

APPRAISAL

OF PROPERTY OF

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

INSURANCE

**Maintenance Service Report
1/1/10 to 12/31/10**

BY

**APPRAISAL AFFILIATES, Inc.
249-02 Jericho Turnpike
Bellerose, New York 11001**

Appraisal Affiliates, Inc.

249-02 Jericho Turnpike
Bellerose, New York 11001

The Appraisal Affiliates, Inc. a corporation, hereby furnishes its appraisal maintenance service in accordance with contract. The values furnished in this report have been determined after proper consideration of:

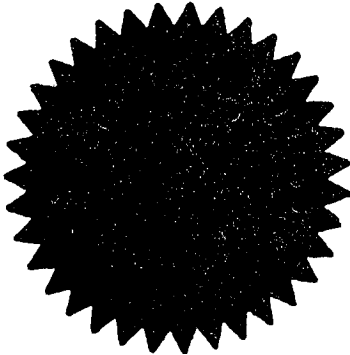
- a. Property details as recorded in the primary appraisal report dated 2/14/2002
- b. Additions, deductions, replacements and transfers of physical assets subsequent to date of primary appraisal report.
- c. Current replacement new values reflecting present labor rates and commodity prices.
- d. Revision of accrued depreciation to reflect normal usage after giving effect to expenditures for maintenance and repairs.

After a careful review of conditions outlined and detailed we certify, under our corporate seal and over the signature of an authorized officer of our company, the values to a going concern to be:

Replacement New Value	\$ 7,098,970
Depreciated Value	\$ 5,307,303

The property scheduled is known as

NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK



We have not examined into and do not pass upon the title to, or liabilities against any of the property appraised.

Appraisal Affiliates, Inc.

Date as of December 31, 2010

President

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BUILDING #1 - Administration Building

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	65,613	43,305
Structures - Above Ground	1,085,586	716,487
Heating, Vent. & Air Cond. System	221,603	186,147
Lighting System	205,861	168,806
Plumbing System	87,923	72,097
Building Elevator	100,061	82,050
TOTAL BUILDING ACCOUNT	1,339,715	1,064,519
Total Building Account - Below Ground	50,921	36,663
Total Building Account - Above Ground	1,288,794	1,027,856
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	366,150	259,427
TOTAL EQUIPMENT ACCOUNT	366,150	259,427
TOTAL BELOW GROUND	50,921	36,663
TOTAL ABOVE GROUND	1,654,944	1,287,283
TOTAL BUILDING #1 - Administration Building	1,705,865	1,323,946

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BUILDING #2 - Maintenance Garage/Offices

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	49,215	27,560
Structures - Above Ground	451,723	252,965
Heating, Vent. & Air Cond. System	44,636	26,782
Lighting System	93,989	54,514
Plumbing System	26,243	15,221
TOTAL BUILDING ACCOUNT	513,407	318,313
Total Building Account - Below Ground	38,194	23,680
Total Building Account - Above Ground	475,213	294,633
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	235,020	157,463
TOTAL EQUIPMENT ACCOUNT	187,725	140,855
TOTAL BELOW GROUND	38,194	23,680
TOTAL ABOVE GROUND	710,233	452,096
TOTAL BUILDING #2 - Maintenance Garage/Offices	748,427	475,776

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BUILDING #3 - Garage

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	4,266	2,218
Structures - Above Ground	49,197	26,566
Lighting System	2,460	1,378
TOTAL BUILDING ACCOUNT	55,923	30,162
Total Building Account - Below Ground	4,266	2,218
Total Building Account - Above Ground	51,657	27,944
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	22,420	14,797
TOTAL EQUIPMENT ACCOUNT	22,420	14,797
TOTAL BELOW GROUND	4,266	2,218
TOTAL ABOVE GROUND	74,077	42,741
TOTAL BUILDING #3 - Garage	78,343	44,959

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BUILDING #4 - Toll Booths

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	9,561	5,354
Structures - Above Ground	995,115	796,092
TOTAL BUILDING ACCOUNT	1,004,676	801,446
Total Building Account - Below Ground	9,561	5,354
Total Building Account - Above Ground	995,115	796,092
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	671,216	478,333
TOTAL EQUIPMENT ACCOUNT	671,216	478,333
TOTAL BELOW GROUND	9,561	5,354
TOTAL ABOVE GROUND	1,666,331	1,274,425
TOTAL BUILDING #4 - Toll Booths	1,675,892	1,279,779

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BUILDING #5 - Generator Building

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Above Ground	160,521	147,679
TOTAL BUILDING ACCOUNT	160,521	147,679
Total Building Account - Above Ground	160,521	147,679
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	735,300	617,652
TOTAL EQUIPMENT ACCOUNT	735,300	617,652
TOTAL ABOVE GROUND	895,821	765,331
TOTAL BUILDING #5 - Generator Building	895,821	765,331

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

BRIDGE TOWER

**Replacement
New Value**

**Depreciated
Value**

EQUIPMENT ACCOUNT

Furnishings & Equipment

90,134

56,010

TOTAL EQUIPMENT ACCOUNT

90,134

56,010

TOTAL ABOVE GROUND

90,134

56,010

TOTAL BRIDGE TOWER

90,134

56,010

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

OUTSIDE

BUILDING ACCOUNT

	<u>Replacement New Value</u>	<u>Depreciated Value</u>
Miscellaneous	506,816	390,416
TOTAL BUILDING ACCOUNT	506,816	390,416
Total Building Account - Above Ground	506,816	390,416

