Sales Tax Included	(a Re Mi	dvanco, Inc. adjacent to euter Organ fg, Standard Beverage & estar Power) Yes	Sta	Advanco, Inc. (adjacent to suter Organ Mfg, andard Beverage Westar Power) No	Ea ne  Did	ast Lawrence	(Riv of I	anor - Option B verside Park - N Hallmark Plant on N Iowa) Yes	B (R - N	iverside Park	Op Ha fr	Park - On skell across	Op Ha fro	Treanor - ition C (King Park - On skell across om current City aintenance Facility) No		In		Caj Fi	Fairfie vestors, Southw bital, LL Corner ranklin 25th Te	LLC - ind C (SW of Rd &
															Citerrateire	Flood P		C'-		
Purchase						nalization , inished Str									Site contains a Flood Plain	propos expansi	ed on- poor layout	•	ializatioi ing, etc.	6
Base Building	<mark>-</mark> \$	1,746,690	\$	1,702,224	Ś	6,241,611	Ś	5,095,783	\$	4,975,018	\$	4,929,111	\$	4,804,195		\$	5,844,745	\$	4,88	6,000
Expansion	\$	149,560		145,360		306,288		306,288		298,031		306,288		298,031		\$	131,215			0,808
Bus Wash	\$	282,515	\$	269,914		373,770		386,181		375,029		397,075		385,538		\$	1,401,711			3,481
Fueling Station	\$	161,761	\$	154,562	\$	228,859	\$	233,920	\$	226,432	\$	252,164	\$	244,031		\$	478,439	\$	30	4,056
Total Base Building + Alternates	\$	2,340,526	\$	2,272,060	\$	7,150,528	\$	6,022,172	\$	5,874,510	\$	5,884,638	\$	5,731,795		\$	7,856,110	\$	5,89	4,345
Sitework	\$	1,416,201	\$	1,373,667																
						included										incluc	led	inc	uded	
Land	\$	1,000,000	\$	1,000,000		above	\$	1,230,134	\$	1,230,134	\$	1,418,662	\$	1,418,662		above		abo	ove	
Total Land + Base Building + Alternates	\$	4,756,727	\$	4,645,727	\$	7,150,528	\$	7,252,307	\$	7,104,644	\$	7,303,300	\$	7,150,458	Cost Proposal	\$	7,856,110	\$	5,89	4,345
	_												-					_		-
Life of Building - per Kansas Board of Regents		40		40																
Life Land Nonstructural Improvements		25		25																
Life expectancy per Advanco Bid		75		75																
Annual Depreciation - Base + Alternates - 40 yr life	\$	58,513	\$	56,802																
Annual Depreciation - Land Nonstructural Improvemt Maintenance & Repair 15 years (no property tax & no	\$	56,648	\$	54,947																
mgmt fee)	51	ee bid detail	Ś	525,959.00																
Maintenance & Repair 20 years (no property tax & no			Ŷ	525,555.00																
mgmt fee)	SE	ee bid detail	Ś	674,755.00																
Book Value of Building after 15 years	\$	1,462,829		1,420,038																
Book Value of Building after 20 years	Ś	1,170,263		1,136,030																
Book Value of Land Nonstructural 15 years	\$	566,480		549,467																
Book Value of Land Nonstructural 20 years	\$	283,240		274,733																
Book Value of Land	Ś	1,000,000		1,000,000																
T I D T I V I T T T T		2 020 200		2 2 2 2 2 2 2																

