



Valbridge
PROPERTY ADVISORS

Broadway LID Special Benefits Study

Broadway Street Improvement LID
S. 2nd Street to S. 9th Street
Tacoma, Washington



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MAR 21 2017
CITY OF TACOMA
PUBLIC WORKS DEPT.
ENGINEERING DIV.

FOR

City of Tacoma Public Works
Mr. Ralph Rodriguez
747 Market Street, Room 520
Tacoma, WA 98402

Valbridge Property Advisors |
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Valbridge Job No.: 14-0110

ORIGINAL

EXHIBIT 6



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January 20, 2017

Mr. Ralph Rodriguez
City of Tacoma Public Works
747 Market Street, Room 520
Tacoma, WA 98402

**RE: CITY OF TACOMA BROADWAY STREET IMPROVEMENT FINAL SPECIAL BENEFITS
STUDY (OUR FILE 14-0110)**

Dear Mr. Rodriguez:

In response to your request, we have completed a final special benefits study for the completed Broadway Street Improvement project. The project involved improvements to the northern downtown Tacoma streetscape and utility infrastructure in an area centered on Broadway Street, a main north/south arterial road. The subject LID area extends from S. 2nd Street at its north end, south to S. 9th Street. The southern LID area expands to include portions of St. Helens Avenue and Market Street, bounded to the west on Court D and to the east by Stadium Way S./Commerce Street.

This is a Restricted Use Appraisal Analysis, intended to comply with the reporting requirements of the Code of Ethics and Standards of Professional Appraisal Practice, which include Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute. The intended use is to allow the city to allocate the project cost to specially benefited project parcels based on concluded special benefits and individual property assessments set forth here-in. The depth of discussion contained in this report is specific to the needs of the client and for the intended use previously stated. Use of this report is limited to the client and the client is advised that the conclusions and analysis contained in this report may not be properly understood without additional information contained in the appraiser's work file. The appraiser is not responsible for unauthorized use of this report. Use of this report by a third party is not intended, including use by individual property owners within the proposed LID boundary. An individual property owner seeking to rely on or contest the conclusions contained in this report should seek the guidance of its own real estate professional(s).

The conclusions herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter, as well as the special assumptions and comments contained in the analysis section of this report.

Based on our investigation and analysis of all relevant data, it is our opinion the "before and after" property value totals and the special benefits accruing there from, as of August 1, 2011, the date of project completion, are:

"BEFORE" VALUE	\$159,155,072
"AFTER" VALUE	<u>\$167,019,052</u>
SPECIAL BENEFITS	\$7,863,980

An *LID Property Summary* is included in the report detailing the special benefits to each of the property owners, summary information about each of the properties, and LID assessments based on estimated final project costs.

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

Sincerely,

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD



Darin A. Shedd, MAI



Matthew C. Sloan, Senior Appraiser



Mary Hamel, Associate Appraiser

Enclosures

ASSUMPTIONS AND LIMITING CONDITIONS

This report was made after personal inspection of the property identified in this report. The conclusions in the report have been arrived at and are predicated upon the following conditions:

- a) No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- b) Unless otherwise noted, the property has been appraised as though free and clear of all liens, encumbrances, encroachments, and trespasses.
- c) All maps, areas, and other data furnished your appraiser have been assumed to be correct; however, no warranty is given for its accuracy. If any error or omissions are found to exist, the appraiser reserves the right to modify the conclusions. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- d) It is assumed there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- e) It is assumed all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- f) The appraiser has no interest, present or contemplated, in the subject properties or parties involved.
- g) Neither the employment to make the appraisal nor the compensation is contingent upon the amount of the valuation report.
- h) To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts have been withheld or overlooked.
- i) Possession of this report, a copy, or any part thereof, does not carry with it the right of publication, nor shall the report or any part thereof be conveyed to the public through advertising, public relations, news, sales, or other media valuation conclusions, identity of the appraiser, or firm, and any reference made to the Appraisal Institute or any professional designation.
- j) There shall be no obligation required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless satisfactory arrangements are made in advance.
- k) This appraisal has been made in accordance with rules of professional ethics of the Appraisal Institute.
- l) The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Allen Brackett Shedd. Neither Valbridge Property Advisors, Inc., nor any of its affiliates, has been engaged to provide this report. Valbridge Property Advisors, Inc., does not provide valuation services and has taken no part in the preparation of this report.
- m) No one other than the appraiser prepared the analysis, conclusions, and opinions concerning real estate that are set forth in the appraisal report.
- n) Statements or conclusion offered by the appraiser are based solely upon visual examination of exposed areas of the property. Areas of the structure and/or property, which are not exposed to the naked eye, cannot be inspected; and no conclusions, representations, or statements offered by the appraiser are intended to relate to areas not exposed to view. No obligation is assumed to discover hidden defects.

