



December 18, 2009

Allen County Board of Commissioners  
c/o Ms. Linda Bloom  
One East Main Street  
Fort Wayne, Indiana 46802

Regarding: Appraisal Valuation of Allen County Board of Commissioners Property (Allen County Tuberculosis Clinic) Located at 2040 South Calhoun Street in Fort Wayne, Allen County, Indiana

As you requested, I have personally inspected the above-referenced property on August 11, 2009, for appraisal purposes in order to provide an opinion of its fee simple estate market value. A final exterior inspection was made on December 16, 2009, which is the effective date of this appraisal.

This summary appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in my file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The opinion of value herein is the result of the "Scope of Work" discussed on page 20 of this report. I am not responsible for unauthorized use of this report.

After researching and analyzing the available information considered pertinent to value and giving consideration to its effect on value, I am of the opinion that the subject's fee simple estate market value as of the date of last inspection on December 16, 2009, was:

***ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000)***

The accompanying report contains a description of the property and includes the methods employed in arriving at an estimate of the market value. The property rights appraised are all those rights included in the fee simple title to the real estate. This letter in itself is not an appraisal valuation, however, is considered to be a part of the valuation that follows. This report also satisfies current FIRREA regulations.

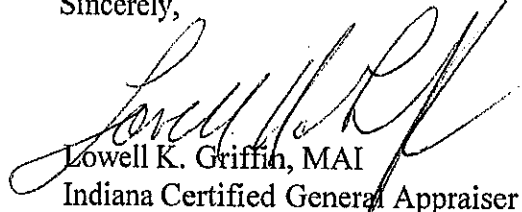
Allen County Board of Commissioners

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December 18, 2009

I do hereby certify that to the best of my knowledge and beliefs, the statements and opinions contained in this report are correct, subject to the assumptions and limiting conditions herein set forth. I also certify that we have no present or contemplated interest in the property or parties involved or in any other property that could affect the conclusions reached.

Sincerely,



Lowell K. Griffin, MAI  
Indiana Certified General Appraiser  
License No. CG69100003

kaf

R:\ALLEN COUNTY COMMISSIONERS\2040 S. CALHOUN



December 21, 2009

Allen County Board of Commissioners  
c/o Ms. Linda Bloom  
One East Main Street  
Fort Wayne, Indiana 46802

Regarding: Appraisal Valuation of Allen County Board of Commissioners Property (Alcohol Countermeasures) Located at 226 West Wallace Street in Fort Wayne, Allen County, Indiana

As you requested, I have personally inspected the above-referenced property on August 11, 2009, for appraisal purposes in order to provide an opinion of its fee simple estate market value. A final exterior inspection of the property was made on December 16, 2009, which is the effective date of this valuation.

This summary appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in my file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The opinion of value herein is the result of the "Scope of Work" discussed on page 20 of this report. I am not responsible for unauthorized use of this report.

After researching and analyzing the available information considered pertinent to value and giving consideration to its effect on value, I am of the opinion that the subject's fee simple estate market value as of the date of last inspection on December 16, 2009, was:

***ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000)***

The accompanying report contains a description of the property and includes the methods employed in arriving at an estimate of the market value. The property rights appraised are all those rights included in the fee simple title to the real estate. This letter in itself is not an appraisal valuation, however, is considered to be a part of the valuation that follows.

Allen County Board of Commissioners

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December 21, 2009

I do hereby certify that to the best of my knowledge and beliefs, the statements and opinions contained in this report are correct, subject to the assumptions and limiting conditions herein set forth. I also certify that we have no present or contemplated interest in the property or parties involved or in any other property that could affect the conclusions reached.

Sincerely,



Lowell K. Griffin, MAI

Indiana Certified General Appraiser

License No. CG69100003

kaf

R:\ALLEN COUNTY COMMISSIONERS\Wallace & Webster



December 30, 2009

Allen County Board of Commissioners  
c/o Ms. Linda Bloom  
One East Main Street  
Fort Wayne, Indiana 46802

Regarding: Appraisal Valuation of Allen County Board of Commissioners Property (Adult Probation & Small Claims Court Building) Located at 113 West Berry Street in Fort Wayne, Allen County, Indiana

As you requested, I have personally inspected the above-referenced property on August 11, 2009, for appraisal purposes in order to provide an opinion of its fee simple estate market value. A final exterior inspection of the property was made on December 16, 2009, which is the effective date of this valuation.

This summary appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in my file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The opinion of value herein is the result of the "Scope of Work" discussed on page 20 of this report. I am not responsible for unauthorized use of this report.

After researching and analyzing the available information considered pertinent to value and giving consideration to its effect on value, I am of the opinion that the subject's fee simple estate market value as of the date of last inspection on December 16, 2009, was:


**ONE MILLION ONE HUNDRED NINETY THOUSAND DOLLARS**  
**(\$1,190,000)**

The accompanying report contains a description of the property and includes the methods employed in arriving at an estimate of the market value. The property rights appraised are all those rights included in the fee simple title to the real estate. This letter in itself is not an appraisal valuation, however, is considered to be a part of the valuation that follows.

Allen County Board of Commissioners  
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December 30, 2009

I do hereby certify that to the best of my knowledge and beliefs, the statements and opinions contained in this report are correct, subject to the assumptions and limiting conditions herein set forth. I also certify that we have no present or contemplated interest in the property or parties involved or in any other property that could affect the conclusions reached.

Sincerely,

  
Lowell K. Griffin, MAI  
Indiana Certified General Appraiser  
License No. CG69100003

kaf

R:\ALLEN COUNTY COMMISSIONERS\113 West Berry