

November 30, 2015

Jon Phillips, CFO  
YWCA Billings  
909 Wyoming Ave.  
Billings MT 59101

RE: Value of public right of way.

Dear Jon,

In researching the land on 10<sup>th</sup> St. West and the land specifically West of your property that you are interested in. Consists of a parcel of land 30.64 feet wide by 160 feet long or a total of 4,902 sq.ft. which belongs to the City of Billings. In researching this type of land that the city has sold in the past for alleyways and streets has ranged anywhere from \$1.80 per sq.ft. to \$2.50 per sq.ft.

Based on the recent comparables that are adjacent to this property the sellers O.E. Lee & Company and Richard E. Lee & Donald R. Lee sold to Riley & Yvonne Kelly on May 19, 2014 these two parcels of land west of your property for 2.25 per sq.ft. based on that sale and nothing else that I could find that is close to your property, would bring the Estimated Fair Market Value of the land owned by the City of Billings to

**\$11,000.**

As the YWCA is a non-profit organization, I would approach the City of Billings into requesting that they donate this land to your organization.

Sincerely,



Charlie Hamwey