

Narrative Appraisal Report

Pierce County Rural Library District Property
6302 Wildaire Road SW
Lakewood, WA
(Parcel No. 503000-2991)



FOR

City of Lakewood
Ms. Becky Newton
Economic Development Manager
6000 Main Street SW
Lakewood, WA 98499

ABS Valuation

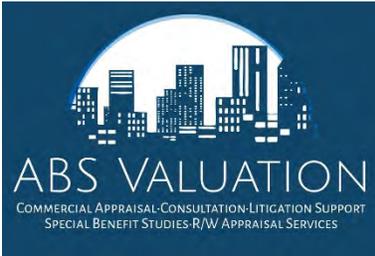
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Date of Valuation: May 9, 2022
Date of Report: June 14, 2022
ABS Valuation Job #22-0067



ABS VALUATION

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June 14, 2022

Ms. Becky Newton
Economic Development Manager
City of Lakewood
6000 Main Street SW
Lakewood, Washington 98499

**RE: APPRAISAL OF THE PIERCE COUNTY RURAL LIBRARY DISTRICT
PROPERTY LOCATED AT 6302 WILDAIRE ROAD SW, LAKEWOOD,
WASHINGTON (Our File #22-0067)**

Dear Ms. Newton:

In response to your request, the following is a completed appraisal of the Pierce County Rural Library District Property located at 6302 Wildaire Road, Lakewood, Washington. The purpose of the appraisal is to conclude the market value of the property for internal evaluation purposes.

The subject consists of a single 2.04-acre parcel located along the west side of Gravelly Lake Drive SW, the south side of Wildaire Road SW, northwest of Clover Park High School. The parcel is improved with a 1963-era 25,466-square-foot library building. The site is zoned Central Business District by the City of Lakewood. The property requires numerous upgrades to continue operating as a library but the upgrades are considered economically unfeasible. Cost for conversion to an alternative office building use are similarly considered uneconomic. Highest and best use is for demolition and redevelopment with a mixed-use commercial and apartment development.

Based on investigation and analysis, it is my opinion that the market value of the subject property land (less demolition cost,) as of May 9, 2022 is as follows:

**ONE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS
(\$1,530,000)**

This appraisal was prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). Complete descriptions of properties used for comparison are included in this report, as well as all of our analyses and conclusions. The value conclusions herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter.



If you have further questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

ABS Valuation

Darin A. Shedd, MAI

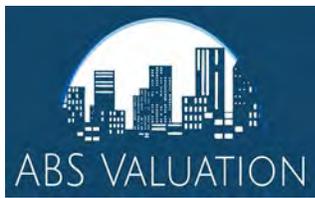
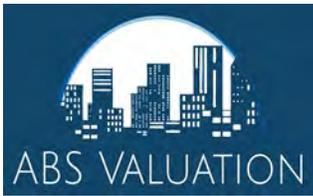


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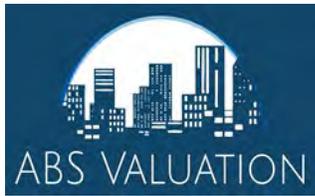
Certification of Value – Darin A. Shedd, MAI

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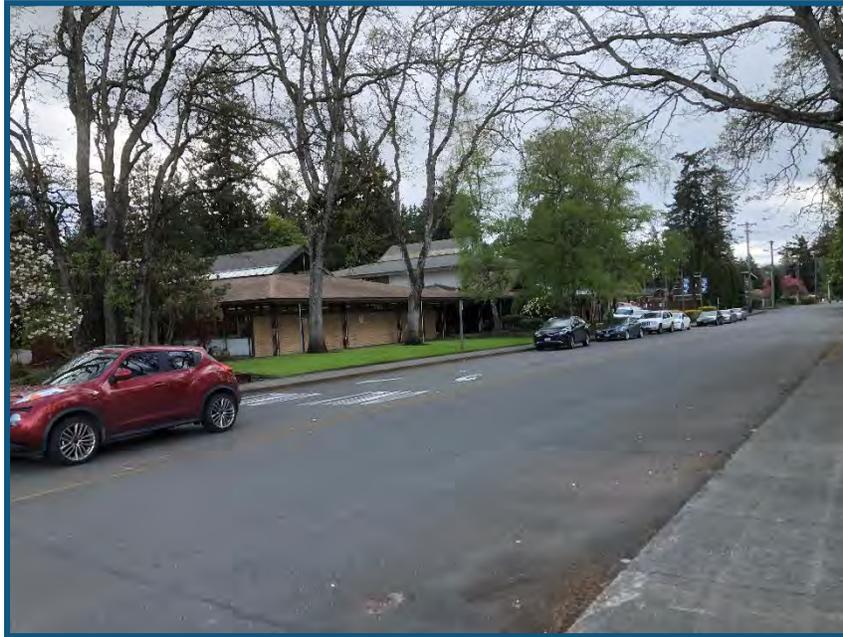
- Renovation and Roof Reports
- Comparable Sales Analysis Sheets
- Qualifications of Appraiser



Executive Summary

Project:	Pierce County Rural District Property
Location:	6302 Wildaire Road SW
Tax Parcel:	503000-2991
Site Size:	88,862 square-feet; 2.04 acres
Building Improvements:	1963/74-era 25,466-square-foot library building
Utilities:	All public utilities available
Zoning:	Central Business District (CBD)
Highest & Best Use:	Demolition and redevelopment of mixed use.
Final Value Conclusion:	\$1,530,000
Date of Valuation:	May 9, 2022
Appraisers:	Darin A. Shedd, MAI
File:	22-0067

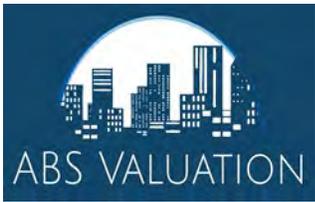
Subject Photographs



Facing southwest on Wildaire Road SW



West side of building facing east



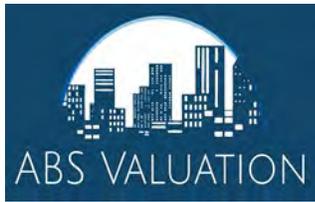
Subject Photographs



Facing east



Parking lot area



Subject Photographs

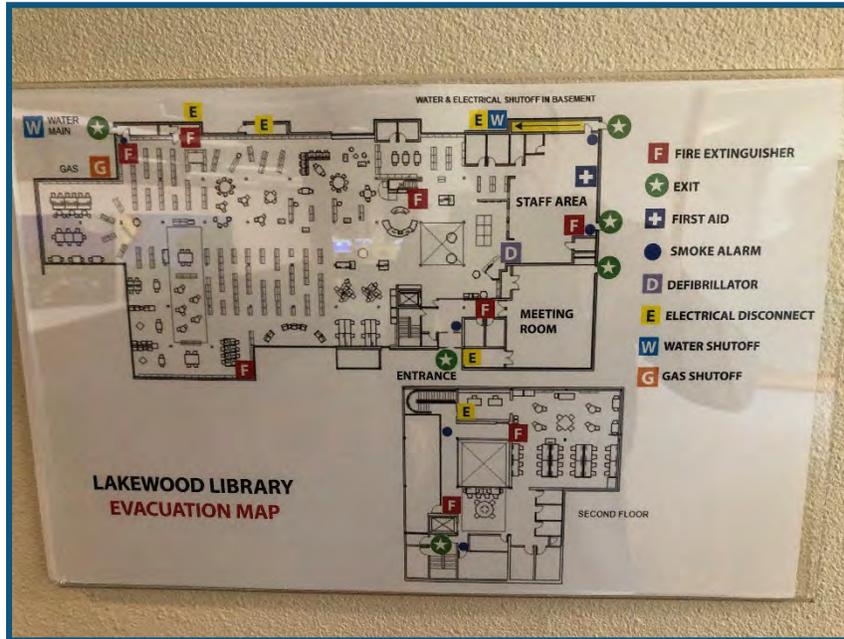


East side of building facing northwest



Along Gravelly Lake Drive SW facing north

Subject Photographs



Evacuation plan



Front entry

Subject Photographs

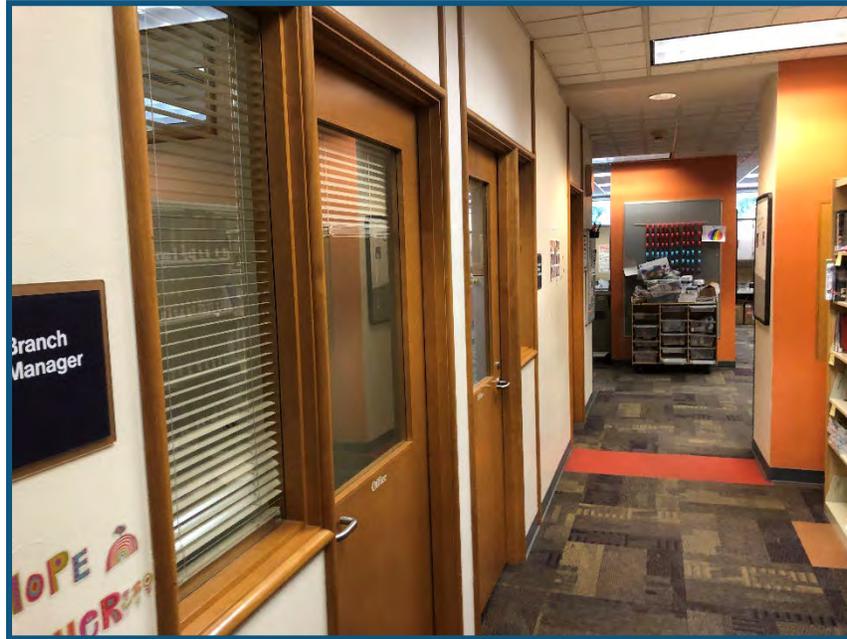


Main level



Main level

Subject Photographs

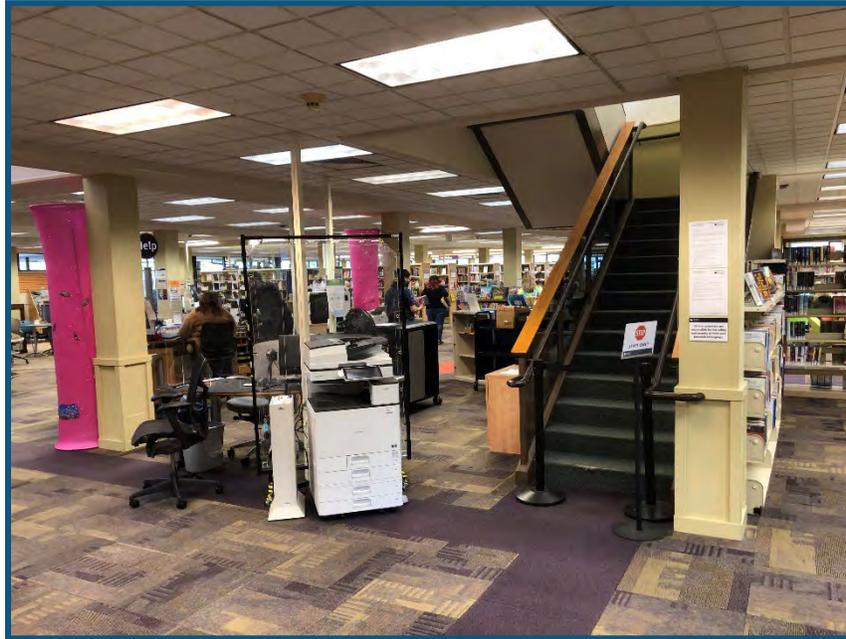


Perimeter offices

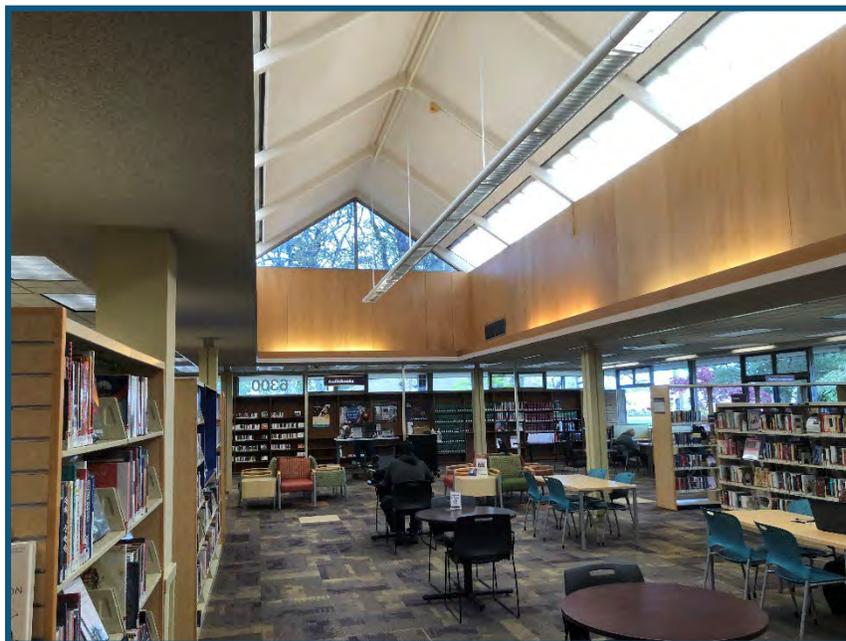


Perimeter offices

Subject Photographs

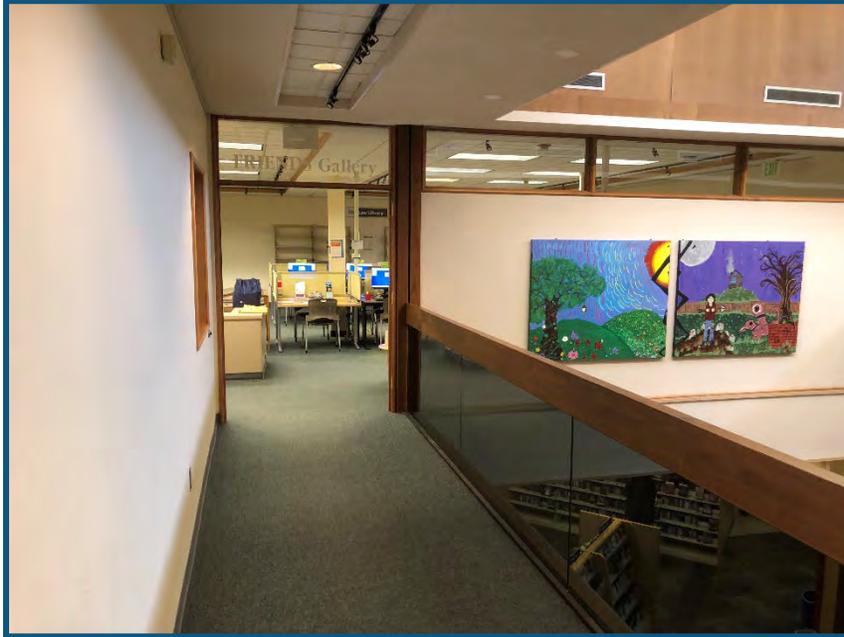


Stairwell to second level



Second level

Subject Photographs



Second level

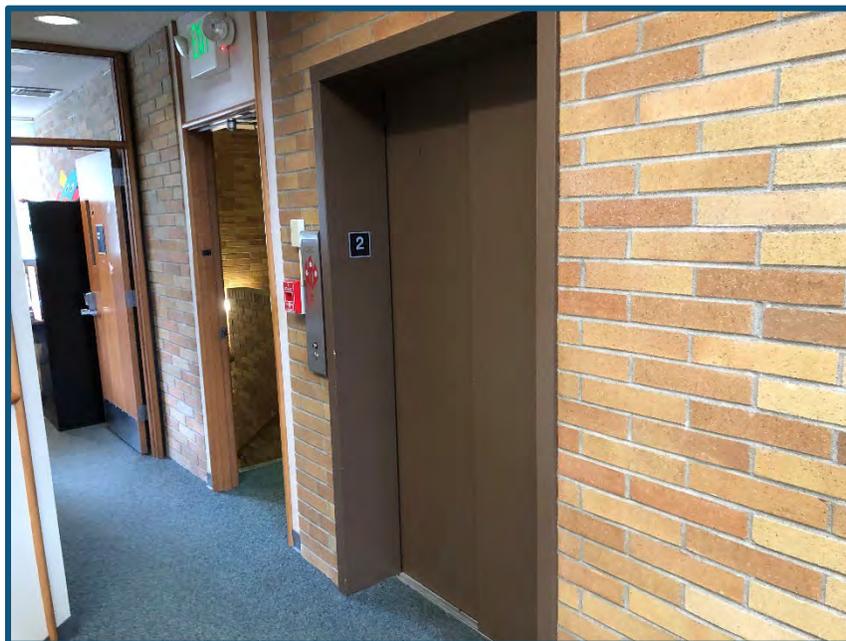


Second level open area

Subject Photographs



Second level office



Elevator

Subject Photographs

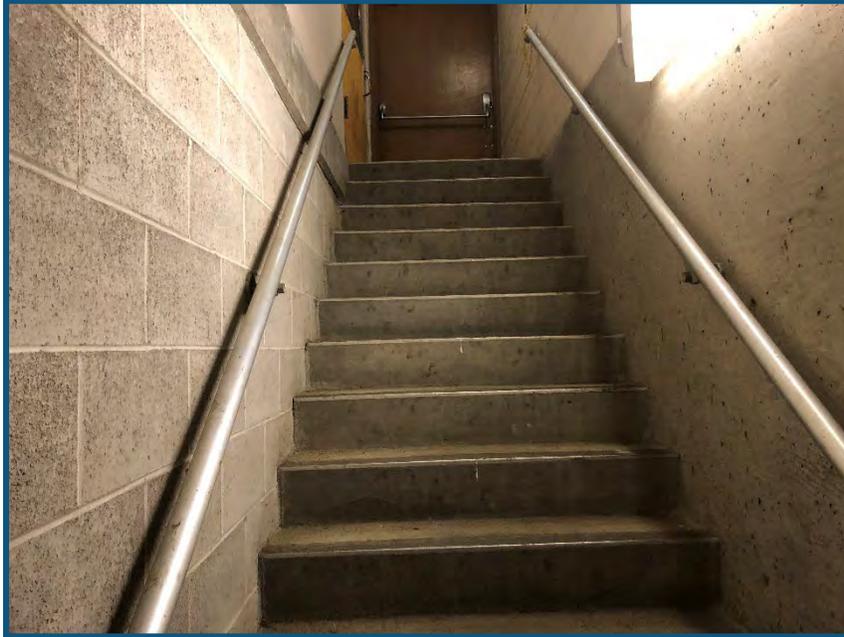


Basement area



Basement area

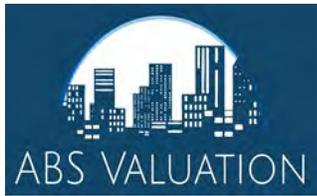
Subject Photographs



Stairwell to easterly basement area



Storage in east basement



SUBJECT AERIAL





Introduction

Identification of the Subject Property

The subject property is a 2.04-acre site located at 6302 Wildaire Road SW on the corner of Gravelly Lake Drive SW and Wildaire Road SW. The property is improved with a 1963/74-era 25,466-square-foot library building.

