

## VISTA FIELD CLOSURE & REDEVELOPMENT COST

<b>TABLE No. 1 HDR CLOSURE COST</b>	
<i>Item</i>	<i>Estimated Cost</i>
Integrated Planning	\$ 175,000
Purchase of Lease (Shannon Hangar)	\$ 500,000
Repayment of State Aviation Grant	\$ 274,028
Litigation	\$ 300,000
Relocation of Businesses	\$ 300,000
<b>ESTIMATED TOTAL CLOSURE COST</b>	<b>\$ 1,549,028</b>

<b>TABLE No. 2 HDR SITE DEMOLITION COST</b>	
<i>Item</i>	<i>Estimated Cost</i>
Pavement Removal & Disposal	\$ 782,800
FBO Building Demolition	\$ 64,700
Fueling Station Demolition	\$ 29,300
Old Hangars Demolition	\$ 68,200
New Hangar Demolition	\$ 69,800
Misc. (Fencing, Lights & Ect.)	\$ 88,100
<b>ESTIMATED TOTAL SITE DEMOLITION COST</b>	<b>\$ 1,102,900</b>

<b>TABLE No. 3 HDR REDEVELOPMENT COST</b>	
<i>Item</i>	<i>Estimated Cost</i>
Redevelopment Master Plan	\$ 175,000
Survey & Develop Binding Site Plan	\$ 27,500
Environmental (SEPA, Cultural & Traffic)	\$ 30,000
Streets and Development Infrastructure	\$ 4,971,200
<b>ESTIMATED TOTAL REDEVELOPMENT COST</b>	<b>\$ 5,203,700</b>

<b>TABLE No. 4 OTHER COST</b>	
<i>Item</i>	<i>Estimated Cost</i>
Financing Cost \$3,000,000 @ 6.25% 10 years	\$ 1,124,450
Real Estate Commission on 1/3 of Land at 6%	\$ 190,080
<b>ESTIMATED TOTAL OTHER COST</b>	<b>\$ 1,314,530</b>

<b>TOTAL OF ALL COST</b>	<b>\$ 9,170,158</b>
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<b>APPRAISED PRESENT VALUE OF VISTA FIELD LAND</b>	<b>\$ 7,700,000</b>
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<b>PROFIT/LOSS</b>	<b>\$ (1,470,158)</b>
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