- o) Unless otherwise stated in this report, the existence of pollution and/or hazardous waste material, which may or may not be present on the property, was not observed by the appraiser. 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 or pollution may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- p) Statements, representations, or conclusions offered by the appraiser do not constitute an express or implied warranty of any kind.
- q) Neither appraiser nor Allen Brackett Shedd shall be liable for any direct, special, incidental, or consequential damages whatever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of its inspection of a property and/or structure.
- r) The *Americans with Disabilities Act* (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed 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 fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- s) With regard to prospective value opinions, future changes in market conditions necessitate an assumption that the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal or date of value.
- t) This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.

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SUBJECT PROPERTY PHOTOGRAPHS



Before Condition



Before Condition

SUBJECT PROPERTY PHOTOGRAPHS



Before Condition

SUBJECT PROPERTY PHOTOGRAPHS



Example of Broadway LID project improvements



Example of Broadway LID project improvements

SUBJECT PROPERTY PHOTOGRAPHS



Example of Broadway LID project improvements



Example of Broadway LID project improvements

SUBJECT PROPERTY PHOTOGRAPHS



Example of Broadway LID project improvements

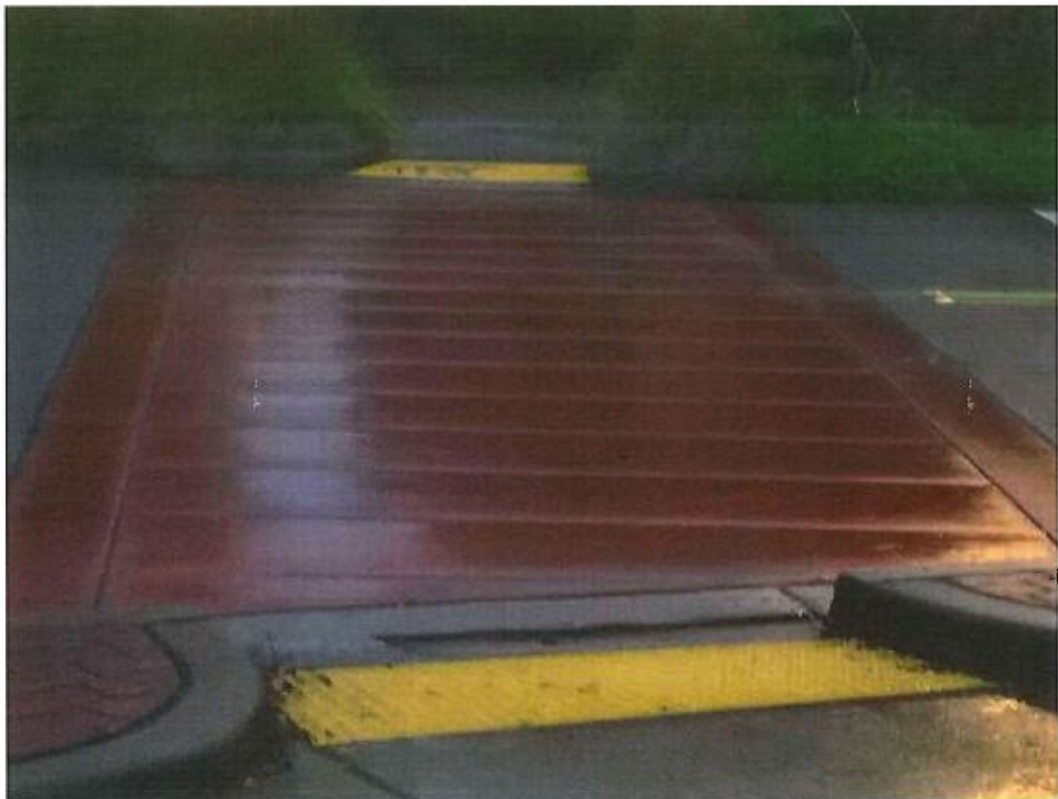


Example of Broadway LID project improvements

SUBJECT PROPERTY PHOTOGRAPHS



Example of Broadway LID project improvements



Example of Broadway LID project improvements

SUBJECT PROPERTY PHOTOGRAPHS



Example of Broadway LID project improvements



Example of Broadway LID project improvements



Subject LID Area



Special Benefits Study

Client

The client for this assignment is the City of Tacoma Public Works. This report is authorized for use by the City of Tacoma and its agents, representatives, and legal counsel.

Intended Use/Users

The intended use of this report is to allow the City to allocate the project cost to specially benefitted project parcels based on special benefits and individual property assessments set forth herein. The depth of discussion contained in this report is specific to the needs of the client and for the intended use previously stated. The appraiser is not responsible for unauthorized use of this report. Use of this report by a third party is not intended, including use by individual property owners within the LID boundary. An individual property owner seeking to rely on or contest the conclusions contained here-in should seek the guidance of its own real estate professional(s).

Description of the Project