Legal Description

A title report with legal description was not provided. The subject property can be identified as Pierce County Tax Account Numbers 503000-2991.

History and Ownership

According to Pierce County Assessor records, the subject property is owned by The Pierce County Rural Library District since its construction in 1963. The building was expanded in 1974 and renovated in 1994. The main roof was replaced in 2009. HVAC was replaced in 2011. Interior carpets were replaced in 2005 and the building was last painted in 1992.

Intended Use, Users, and Client

The intended use of this appraisal is for internal evaluation purposes. The client for the appraisal is Ms. Becky Newton and intended users include the City of Lakewood and the client's authorized representatives.

Date of Inspection/Valuation

The subject property was inspected on May 9, 2022 by the appraiser Darin A. Shedd, MAI. The effective date of this appraisal is May 9, 2022. Also present was the property owner's representative, Ms. Kristina Cintron, Facilities Manager Pierce County Library System.

Value Appraised

The purpose of this appraisal is to provide a conclusion of market value for internal evaluation purposes. The definition of Market Value is as follows:¹

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. buyer and seller are typically motivated;*
- 2. both parties are well-informed or well-advised and acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*

¹From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 59.



5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Property Rights Appraised

The property right appraised is the fee simple interest (subject to existing easements and encumbrances). Fee simple interest is defined as:²

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

An easement is defined as follows:³

An interest in real property that transfers use, but not ownership, of a portion of an owner's property.

This definition may be expanded as:

...the right to perform a specific action on a particular parcel of property, or portion thereof, by the grantees who do not hold the underlying fee.⁴

Scope of the Appraisal

This appraisal fulfills the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics of the Appraisal Institute. The appraisal assignment included on-site inspection of the subject property; evaluation of local and regional economic conditions; analysis of market supply and demand; determination of highest and best use; and preparation of value estimates by the relevant approaches to value. The scope of this appraisal involves the use of the Sales Comparison Approach. The Cost Approach was not utilized due to the older age of the building improvements. The Income Approach was not utilized as the existing improvements are of no contributory value. In appraising the subject property, the appraiser did the following:

- Researched CoStar, Metroscan, NWMLS, Inc., and Pierce County databases.
- Researched ABS Valuation's existing database.
- Confirmed all comparables with sellers, buyers, agents, and/or public records.
- Inspected the subject property and all comparable sales
- Reviewed all documents as cited throughout this report.

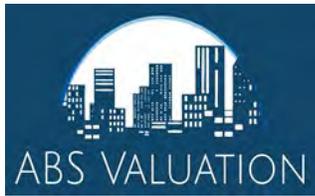
Extraordinary Assumptions/Hypothetical Conditions

An Extraordinary Assumption is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraisers' opinions or conclusions. Other than the hazardous waste assumption discussed below, no extraordinary assumptions are utilized in this appraisal.

² From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 5.

³ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 74.

⁴ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 75.



Hazardous Waste

I have been provided no information regarding the presence or absence of hazardous waste on the subject property. This report assumes the absence of any and all hazardous waste on the subject property. If hazardous waste is found to be present on the subject property the valuation contained in this report could be impacted.

A Hypothetical Condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. It is noted that the use of a Hypothetical Condition may affect the results of an assignment. No hypothetical conditions are utilized in this appraisal.

Personal Property

No personal property is included in this appraisal.

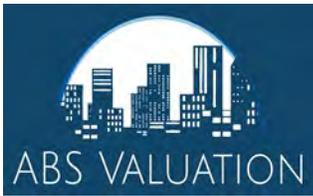
Exposure Period

Based on the comparable sales utilized in this appraisal, the appraised value assumes a reasonable exposure period of 3 to 6 months occurred prior to the date of value. A marketing period of 3 to 6 months is also considered reasonable.

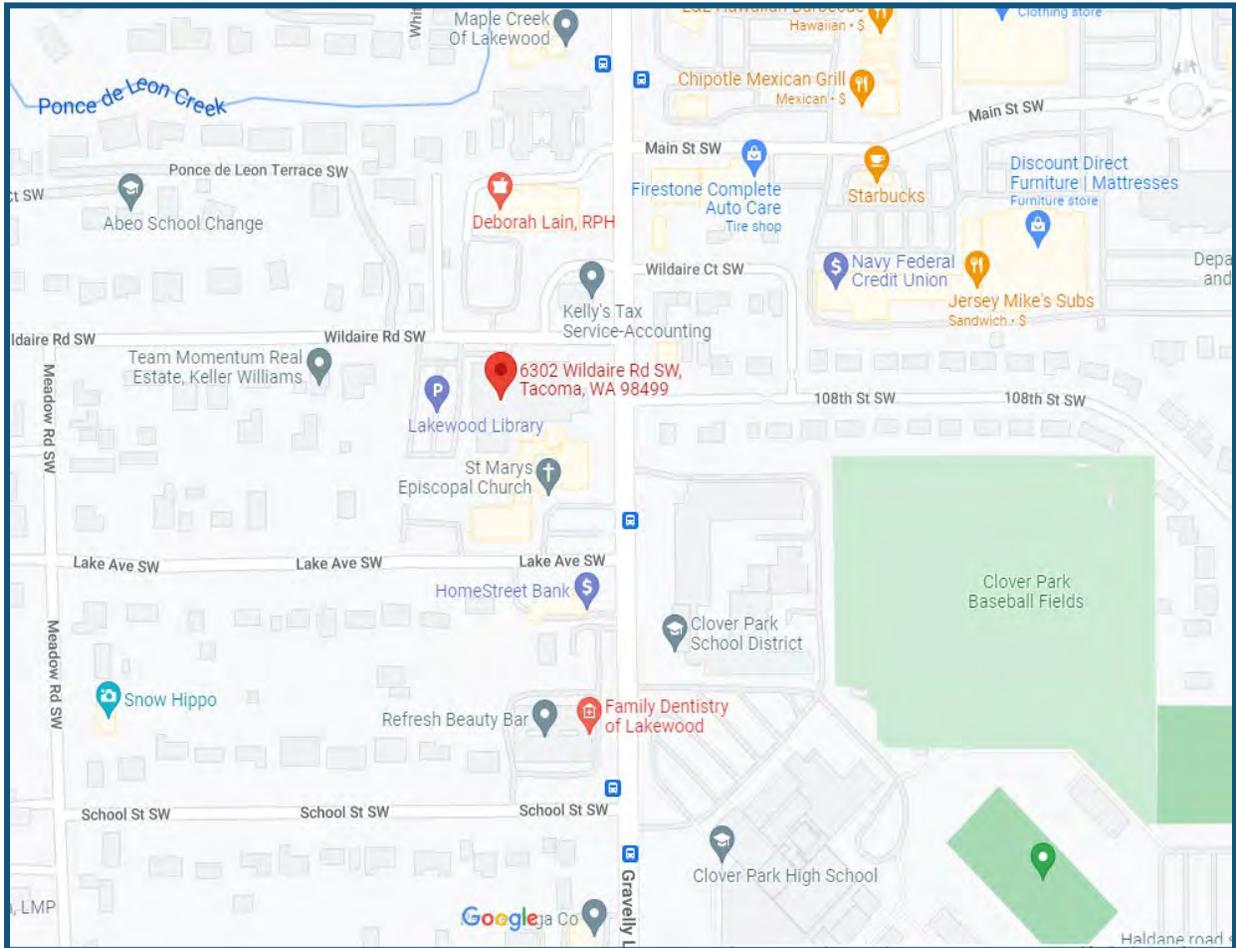
Neighborhood Description

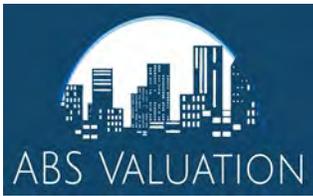
Immediate Neighborhood

The subject is located near the Lakewood Towne Center, which houses the Lakewood City Hall as well as various other retail establishments and restaurants located in and around the Towne Center. The subject is also located near Lake Steilacoom, with various single and multi-family residences present throughout the immediate surrounding area. Ponce De Leon Creek and Clover Creek flow from Lake Steilacoom and are located to the subject's immediate north and south. Clover Park High School, Harry E. Lang Stadium, and the Lakewood Racquet and Sport Club lie to the south of the subject along Gravelly Lake Drive SW and 112th Street SW, respectively. Lakewold Gardens and Gravelly Lake are located to the southwest of the subject along Gravelly Lake SW and Nyanza Road SW. St. Frances Cabrini Catholic Church and School are also located nearby, to the east of the subject along 108th Street SW. I-5 is immediately accessible nearby the subject, through either Nyanza Road SW or Bridgeport Way SW. Overall, the subject is located near the economic center of the City of Lakewood and enjoys easy access to nearby businesses, schools, freeways, and other amenities.



NEIGHBORHOOD MAP





Factual Data

Description of the Subject Property

Site

The subject site consists of a single tax parcel site containing 88,862 square feet of land. The property is roughly rectangular shaped. The property is located along the southwest corner of Wildaire Road SW and Gravelly Lake Drive SW. The northerly boundary is approximately 422 feet, the easterly boundary is approximately 160 feet, the westerly boundary is approximately 239 feet, and the southerly boundary contains a southerly bumpout that measures approximately 534 feet total.

Topography

The subject has a generally level topography.

Access

The subject site has access via Wildaire Road SW on its north boundary. The site also abuts Gravelly Lake Drive SW on its east boundary but has no developed access drives from this frontage.

Sensitive Areas

According to Pierce County GIS, the subject property does not appear to have any environmentally sensitive areas that would impact development.

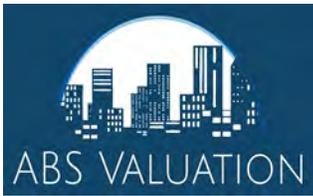
Utilities

The property has all utilities to site including public power, water, and sewer.

Zoning

The subject property is currently zoned Central Business District (CBD) by the City of Lakewood. The Central Business District (CBD) zoning district is the primary retail, office, social, urban residential, and government center of the City. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the urban density, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces, that foster a sense of community.

The Lakewood Towne Center is located directly to the east of the subject, and acts as a hub for local government, amenities, services, and other commercial uses. These uses are mainly concentrated within the Lakewood Towne Center itself, with surrounding areas zoned for both single-family and some small-scale multi-family residential uses. The CBD zoning designation has no minimum lot size, a maximum density of 54 dwelling units per acre, and a maximum building height of 90 feet.



Assessed Value and Real Estate Taxes

The subject property is exempt from taxes due to its non-profit status. The property is assessed as follows:

2022 Assessed Value

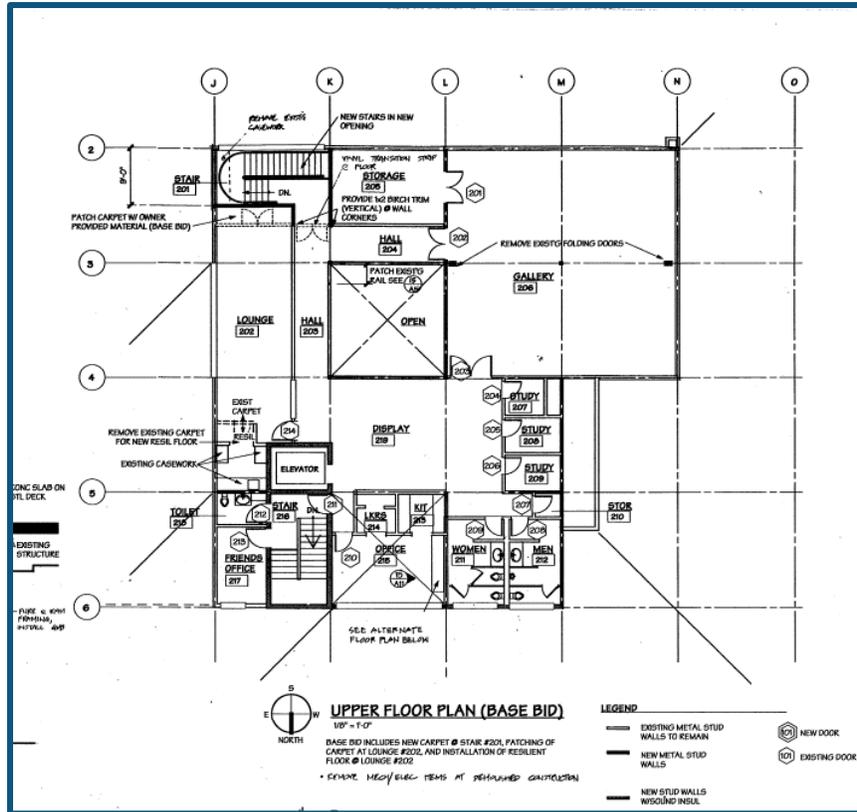
Tax account	Land	Improvements	Total	2022 Taxes
503000-2991	\$1,617,700 *	\$3,178,700	\$4,796,400	\$0.00

* \$18.21 per square foot

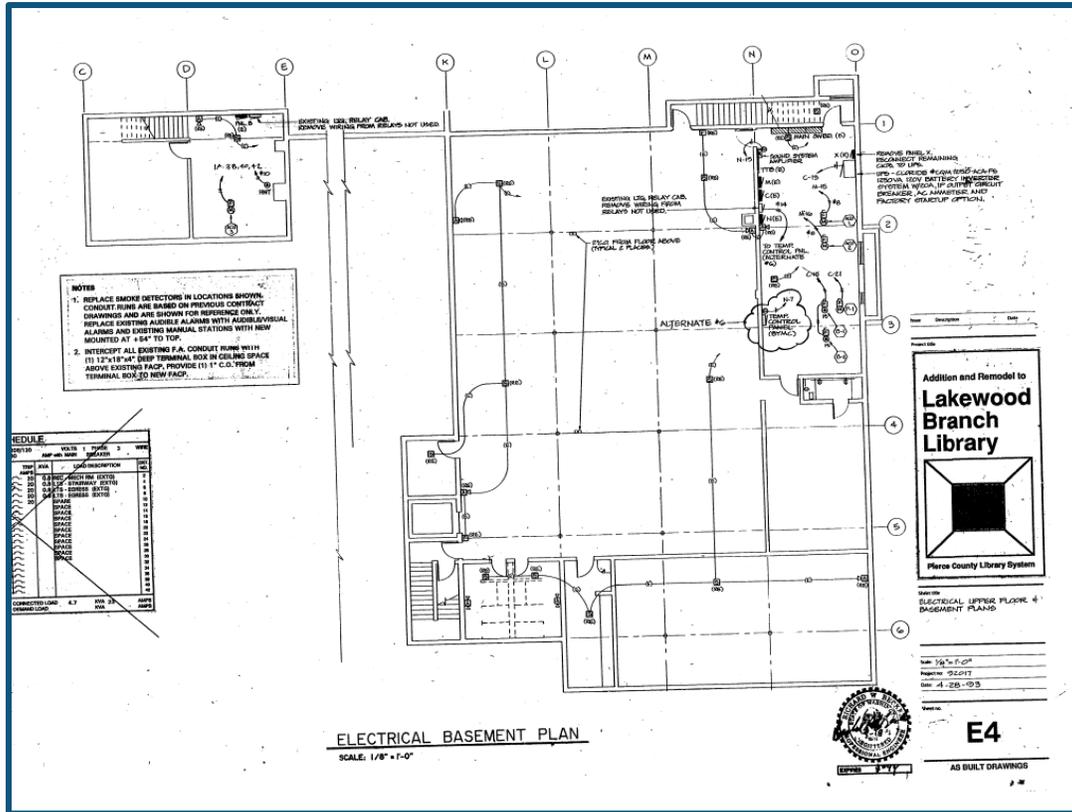
Description of Improvements

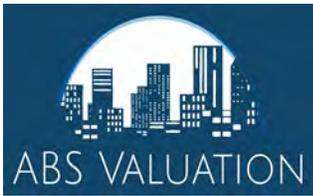
The property is improved with a 25,466-square-foot two-story 1963/74-era library building. The building is a masonry two-story structure with a 9,704 square-foot partially finished basement. Interior buildout is carpet, vinyl, and concrete flooring, with wallboard interior walls and drop acoustic tile, as well as GWB and vaulted ceilings. The building's HVAC systems are located in the basement, with ductwork/air handling running throughout. Gas and electric are connected onsite. The main floor is 21,350 square-feet and the upper floor is measured at 4,116 square-feet. According to information provided by the client, the building was renovated in 1994, the top main roof was replaced in 2009, the HVAC system was replaced in 2011, interior carpet was redone in 2005, and interior paint was redone in 1992. The layouts are reflected in the following building plans:

SECOND FLOOR PLAN



BASEMENT PLAN





Highest and Best Use

Highest and best use is defined as: ¹

The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

As the definition of highest and best use in the Dictionary of Real Estate Appraisal indicates, determination of highest and best use is guided by the following parameters: 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. Highest and best use is analyzed both on an as vacant and as improved basis.

