valuation will consider the parcels as already have been rezoned. We have analyzed the market to determine the appropriate ratio of commercial, office, multi-family or senior living that would likely be developed on the land, which will be factored into our valuation process.
6. We assume the site has no historical overlay and neighborhood restrictions, including façade, design easements, etc.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,
LIN BELL & ASSOCIATES, INC.



Jason L. Ferris, MAI, SRA
Certified General Real Estate Appraiser
Kentucky Certificate #3736