

Nelson, Dan

From: Erickson, Nathan
Sent: Friday, March 21, 2014 11:27 AM
To: Nelson, Dan
Cc: Reeder, Jana
Subject: Pristine LTG Well

Dan,
Jana was just in my office and asked me to send you the temperature of the LTG well down at Pristine. It is consistently measuring at around 109 F. Let me know if you need anything else.
Thanks,
Nathan

Shop Doesn't use
Geo Thermal for
Heating.

Westerly Home			
Residence Basic Cost	1,673 sq. ft. @	\$79.73	\$133,388
Roofing	1,673 sq. ft. @	1.88	3,145
Flooring	1,673 sq. ft. @	3.20	5,354
Plumbing		in basic	0
Heating & Cooling	1,673 sq. ft. @	in basic	0
Deck			3,000
Garage	756 sq. ft. @	23.36	17,660
Misc.			
SUBTOTAL OF BUILDING IMPROVEMENTS			\$162,547
Combined Cost Multiplier			1.00
EST REPLACEMENT COST NEW			\$97.16 \$162,547

DEPRECIATION ESTIMATE					
Physical Curable Deterioration					
None					
Total Physical Curable					\$0
Physical Incurable Short-lived Deterioration					
	Cost New	Rem Life	Total Life	% Dep.	Amount
Roof Cover	\$1,673	15	30	50.00%	\$837
Floor Cover	5,354	3	7	57.14%	\$3,059
Totals Short-lived	\$7,027				\$3,896
Physical Incurable Long-lived Deterioration					
Effective Age	20 years				
Remaining Economic Life	40 years				
Estimated Depreciation	33.33%				\$51,840
TOTAL ESTIMATED DEPRECIATION					\$55,736
EST IMPROVEMENT VALUE					\$106,811

Barn			
Basic Building Cost Estimate	4,800 sq. ft. @	38.00	\$182,400
Shed Covers	2,560 sq. ft. @	14.00	35,840
EST. COST NEW			\$218,240

DEPRECIATION ESTIMATE			
Physical Incurable Long-lived Deterioration			
Effective Age	15 years		
Remaining Economic Life	25 years		
Estimated Depreciation	37.50%		
TOTAL ESTIMATED DEPRECIATION			81,840
EST. IMPROVEMENT VALUE			\$136,400

facilities. Given that the subject facility is no longer being utilized and that the market for this use is shallow I feel that it would be speculative to estimate a contributory value to the tilapia portion of the facility at this time.

Following are illustrations of the cost and depreciation analysis of the buildings that I feel do contribute to the current highest and best use and to value.

REPLACEMENT COST & DEPRECIATION ESTIMATES:

Easterly Home

Residence Basic Cost	1,680 sq. ft. @	\$79.73	\$133,946
Roofing	1,680 sq. ft. @	1.88	3,158
Flooring	1,680 sq. ft. @	3.20	5,376
Plumbing		in basic	0
Heating & Cooling	1,680 sq. ft. @	in basic	0
Deck			3,000
Garage	896 sq. ft. @	23.36	20,931
Misc.			
SUBTOTAL OF BUILDING IMPROVEMENTS			\$166,411
Combined Cost Multiplier			1.00
EST REPLACEMENT COST NEW			\$99.05 \$166,411

DEPRECIATION ESTIMATE

Physical Curable Deterioration
None
Total Physical Curable

\$0

Physical Incurable Short-lived Deterioration

	Cost New	Rem Life	Total Life	% Dep.	Amount
Roof Cover	\$5,846	15	30	50.00%	\$2,923
Floor Cover	5,376	3	7	57.14%	\$3,072
Totals Short-lived	\$11,222				\$5,995

Physical Incurable Long-lived Deterioration

Effective Age	20 years	
Remaining Economic Life	40 years	
Estimated Depreciation	33.33%	\$51,730

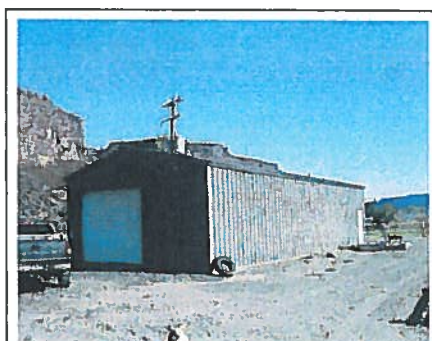
TOTAL ESTIMATED DEPRECIATION	\$57,725
EST IMPROVEMENT VALUE	\$108,687



October 17, 2008
Irrigated pasture between the geothermal hydro plant and the office & shop area

South of the first set of fish facilities and separated by a driveway and an irrigated pasture is the hydro plant run by a geothermal well. The geothermal plant runs from an artesian well that according to Brian Tadlock, presently flows at a rate of about 7 cfs per second. The plant itself is contained within a 24' wide by 57' long metal clad building that rests on a concrete floor and foundation. The eave height is approximately 12' and this building is in good condition. The hydro plant includes a synchronous AC generator, Serial

Number 99960. According to the gauges, this hydro runs at approximately 145 – 150 pounds per square inch through a 12" steel pipe.



