

Lot 2 is surveyed at 19.93 acres; it is mainly level, with a slope up on the south side, and is accessed by Voyageur Lane and Emerson Lane. Cabin Creek also crosses this lot.

There are several buildings on this parcel; Ansel Adams dormitory (which is in fair to poor condition), the Burton dormitory, Purcell dormitory, The Katka building (academy), and the Burton dormitory. Other smaller building and improvements include an art building/studio, a dog kennel building, and tennis/basketball court. All improvements are on the northern section of the site.

The buildings specifications are as follows:

<u>Name</u>	<u>Square Footage</u>	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
Ansel Adams dorm	2582 sqft	\$453,503	\$45,350
Burton dorm	4512 sqft	\$795,329	\$198,831
Purcell dorm	2422 sqft	\$425,520	\$106,380
The Katka building	16624 sqft	\$3,559,033	\$889,759
Art building/studio	654 sqft	\$32,117	\$24,088
Dog kennel building	1107 sqft	\$167,278	\$41,819
Total:	27,901 sqft	\$4,979,277	\$1,306,227

Estimated Land Value: **\$465,000.**

Total Estimated value with buildings as-is: \$1,771,300 (rounded)