EQUIPMENT ACCOUNT

Furnishings & Equipment	233,980	173,145
TOTAL EQUIPMENT ACCOUNT	233,980	173,145

TOTAL ABOVE GROUND **740,796** **563,561**

TOTAL OUTSIDE **740,796** **563,561**

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

THROUGHOUT

**Replacement
New Value**

**Depreciated
Value**

EQUIPMENT ACCOUNT

Vehicles & Equipment	329,470	323,036
Surveillance System	254,891	211,803
TOTAL EQUIPMENT ACCOUNT	584,361	534,839
TOTAL ABOVE GROUND	584,361	534,839
TOTAL THROUGHOUT	584,361	534,839

SUMMARY OF GRAND TOTAL VALUES

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2010

	<u>Replacement New Value</u>	<u>Accrued Depreciation</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>			
Structures - Below Ground	128,655	50,218	78,437
Structures - Above Ground	2,742,142	802,353	1,939,789
Heating, Vent. & Air Cond. System	266,239	53,310	212,929
Lighting System	302,310	77,612	224,698
Plumbing System	114,166	26,848	87,318
Building Elevator	100,061	18,011	82,050
Miscellaneous	506,816	116,400	390,416
TOTAL BUILDING ACCOUNT	4,160,389	1,144,752	3,015,637
Total Building Account - Below Ground	128,655	50,218	78,437
Total Building Account - Above Ground	4,031,734	1,094,534	2,937,200
 <u>EQUIPMENT ACCOUNT</u>			
Furnishings & Equipment	2,354,220	597,393	1,756,827
Vehicles & Equipment	329,470	6,434	323,036
Surveillance System	254,891	43,088	211,803
TOTAL EQUIPMENT ACCOUNT	2,938,581	646,915	2,291,666
 TOTAL BELOW GROUND	 128,655	 50,218	 78,437
TOTAL ABOVE GROUND	6,970,315	1,741,449	5,228,866
 GRAND TOTAL	 7,098,970	 1,791,667	 5,307,303

ADDITIONS

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #1 - Administration Building			
1 Dell, laptop PC; Sargeant - Front Toll Office	1,487		
1 Dell, desktop PC; Manager's Office	1,498		
1 Altaz International Limited, Accounting Software UPS; Deputy Manager	138		
1 Altaz International Limited, Peachtree Accounting Software, Sage 2011	299		
1 Time Clock Plus	1,183		
1 Best Products, coin sorter with 4 - bag attachments and 2 - coin drawers, with stand	<u>5,801</u>		
TOTAL FURNISHINGS & EQUIPMENT Building #1 - Administration Building ADDITIONS	10,406	0	10,406

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #4 - Toll Booths			
1 Dell, OptiPlex XE (Lane Controller) PC; Toll Lane #6	1,003		
1 Dell, OptiPlex XE (Lane Controller) PC; Toll Lane #5	1,004		
1 Dell, Touch Screen monitor; Toll Lane #11	690		
1 Dell, Touch Screen monitor; Toll Lane #7	690		
2 Altaz International Limited, UPS	218		
2 Altaz International Limited, UPS; Toll Lane #1 & 2	276		
2 Altaz International Limited, UPS; Toll Lane # 7 & spare	218		
1 Royal Systems, intercom; Automatic Lanes	644		
1 Automatic Control Systems, Inc., Controller Board and frequency converter assembly gate; Toll Lane #4	1,308		
1 Dell, desk stand for monitor	<u>51</u>		
TOTAL FURNISHINGS & EQUIPMENT Building #4 - Toll Booths ADDITIONS	6,102	0	6,102

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Bridge Tower			
1 Portable radio	<u>335</u>	0	<u>335</u>
TOTAL FURNISHINGS & EQUIPMENT Bridge Tower ADDITIONS	335		335

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
<p style="text-align: center;">Miscellaneous</p> <p style="text-align: center;">Outside</p>			
<p>1 Installation of snow fencing and steel posts; Southside of Bridge</p>	<u>727</u>	0	<u>727</u>
<p style="text-align: right;">TOTAL MISCELLANEOUS Outside ADDITIONS</p>	727		727

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
Vehicles & Equipment			
Throughout			
5 U.S. Bronze car shields; "Commissioners on Board"	<u>1,140</u>	0	<u>1,140</u>
TOTAL VEHICLES & EQUIPMENT Throughout ADDITIONS	1,140		1,140

ADDITIONS	REPLACEMENT NEW VALUE	DEPR. %	DEPRECIATED VALUE
<p style="text-align: center;">Surveillance System</p> <p style="text-align: center;">Throughout</p>			
<p>1 Installation of CCTV cameras for Parking Lot, mounted on roof, including lens, housings, cable and power supply; by Royal Systems</p>	1,225		
<p>1 Installation of CCTV camera for money counting desk, with adapter and power supply for video receiver from Bridge Tower; by Royal Systems</p>	<u>207</u>		
<p style="text-align: right;">TOTAL SURVEILLANCE SYSTEM Throughout ADDITIONS</p>	1,432	0	1,432

