

# 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

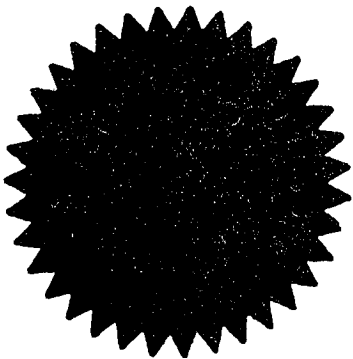
The Appraisal Affiliates, Inc. a corporation, hereby furnishes its appraisal maintenance service in accordance with contract. The values furnished in this report have been determined after proper consideration of:

- 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.

*Paul J. Stralins*

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>
<b><u>BUILDING ACCOUNT</u></b>		
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
<b>TOTAL BUILDING ACCOUNT</b>	<b>1,339,715</b>	<b>1,064,519</b>
Total Building Account - Below Ground	50,921	36,663
Total Building Account - Above Ground	1,288,794	1,027,856
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	366,150	259,427
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>366,150</b>	<b>259,427</b>
<b>TOTAL BELOW GROUND</b>	<b>50,921</b>	<b>36,663</b>
<b>TOTAL ABOVE GROUND</b>	<b>1,654,944</b>	<b>1,287,283</b>
<b>TOTAL BUILDING #1 - Administration Building</b>	<b>1,705,865</b>	<b>1,323,946</b>

**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>
<b><u>BUILDING ACCOUNT</u></b>		
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
<b>TOTAL BUILDING ACCOUNT</b>	<b>513,407</b>	<b>318,313</b>
Total Building Account - Below Ground	38,194	23,680
Total Building Account - Above Ground	475,213	294,633
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	235,020	157,463
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>187,725</b>	<b>140,855</b>
<b>TOTAL BELOW GROUND</b>	<b>38,194</b>	<b>23,680</b>
<b>TOTAL ABOVE GROUND</b>	<b>710,233</b>	<b>452,096</b>
<b>TOTAL BUILDING #2 - Maintenance Garage/Offices</b>	<b>748,427</b>	<b>475,776</b>

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

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

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

**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
<b>TOTAL BUILDING ACCOUNT</b>	<b>506,816</b>	<b>390,416</b>
Total Building Account - Above Ground	506,816	390,416

**EQUIPMENT ACCOUNT**

Furnishings & Equipment	233,980	173,145
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>233,980</b>	<b>173,145</b>

**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  
Surveillance System

329,470

323,036

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>
<b><u>BUILDING ACCOUNT</u></b>			
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
<b>TOTAL BUILDING ACCOUNT</b>	<b>4,160,389</b>	<b>1,144,752</b>	<b>3,015,637</b>
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
 <b><u>EQUIPMENT ACCOUNT</u></b>			
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
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>2,938,581</b>	<b>646,915</b>	<b>2,291,666</b>
 <b>TOTAL BELOW GROUND</b>	 <b>128,655</b>	 <b>50,218</b>	 <b>78,437</b>
<b>TOTAL ABOVE GROUND</b>	<b>6,970,315</b>	<b>1,741,449</b>	<b>5,228,866</b>
 <b>GRAND TOTAL</b>	 <b>7,098,970</b>	 <b>1,791,667</b>	 <b>5,307,303</b>

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