As If Vacant

Physically Possible. Physically, the subject is an 88,862-square-foot corner site with a generally level topography. There are no known physical constraints to development.

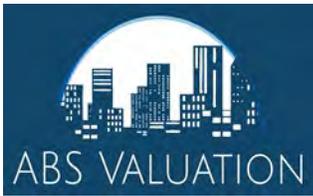
Legally Permissible. Legally permissible uses for the site are largely governed by its zoning designation. The Central Business District zone provides for a large variety of uses including commercial, retail, government, and multifamily residential uses.

Financially Feasible/Maximally Productive. As vacant, the site has adequate size and area for a number of commercial and multifamily residential uses. The subject has commercial frontage on Gravelly Lake Drive SW but is otherwise surrounded by residential uses. Given the strong market for multifamily uses and the subject's zoning allowing 54 du/ac, highest and best use as valued is for mixed use apartment and commercial/retail development pursuant to existing zoning. Development of up to 110 multifamily units with some ground floor retail is anticipated.

As If Improved

As improved the subject is developed with a 25,466 square-foot library building in fair to average condition. The library use is a non-economic public use but could be converted to a market-based use for office use. The existing structure is functional for a library use but has various items of deferred maintenance considered uneconomic to cure. (See Buildwork report in Addenda estimating library renovation cost at approximately \$11,000,000.) For a market-based use, the building would require renovation for office conversion. As will be illustrated in the following valuation section, cost of upgrade and conversion for office use is also considered to be economically infeasible, and highest and best use as improved is for demolition and redevelopment pursuant to a mixed-use multifamily development.

¹ *The Dictionary of Real Estate Appraisal*, Sixth Edition, 2015, Appraisal Institute, page 109.



Analyses and Conclusions to Value

Valuation

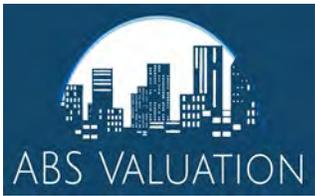
Approaches Used in the Valuation Process – The valuation of real estate is typically obtained by proper use of three different approaches to the value conclusion: the Cost Approach, the Income Approach, and the Sales Comparison Approach. These three approaches are different in character, but related somewhat in the known facts they require to arrive at an opinion of value from each. The final conclusion of value is derived through a correlation process in which the appraisers weigh one approach against the other to determine the relative merits of each before coming to a conclusion.

The Cost Approach to Value is the process of first determining the value of the subject land, to which is added to the replacement cost new of the structures, less depreciation and the cost of land improvements. The sum of the costs is the indication of value by the Cost Approach.

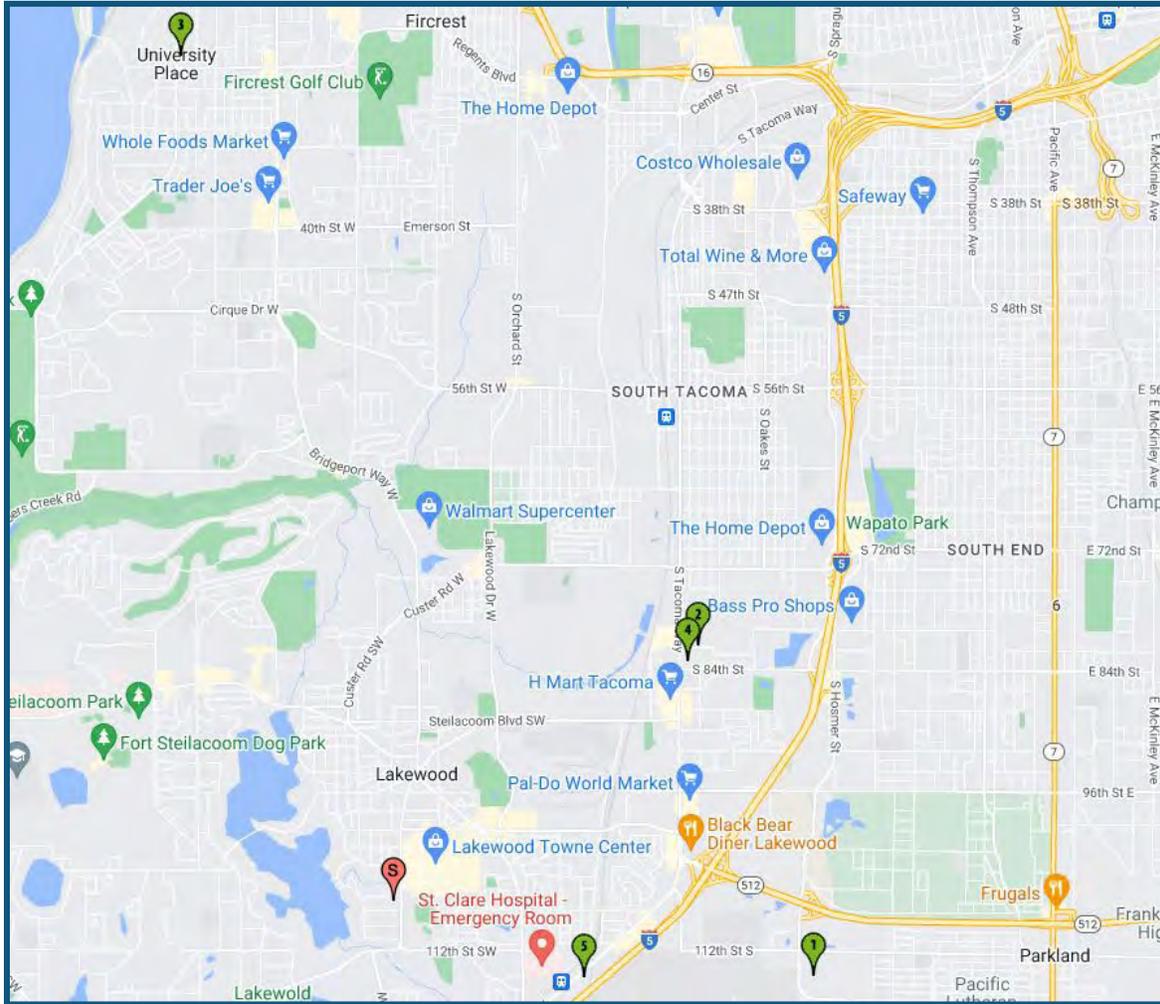
The Income Approach to Value involves the estimation of a gross economic rental, which is then processed by subtracting an estimated vacancy and credit loss and operating expenses to obtain an estimated net operating income. The net operating income is then capitalized into a value conclusion by the appropriate capitalization rate derived from the market.

The Sales Comparison Approach to Value is a comparative technique which utilizes sales of comparable properties and analyzes them to determine an applicable sale price per unit to apply to the subject. Following an adjustment process and consideration of the most reliable sales, the sales are reconciled to indicate a value for the subject.

Final Correlation and Conclusion of Value – The various indications of value from the approaches are analyzed as to how they relate to one another, as well as to the market. As indicated previously, the highest and best use of the subject is demolition and redevelopment. Alternative uses would be for office conversion with renovation and continued use of the existing building structure, but such a use would result in a value below existing land value. The subject property is valued utilizing the Sales Comparison Approach to determine land value.



COMPARABLE LAND SALES





Sales Comparison Approach to Value – Subject Site

The subject site is valued by comparing sales of sites in the local area. The most relevant sales are presented below. Adjustments are considered for differences such as zoning, physical characteristics, size, location, market conditions, etc. When the comparable is inferior to the subject, an upward adjustment is considered. Alternatively, when the comparable is superior to the subject, a downward adjustment is considered. These adjusted values are correlated to a single unit value, in this case, the price per square foot that is applied to the subject's area. The following sales are utilized for comparison:

Comparable Land Sales Chart

Comp	Location/Parcel	Date of Sale	Sale Price	Lot Size (SF)	Price/SF	Zoning
1	2115-2205 116th St S - Lot 3, Tacoma 031907-5012	12/22/21	\$1,270,000	72,000	\$17.64	CE
2	3515 82nd St S, Lakewood 32031-2111	12/21/21	\$2,000,000	99,317	\$20.13	C-2
3	2505 Grandview Drive, University Place 400238-0020; -0011	11/19/21	\$2,250,000	80,805	\$27.85	MU-U75/45
4	8237 S Tacoma Way - Starlite Retail Pad, Tacoma 032031-2110	10/18/21	\$1,400,000	47,480	\$29.49	C-2
5	11417-11435 Pacific Highway SW, Lakewood 021912-2172	01/19/21	\$880,000	44,431	\$19.81	TOC
Subj	6302 Wildaire Road SW, Lakewood 503000-2991			88,862		CBD

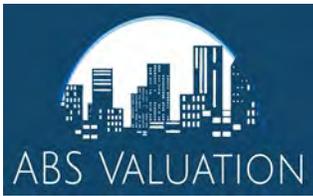
Comparable 1 is the December 2021 sale of a 1.65-acre vacant and unimproved lot off of 116th St S in Tacoma. The site has level topography, utility access, and is zoned for Community Employment (CE). The property sold for \$1,270,000, or approximately \$17.64/square-foot.

Comparable 2 is the December 2021 sale of a 2.28-acre vacant and unimproved lot at the corner of 82nd St S and South Tacoma Way in Lakewood. The site has level topography, utility access, and is zoned Commercial Two (C-2). The property sold for \$2,000,000, or approximately \$20.13/square-foot.

Comparable 3 is the November purchase of a 1.86-acre two-parcel assemblage by SHAG Senior Housing Development. The site is located on the east side of Grandview Dr. W north of 27th St. W in an area with other multifamily housing developments. The site is generally level. Zoning is MU-U45 on the northerly parcel and MU-U75 on the smaller southerly parcel. The site is proposed for a 5-story 142-unit project.

Comparable 4 is the October 2021 sale of a 1.09-acre vacant and finished lot at the corner of S 84th St and South Tacoma Way in Lakewood. The lot previously had use as a swap meet and drive-in movie theater before being developed into the Star-Lite Distribution Center. This parcel was excess land resulting from that development and was off-loaded. The buyer plans to construct and operate a gas station, car wash, and convenience store on this parcel. The property is zoned Commercial Two (C-2), and sold for \$1,400,000, or approximately \$29.49/square-foot.

Comparable 5 is the January 2021 sale of 1.02 acres of vacant and unimproved land off of Pacific Highway SW in Lakewood. The site has level topography, utility access, and is zoned Transit-Oriented Commercial (TOC). The property was an investment sale for \$800,000, or



approximately \$19.81/square-foot. The new owner of this property plans to develop a behavioral health care facility on the premises.

Reconciliation and Conclusion to Value

Overall, the sales indicate an unadjusted range from \$17.84 to \$29.49 per square foot. For comparison with the subject, adjustments to each of the sales are considered to take into account differences in market conditions since the date of purchase, as well as differences in total size, location/exposure, zoning, and other relevant differences. The adjustments are considered as follows:

Market Condition: Comparables 1-4 are all late 2021 sales and require no adjustment. Comparable 5 is an early 2021 sale and given an upward adjustment.

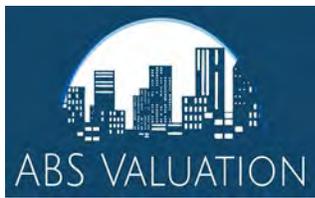
Location/

Exposure: Comparable 1 has a superior University Place demographic and is adjusted downward. The remaining Comparables are located in similar commercial areas and no adjustments are needed.

Topography: The subject and comparable sales are all level usable sites requiring no adjustment.

Shape: The sales and subject have shapes of suitable width and depth such that development is not constrained. No adjustments are considered.

Zoning: The subject and Comparables 2, 3, 4, and 5 are all commercially zoned sites requiring no adjustment. Comparable 1 has a less commercially-oriented zoning, allowing more industrial uses and is given upward adjustment.



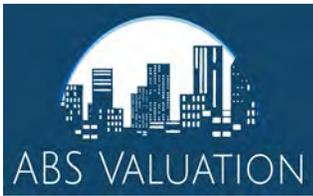
Comparable Land Sales Factors

Comp	Location/Parcel	Price/SF	Market						Total Indicators
			Conditions	Location	Size	Topography	Shape	Zoning	
1	2115-2205 116th St S, Tacoma	\$17.64	0	0	0	0	0	+	>
2	3515 82nd St S, Lakewood	\$20.13	0	0	0	0	0	0	=
3	2505 Grandview Drive W, University Place	\$27.85	0	-	0	0	0	0	<
4	8237 S Tacoma Way, Lakewood	\$29.49	0	0	-	0	0	0	<
5	11417-11435 Pacific Highway SW, Lakewood	\$19.81	+	0	-	0	0	0	=

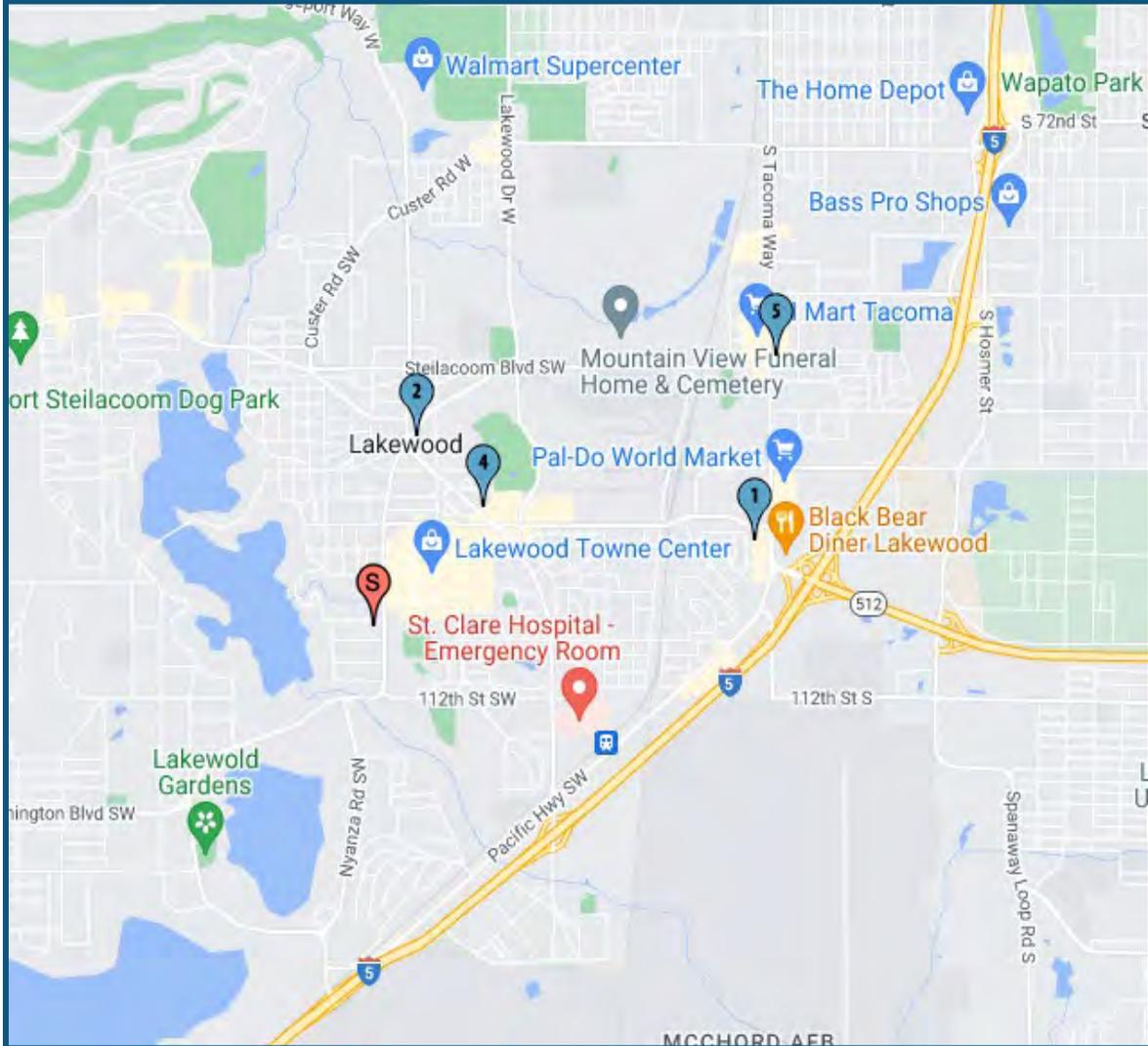
After adjustments, the sales indicate a value greater than \$17.64 per square foot (Comparable 1), and less than \$27.85 per square foot (Comparable 3). Comparables 2 and 5 suggest a value bracketing \$20 per square-foot. Considering all the sales and the adjustments necessary thereto, a value of \$20 per square foot is concluded. A value conclusion for the subject site is calculated as follows:

$$88,862 \text{ square feet @ } \$20/\text{sf} = \$1,777,240 \text{ rd. } \$1,780,000$$

This land value conclusion is for the subject site "as-if" vacant and would require a demolition deduction if the existing improvements are of no contributory value. To conclude whether or not the improvements have any contributory value, the following analysis considers the property value as improved.