The Broadway/St. Helens Street and utility improvements were completed as part of the larger Downtown Tacoma Street Scape Plan. Municipal infrastructure was reconstructed and enhanced from right-of-way line to right-of-way line, creating visually appealing areas that improved overall pedestrian, vehicle, and bike safety and accessibility, incorporated neighborhood characteristics already in place, supported current and future commercial development, and enhanced the ease in which City departments are able to maintain public infrastructures. The Broadway portion of street and utility improvement work commenced in October of 2008 and a project completion letter to the contractor was sent on August 1, 2011.

Before the streetscape improvement project was completed, the LID area had an aging municipal infrastructure with varying degrees of condition and quality. Overhead street lighting units were reaching their useful life, portions of the LID area did not have any pedestrian sidewalks in place, and those areas with cement sidewalks were aging and in need of repair due to cracked and broken concrete. Public amenities such as trash receptacles, benches, landscaping, marked cross walks, and bike racks were sporadically available, but many were in need of repair or replacement. At the time of the project's conception, the neighborhood was experiencing a significant increase in new residential development, with more in the planning stages, and the existing utility infrastructure, including the water mains, sewer, and storm system, were older and facing capacity issues. Some of the onsite water mains being utilized within the subject LID area had

been installed as far back as 1900. The LID streetscape design addressed replacement and/or improvement to all of the above areas of concern. Specific projects incorporated within the overall completed work included but were not limited to:

- Widening, repaving, and installation of pedestrian sidewalks; corner intersections built at grade to eliminate curb ramps and bring all corner intersections to full ADA standards.
- Repaving of streets with the addition of marked angled public parking.
- Replacement of painted marked cross walks at intersections with full brick and concrete inlaid walks designed for increased visibility and aesthetics.
- Improvement of pedestrian right-of-ways that included additional planting of trees and other landscaping, new tree grates, trash receptacles, ornamental street lighting, public benches, bus shelter pads, open space meeting areas, and bicycle storage racks.
- Undergrounding of public power utilities and upgrading and extensions of existing water, sewer, and storm systems.
- Coordinating utility and infrastructure installation to provide a "pad-ready" construction site to each undeveloped/underdevelopment parcels, helping to eliminate the need for open cuts into public right-of-ways during future development projects.
- New signage that includes direction/information sidewalk marques, pole street banners, and additional motorist oriented directional signs.