2,969,504

2,410,763

 Total Book Value after 15 years
 \$ 3,029,309
 \$

 Total Book Value after 20 years
 \$ 2,453,503
 \$

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							Treanor -	Treanor -			
							Option C (King	Option C (King			Fairfield
	Advanco, Inc.		Treano	-			Park - On	Park - On			Investors, LLC
	(adjacent to	Advanco, Inc.	Option	A			Haskell across	Haskell across			Southwind
	Reuter Organ	(adjacent to	(Franklin P	ark - T	Freanor - Option B	Treanor - Option	from current	from current			Capital, LLC (SV
	Mfg, Standard	Reuter Organ Mfg,	East Lawre	ence (	Riverside Park - N	B (Riverside Park	City	City		J&J Development,	Corner of
	Beverage &	Standard Beverage	next to Do	uglas d	of Hallmark Plant	- N of Hallmark	Maintenance	Maintenance	Zaroco, Inc.	Inc. (North	Franklin Rd &
	Westar Power)	& Westar Power)	Co Jail		on N Iowa)	Plant on N Iowa)	Facility)	Facility)	(30th & Haskell)	Lawrence)	25th Terr)
Sales Tax Included	Yes	No	Yes		Yes	No	Yes	No	No	Yes	
Lease 15 year											
Base Lease			\$ 14,117	,494	\$ 14,308, <b>1</b> 82		\$ 14,357,616		\$ 9,718,234	11,397,252	
Expansion Lease - 15 yr				,773			\$ 692,773		\$ 1,098,574	255,869	
Bus Wash Lease - 15 yr			\$ 924	,419	\$ 955,114		\$ 982,057		\$6-12 each		
									contracts w/ outside		
Fueling Station Lease - 15 yr				,641 \$			\$ 570,352	-	vendor	861,190	
Total Payments for 15 year Lease Base + Alternates			\$ 16,252	,327	\$ 16,485,157		\$ 16,602,798		\$ 10,816,808	\$ 12,514,311	
Lease 20 year											
Base Lease - 20 yr	\$ 13,934,954	\$ 13,654,531	\$ 18,896	,707 \$	\$ 19,151,949	\$-	\$ 19,218,118		\$ 12,393,988	16,365,285	11,333,50
Expansion Lease - 20 yr	\$ 482,069	\$ 468,532	\$ 927	,298	\$ 927,298	\$-	\$ 927,298		\$ 1,421,995	367,402	898,80
Bus Wash Lease - 20 yr	\$ 910,617	\$ 870,004	\$ 1,287	,037 \$	\$ 1,329,776		\$ 1,367,284		\$6-12 each		721,00
Fueling Station Lease - 20 yr	\$ 521,396	\$ 498,189	\$ 692	,878	\$ 708,201		\$ 763,434		negotiated price	\$ 1,339,629	699,32
Total Payments for 20 year Lease Base + Alternates	\$ 15,849,036	\$ 15,491,256	\$ 21,803	,920	\$ 22,117,224	\$ -	\$ 22,276,134	100 C 100 C 100	\$ 13,815,983		

Excludes	Excludes	Excludes	Annual CPI
maintenance &	maintenance &	maintenance &	Adjustment
repair of HVAC.	repair of HVAC.	repair of HVAC.	Beginning Yr 6
Includes only exterior building & structure repairs	Includes only exterior building & structure repairs	Includes only exterior building & structure repairs	Excludes HVAC maintenance Agreement, Ins, RE taxes