COMPARABLE IMPROVED BUILDING SALES





Sales Comparison Approach to Value – Improved Site

For analysis purposes related to the site’s highest and best use, I have also considered the value of the property as improved. The subject property is valued by comparing sales of office properties similar to the subject if converted. The most relevant sales are presented below. Adjustments are considered for differences such as zoning, physical characteristics, size, location, market conditions, etc. When the comparable is inferior to the subject, an upward adjustment is considered. Alternatively, when the comparable is superior to the subject, a downward adjustment is considered. These adjusted values are correlated to a single unit value, in this case, the price per square foot that is applied to the subject’s area. The following sales are utilized for comparison:

Comparable Improved Sales Chart

Comp	Location/Parcel	Date of Sale	Sale Price	Lot Size (SF)	Building Size (SF)	Year Built	Land to Building Ratio	Building Price/SF	Zoning
1	10116 36th Avenue Ct SW, Lakewood 683100-0030; -0040; -0050	03/11/22	\$3,200,000	61,010	23,848	1986	2.56	\$134.18	C2
2	9115 Gravelly Lake Dr SW, Lakewood 022035-3041; -3007; -3031	11/04/21	\$1,500,000	47,916	17,670	1965	2.71	\$84.89	CBD
3	2121 70th Avenue W, University Place 646500-0068	08/13/21	\$1,917,000	33,457	10,434	1987	3.21	\$183.73	MU-C 110
4	9905 Bridgeport Way SW, Lakewood 519500-0026	08/03/21	\$1,450,000	49,900	9,496	1975	5.25	\$152.70	CBD
5	8801 South Tacoma Way, Lakewood 032031-3113	05/28/21	\$1,490,000	31,799	6,284	1970	5.06	\$139.77	C2
Subj	6302 Wildaire Road SW, Lakewood 503000-2991			88,862	25,466	1963	3.49		CBD

Comparable 1 is the March 2022 sale of a 61,010-square-foot site improved with a 31,940-square-foot 1986-era masonry frame 3-story masonry class B office building for \$3,500,000. The site is located near I-5, at the intersection of South Tacoma Way and 100th St SW and is zoned Commercial Two (C2). The building is a multi-tenant structure with three above grade levels containing 23,848 square-feet and an 8,092 square-foot finished basement.

Comparable 2 is the November 2021 sale of a 47,916-square-foot site improved with a 1965-era 21,626-square-foot two story office building for \$1,500,000. The office complex is known as People’s Plaza. The site is located at the intersection of Gravelly Lake Drive SW and Bridgeport Way SW in the City’s CBD-zoned Town Center area. The building is masonry construction without elevators. There is a 9,780 square-foot main level and a 7,890 square-foot second level. The building also has a 9,780 square-foot basement with 7,103 square-feet finished. The property was purchased for conversion for use as a church.

Comparable 3 is the August 2021 sale of a 33,457-square-foot site improved with a 10,434-square-foot 1987-era two-story with elevator office building for \$1,917,000. The site is located along the west side of 70th Avenue W, south of 19th Street and north of 27th Street W. The site is zoned MU-C 110 which allows for mixed-use commercial at a height of 110 feet. The wood frame building has a terracotta tile roof and a heat pump system. The building is demised into four unit spaces but is leased as a single tenant space to an insurance company (Leavit Group). The property has a paved surface parking lot. The property sold at a reported capitalization rate of 7.15%.



Comparable 4 is the August 2021 sale of a single-story, 9,496-square-foot wood frame restaurant building on a 49,900 square-foot site for \$1,450,000. It is located along Bridgeport Way SW, near the Lakewood Towne Center. The building was built in 1975 and is in fair condition, having previously been used as a Black Angus Steakhouse. The building is of wood frame construction with a brick and wood shingled exterior. The property is zoned CBD (Central Business District), like the subject. The buyer is currently significantly renovating the building for conversion to a Cajun seafood restaurant.

Comparable 5 is the May 2021 sale of a 10,660-square-foot masonry two-story with basement office building on a 31,799-square-foot site for \$1,490,000. The site is located along the south side of 88th Street S and the east side of South Tacoma Way, just north of the Steilacoom Boulevard/South Tacoma Way intersection. The site is zoned C-2 by the city of Lakewood. The building has a 6,284-square-foot main floor and a 4,376-square-foot basement. The property was operated as a Heritage Bank and has a 2-car drive through. Buyer's use is unknown. The basement is largely unfinished. There is an elevator inside the building.

Reconciliation and Conclusion to Value

Overall, the sales indicate an unadjusted range from \$85 to \$237 per square foot of above grade building square-footage. For comparison with the subject, adjustments to each of the sales are considered to take into account differences in market conditions since the date of purchase, as well as differences in total building size, location/exposure, land to building ratio, basement space, and the age/quality/condition of the improvements. The adjustments are as follows:

- Market Condition:** The Comparables are all recent 2021 thru 2022 sales. The office market has been relatively flat over this period and no adjustments are given.
- Location/Exposure:** The Comparables are located in similar commercial areas and no adjustments are needed.
- Site Size:** Comparables 4 and 5 generally have a larger site to building ratio than the subject and downward adjustments are required. Comparables 1, 2, and 3 are relatively similar.
- Building Size:** Comparables 3, 4 and 5 are smaller buildings and given an upward adjustment on a price per square foot basis. The remaining sales are more similar in size and require no adjustment.
- Age:** Comparables 1 and 3 are newer aged buildings adjusted downward.
- Quality/Condition:** Comparables 1, 3, and 4 are superior in condition to the subject and given downward consideration. Comparable 4 requires significant renovation and is adjusted upward.
- Basement:** The subject has the benefit of a large basement area. This is similar to Comparables 1, 2 and 5. Comparables 3 and 4 have no additional basement area and are adjusted upward.



Improved Land Sales Factors

Comp	Location/Parcel	Price/SF	Market Conditions	Location	Land Ratio	Building Size	Age	Quality/Condition	Basement	Total Indicators
1	10116 36th Avenue Ct SW, Lakewood	\$134.18	0	0	0	0	-	-	0	<<
2	9315 Gravelly Lake Dr SW, Lakewood	\$84.89	0	0	0	0	0	0	0	=
3	2121 70th Avenue W, University Place	\$183.73	0	0	0	-	-	-	+	<<
4	9905 Bridgeport Way SW, Lakewood	\$152.70	0	0	--	-	0	+	+	<<<
5	8801 South Tacoma Way, Lakewood	\$237.11	0	0	--	-	0	0	0	<<

After adjustments, the sales indicate a value below \$134 per square foot (Comparable 1), and around \$85 per square foot (Comparable 2). Considering all the sales and the adjustments necessary thereto, a value of \$85 per square foot is concluded for the subject as improved and prior to considering its roof upgrade cost. This value is calculated as follows:

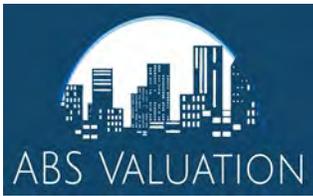
$$25,466 \text{ square feet @ } \$85/\text{sf} = \$2,164,610 \text{ rd. } \$2,165,000$$

Adjustment for Cost to Renovate Roof

The subject site has deferred maintenance to renovate the roof structure. (See roofing report summary contained in the Addenda.) This cost has been estimated for a total roof replacement at roughly \$2,500,000 to \$3,500,000. This would, however, result in a new state-of-the-art roof and an over improvement of the structure given its remaining economic life. Alternatively, a partial repair is also quoted and would result in a repaired and functional roof more comparable to the Comparable Sales. This partial repair cost is estimated \$637,670 to \$700,000 exclusive of design and permitting cost [Wetherholt and Associates]. Buildworks has also analyzed the roof and estimates repair cost for the roof at \$677,824 [\$476,000 and 42.4% soft cost]. Based on the cost estimates, I have considered a roof repair cost at around \$700,000, to which I have added a profit of 15% for a total cost of repaired roof at \$805,000. This cost would have to be deducted from the sales approach indicator to get the subject's as-is value for an office conversion use. Total value pursuant to the sales approach is thus:

Sales Approach	\$2,165,000
Less: Roof Cost	<u><\$805,000></u>
Total:	\$1,360,000

This value is less than the site's land value and indicates that office conversion is not highest and best use.



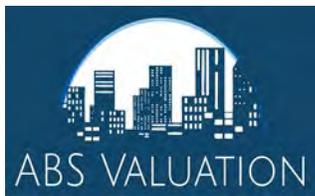
Final Conclusion of Value – Land Less Demolition

The valuation analysis indicates conversion to office and continued use of the building is not the highest and best use. Highest and best use is as vacant but would require demolition for redevelopment. The land value conclusion of \$1,780,000 requires further deduction for demolition to create an as vacant site. I have considered a demolition cost deduction of \$250,000 (approximately \$10/square-foot applied to the 25,466 square-feet of building area) to be appropriate to derive the site's "as-is" value. The deduction and "as-is" value conclusion is as follows

Land Value	\$1,780,000
Less: Demolition	<u><\$250,000></u>
"As-Is" Value:	\$1,530,000

Accordingly, after analysis of all data, it is my conclusion that the market value of the subject property, as of May 9, 2022 is:

**ONE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS
(\$1,530,000)**

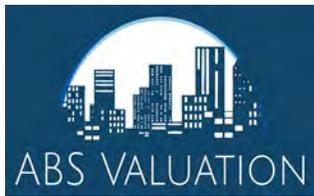


Certification of Value – Darin A. Shedd, MAI

I, the undersigned, do hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

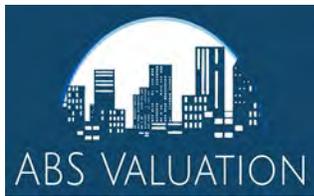
Darin A. Shedd, MAI
State Cert. #27011-1100566



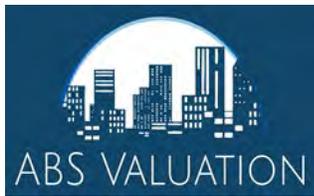
General Assumptions and Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. ABS Valuation will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of ABS Valuation is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

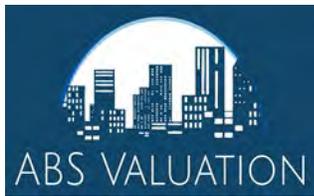


10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of ABS Valuation and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by ABS Valuation.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance



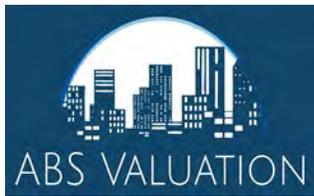
Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject's flood zone classification from a licensed surveyor.

20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain

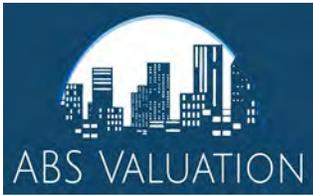


the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.

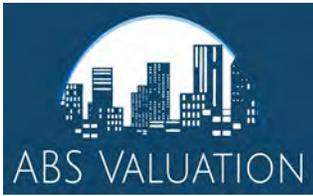
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.



33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
35. You and ABS Valuation both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If ABS Valuation and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against ABS Valuation or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by ABS Valuation for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. ABS Valuation shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of ABS Valuation. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold ABS Valuation and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold ABS Valuation harmless from and against any liability, loss, cost, or expense incurred or suffered by ABS Valuation in such action, regardless of its outcome.
37. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.



Addenda



PIERCE COUNTY RURAL LIBRARY DISTRICT PROPERTY
6302 WILDAIRE ROAD SW
ADDENDA

Renovation and Roof Evaluation Reports



Pierce County Library System

Condition Assessment Report for Lakewood Library and Tillicum Library

October 20, 2021



BUILDINGWORK

architecture design preservation



October 20, 2021

Kristina Cintron
Facilities Manager
Pierce County Library System
3005 - 112th Street
Tacoma, WA 98446

Dear Kristina:

At your request we have completed a high-level condition assessment report for the Lakewood Library and the Tillicum Library. Due to the limited scope and time frame of this condition assessment report, there was no participation by engineers, sub-consultants, contractors, or cost estimators in this study.

This condition assessment report for the Lakewood and Tillicum libraries is based on the following information:

- Lists of known deficiencies for each library provided by PCLS.
- Drawings and basic information on each facility provided by PCLS.
- A site visit and visual inspection of each library conducted by Matt Aalfs (BuildingWork), on October 1, 2021.
- BuildingWork's experience with other similar public library renovation projects in Western Washington.

The following pages include an executive summary, a photographic survey, a Facility Condition Assessment Survey, and a project budget analysis for both the Lakewood and Tillicum libraries. The project budget analyses describe the probable construction costs of a future renovation project for each library, as would likely be required to address the deficiencies and needs for maintenance, repairs, or improvements that have been identified during this study. The costs shown in these project budget analyses are based on our experience with other similar, recent library projects in Western Washington. Please note that the project budget analyses provided herein are for planning purposes only, and are based on a visual inspection of the facilities and conversations with PCLS. If it is decided to proceed with a renovation project for either library, we recommend that a qualified architecture and engineering team be engaged to conduct a thorough pre-design study to analyze the scope and the construction cost of the project with greater detail and specificity.

Please let me know if you have questions or comments about this condition assessment report.

Sincerely,

Matt Aalfs AIA
Principal



Lakewood Library

The Lakewood Library was originally constructed in 1963. There was an addition in 1974 and the library was renovated in 1993. The interior of the Lakewood Library is dated and in need of a comprehensive remodel and update, including interior finishes, furniture, and technology. Building systems including the elevator, HVAC, plumbing, lighting, and electrical are also in need of upgrades or replacement. The windows, exterior doors, skylights, and roofing need to be replaced. A range of site improvements are needed, including side sewer repair or replacement, landscaping, irrigation, parking, and site security.

A preliminary project budget to address these deficiencies of Lakewood is in the range of \$10.5 to 11 million. A detailed budget analysis is provided in this report.

Lakewood Library Photo Survey



Windows near entry



Courtyard near entry



Windows near entry with failed glazing seals



Single pane windows with failed seal at corner joint



Courtyard



Courtyard

Lakewood Library Photo Survey



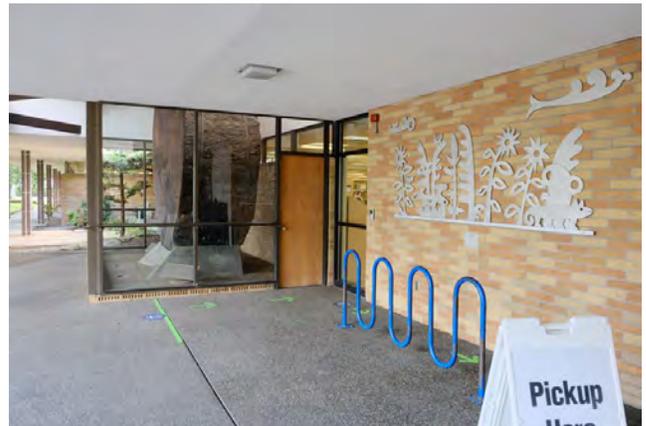
Fenced area at NE presents a security problem



Roof overhang at north side



Staff Entry side



Main public entry



Staff Entry side



Parking lot



Lakewood Library Photo Survey



Entry Lobby



Entry Lobby and Elevator



Public Restroom



Meeting Room



Friends book sale area



Main service desk area

Lakewood Library Photo Survey



Children's area



Technology area



Public seating at main Reading Room



Reading Room display



Teen area



Non-Print area



Lakewood Library Photo Survey



Reading Room seating



Reading Room study area



Branch Manager's office



Staff work room



Staff break room



Staff break room kitchen

Lakewood Library Photo Survey



Upstairs public restroom



Upstairs study area



Upstairs atrium area



Basement storage area



Staff restroom in basement



Basement mechanical room



I. General Information

1. Library Name: Lakewood Library
2. Library Address: Street 6300 Wildaire Road SW
City Lakewood Zip 98499
3. How large is the Library (total square feet)? 32,592 SF
4. How large are the public areas (net square feet)? 22,456 SF
5. How large are the staff areas (net square feet)? 4,054 SF (Staff) 10,136 SF (Basement)
6. When was the Library constructed? 1963
7. Is the architect known? Yes No
If yes, who was the architect? _____
8. Has the Library been renovated? Yes No
If yes, when? 1974 By? _____
9. Do you have architectural plans of the Library (original or renovation)? Yes No
10. Please provide labeled digital photographs of overall building (one view for each side of the building if possible). Attach photographs: 



II. Library Function Needs

1. Is the reading room size adequate? Yes No

Comments:

Meeting Room finishes and AV/technology systems are outdated.

2. Are there space needs for additional special areas such as Children, Teen, Computers, or Quiet Study, etc? Yes No

Comments:

Finishes and AV/technology systems are outdated.

3. Is there a need for a new or enlarged Meeting Room? Yes No

Comments:

4. Is there a need for additional Study Rooms? Yes No

Comments:

5. Are the Public Restrooms adequate? Yes No

Comments:

Public restrooms are not ADA compliant. Need to be renovated / enlarged.

6. Is there a need for an improved Entry Lobby or Entry Vestibule? Yes No

Comments:

Entry lobby finishes are outdated.