Identification of the Subject Properties

The LID boundary is shown on the map facing this page. The LID area encompasses approximately 14.75 acres of usable land and 1,637,222 square feet of building area. The 411 tax parcels identified within the LID boundary range from vacant properties to commercial, office, public, and multi-family apartment and condominium residential.

Legal Description

Each property is identified by its Pierce County Tax Account Number in the *LID Parcel Summary* spreadsheet enclosed in the Addenda. Additionally, the City of Tacoma has numbered each property from 1 to 295 and identified them on the LID mapping. Numerous parcels have been condominiumized and as part of this appraisal, we have also grouped the parcels into various larger parcels as identified in the LID parcel summary spread sheet.

Effective Date of Study

All the subject properties were analyzed in July, August, and September 2014 and subsequent dates. The date of this report is January 20, 2017. The date of value for the impacted properties within the LID is as of the date the project completion letter was

sent from the City of Tacoma to the project contractor on August 1, 2011 and therefor, the before and after project property values reflect a retrospective valuation date.

Purpose of the Analysis

The purpose of this analysis is to establish the special benefits accruing to the ownership of properties located within the LID boundary. The study is to be used by the City of Tacoma for LID assessment of project costs. This report contains a summary of facts and opinions considered by the appraisers. By this reference, the complete file retained by the appraisers is included as part of this report.

Property Rights Analyzed

The property rights analyzed in this report constitute the fee simple interest. Detailed information that would allow us to estimate the leased fee interests in the properties, if any, was not available. Also, the personal, familial, or tax factors related with the ownership of individual parcels was not available for our consideration.

Scope of the Study

In preparing this study, we have conducted extensive property research and multiple property inspections. Many hours of research were conducted, including:

- Researched land and improved sales, rents, operating expenses, vacancy rates, and cap rates.
- Analyzed historical and current information from the LID district and competitive districts in the nearby areas.
- Researched CoStar, CBA, Metroscan, and Pierce County assessor databases.
- Researched Valbridge Property Advisors | Allen Brackett Shedd's existing database.
- Reviewed all documents as cited throughout this report.

Given the large number of properties impacted by the proposed project, the appraisers did not conduct full property inspections of each individual property or interviews with the owners/ taxpayers to obtain the most current, property specific information. This level of investigation would be typical in appraising individual properties, but given the large number of properties within the proposed LID, individual inspection and interviews were not part of the scope of work. Additionally, given the retrospective valuation date of August 1, 2011, existing ownership and property conditions have often times changed since the date of value, limiting the usefulness of current inspections and property interviews. It's our understanding that local owners will be given the opportunity to discuss specific conditions and provide additional information about their properties prior to the final assessment of the LID. Given the large number of properties involved, individual appraisal reports for each property were not prepared,

but rather, a master spreadsheet with relevant property information was developed. Such an approach is pursuant to USPAP and is typical for such a large LID. (See Local and Road Improvement Districts Manual for Washington State, Sixth Edition). A mass analysis is required for all properties to be analyzed at market value before and after the proposed LID project.

The valuations are attempted to reflect market value to the extent possible given the scope of the work. The valuations, however, also must be consistent and relative to other properties within the LID so that each property owner can bear his or her proper proportion of the LID burden. While all properties within the LID are different, the valuation analysis attempts to maintain uniformity of valuation inputs such that equity is maintained within groups of like properties.

For commercial properties within the LID, the valuation analysis is based on an application of the Income Approach with market rents and expenses applied for each property and capitalized into a value indication. Adjustments are then made for differences such as age, quality, and condition. Comparable sales are also analyzed to ensure that value conclusions are consistent with contemporaneous sales, including sales of the subject properties themselves. Vacant land and individually owned residential condominium units were valued based on a Sales Comparison Approach considering recent like kind property sales. This study sets forth the appraisers' conclusions and a summary discussion of the data, reasoning, and analyses used in the appraisal process.