October 13, 2008
Building that houses the geothermal hydro plat



October 13, 2008
Electrical controls at the geothermal hydro



October 13, 2008
Generator on the geothermal hydro



October 21, 2008
Barn

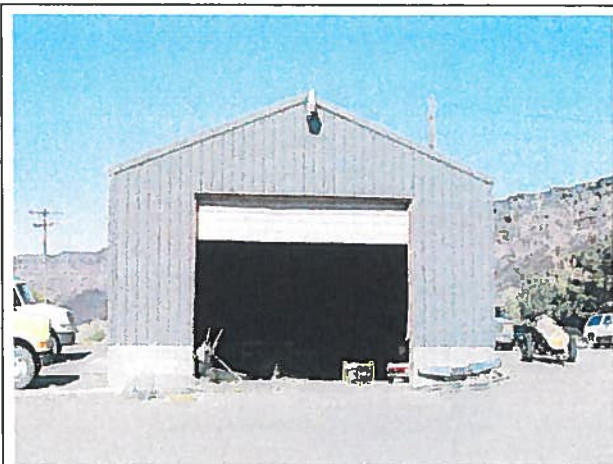
has good lighting and has baseboard heat. The main portion of this building is used as a shop. It has insulated walls and ceilings and is heated by a wood stove. This building has good utility for the livestock portion of the present operation.

Associated with the barn are corrals made primarily with steel panels and some gates mounted on wooden railroad ties. The panels are not attached and are considered personal property while the gates are considered real property. On the east side of the barn is a working area along with a vet shed,



October 21, 2008
Office & old parts area

Near the east boundary and south of the geothermal well are a barn, office, shop and two homes. The barn, according to county records, was built in 1998 and is a steel constructed building on a concrete foundation and having a concrete floor. The exterior walls and roof are baked enamel coated steel. The main portion of the barn is 4,800 square feet being 60' in width by 80' in length and having two loafing sheds, one on the north and the other on the south side. There is a 256 square foot more or less office area in the southwest corner of the building. The office



October 21, 2008
Shop

small cattle scale, squeeze chutes and a frame shelter.

Near the barn is an office and shop building. The eastern portion of the building is 1,044 square feet more or less and is the shop area. It has an overhead door, facing east, and a concrete floor. This is a frame construction on a tall concrete foundation and is unheated, but does have electrical lighting. Attached to this is what has been referred to as a parts building, which contains

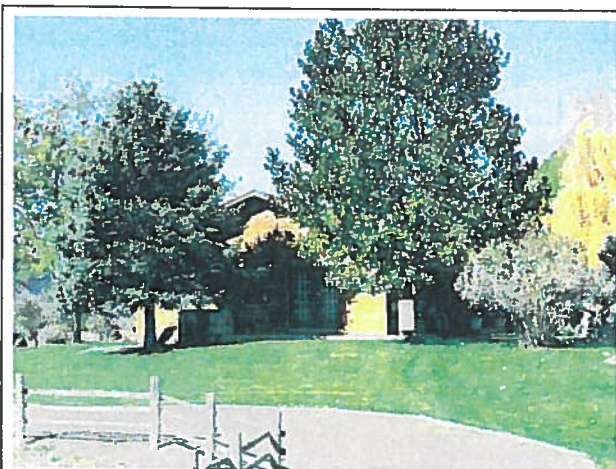
approximately 1,216 square feet. Further east and attached is a former office area of approximately 576 square feet. The office and parts room are apparently used primarily as a break area for employees of fish farm. This building was apparently constructed in stages, according to assessment records. The old office and parts area are insulated and heated and include a restroom area. This building is considered to be in average condition.



October 21, 2008
A view from the north of the yard area & yard
occupied by Curtis & Amber Gay

this home is another home also apparently built in 1991. It is of similar construction and also has a similar wood shake roof. Its garage is also a two-car, but is detached. County records indicate that it is also a three bedroom one bath home and it contains 1,673 square feet. The homes were not inspected on the interior.

There are two homes on this property with the east home being occupied by Curtis and Amber Gay. County records show that this building was constructed in 1991 then remodeled in 1999. This is a frame constructed home on a concrete foundation with wood exterior walls and a light wood shingle roof. The home appears to be in good condition and occupies a nice site in the property with numerous trees and a large lawn area around it. There is a gravel drive to approach it. The garage is a small two-car garage with one overhead door. Just west of



October 21, 2008
Eastern-most home as seen from the barn area



October 21, 2008
Sprinkler irrigated pasture between the homes & the barn

a 92' X 92' building that was designed as a hatchery building to utilize spring water for hatching eggs. This building is a steel frame structure supported by a 4' tall concrete foundation and has insulation in the walls and ceiling. There are three exterior overhead doors and one smaller interior overhead door, which is between a stacked feed storage area and the hatching area. There is also a 10' X 10' office, which has paneled walls and ceiling and includes a lavatory area.



October 17, 2008
Hatchery building



October 17, 2008
Hatching raceways

These two houses are near shallow lake and also have several fruit trees near them. Both homes overlook an irrigated pasture and the river. The residential area is separated from pastures by a wooden post with three wooden pole fence as well as a yard area.

Further west and near the central portion of the property is another group of facilities, which are presently being used for hatching trout and for rearing Tilapia. In this general area and near Sunnybrook Spring is

Additionally, there is an enclosed 6' X 10' storage area adjoining the office. The interior construction includes 20 narrow concrete raceways approximately 3' in width by 26' in length. These raceways have approximately 3' tall concrete walls that are 8" wide. Below these raceways are 10 6' wide by 50' raceways of similar construction. There are 20 demand feeders on the lower set of raceways. Additionally, in this building are 16