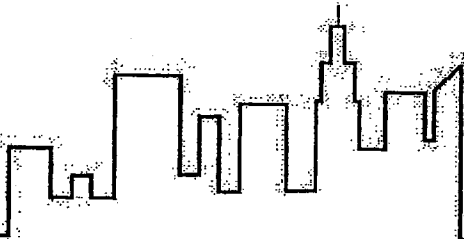


**AVGNY VALUATION  
NEW YORK, Inc.**

Street, Ste 611, NY, NY 10018



*Real Estate Appraisers  
Analysts  
Consultants*

212.490.1188 (Tel.) • 212.687.4929 (Fax)  
website: www.avgny.com

*"We know the value of New York"*

## **APPRAISAL OF PROPERTY**

*Complete Appraisal in a Summary Report*

John D. Caemmerer Long Island Rail Road ("LIRR") West Side Yard  
Jacob J. Javits ("Javits") Truck Marshalling Yard  
New York, New York 10001

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>
3	676	3
3	679	1

BY

DANIEL F. SCIANNAMEO, MAI

SUBMITTED/CLIENT

NEW YORK ASSOCIATION FOR BETTER CHOICES  
P.O. Box 2768  
GRAND CENTRAL STATION  
NEW YORK, NEW YORK 10163

VALUATION DATE

JANUARY 1, 2005

DATE OF REPORT

NOVEMBER 22, 2004



Phasing Scenario #2		
	LIRR WSY Javits TMY	
Land Area	728,000	
Assumed FAR	12	
Total FAR	8,736,000	
Unit Value \$/FAR	\$150	
Inflation Factor/Year	3%	
Discount Rate	8.5%	
2005-2006	\$120,774,194	\$152
2006-2007	\$114,651,999	\$144
2007-2008	\$108,840,147	\$137
2008-2009	\$103,322,904	\$130
2009-2010	\$98,085,338	\$124
2010-2011	\$93,113,270	\$117
2011-2012	\$88,393,243	\$111
2012-2013	\$83,912,479	\$106
2013-2014	\$79,658,851	\$100
2014-2015	\$75,620,845	\$95
Present Value	\$966,373,270	\$111
Rounded	\$970,000,000	\$111

## RECONCILIATION OF VALUE

The two phasing scenarios provide similar value conclusions as rounded, ranging from a present value of \$111/FAR to \$118/FAR. We conclude on a value of \$1 billion as rounded, indicating a unit value of approximately \$114/FAR on a present value basis. We consider this a reasonable unit value considering current market conditions and the attributes of the subject sites. We reiterate that our valuation is subject to the *penalty costs* associated with development over a platform, as well as other issues discussed herein. We also assume that any large-scale development of the subject sites may include the recreation of the typical street grid interrupted by the super block of the LIRR West Side Rail Yard. However, we believe that there is sufficient surface area available to utilize the total FAR (if not more) and thus, no discount is warranted for this factor.

## CONCLUSION OF VALUE

Based upon our investigations and analyses, and subject to the definitions, certification, assumptions, hypothetical conditions and limiting conditions set forth in our appraisal report, it is our opinion that the prospective market value of the fee simple estate of the subject property as of January 1, 2005, is expected to be:

**ONE BILLION DOLLARS**  
**(\$1,000,000,000)**