Exposure Period

This study is based upon a "typical" exposure period of roughly 3 to 12 months, similar to the sales researched. A 3- to 12-month exposure period is considered reasonable for the subject properties at the appraised values.

Definitions

Fair Market Value - Fair Market Value is the amount in cash which a well-informed buyer, willing but not obliged to buy the property, would pay, and which a well-informed seller, willing but not obligated to sell it, would accept, taking into consideration all uses to which the property is adapted and might in reason be applied.¹

Fee Simple - 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.²

Highest and Best Use - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use

¹Washington Pattern Instruction 150.08

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

must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.³

Leased Fee Estate - The leased fee estate is the lessor's, or landlord's, estate. A leased fee estate is an ownership interest held by a landlord with the rights of use and occupancy transferred by lease to others; the rights of lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.⁴

Leasehold Estate - The leasehold estate is the lessee's, or tenant's, estate. A leasehold estate is the interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupy real estate for a stated term under certain conditions.⁵

Area Description

Demographic, economic and growth data on Western Washington, Pierce County, and the city of Tacoma are widely available. This data can be furnished on request if the reader is unfamiliar with the area.

The proposed LID is located just north of the Downtown Business Core of the City of Tacoma.

Zoning and Other Development Conditions

There are two zoning types within the LID boundary, with the majority being commercial and residential. A summary of the zoning designations is provided. Portions of the following text are taken directly from the City's Municipal Code:

DR: Downtown Residential District

The purpose of the DR district is to provide a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services. Preferred uses are residential in nature, while allowable uses include retail, office, and educational. Building height is limited to 90 feet and the maximum achievable FAR is 6 for residential uses and 4 for non-residential uses

DCC: Downtown Commercial Core District

The purpose of the DCC district is to promote the creation of high rise office buildings and hotels, street level shops, theaters, and various public services within the commercial core. Preferred uses include retail, office, hotel, cultural, and governmental, while residential, educational, and industrial uses located entirely within a building are allowed as well. Building height is limited to 400 feet and the maximum achievable FAR for residential and non-residential uses is 12.

— Sensitive Areas

There are no known sensitive area restrictions within the subject LID area.

³Op. cit., p. 171.

⁴The Dictionary of Real Estate Appraisal, Fifth Edition, 2010, Appraisal Institute

⁵Op. cit., p. 83.

Highest and Best Use

A highest and best use determination has been made to each parcel and is set forth in the parcel summary spreadsheet contained in the Addenda. In general, most properties are improved with various retail, office, or multi-family improvements and highest and best use is for continued use. Vacant useable land generally has a highest and best use for development pursuant to its underlying zoning designation.

Valuation Inputs "Before" Condition

The valuation of the subject parcels is based on various market inputs. The valuation of vacant land was based on a Sales Comparison analysis utilizing comparable sales of similarly zoned land. Market comparable charts are contained in the Addenda to this report. In summary, based on the comparables, land is valued at \$25.00 per square foot in the "before" condition.

The valuation of the residential condominium units included an analysis of historical condominium sales within the subject LID area. New condominium development and various apartment conversions have occurred recently in the subject LID area. These newer condominium units generally started their initial sales during the 2006 to 2011 timeframe, with some projects still working towards full sellout. For established condominium projects, historical sales information was analyzed, generally mirroring the 2006 to 2011 time frame of the initial sales of the newer condominium projects. The overall sales were analyzed with project age, construction quality, and building and view amenities taken into consideration. Based on the sales data, three separate levels of "before" unit value were generated, with low quality residential projects given a \$105 per square foot value, average quality buildings assigned a \$145 per square foot value, and high quality projects given a \$200 per square foot value. As a check on our conclusions, these "before" values were compared to comparable projects in competing neighborhoods.