II. Library Function Needs

7. Are the other spaces or functional improvements to the public areas needed? Yes No

Comments:

8. Is the Staff Work Room size adequate? Yes No

Comments:

Needs new finishes

9. Is the Staff Break Room adequate? Yes No

Comments:

Needs new finishes and appliances

10. Is the Staff Restroom adequate? Yes No

Comments:

Needs remodel with new fixtures and finishes

11. Are other spaces or functional improvements to the staff areas needed? Yes No

Comments:

Staff areas are too spread out - need to remodel to consolidate staff functions in one area.

12. Please attach label digital photographs of the following areas, if applicable: 

Reading room

Special areas (Children, Teens, Computers, Quiet Study, etc)

Meeting room(s)

Study room(s)

Entry lobby/vestibule

Public restroom(s)

Staff work room

Staff restroom(s)

Staff break room



III. Library Building Condition: Site

1. Is there accessible parking? Yes No

Comments:

2. Is the building entrance accessible? Yes No

Comments:

3. Is there adequate parking? Yes No

Comments:

Need more parking

4. Is there adequate lighting at the parking and building entrance? Yes No

Comments:

Need new stie lighting

5. Is the parking surface and parking stall striping in good conditions? Yes No

Comments:

Need new surfacing, layout, and striping



III. Library Building Condition: Site

6. What is the condition of the landscaping?

Comments:

Landscaping is aged. Need new landscape design and installation.
Need to replace the irrigation system.

7. Are there other maintenance or upgrades needed to the Library site? Yes No

Comments:

Need to replace side sewer line. Sewer lines back up during heavy rains.

Safety and security of the site needs to be addressed - areas of the site are open to the public yet hidden from view. Unauthorized access to the service areas and to the roof of the building occur.

8. Please attach labeled digital photographs of the following areas, if applicable: 

Building entrance

Parking area

General landscaping



III. Library Building Condition: Architecture—Exterior

4. Exterior Trim:

Condition: Good Fair Poor Critical

Comments:

5. Windows (frame material eg: wood, aluminum, vinyl, etc):

Frame Material: wood Condition: Good Fair Poor Critical

Comments:

Windows are original, single pane and insulated units in wood frames.
All are in poor condition and/or do not meet current energy code requirements.
All wondows should be replaced with new.

6. Sealant at the windows:

Condition: Good Fair Poor Critical

Comments:

Sealant is in poor condition and has failed in some locaitons.

7. Exterior Doors:

Material: wood, aluminum Condition: Good Fair Poor Critical

Comments:

Recommend replacement of all exterior doors.



III. Library Building Condition: Architecture—Exterior

10. Do the windows have insulated glass or single pane glass?

Comments:

A mix of both, but all is in need of replacement.

12. Are there water leaks or weather intrusion at the:

Roof? Yes No

Walls? Yes No

Windows? Yes No

Doors? Yes No

Foundation? Yes No

Comments:

There are roof leak problems.

13. Are there other maintenance or upgrades needed to the building exterior? Yes No

Comments:

14. Please attach labeled digital photographs of a representative example of the following areas: 

Roof

Gutters

Downspout

Exterior cladding

Exterior trim

Exterior doors

Windows

Window frames

Window sealant

Areas with water leaks or weather intrusions



III. Library Building Condition: Structural

1. Has there been a structural analysis or any seismic retrofit work done on the building?

- Yes No

Comments:

2. Is there noticeable sagging or out-of-plane at the:

Roof? Yes No

Exterior Walls? Yes No

Floor? Yes No

Comments:

3. Is there visible rot, rust, or significant weathering damage to building elements?

- Yes No

Comments:

4. Building foundation:

Condition: Good Fair Poor Critical

Comments:

5. Please attach labeled digital photographs of a representative example of the following areas: 

Areas of noticeable sagging or out-of-place (roof, exterior walls, floor)

Areas of visible rot, rust, or significant weathering damage

Building foundation



III. Library Building Condition: Architecture—Interior

Provide the material and the condition of the interior finishes in the following areas.

Examples of finished materials include, but are not limited to:

Painted drywall

Carpet tile

Carpet broadloom

Vinyl flooring

Ceramic tile

Acoustic ceiling tiles

Wood

1. Library Entrance Area:

Floor

Material: carpet Condition: Good Fair Poor Critical

Walls

Material: GWB Condition: Good Fair Poor Critical

Ceiling

Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

II. Library Building Condition: Architecture—Interior

2. Public Reading Room Areas:

Floor
Material: Carpet Condition: Good Fair Poor Critical

Walls
Material: GWB Condition: Good Fair Poor Critical

Ceiling
Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

3. Public Restrooms:

Floor
Material: tile Condition: Good Fair Poor Critical

Walls
Material: tile/ GWB Condition: Good Fair Poor Critical

Ceiling
Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



II. Library Building Condition: Architecture—Interior

4. Staff Areas:

Floor

Material: carpet Condition: Good Fair Poor Critical

Walls

Material: GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

5. Staff Restroom:

Floor

Material: tile Condition: Good Fair Poor Critical

Walls

Material: tile / GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



III. Library Building Condition: Architecture—Interior

6. What is the condition of the interior doors and door hardware?

Condition: Good Fair Poor Critical

Comments:

7. What is the condition of fixed casework or build-in shelving or furniture?

Condition: Good Fair Poor Critical

Please attach labeled digital photographs of a representative examples. 

Comments:

8. Are the public areas and the public restroom accessible? Yes No

Comments:

9. Are the staff areas and staff restroom accessible? Yes No

Comments:

10. Are there other maintenance or upgrades needed to the Building Interior? Yes No

Comments:

Interiors are in need of a though and complete remodel, for programing updates, accessibility, lighting, furniture, carpet, ceilings, shelving, etc.



III. Library Building Condition: Mechanical Systems

1. What type of equipment is in place for heating ventilation and air conditioning (HVAC)?

gas-fired boilers

2. How old is the HVAC equipment? unknown, but old

3. When was the HVAC equipment last serviced? _____

4. Does the HVAC system work adequately? Yes No

Comments:

The HVAC system appears to be beyond its expected service span and is in need of replacement.

5. Are there other maintenance or upgrades needed to the HVAC system? Yes No

Comments:



III. Library Building Condition: Plumbing Systems

1. What is the age of the water heating equipment? unknown

2. Have the toilets and faucets been replaced with water-saving units? Yes No

Comments:

3. Do the toilets work adequately? Yes No

Comments:

4. Do the sinks and faucets work adequately? Yes No

Comments:

5. Are there other maintenance or upgrades needed to the plumbing system? Yes No

Comments:

The sewer lines frequently back up. All plumbing fixtures are original or old, and are in need of replacement.



III. Library Building Condition: Electrical Systems

1. Has the electrical service panel been replaced? Yes No
If yes, when? _____

2. Are there adequate power outlets where needed? Yes No
Comments:

3. What type of light fixture lamps are in place (incandescent, florescent, LED, etc.)?

incandescent and flourescent. All lighting is in need of replacement.

4. Are there occupancy sensors or other energy efficiency lighting control systems in place?
 Yes No

Comments:

Recommend a new lighting control system.

5. Is there broadband wifi service in the Library for both patrons and staff? Yes No

Comments:

IV. Additional Comments

If you have any additional comments, please provide them below. If you need additional room, feel free to attach an additional document. If necessary, provide relevant, labeled photographs. 

Condition Assessment Summary:

The Lakewood Library is in need of a comprehensive renovation. The renovation scope should include, at a minimum, the following:

Site

- parking lot re-surfacing
- new landscaping and irrigation
- replace side sewer line
- improvements to site security and public access

Building Exterior

- new windows and exterior doors
- new roofing and skylights

Building Systems

- new elevator
- new HVAC system
- replace plumbing system
- upgrade or replace electrical system and distribution
- new lighting and lighting control system
- wifi system upgrades

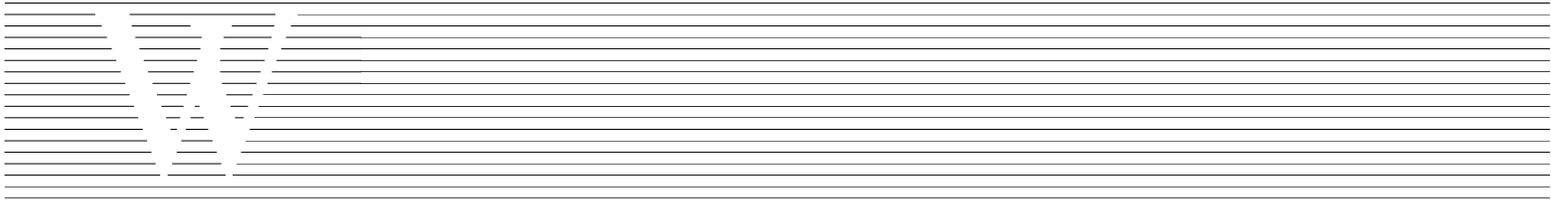
Building Interior

- remodel staff work areas, offices, staff restroom, staff break room
- remodel meeting room and study rooms
- remodel entry lobby
- remodel public restrooms
- remodel reading room areas and collections, including new furniture, shelving
- all new floor finishes, ceiling finishes, & wall finishes



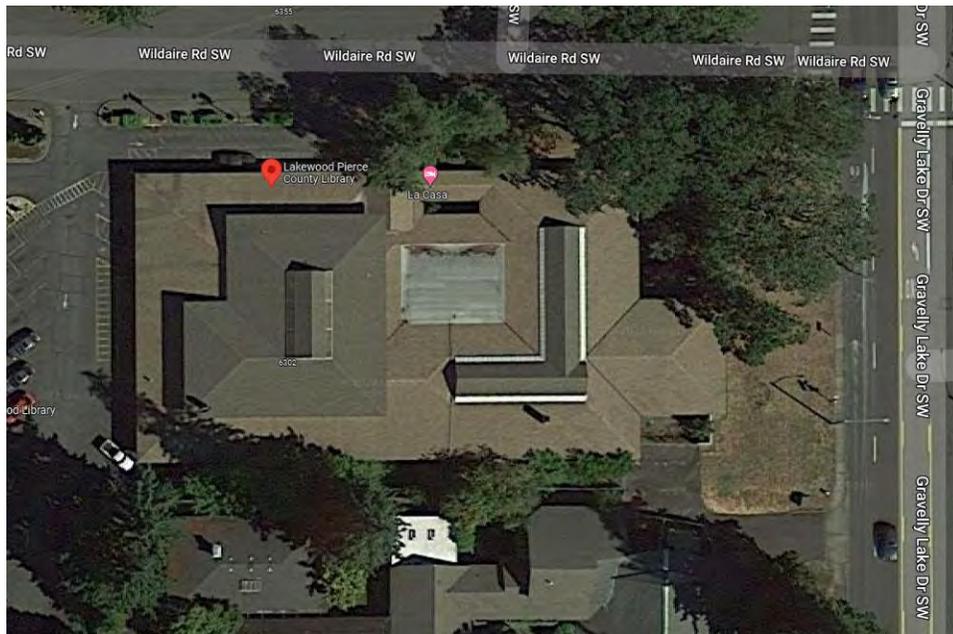
Budget Analysis for Renovation

Item	Cost / SF	Area (SF)	Budget
Parking Lot improvements	\$ 6.00	45,000 =	\$ 270,000
Landscaping	\$ 7.00	35,000 =	\$ 245,000
Site Lighting	\$ 3.00	45,000 =	\$ 135,000
Site Security / Access Control	\$ 7.00	10,000 =	\$ 70,000
Soffit repair & paint	\$ 12.00	4,800 =	\$ 57,600
New Windows & Entry Doors	\$ 48.00	4,000 =	\$ 192,000
New Skylights	\$ 44.00	2,000 =	\$ 88,000
New Roofing & Flashing	\$ 14.00	34,000 =	\$ 476,000
New HVAC System	\$ 45.00	22,500 =	\$ 1,012,500
Plumbing System Repair & New Fixtures	\$ 18.00	10,000 =	\$ 180,000
Fire Protection System	\$ 4.00	32,000 =	\$ 128,000
Elevator		=	\$ 1,750,000
Electrical System upgrades	\$ 30.00	22,500 =	\$ 675,000
IT upgrades	\$ 6.00	22,500 =	\$ 135,000
Interior Lighting and Controls	\$ 28.00	22,500 =	\$ 630,000
Interior Finishes (floors, walls, ceilings)	\$ 34.00	22,500 =	\$ 765,000
Furnishings and Casework	\$ 38.00	22,500 =	\$ 855,000
Hard Costs Subtotal			\$ 7,664,100
Sales tax		9.90% =	\$ 758,746
Permit fees		2.5% =	\$ 191,603
Construction Cost Escalation (12 months out)		4.0% =	\$ 306,564
Budget Contingency		15.0% =	\$ 1,149,615
Architecture, Engineering, & Consultant Fees		11.0% =	\$ 843,051
Soft Costs Subtotal			\$ 3,249,578
Total Project Budget			\$ 10,913,678



W E T H E R H O L T A N D A S S O C I A T E S , I N C .

**LAKWOOD LIBRARY
ROOF EVALUATION
MARCH 10, 2022**



for

Pierce County Library System
3005 112th Street E
Tacoma, WA 98446

Attn: Kristina Cintron

April 1, 2022

2202-03A1

14715 NE 95th Street, Suite 100 • Redmond, WA 98052
Phone: 425-822-8397 • Fax: 425-822-7595

Observations

The Lakewood Library is a 1.5 story structure with architectural laminate shingles manufactured by Tamko on the lower section of the roof, and unidentified architectural laminate shingles installed at the upper roof and skylight roofs. It was indicated that the shingles were installed at different times and by different roofing contractors. It was indicated that Wayne's Roofing installed the shingles at the upper and skylight roofs.

The roof system at the lower roof west half consists of the following from the top down as confirmed during the test openings. Architectural laminate shingles, asphaltic underlayment, plywood sheathing, polyethylene faced self-adhered membrane, and cementitious wood fiber substrate board. Cementitious wood fiber substrate board is known by the trade name Tectum. Cementitious wood fiber substrate board is constructed with cementitious binder and wood fiber filler.

The roof system at the lower roof east half and upper roof areas appears to consist of the following from the top down as indicated on the as-built drawings provided. Architectural laminate shingles, underlayment, plywood sheathing, and structural steel decking.

The low slope roof appears to consist of the following from the top down as indicated on the as-built drawings provided. A multi-ply built-up roof applied in hot asphalt, plywood sheathing, metal decking, and R-30 batt insulation secured directly to the underside of the metal deck with stick pins. Slope to drain is provided by structure and the cricket between the drains is wood framed. This roof area was added during the 1994 addition and remodel.

The 1994 as-built drawings indicate that the steep slope roof system at the time was clay tile. The roof has no provisions for venting, nor does there appear based on the provided drawings to be a vent cavity. A clay tile roof would not need to be vented in the same manner that a shingle roof would need to be vented.

The steep slope roofs positively slope at approximately 4:12 to the eave edges. At the lower roof areas there are external gutters and downspouts, and at the upper roof area there is external gutter and downspouts only at the bottom of the valley. Valleys at the lower roof are configured with sheet metal valley liners, and at the upper roof as closed cut valleys. The skylight roofs slope at approximately 5:12.

The low slope roof slopes to the north and is drained via 2 cast iron primary drains located in the northeast and northwest corners of the roof. Overflow drains consist of a drainpipe extending approximately 1-inch above the surface of the roof flashed with a lead integrated into the roof. This type of overflow is commonly known as a contractor style overflow. There is a dead valley behind a rising wall at the roof over the log. The dead valley drains to the west and north and then transitions to the steep slope roof.

Rising walls above the lower roof area clad with marblecrete. The marblecrete transitions to the steep slope roof with headwall flashing. The marblecrete terminates at the top of the roof. In some areas the marblecrete was reworked, and through wall flashing was installed, the marblecrete terminates approximately 4-inches above the surface of the roof. The marblecrete in the reworked areas differs in color than the adjacent marblecrete. In some areas the marblecrete is cracked or otherwise damaged.

At the east half of the lower roof and at the upper roof there are sloped skylights. The skylights consist of a fiberglass sandwich panel, situated between steep slope roofing. The ends of the skylights are clerestories with windows extending to the surface of the roof. At the upper roof the south clerestory is stripped into the shingles with fluid applied flashing.

Roof penetrations are minimal, pipe penetrations are flashed with leads, and the chimney penetrations are flashed with sheet metal flashing. At the rake conditions the shingles are integrated into the walls with step shingles counterflashed with through wall flashing.

At the south half of the roof between what is presumed to be the original building, and the 1973 addition is an area dividing wall. This may be an expansion joint that does not extend through the low slope roof that was installed in 1994.

Discussion and Recommendations

The lower steep slope roofs at the north and west portions of the building are in poor condition. It appears that water has passed beyond the shingles for an extended period of time. The wetting of the components beneath the shingles has deteriorated the underlayment, plywood, and in areas, the cementitious wood fiber substrate board. This is evidenced by the plywood and underlayment being in good condition in areas where the upper roof overhangs the lower roof and provides some protection from water. The lower steep slope roofs at the west half of the building are no longer serviceable and should be replaced.

The cementitious wood fiber substrate board is deteriorated in many areas, and likely not serviceable to maintain a solid substrate for a new roof system. Where observed cementitious binder was washed away leaving only the wood fibers. The lack of binder has caused the cementitious wood fiber substrate board to weaken and deflect. The deflecting substrate boards cause the shingles to deflect, further exacerbating water entry as water can travel laterally creating further water entry and damage.

The substrate at the steep slope roofs to the south and east of the second floor, the eastern roof section, and the upper roofs do not appear to have water damage. The substrate felt solid, and no deflection was observed. Water entry described at the north and west roof areas was not indicated in these areas.

The shingles at the upper roof areas and at the south and east roof areas below the second story, and the shingles at the east half of the building are in fair condition. With maintenance, repairs, and proper tenant improvements these roof areas should be serviceable for 3-5 more years at what point the roofs should be reevaluated for options for further repairs or replacement.

