

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Type:	Industrially zoned land with low density residential development potential
Location:	South of Valmont Road, northeast of the intersection of Butte Mill Road and North 63 rd Street, near the City of Boulder in unincorporated Boulder County, Colorado
Property Rights Appraised:	Fee simple estate
Owner of Record:	City of Boulder
Land Area:	71.00 acres
Improvements:	Nearly 15,000 square feet in numerous buildings constructed commencing in 1940 to accommodate a gravity flotation mill
Zoning:	GI (General Industrial) by Boulder County
Highest and Best Use:	Future low density residential development
Marketing Time:	Within 12 months
Date of Value:	April 24, 2008
Date of Report:	April 24, 2008
Market Value Estimate	
Assuming Mill is Razed:	\$2,560,000
Assuming Mill Remains:	\$1,280,000