An income analysis was utilized for the retail, office, multi-family apartment, industrial, and commercial condominium unit properties. We relied on assessor and/or Commercial Broker Association (CBA) listing information to determine different office or retail build-out percentages. Based on rents reviewed, a market rent of \$6.00 to \$12.00 per square foot for retail and office space and \$9.00 to \$15.00 per square foot for commercial condominium build-out was utilized. For the few properties deemed to be industrial, market rent rates of \$3.50 and \$4.20 were utilized. Rates were determined based on a low, average, and high valuation that considered the age, quality, and condition of the subject improvements. CoStar, PwC Real Estate Investors Survey, and CIBA data was reviewed to determine appropriate expense and cap rates. Vacancy rates were also reviewed utilizing CoStar analysis of the various building types within the subject LID. Based on these various inputs, a 2011 market value was derived for the office, retail, multi-family apartment, and commercial condominium properties.



Area 1



Area 2



Area 3



Area 4



All conclusions were reviewed for reasonableness. Where actual sales of individual properties exist, the conclusions were analyzed for consistency. Comparable sales of improved properties were also considered to test and support overall price per square foot value indications derived from the income analysis.

Special Benefits Analysis

To determine the special benefits from the project, numerous avenues of research was conducted. Part of the analysis studied the subject LID area's post project performance compared to nearby competitive areas and properties not within the LID and where street and utility upgrades have not been performed.

— Comparable Areas

The subject LID area is an urban downtown commercial and residential area that has a diverse mix of residential and retail/commercial products of various age and quality. The streetscape and utility improvements have largely been complete since 2011 and it's possible to compare the subject LID area's performance with competitive areas where streetscape and utility improvements have not been performed.

The first comparable market area utilized (Area 1) directly abuts the subject LID to the east, from Division Avenue to S. 9th Street north/south and Tacoma Avenue to St. Helens Avenue east/west. This area is a similar historic downtown/stadium district neighborhood that has a similar mix of older and newer residential, retail, and office product. The current condition of the neighborhood is similar to the subject LID's "before" condition; it has full public infrastructure in place, along with some additional pedestrian and bike amenities, however, the age, style, and condition of these improvements fluctuates and the neighborhood has not undergone a full upgrade and coordination of all its various components. It also has not benefited from any of the municipality upgrades to sewer capacity and other public utilities that allow for full highest and best use future development.

Our second comparable market section (Area 2) is a relatively rectangular shaped five city block grid of downtown Tacoma located to the south of the subject LID, east of the convention center and light rail station. The area extends from Market Street to Tacoma Avenue west/east and S. 11th Street to S. 17th Street north/south. The majority of the area consists of a mixture of single-family residences and multi-family apartment complexes with older retail and office developments. The area has various recently completed new construction projects, as well as recently renovated and upgraded conversions of historical buildings for retail/office use. Much like the subject LID area's "before" condition, the neighborhood has an older, somewhat inconsistent street scape. Some areas have full updates that include new paving, fixtures, and aesthetic amenities like decorative tree grates due to new construction, mixed in with older sidewalks in

need of repair, older street paving and fixtures, unmarked cross walks and parallel street parking, and inconsistent public amenities such as benches and garbage receptacles.

Area 3 is a roughly triangular shaped area located to the north of the subject LID, in what is commonly referred to as the Stadium District. The comparable area runs from Division Avenue to N. 2nd Street, with N. Stadium Way acting as the eastern boundary line. The area is a historic district with a mix of older and newer residential, retail, and office product. The main commercial area has had some amenity upgrades, with newer pavement, coordinated historical themed fixtures, marked angled public parking, and some new street signage. The improvements become more inconsistent to the north and west of the main commercial arterial, with older streetscape infrastructure and pavement, and few pedestrian or bicycle amenities. There have also not been any full municipality upgrades to sewer capacity and other public utilities to allow for full capacity future highest and best use.

The last comparable zone (Area 4) is a relatively rectangular shaped area located in the Brewery District to the south of the CBD. It extends from S. 21st Street to S. 27th Street north/south and around S. G Street to Commerce Street east/west. The neighborhood is a mix of retail/commercial sites, some single-family residences, and warehouse/industrial spaces located in older historical buildings. Recent new construction includes the Holiday Inn and Suites at S. C Street and S. 21st Street and recent road and sidewalk improvements along S. 25th Street. The area has an older streetscape and public infrastructure, with relatively few municipal utility upgrades.