Cupping shingles were noted at the lower north sloping roof area adjacent to the second story, minor mineral granule loss, and cracked shingles were noted at the lower south slope roof areas. The cracking shingles should be carefully removed and replaced with matching shingles. Moss growth was observed at the perimeters of the upper roof areas, if desired the moss can be cleaned from the surface of the roof with a medium bristle push broom, removal of the moss is not necessary. Nails were observed backed out and penetrating the overlying shingles at the east sloping roof at the east half of the building. At the east sloping upper roof nails were observed to be backed out but not penetrating the overlying shingles. Backed out nails not penetrating the overlying shingles should be driven and the overlying shingle hand tabbed down. Where nails have penetrated the overlying shingles, the nails should be driven and the overlying shingle replaced with new to match the existing.

Trees are in close proximity to the roof at the north, south, and east sides of the roof. The trees should be trimmed back away from the roof. Organic debris on the roof should be removed from the roof on a regular basis.

The low slope roof is in fair condition, and with proper maintenance, repairs, and tenant improvement should remain serviceable for 3-5 years. The roof should be reevaluated in 5 years for options for repair or replacement. A leak was reported under the low slope roof which was patched by Wayne's Roofing prior to the site visit. Following the application of roof cement further water entry was not reported.

The low slope roof should be cleaned of organic debris, and the area where roof cement was applied should be patched with an application of Alsan RS. The surface of the roof should be prepped, and the patch should extend a minimum of 6-inches in all direction away from the damaged area. The approximate area of the temporary repair is marked with a 1 on the overview photo below.

A leak (marked with a 2) was reported in an area below the transition between the skylight and steep slope roof. Application of sealant at the skylight appears to be aged indicating that water entry in this location has likely occurred multiple times. A new application of roof cement at the bottom of the skylight by Wayne's Roofing prior to this writer's site visit has reportedly stopped the water entry. The skylight panels and area below can be cleaned and prepped and an application of Alsan RS can be applied over the area as a long-term patch.

The ends of the skylight roofs are configured as clerestories with aluminum framed storefront windows set at the same height as the roofing. Sheet metal flashing extends from beneath the window frames lapping over the shingles. At the south end of the upper roof skylight the base of the window has been stripped in with fluid applied flashing similar to the recommended repair above. The fiberglass skylight panels at the upper roof are darkened and have lichen growth on them.

Damaged marblecrete at the rising walls above the lower roof areas, should be cut out and patched with new marblecrete. Holes in the soffits should be covered or patched.

Recommendations above are temporary short-term repairs. The following options for long term repairs should be considered. The options include removal of a portion of the existing decking which may require temporarily closing the library or a portion of the library.

The lower roof areas to the north and west of the second story (west half of the building) are no longer serviceable. The existing roof system, plywood, and cementitious wood fiber substrate board should be removed to expose the steel structure. Any needed repairs to the steel structure should be performed once exposed. This scope of work will create a condition where the interior under the roof areas noted will be exposed to weather.

The remaining roof areas configured with cementitious wood fiber substrate board should be addressed in the same manner as recommended above. These areas are believed to be the roof areas to the south and east of the second story west of the addition. Further exploratory openings may need to be performed to confirm the make-up of these roof areas. If a full set of as-built drawings are located those drawings may show the make-up.

At roof areas where the cementitious wood fiber substrate board is removed to expose the steel framing, new steel pan decking should be installed to create a solid continuous substrate. The design of the new steel pan decking attachment, and gauge should be performed by a Structural Engineer.

The upper roof area, the east roof areas, and the skylight roofs should be replaced with a new vented roof assembly. The existing shingles and underlayment should be removed to expose the plywood sheathing. Replace any deteriorated plywood sheathing that is found.

A new vented roof assembly consisting of the following layers from the structural steel decking up should be installed. Plywood or gypsum substrate board, self-adhered underlayment, R-38 (or local code required insulation) polyisocyanurate insulation in a minimum of 2-layers, 2x wood sleepers spaced and gapped to create cross venting, plywood sheathing, 1 layer of self-adhered underlayment and 1 layer of synthetic underlayment over the entire roof, and new shingles. Roof related sheet metal, and the external gutters should be removed and replaced with new. Existing steel decking and plywood components, where installed, can remain in place. Insulation below the roof deck should be removed.

To accommodate the thickness of the new roof system, the single pane aluminum windows at the rising wall above the lower roof should be removed and replaced with new. The marblecrete should be removed and replaced with new architectural sheet metal or fiber cement board cladding. The skylights should be replaced with new sloped aluminum framed skylights integrated into the roof system. The clerestory glazing at the ends of the skylights will need to be replaced with new smaller framed windows to accommodate the thickness of the new roof system. The new windows at the rising walls, and at the clerestories should be configured a minimum of 8-inches above the finished roof surface and properly flashed into the roof and openings.

The low slope roof should be removed and replaced with a new torch applied roof system. The system should be configured with a gypsum substrate board, self-adhered temporary roof/vapor retarder, R-38 (or local jurisdiction required insulation) polyisocyanurate insulation in a minimum of 2-layers, gypsum coverboard, a self-adhered basesheet, a torch applied midply, and a torch applied mineral surfaced capsheet. The overflow drains should be reworked and configured with a cast iron drain body integrated into the new roof assembly. Insulation below the roof deck should be removed.

Rough order of magnitude (ROM) costs for replacement of the lower north and west roof areas only should be between \$110-150 per square foot. The lower north and west sloping roof areas equate to approximately 5,800 square feet. Total pricing should be between \$637,670 and \$869,550. The full building has approximately 28,350 square feet of roofing. ROM costs for the full scope of work should be between \$85-125 per square foot. Total pricing for the entire project scope of work should be between \$2,409,750 and \$3,543,750. The ROM costs do not include design costs or permitting fees.

The above recommended repairs and replacement options are extensive and general in nature. A licensed Architectural Firm should be retained to provide full design services. Wetherholt and Associates can be retained to provide consulting during design and inspection during construction. Recommended design firms can be provided upon request.

Enclosed are photographs and notes taken during our site visit for your review. These photographs and notes may provide additional information to that discussed above, and should be considered as part of this report.

We trust the above discussion has been of assistance. If you have any questions, or if we may be of further service, please do not hesitate to call.

Respectfully,



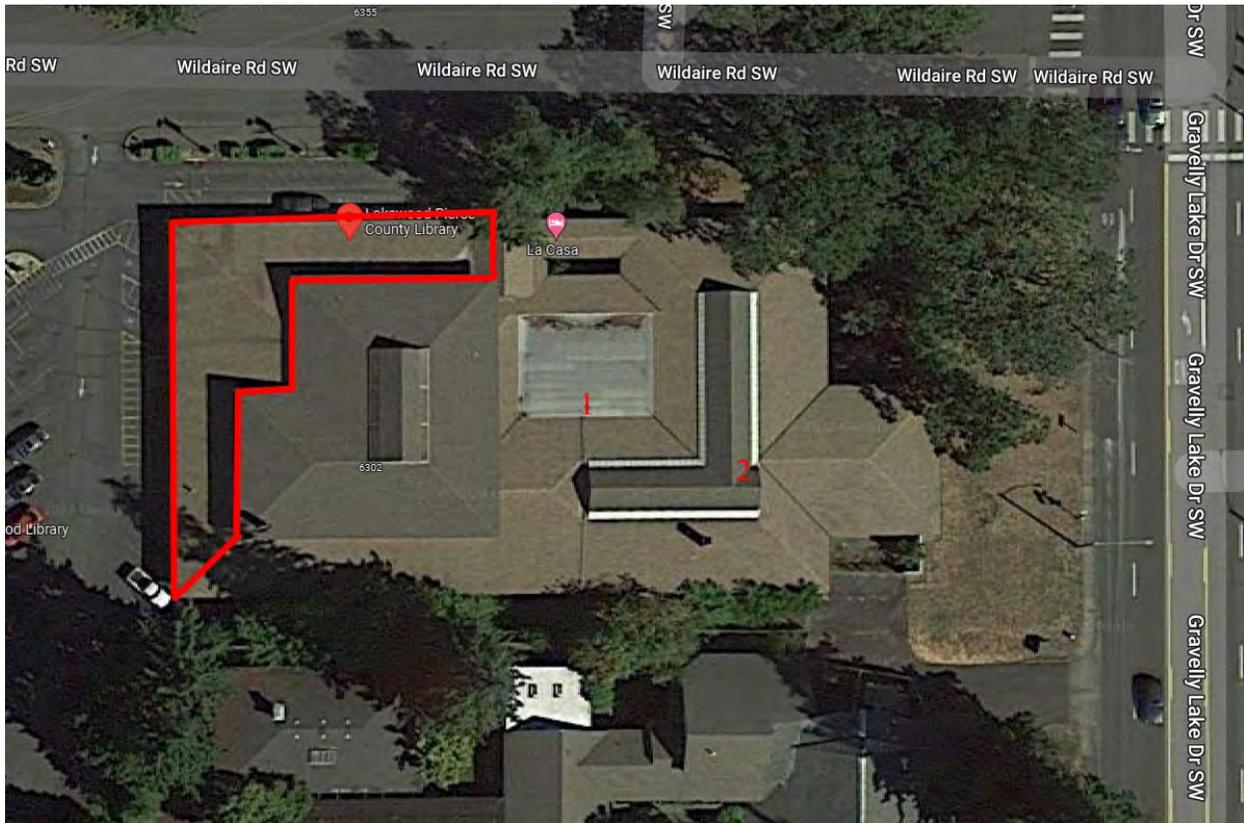
Pravat Sripranaratanakul, RRO, RRC, RWC
Senior Field Engineer
Wetherholt and Associates, Inc.



Alex Murphy, RRO
Field Engineer
Wetherholt and Associates, Inc.

Enclosures: photographs

Please note that this evaluation is provided at the request of Kristina Cintron, Pierce County Library System. No liability, warranty of merchantability, or guarantee of roofing, waterproofing, or building envelope service life is accepted or implied. Wetherholt and Associates, Inc., is a neutral roofing, waterproofing, and building envelope consulting firm specializing in resolving building envelope and moisture related issues.



The area highlighted above are the north and west lower roof areas. The locations noted as 1 and 2 are the areas of water entry noted.



Photograph 1: Overview of the north elevation of the Lakewood Library.



Photograph 2: Overview of the area where test openings 1-3 were made by Wayne's Roofing personnel.



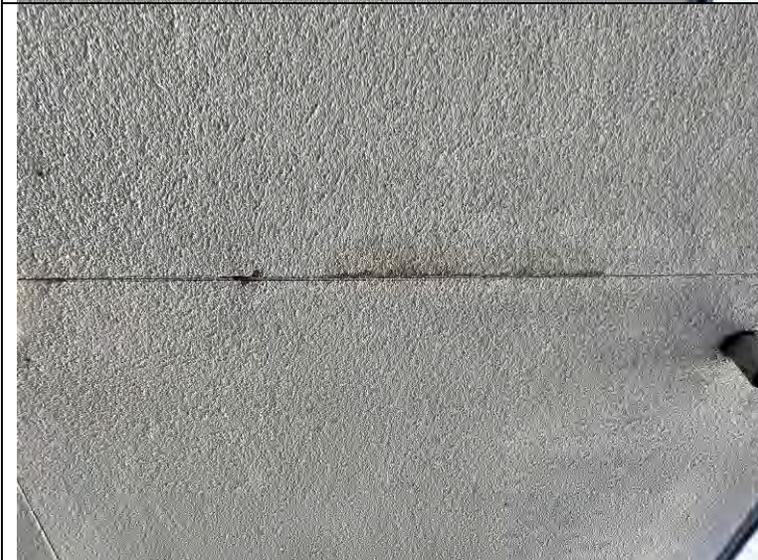
Photograph 3: Overview of the area where test opening 4 was made by Wayne's Roofing personnel.



Photograph 4: Water staining at the soffit under the area where test openings were made.



Photograph 5: Water staining at a light fixture in the soffit under the area where test openings were made.



Photograph 6: Water staining at the soffit under the area where test openings were made.



Photograph 7: Water staining at the soffit under the area where test openings were made.



Photograph 8: Test opening #1 was situated under the overhang from the upper roof. The plywood at this location appears light in color and solid.

The underlayment was in good condition.



Photograph 9: Overview of test opening location #2.

The plywood at this location which was exposed is deteriorated and black in color.

The underlayment was deteriorated.



Photograph 10: Closer view of the area shown in Photograph 9.



Photograph 11: Overview of opening location #3.



Photograph 12: Closer view of the area shown in Photograph 11.

Note the plywood sheathing and cementitious wood fiber are deteriorated.



Photograph 13: Portion of the cementitious wood fiber substrate was removed to provide visual access to the structure below.

Note the cementitious wood fiber substrate board is deteriorated.



Photograph 14: Closer view of the cementitious wood fiber substrate board at the test opening.



Photograph 15: Asphaltic membrane with a polyethylene surfacing.

The asphaltic membrane was situated over the cementitious wood fiber substrate board.



Photograph 16: Alternate view of test opening #3.



Photograph 17: Overview of test opening #4.



Photograph 18: Cementitious wood fiber substrate board removed at test opening #4.

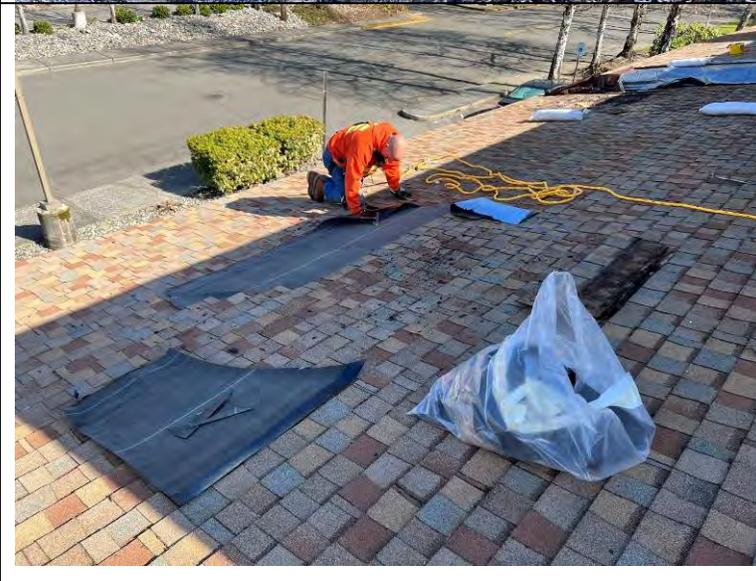
Similar to test opening #3 the cementitious binder has washed away and only the wood fibers remained.



Photograph 19: Closer view of test opening #4 showing the deteriorated cementitious wood fiber substrate board.



Photograph 20: Alternate view of the area shown in Photograph 19.



Photograph 21: Temporary roof repairs were made with self-adhered membrane integrated into the shingles in a water shedding manner.

In locations where the plywood sheathing and cementitious wood fiber substrate board were deteriorated and could not support weight new plywood was placed over the opening prior to placing the patch.

Where previously installed the tarp was repositioned.



Photograph 22: Looking laterally across the Tamko architectural laminate shingles.



Photograph 23: Closer view of the Tamko architectural laminate shingles.



Photograph 24: Tamko label on the backside of one of the removed shingles.



Photograph 25: Slight curling or cupping of the Tamko shingles was observed in various areas of the roof.



Photograph 26: Looking east along the rising window wall at the north sloping roof area.



Photograph 27: Windows at the upslope edge of the north sloping roof area.
The windows sit less than 5-inches above the surface of the roof.



Photograph 28: Windows shown in Photograph 27 as seen from the interior.



Photograph 29: Closer view of the base of the windows shown in Photograph 27.



Photograph 30: Closer view of the bottom of the windows shown in Photograph 27 as seen from the interior.



Photograph 31: Typical marblecrete clad rising wall above the lower roof.

The marblecrete comes down to the surface of the roof and transitions to the roofing with sheet metal flashing.



Photograph 32: Roof to wall transition along a rake wall.

The apparent different color in the marblecrete indicates that the marblecrete was reworked. The flashing height at this location differs from areas where the marblecrete was not reworked.



Photograph 33: Closer view of the headwall flashing.



Photograph 34: Typical pipe penetration flashed with a lead penetration flashing.



Photograph 35: Cracked marblecrete at a rising wall corner transition.



Photograph 36: Closer view of the damage shown in Photograph 35.



Photograph 37: Closer view of the area shown in Photograph 35.

Damage is likely due to age, settling, and differential movement.



Photograph 38: Sheet metal cover over an area dividing wall.

This is situated at the transition between the original building and the 1974 expansion.



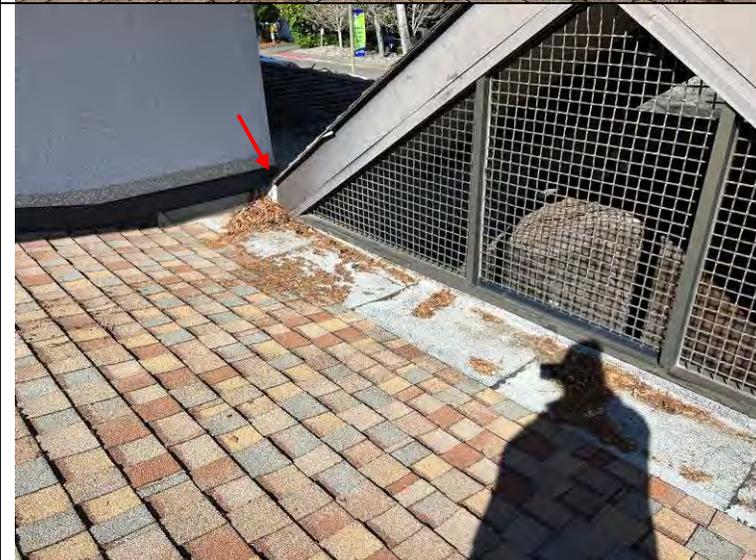
Photograph 39: Closer view of the sheet metal cover shown in Photograph 38.