							Treanor -	Treanor -			
							Option C (King	Option C (King			Fairfield
	Advanco, Inc.		Treanor				Park - On	Park - On			Investors, LLC -
	(adjacent to	Advanco, Inc.	Option A				Haskell across	Haskell across			Southwind
	Reuter Organ	(adjacent to	(Franklin Pa	rk-T	reanor - Option B	Treanor - Option	from current	from current			Capital, LLC (SW
	Mfg, Standard	Reuter Organ Mfg,	East Lawrer	ice (	Riverside Park - N	B (Riverside Park	City	City		J&J Development,	Corner of
	Beverage &	Standard Beverage	next to Dou	glas d	of Hallmark Plant	- N of Hallmark	Maintenance	Maintenance	Zaroco, Inc.	Inc. (North	Franklin Rd &
	Westar Power)	& Westar Power)	Co Jail)		on N Iowa)	Plant on N Iowa)	Facility)	Facility)	(30th & Haskell)	Lawrence)	25th Terr)
Sales Tax Included	Yes	No	Yes		Yes	No	Yes	No	No	Yes	
Lease/Purchase											
Lease 15 year											
Base Lease			\$ 14,117,				\$ 14,357,616			11,397,252	
Expansion Lease - 15 yr				773 \$			\$ 692,773			255,869	
Bus Wash Lease - 15 yr				119	A CARLES CARD CONCERN		\$ 982,057				
Fueling Station Lease - 15 yr				541 \$			\$ 570,352			861,190	
Total 15 yr Lease Payments Base + Alternates			\$ 16,252,		5 16,485,157	\$ -	\$ 16,602,798			\$ 12,514,311	
			Final Purch		Final Purch Pmt		Final Purch Pmt	1		Final Purch Pmt	
			\$ 9,295,				\$ 9,494,290			\$ 3,825,000	
Final Purchase Payment			\$ 25,548,	013	\$ 25,913,156		\$ 26,097,088			\$ 16,339,311	
Lease/Purchase											
Lease 20 year											
Base Lease - 20 yr	\$ 13,934,953	\$ 13,654,531					\$ 19,218,118			16,365,285	11,333,500
Expansion Lease - 20 yr	\$ 482,071	\$ 468,532	\$ 927,	298 \$	927,298	\$-	\$ 927,298			367,402	898,800
Bus Wash Lease - 20 yr	\$ 910,618	\$ 870,004		419 \$			\$ 1,367,284				721,000
Fueling Station Lease - 20 yr	\$ 521,397			541 \$			\$ 763,434	-		1,339,629	699,320
Total 20 yr Lease Payments Base + Alternates	\$ 15,849,039		\$ 21,266,		\$ 22,117,221	\$ -	\$ 22,276,135			\$ 18,072,316	\$ 13,652,620
	Final Purch Pmt		Final Purch		Final Purch Pmt		Final Purch Pmt			Final Purch Pmt	Final Purch Pmt
	3,610,000	3,610,000	10,010,		10,153,230		\$ 10,224,620			3,550,000	913,894
Final Purchase Price	\$ 19,459,039	\$ 19,101,256	\$ 31,276,	804 \$	32,270,451	The state of the	\$ 32,500,755		THE STILL	\$ 21,622,316	14,566,514

	Advanco, Inc. (adjacent to Reuter Organ Mfg, Standard Beverage &	Advanco, Inc. (adjacent to Reuter Organ Mfg, Standard Beverage	Treanor - Option A (Franklin Park - East Lawrence next to Douglas	Treanor - Option B (Riverside Park - N of Hallmark Plant	B (Riverside Park	Park - On Haskell across from current	Treanor - Option C (King Park - On Haskell across from current City Maintenance	Zaroco, Inc.	J&J Development, Inc. (North	Fairfield Investors, LLC - Southwind Capital, LLC (SW Corner of Franklin Rd &
	Westar Power)	& Westar Power)	Co Jail)	on N Iowa)	Plant on N Iowa)	Facility)	Facility)	(30th & Haskell)	Lawrence)	25th Terr)
Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
Applicable Federal Rate -Oct 2009, Long Term, Annual Compound	4.10%	5 <b>4.10%</b>	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%
Summary (see attached for detail)										
15 Year Option Net Present Value - Purchase of Base, Expansion, Wash,Fueling + Maintenance & Repair		\$ 3,383,528								
Net Present Value of 15 year Lease Base, Expansion Net Present Value of 15 year Lease Base, Expansion, Fueling		N/A N/A						\$ 8,287,433	\$ 9,587,996	
20 Year Option Net Present Value - Purchase of Base, Expansion, Wash,Fueling + Maintenance & Repair Net Present Value of 20 year Lease Base, Expansion, Wash, Net Present Value of 20 year Lease Base, Expansion Net Present Value of 20 year Lease Base, Expansion, Fueling		\$ 4,001,670 \$ 10,661,563						\$ 9,686,040	\$ 12,670,050	

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