— Paired Sales/Rental Analysis

The subject LID area has experienced a full upgrade of its utility and overall street scape infrastructure. The benefit of the streetscape improvement can be compared to the test areas where inconsistent infrastructure exists. Our research of the competitive market areas indicates this to generally be the case, although the benefit of the utility upgrades, while more direct and tangible for redevelopment sites, they are less visible and likely underrepresented by the following comparisons.

Office-Retail Properties

We have performed a CoStar analysis of the subject area, as well as the four test areas. The analysis was performed July 2014. Our first analysis was a comparison of vacancy rates for retail and office properties. The variances in vacancy and availability rates are as follows:

Office/Retail Statistics

Area	Walkability Score	Total # of Buildings	Current Vacancy Rate	5 Year Average Vacancy Rate
Subject LID	93	32	4.10%	13.70%
Area 1	93	46	4.50%	7.60%
Area 2	88	26	15.30%	11.20%
Area 3	89	27	19.30%	10.80%
Area 4	71	25	6.50%	4.90%

As illustrated above, the current vacancy rates in the comparable areas were generally 2.4% to 15.2% higher than the subject area, with differences of more than 10% appearing in Areas 2 and 3. Area 1, located immediately to the west of the subject area, had a much smaller vacancy variance rate of 0.40%; however, when comparing 5 year average vacancy rates, the subject area's vacancy rate shows a significant amount of decrease, going from 13.7% to 4.10%, a 70% rate of change since the period before and after the LID improvements were implemented, while Area 1 exhibited a rate of decrease only from 7.6% to 4.5%, a 41% decrease. Areas 2, 3, and 4 all exhibit higher current rates of vacancy in comparison to their 5 year averages. Area 3, like Area 1, abuts the subject LID area and has a significantly higher vacancy rate. Over the past 5 years, while vacancy has dropped in the subject area dramatically since the LID improvements, in Area 3 rates dramatically increased. Overall, the subject LID area is generally outperforming its competitive neighboring markets in regards to commercial vacancy rates and the rate of decline in vacancy since completion of the LID improvements. Similar superior results are also indicated from a fifth test area of office and retail properties along Commerce Street down to Schuster Parkway, west of the subject. Due to this area being along Pacific Avenue and influenced by more traffic volume, it was not utilized.

Another indicator of a particular neighborhood's relative vitality is its Walkability Score. Walk Score is an established, industry recognized analytical tool website that scores a particular buildings and/or neighborhoods overall accessibility to consumers who wish to have a short walk to a broad range of commercial/retail amenities and public transportation. The score takes into account the proximity of amenities such as retail, restaurant, and professional service providers, as well as the overall condition of an area's streetscape, such as improved sidewalks, adequate street lighting, pedestrian safety upgrades, and accessibility of transit. The website is utilized both by potential market participants (buyers/renters) and market promoters (brokers/site managers), as well as being an accepted information provider utilized by academic researchers and city planners studying the effects of overall streetscape design. Overall average walkability scores were analyzed for the subject LID area and four comparable zones in order to gain insight into how an outside market source utilized by market users would rate the commercial and municipal infrastructures of the subject LID area with its comparable

markets. We found that Area 1 had a similar average score of 93, with subsequent areas having scores of 2 to 22 points lower.

Published research was also reviewed regarding the economic impacts of upgraded streetscapes; most relevant being a recent 2014 study conducted by the New York City Department of Transportation entitled "The Economic Benefits of Sustainable Streets." The study noted that while there exists a long history of studies documenting the increases to safety and mobility that updated streetscapes provide, it has only been in the last four to five years that municipalities have focused on the economic impacts that a cohesive "urban village" streetscape can produce. The report evaluated several measures of local economic activity, including sales at street level retail and restaurant/food service businesses, to provide indicators of the overall market health of a particular neighborhood. A paired data approach was taken where specific areas of study were charted based on recent street improvement projects and then compared to similar areas without similar streetscape upgrades. Before and after data was collected within the subject sites and compared to changes seen within the comparable neighborhoods in the same time period.