Photograph 40: Overview of the south sloping roof and trees within close proximity of the roof.



Photograph 41: Low roof to high roof transition at the translucent skylight panels.



Photograph 42: Dead valley with mineral surfaced capsheet in the valley.

Water drains through the channel indicated by the arrow.

Note the valley lacks slope to drain and leaves are collecting in the dead valley.



Photograph 43: Steep slope to low slope roof transition.

The leading edge of the shingle roof is terminated with sheet metal flashing.



Photograph 44: Opening in the roof at the north central side of the roof.

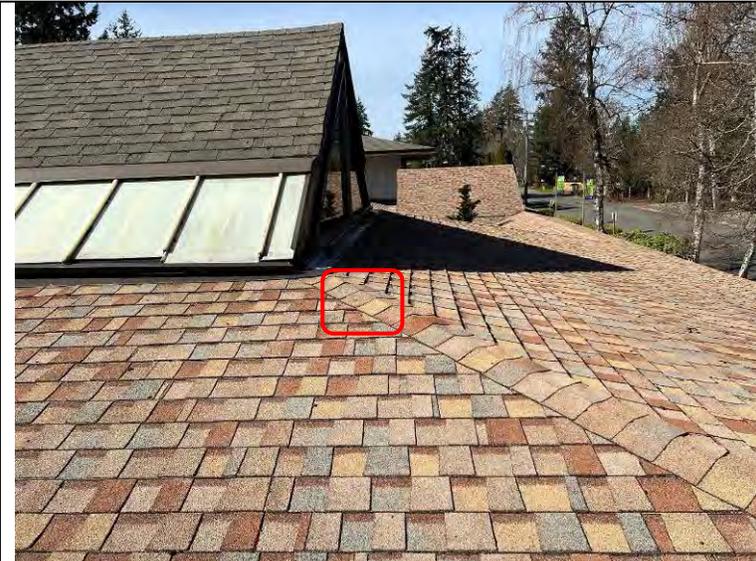
The roof slopes to the draining edge and exterior hung gutter.



Photograph 45: Roof to clerestory transition.

Sheet metal flashing appears to be integrated under the clerestory windows.

Note the clerestory windows sit at the same level as the roof.



Photograph 46: Hip condition, roofed with hip shingles.

Note the backed-out nails (highlighted).



Photograph 47: Closer view of the backed-out nails.

Note Wayne's Roofing personnel drove the nails in and applied roof cement over the nail heads as a temporary measure.



Photograph 48: Closer-up view of the backed-out nails.



Photograph 49: Typical valley at the lower roofs configured with a sheet metal valley flashing.



Photograph 50: Closer view of the sheet metal valley flashing.



Photograph 51: Overview of a leak location temporarily sealed by Wayne's Roofing.



Photograph 52: Closer view of the area shown in Photograph 51.

Roof cement appears to have been applied in response to the previous water entry.



Photograph 53: Sealant at this location is older and was likely applied in response to previous water entry.



Photograph 54: Area below the area circled in Photograph 51.

Arrows indicate apparent water staining on the ceiling.



Photograph 55: Typical drainage detail with external hung gutter.



Photograph 56: Ridge to hip transition.



Photograph 57: Chimney penetration flashed with sheet metal flashing.



Photograph 58: Closer view of the chimney penetration shown in Photograph 57.



Photograph 59: Trees in close proximity to the roof along the south side of the roof.



Photograph 60: Trees in close proximity to the roof along the south side of the roof.



Photograph 61: At the south sloping roofs, the mineral granules are eroding from the surface of the shingles.



Photograph 62: Closer view of the surface of the shingles.



Photograph 63: Alternate view of an area with displaced mineral granules.



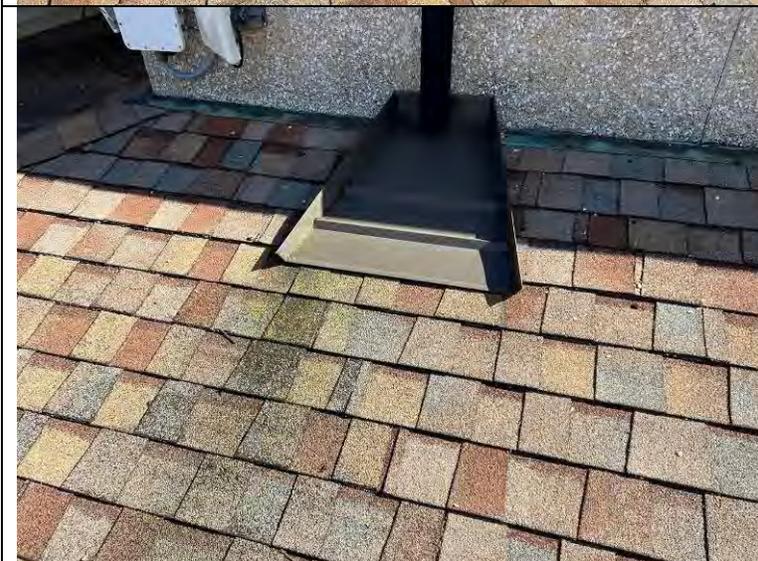
Photograph 64: Cracked shingles at the south sloping roof. (Arrows)



Photograph 65: Boiler vent penetration.

The PVC penetration is flashed with a b-vent, with a storm collar above the flashing.

The storm collar is rusty.



Photograph 66: Splash pad beneath the downspout from the upper roof.



Photograph 67: Equipment mounted to the exterior wall through the marblecrete.

The fastener penetrations are not sealed.



Photograph 68: Damaged gutter (arrow) at the west side of the roof.



Photograph 69: Gutter downspout.



Photograph 70: Overview of the east end of the north elevation.

This area appears to be the 1974 addition.



Photograph 71: Area to the left of the red line appears to be the 1974 addition.



Photograph 72: Overview of the repairs at the test openings.



Photograph 73: Overview of the low slope roof.



Photograph 74: Typical cast iron roof drain and adjacent contractor style overflow (arrow).

Contractor style overflows consist of a pipe stubbed above the roof flashed into the roof with a lead flashing.

Organic debris is collecting on the surface of the roof.



Photograph 75: Closer view of a cast iron roof drain and contractor style overflow (arrow).



Photograph 76: Closer view of the contractor style overflow.



Photograph 77: Roof cement patch over an apparent location of damage.



Photograph 78: Closer view of the roof cement patch circled in Photograph 77.

Note the repair was performed by Wayne's Roofing in response to previous water entry.



Photograph 79: Approximate area beneath the roof cement patch shown in Photographs 77 and 78.



Photograph 80: Closer view of stained ceiling tiles shown in Photograph 79.



Photograph 81: Closer view of the stained ceiling in the general area shown in Photograph 79.



Photograph 82: Steep slope to low slope roof transition.



Photograph 83: Closer view of the steep slope to low slope transition.



Photograph 84: Overview of the upper roof.



Photograph 85: Typical closed cut valley at the upper roof.



Photograph 86: Roof to skylight transition.



Photograph 87: Roof to clerestory transition.

Note the fluid applied flashing at the base of the window. It is likely the fluid applied flashing was applied in response to water entry.



Photograph 88: Overview of the skylights at the upper roof.

Note the lichen growth on the surface of the skylight lenses.



Photograph 89: Moss growth along the perimeter of the shingles.



Photograph 90: Alternate view of the moss growth at the upper roof.



Photograph 91: Looking laterally across the skylight.

The skylight lens is discolored and has lichen growing on it.



Photograph 92: Chimney penetration at the upper roof.



Photograph 93: Closer view of the sheet metal chimney flashing.



Photograph 94: Typical pipe penetration flashed with a lead.



Photograph 95: Typical roof vent stripped into the shingle roof.



Photograph 96: Closer view of the roof vent shown in Photograph 95.



Photograph 97: Pipe penetration flashed with a lead flashing.

Note the lead flashing does not extend to the top of the penetration and is typically sealed with sealant.



Photograph 98: Draining edge and gutter at the upper roof.



Photograph 99: Closer view of the gutter and draining edge shown in Photograph 98.



Photograph 100: Downspout and splash pad.

Repair to the marbled concrete can be seen in the background of the photo. The darker colored marbled concrete is the newer patched areas.



Photograph 101: Eave edge without a gutter.



Photograph 102: Soffit above the low roof.

Arrow indicates a hole in the soffit.



Photograph 103: Closer view of the hole indicated by the arrow in Photograph 102.

Holes in the soffit should be covered to prevent rodent or insects from entering into the building.



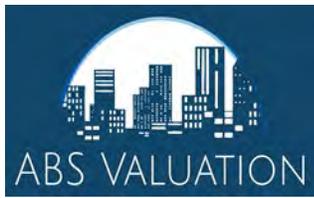
Photograph 104: Damaged shingle at the eave edge.



Photograph 105: Arrow indicates an apparent nail backing out and lifting the overlying shingle.



Comparable Sales and Analysis Sheets

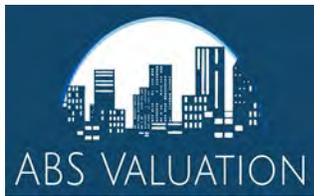


LAND SALE NO. 1



Property Name	2115-2205 116th St S - Lot 3
Property Use	Commercial Land
Address	2115-2205 116th St S
City	Tacoma
State	Washington
Tax Parcel No.	031907-5012
Seller	Simon Johnson LLC
Buyer	Wani LLC
Date of Sale	12-22-2021
Conveyance Document Type	Statutory Warranty Deed
Recording Number	4587709
Confirmation With	Public Records, Broker Flyer; attempts to contact parties involved were unresponsive
Confirmation By	Lucas McLeod
Confirmation Date	06-07-2022
Sale Price	\$1,270,000
Adjustments \$	\$0
Adjusted Sale Price	\$1,270,000
Site Size	71,874 SF 1.65000 acres
Per Unit Price	\$17.67 per SF, \$769,697 per acre, per F.F.
Zoning Code	CE
Site Description	
Property Remarks	This is the December 2021 sale of a 1.65-acre vacant and unimproved lot off of 116 th St S in Tacoma. The site has level topography, utility access, and is zoned for Community Employment (CE). The property was an investment sale for \$1,270,000, or approximately \$17.64/square-foot.

Comp ID No. 10993915

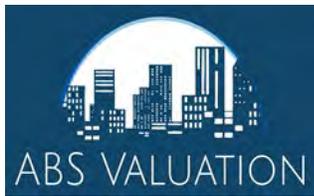


LAND SALE NO. 2



Property Name	3515 82nd St S
Property Use	Commercial Land
Address	3515 82nd St S
City	Lakewood
State	Washington
Tax Parcel No.	032031-2111
Seller	Hank Bardon
Buyer	LBA Realty
Date of Sale	12-21-2021
Conveyance Document Type	Bargain and Sale Deed
Recording Number	4587573
Confirmation With	Public Records, Broker Flyer; attempts to contact parties involved were unresponsive
Confirmation By	Lucas McLeod
Confirmation Date	06-07-2022
Sale Price	\$2,000,000
Adjustments \$	\$0
Adjusted Sale Price	\$2,000,000
Site Size	99,317 SF 2.28000 acres
Per Unit Price	\$20.14 per SF, \$877,193 per acre, per F.F.
Zoning Code	C-2
Site Description	
Property Remarks	This is the December 2021 sale of a 2.28-acre vacant and unimproved lot at the corner of 82nd St S and South Tacoma Way in Lakewood. The site has level topography, utility access, and is zoned Commercial Two (C-2). The property was an investment sale for \$2,000,000, or approximately \$20.13/square-foot.

Comp ID No. 10993916



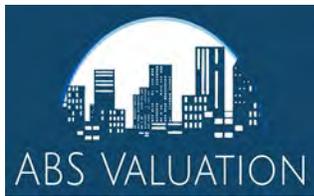
LAND SALE NO. 3



Property Name	2505 Grandview Dr W
Property Use	Commercial Land
Address	2505 Grandview Dr W
City	University Place
State	Washington
Tax Parcel No.	400238-0020; -0011
Seller	Joseph Mayer
Buyer	SHAG – Tukwila Village Senior Living
Date of Sale	11-19-2021
Conveyance Document Type	Statutory Warranty Deed
Recording Number	4584510
Confirmation With	Debbie (Jemstone LLC), Seller
Confirmation By	Darin Shedd
Confirmation Date	12/20/2021
Sale Price	\$2,250,000
Adjustments \$	\$0
Adjusted Sale Price	\$2,250,000
Site Size	80,805 SF 1.86 acres
Per Unit Price	\$27.85 per SF, \$1,209,677 per acre
Topography	Level
Access	Grandview Dr W
Zoning Code	MU-U75/45
Site Description	
Property Remarks	

This is the November purchase of a 1.86-acre two-parcel assemblage by SHAG Senior Housing Development. The site is located on the east side of Grandview Dr. W north of 27th St. W in an area with other multifamily housing developments. The site is generally level. Zoning is MU-U45 on the northerly parcel and MU-U75 on the smaller southerly parcel. The site is proposed for a 5-story 142-unit project.

Comp ID No. 10993330



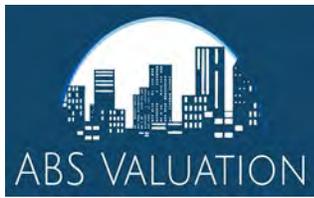
LAND SALE NO. 4



Property Name	Starlite Retail Pad
Property Use	Commercial Land
Address	8327 S Tacoma Way
City	Lakewood
State	Washington
Tax Parcel No.	032031-2110
Seller	Lakewood Industrial Owner, LLC
Buyer	Star, LLC
Date of Sale	10-18-2021
Conveyance Document Type	Bargain and Sale Deed
Recording Number	4581012
Confirmation With	Tom O'Brien, Broker
Confirmation By	Lucas McLeod
Confirmation Date	06-10-2022
Sale Price	\$1,400,000
Adjustments \$	\$0
Adjusted Sale Price	\$1,400,000
Site Size	47,480 SF 1.09000 acres
Per Unit Price	\$29.49 per SF, \$1,284,404 per acre, per F.F.
Zoning Code	C-2
Site Description	
Property Remarks	

This is the October 2021 sale of a 1.09-acre vacant and finished lot at the corner of S 84th St and South Tacoma Way in Lakewood. The lot previously had use as a swap meet and drive-in movie theater before being developed into the Star-Lite Distribution Center. This parcel was excess land resulting from that development and was off-loaded. The buyer plans to construct and operate a gas station, car wash, and convenience store on this parcel. The property is zoned Commercial Two (C-2), and sold for \$1,400,000, or approximately \$29.49/square-foot.

Comp ID No. 10993917

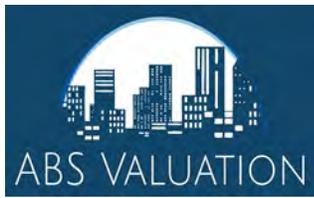


LAND SALE NO. 5



Property Name	11417-11435 Pacific Highway SW
Property Use	Commercial Land
Address	11417-11435 Pacific Highway SW
City	Lakewood
State	Washington
Tax Parcel No.	021912-2172
Seller	2014 Lobo Holdings LLC
Buyer	Emerald City Enhanced Services LLC
Date of Sale	01-19-2021
Conveyance Document Type	Excise Tax Affidavit
Recording Number	4553142
Confirmation With	Claudia Johnson, Owner
Confirmation By	Lucas McLeod
Confirmation Date	06-14-2022
Sale Price	\$880,000
Adjustments \$	\$0
Adjusted Sale Price	\$880,000
Site Size	44,431 SF 1.02000 acres
Per Unit Price	\$19.81 per SF, \$862,745 per acre, per F.F.
Zoning Code	TOC
Site Description	
Property Remarks	This is the January 2021 sale of 1.02 acres of vacant and unimproved land off of Pacific Highway SW in Lakewood. The site has level topography, utility access, and is zoned Transit-Oriented Commercial (TOC). The property was an investment sale for \$800,000, or approximately \$19.81/square-foot. The new owner of this property plans to develop a behavioral health care facility on the premises.

Comp ID No. 10993918



IMPROVED COMPARABLE NO. 1



Property Identification

Property ID #	10993919
Property Type	Office Building
Property Name	10116 36th Avenue Ct SW
Address	10116 36th Avenue Ct SW
City, State Zip	Lakewood, Washington 98499
County	Pierce
Tax ID	683100-0030; -0040; -0050

Sale Data

Seller	Royal Punjab Investment 2 LLC
Buyer	888 Investment, LLC
Sale Date	03-11-2022
Recording Date	03-07-2022
Sale Price	\$3,200,000
Analysis Price	\$3,200,000
Deed Type	Excise Document
Recording No.	202007280370
Verification By	Lucas McLeod
Verification With	Carrie Topacio, Broker
Verification Date	06-07-2022

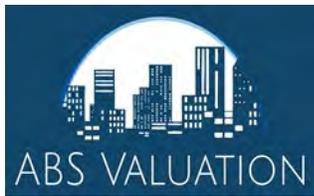
Sale Remarks

Land Data

Land Size	1.40060 acres or 61,010 SF
Zoning Code	C-2

General Physical Data

Gross Building Area	31,940
Floor Area Ratio	0.52
Land to Building Ratio	1.91



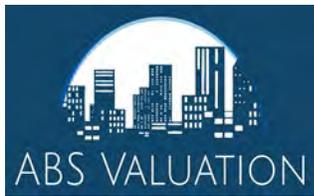
Stories 3
Parking Ratio GBA NRA

Indicators
Sale Price/SF GBA \$100.19

Property Remarks

This is the March 2022 sale of a 61,010-square-foot site improved with a 31,940-square-foot 1986-era masonry frame 3-story masonry class B office building for \$3,500,000. The site is located near I-5, at the intersection of South Tacoma Way and 100th St SW and is zoned Commercial Two (C2). The building is a multi-tenant structure with three above grade levels containing 23,848 square-feet and an 8,092 square-foot finished basement.

Comp ID No. 10993919



IMPROVED COMPARABLE NO. 2



Property Identification

Property ID #	10993920
Property Type	Office Building
Property Name	People's Plaza
Address	9315 Gravelly Lake Drive SW
City, State Zip	Lakewood, Washington 98499
County	Pierce
Tax ID	022035-3041; -3007; -3031

Sale Data

Seller	Stone Wallingford Holdings LLC
Buyer	Redeem Ministries
Sale Date	11-04-2021
Recording Date	11-03-2021
Sale Price	\$1,500,000
Analysis Price	\$1,500,000
Deed Type	Statutory Warranty Deed
Recording No.	4583024
Verification By	Lucas McLeod
Verification With	Public Records, Broker Flyer; attempts to contact parties involved were unresponsive
Verification Date	05-31-2022

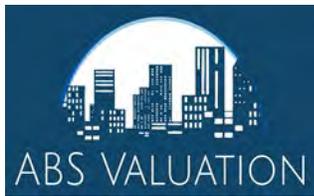
Sale Remarks

Land Data

Land Size	1.10000 acres or 47,916 SF
Zoning Code	CBD

General Physical Data

Gross Building Area	21,626
Floor Area Ratio	0.45



Land to Building Ratio	2.22
Year Built	1965
Parking Ratio	GBA NRA

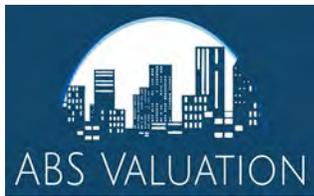
Indicators

Sale Price/SF GBA	\$69.36
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Property Remarks

is the November 2021 sale of a 47,916-square-foot site improved with a 1965-era 21,626-square-foot two story office building for \$1,500,000. The office complex is known as People's Plaza. The site is located at the intersection of Gravelly Lake Drive SW and Bridgeport Way SW in the City's CBD-zoned Town Center area. The building is masonry construction without elevators. There is a 9,780 square-foot main level and a 7,890 square-foot second level. The building also has a 9,780 square-foot basement with 7,103 square-feet finished. The property was purchased for conversion for use as a church.

Comp ID No. 10993920



IMPROVED COMPARABLE NO. 3



Property Identification

Property ID #	10993353
Property Type	Office Building
Property Name	Westside Professional Building
Address	2121 70th Avenue W
City, State Zip	University Place, Washington 98466
County	Pierce
Tax ID	646500-0068

Sale Data

Seller	Carroll Properties UP LLC
Buyer	Westside Professional Partnership
Sale Date	08-13-2021
Recording Date	08-13-2021
Sale Price	\$1,917,000
Analysis Price	\$1,917,000
Deed Type	Statutory Warranty Deed
Recording No.	4574186
Verification With	Ben Norbe, Listing Agent
Verified By	Lucas McLeod
Verification Date	01-31-2022

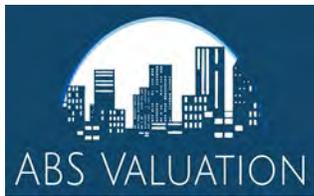
Sale Remarks

Land Data

Land Size	0.76807 acres or 33,457 SF
Zoning Code	MU-C 110

General Physical Data

Gross Building Area	10,434
Floor Area Ratio	0.31
Land to Building Ratio	3.21



Year Built	1987
Parking Ratio	GBA NRA
Construction Quality	Average

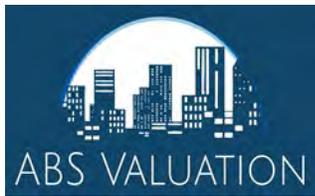
Indicators

Sale Price/SF GBA	\$183.73
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Property Remarks

This is the August 2021 sale of a 33,457-square-foot site improved with a 10,434-square-foot 1987-era two-story with elevator office building for \$1,917,000. The site is located along the west side of 70th Avenue W, south of 19th Street and north of 27th Street W. The site is zoned MU-C 110 which allows for mixed-use commercial at a height of 110 feet. The wood frame building has a terracotta tile roof and a heat pump system. The building is demised into four unit spaces but is leased as a single tenant space to an insurance company (Leavit Group). The property has a paved surface parking lot. The property sold at a reported capitalization rate of 7.15%.

Comp ID No. 10993353



IMPROVED COMPARABLE NO. 4



Property Identification

Property ID #	10993921
Property Type	Restaurant
Property Name	Former Black Angus Steakhouse Site
Address	9905 Bridgeport Way SW
City, State Zip	Lakewood, Washington 98499
County	Pierce
Tax ID	519500-0026

Sale Data

Seller	Ernst Trust California LLC
Buyer	M&T Investments LV LLC
Sale Date	08-03-2021
Recording Date	11-03-2021
Sale Price	\$1,450,000
Analysis Price	\$1,450,000
Deed Type	Statutory Warranty Deed
Recording No.	4573170
Verification With	Rachel Corp, Broker
Verified By	Lucas McLeod
Verification Date	06-07-2022

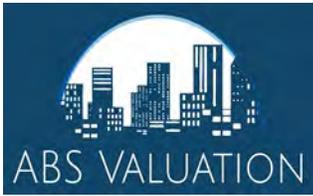
Sale Remarks

Land Data

Land Size	1.14555 acres or 49,900 SF
Zoning Code	CBD

General Physical Data

Gross Building Area	9,496
Floor Area Ratio	0.19
Land to Building Ratio	5.25



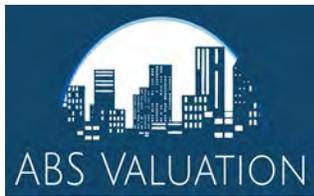
Year Built	1975
Parking Ratio	GBA NRA

<u>Indicators</u>	
Sale Price/SF GBA	\$152.70

Comp ID No. 10993921

Property Remarks

This is the August 2021 sale of a single-story, 9,496-square-foot wood frame restaurant building on a 49,900 square-foot site for \$1,450,000. It is located along Bridgeport Way SW, near the Lakewood Towne Center. The building was built in 1975 and is in average condition, having previously been used as a Black Angus Steakhouse. The building is of wood frame construction with a brick and wood shingled exterior. The property is zoned CBD (Central Business District), like the subject. The buyer is currently renovating the building for conversion to a Cajun seafood restaurant.



IMPROVED COMPARABLE NO. 5



Property Identification

Property ID #	10993355
Property Type	Office Building
Property Name	8801 South Tacoma Way
Address	8801 South Tacoma Way
City, State Zip	Lakewood, Washington 98499
County	Pierce
Tax ID	032031-3113

Sale Data

Seller	Heritage Bank
Buyer	Khang Properties, LLC
Sale Date	05-28-2021
Recording Date	05-27-2021
Sale Price	\$1,490,000
Analysis Price	\$1,490,000
Deed Type	Bargain and Sale Deed
Recording No.	4565978
Verification With	Sabrina Brydson, Keller Williams
Verified By	Lucas McLeod
Verification Date	02-02-2022

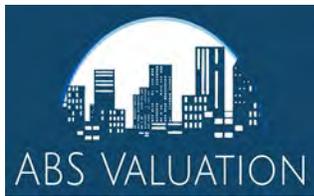
Sale Remarks

Land Data

Land Size	0.73000 acres or 31,799 SF
Zoning Code	C2

General Physical Data

Gross Building Area	10,660
Floor Area Ratio	0.34
Land to Building Ratio	2.98



Year Built 1970
Parking Ratio GBA NRA

Indicators

Sale Price/SF GBA \$139.77

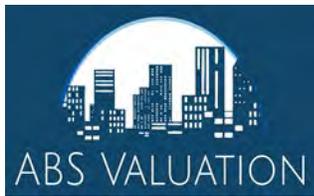
Property Remarks

This is the May 2021 sale of a 10,660-square-foot masonry two-story with basement office building on a 31,799-square-foot site for \$1,490,000. The site is located along the south side of 88th Street S and the east side of South Tacoma Way, just north of the Steilacoom Boulevard/South Tacoma Way intersection. The site is zoned C-2 by the city of Lakewood. The building has a 6,284-square-foot main floor and a 4,376-square-foot basement. The property was operated as a Heritage Bank and has a 2-car drive through. Buyer's use is unknown. The basement is largely unfinished. There is an elevator inside the building.

Comp ID No. 10993355



Qualifications



Qualifications of Darin A. Shedd, MAI

Principal ABS Valuation

Appraisal Experience

Principal of *ABS Valuation*. Engaged in the real estate field since 1987. Obtained MAI designation in 2000. Appraisal experience includes a wide variety of complex appraisal assignments. Besides standard commercial including office, retail, and industrial warehouse real estate, Mr. Shedd's practice includes numerous specialties including multi-parcel right-of-way projects, eminent domain acquisitions, railroads, local improvement districts (LID's), master planned community developments, contaminated properties, RV parks, docks and marinas, wetlands and sensitive area properties, gravel pits and rock quarries, transfer of density credits, communication towers, and all types of corridor right-of-ways. Real estate experience also includes employment with a civil engineering and surveying firm and an associate with a real estate law firm.

Education

MAI, Appraisal Institute (2000)

J.D., University of Puget Sound School of Law (1991)

B.A., University of Washington (1987)

Organizations

MAI: Appraisal Institute

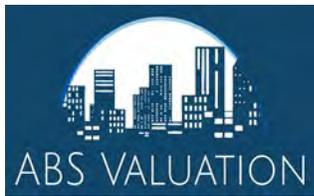
Member: International Right-of-Way Association

Board Member: Datappraise (2015-2018)

Representative Client List

Government

Bonneville Power Administration	City of Tukwila
City of Bellingham	City of University Place
City of Bellevue	General Services Administration
City of Bonney Lake	Internal Revenue Service
City of Bothell	King County Department of Natural Resources
City of Des Moines	King County Facilities Management
City of Edgewood	Mason County Public Works
City of Federal Way	Pierce County Facilities Management
City of Fife	Pierce County Parks and Recreation
City of Fircrest	Pierce County Public Works
City of Kent	Port of Seattle
City of Kirkland	Port of Olympia
City of Lacey	Bethel School District
City of Lakewood	Renton School District
City of Olympia	Seattle Public School District
City of Orting	Sumner School District
City of Mercer Island	Snohomish County Public Works
City of Puyallup	Sound Transit
City of Redmond Parks	State Department of Natural Resources
City of Renton	State Department of Transportation
City of Seattle Parks	Tacoma Public Utilities
City of Sumner	City of Tacoma



DARIN A. SHEDD, MAI (cont.)

Financial

Timberland Bank
U.S. Bancorp
Union Bank
Central Pacific Bank
East West Bank
Sunwest Bank

Attorneys-at-Law

Burgess Fitzer
Cairncross & Hemplemann
City of Fife (City Attorney's Office)
City of Kent (City Attorney's Office)
City of Puyallup (City Attorney's Office)
City of Tacoma (City Attorney's Office)
City of Sumner (City Attorney's Office)
Demco Law
Dave Smith Law
Eisenhower Carlson PLLC
Foster & Pepper, LLC
Frey & Busby
Gordon Thomas Honeywell
Hanson, Baker & Ludlow
Jameson, Babbit, Stiles & Lombard
K & L Gates
King County Prosecutor's Office

Private Sector List

Archer Daniels Midland (ADM)
Alderbrook Resort
Aoki Corporation
Bellevue Nissan
Catholic Housing Services
Campbell Properties
Fancywood International
Forterra
Gull Industries
Hall Equities Group
Indian Summer Partnership
Kellis Realty
Linwood Homes
Lone Star Cement
MAS Resources
MC Construction
Newland Communities
Nintendo of America
PACCAR

Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Thurston, Snohomish, Lewis, Kitsap, Mason, Jefferson, Whatcom, and Skagit Counties.

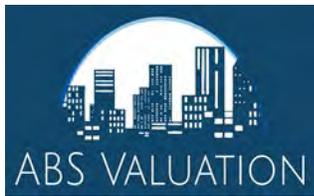
Engineers

CH2MHill
Contract Land Staff
ESM, Inc.
Gray & Osborne
HDL
HDR/Pharos Corporation

Kato & Warren
KPG
Parametrix
Pertee Engineering

Mary J. Urback, PLLC
Marten & Brown
McKinley Irvin
Miller Nash Graham & Dunn
Mosler Schermer Wallstrom et al
Perkins Coie Brown & Bain
Pierce County Prosecutor's Office
Rodgers, Deutsch & Turner
Scheer & Zehnder
Schwabe Williamson & Wyatt
Smith Alling PS
United States Attorney General
VSI Law Group
Washington State Attorney General
Watson & Gallagher

Patriots Landing
Petrich Marine Dock
Puget Sound Energy
Rabanco Company
Saint Martins Abbey
Seattle Art Museum
SeaVan Investments
Sovran, Inc.
Stewart Title Co.
Sumitomo Forestry America
Travelers Insurance
TRI Medical
Vicwood Development
Weyerhaeuser
Williamson & Deposit
Woosley Properties



DARIN A. SHEDD, MAI (cont.)

Court Cases with Deposition and/or Trial Testimony

State v. Tacoma Screw Products, Inc.	Pierce County Cause No. 02 2 06316 6
Carney v. Nickerson	King County Cause No. 01 2 34527 3SEA
Cullen v. City of Tukwila (Trial)	King County Cause No. 01 2 09152 2KNT
State v. Croppi	King County Cause No. 02 2 31376 1KNT
State v. Gorney	King County Cause No. 03-2-00239-9KNT
Pierce County v. Austin Olson Holberg Self-Storage	Pierce County Cause No. 05-2-05290-8
City of Federal Way v. David Rhodes et. al	King County Cause No. 06-2-01388-3KNT
Humphreys Industries v. Clay Street Assoc. (Trial)	King County Cause No. 05-2_20201-7SEA
Harmon v. State of Washington	Pierce County Cause No. 06-2-12918-6
Wombax Homes v. Big Sky Estates	Pierce County Cause No. 06-2-085669
Skillen v. State of Washington	Pierce County Cause No. 06-2-11639-4
State v. McEvoy Brothers Petroleum	Whatcom County Cause No. 07-2-02141-4
In re: Dexter Dist. Corp. et. al (Trial)	US District Court Arizona, Cause No. 2-03-bk-03546-RJH
Sound Transit v. Evans	Pierce County Cause No. 08-2-14854-3
Sound Transit v. Holgate Properties (Trial)	Pierce County Cause No. 09-2-07396-7
Sound Transit v. Anderson/Kellis	Pierce County Cause No. 08-2-14853-4
State v. Booth	Pierce County Cause No. 09-2-06774-6
Crawford v. WSDOT (Trial)	King County Cause No. 09-2-14400-1 SEA
Sound Transit v. Tacoma Self Storage (Trial)	Pierce County Cause No. 10-2-10030-5
Port of Seattle v. Williams (Trial)	King County Cause No. 09-2-41290-1 KNT
Sound Transit v. Tacoma Rescue Mission (Trial)	Pierce County Cause No. 10-2-09856-4
State of Washington v. Stoskopf	Thurston County Cause No. 10-2-00616-5
Sound Transit v. Elephant Car Wash	Pierce County Cause No. 11-2-14280-4
Fairweather Basin (Fisher, et. al) v. WSDOT (Trial)	King County Cause No. 11-2-21568-7SEA
James Dissolution (Trial)	King County Cause No. 12-3-00824-1SEA
Watson Dissolution (Trial)	Pierce County Cause No. 10-3-04576-6
State of Washington v. Albert	Pierce County Cause No. 13-2-05447-2
Wilson v. Mt. Solo Landfill (Trial)	Cowlitz County Cause No. 12-2-01292-1
Corliss v. Corliss	Pierce County Cause No. 12-3-01672-0
Kitsap County v. Creekside II LLC	Kitsap County Cause No. 14-2-01611-7
Newcomer v. McApex, LLC	Pierce County Cause No. 14-2-05136-6
King County v. Fantello	Pierce County Cause No. 14-2-11385-0
Federal Way v. Yi, Roe, et. al (Trial)	King County Cause No. 15-2-21640-6 KNT
Nyssen Maule v. Buffelen Pipe & Creosote-et al	Pierce County Cause No. 14-2-15266-9
Wattles Co. v. Excide Technologies, Inc.	Pierce County Cause No. 13-2-07695-6
Sound Transit v. Time in Space (Freighthouse Square)	Pierce County Cause No. 15-2-08221-9
Union Bank v. Edwards/Bechtholt	Pierce County Cause No. 13-2-10620-1
Sound Transit v. Marino (Surrey Downs)	King County Cause No. 16-2-022359SEA
In re: Lively Hope Church (Trial)	U.S. District Court Tacoma Cause No. 17-42391-MJH
Sound Transit v. Vicki M. Diambri and S Properties (Trial)	King County Cause No. 19-2-14997-3
Pierce County v. Chang	Pierce County Cause No. 18-2-10197-8
Pierce County v. Miniken and Quicken Loans	Pierce County Cause No. 18-2-09932-9

State Certification Number - General: 27011-1100566 **Expiration:** 01/24/23