The NYCDOT study focused on eight case study areas; all of the case study areas had project components that are similar to the subject LID, but one in particular (case study 2) had similar design upgrades completed. Case study 2 included the addition of a significant amount of converted pedestrian space with the introduction of coordinated landscaping, public seating areas, and improved loading areas for people leaving their parked cars. Angled parking was introduced along the roadways and improvements to all marked crosswalks were completed. The study found that within the 1st year of the project's completion, sales in the study area went up 18% and within the 2nd year, sales were up 48%. In comparison, the 3-comparison or control neighborhoods saw only a 4% to 13% rise in the same 1-year time period and only 7% to 22% rise in the 2nd year (one test neighborhood actually had a 9% drop in sales). The overall borough saw 17% and 39% increases. The same type of increase sales percentages were observed throughout the various case study areas.

The NYCDOT study supports a property value impact due to enhanced streetscapes. The study is not definitive, but extrapolating its conclusions to the subject project area, would indicate economic benefits to the affected retail and office properties.

Multifamily/Residential Condominiums

The superior market performance illustrated above is not limited however to retail and office properties but also is present in the multi-family market. For multi-family properties, a similar pattern of inferior performance within competitive areas was observed. Vacancy for apartment properties within the subject LID were compared to the first three competitive market areas previously discussed (Area 4 does not have any substantial multi-family apartment improvements). It is important to note that these statistics take into account market rate products only, with subsidized apartment

complexes left out of the overall analysis. Per CoStar analysis and confirmation calls with existing apartment buildings, the following vacancy information was found:

Multi-family Statistics

Area	Total # of Units	Current Vacancy Rate	5 Year Average Vacancy Rate	Average Asking Rate Per Unit	Average Walkability Score
Subject LID	207	2.10%	3.40%	\$917.74	93
Area 1	797	7.00%	7.30%	\$1,099.75	93
Area 2	263	1.50%	4.60%	\$845.23	88
Area 3	237	4.70%	5.70%	\$926.57	89

As illustrated above, the variance in current vacancy rates ranges from 2.6% to 4.9% higher than the subject area. Area 2 had a lower rate of vacancy than the subject LID, but its 5 year average is higher than the subject LID, 4.6% compared to 3.4%. Additionally, it has the lowest rents of the various areas, which is likely impacting the areas low vacancy rate. The subject LID area exhibits a 38% decrease from its 5-year average to its current vacancy rate, with Area 1 and 3, both abutting the subject LID area, demonstrating lower rates of decreased vacancy, 4% and 18% respectively.

In addition to studying vacancies, different paired sales were also analyzed. As indicated in the chart below, the first two paired sales take into account rates of appreciation, comparing the recent sale of the subject LID multi-family building Webster with its October 2000 sale and then contrasting that with sales and resales of similar age and quality buildings within competitive market areas. The Webster at a 10.58% annual rate of appreciation had a higher average annual rate of appreciation than both the Travis Apartments at 5.49% and the Newcastle apartments at 5.78%. The third analysis (Comp C) compares the recent sale of the Bostwick building, located within the LID, with the recent sale of the similar Newcastle. While the buildings have similar residential units, the Bostwick's overall sale price was 20.92% higher per unit than Newcastle.

Paired Multifamily Sales

	Address	Sale Date	Sale Price	Units	Size Sf.	Price/ Sf.	Price/ Unit	Annual Appreciation %
A	1 Webster	2/14	\$3,050,000	40	23,838	\$127.95	\$76,250	
	629 St. Helens	10/2000	\$1,265,000			\$53.07	\$31,625	10.58%
	200607-005-1; -005-3							
	2 Travis Apt.	1/14	\$1,900,000	38	22,416	\$84.76	\$50,000	
	701 Yakima	10/2000	\$1,100,000			\$49.07	\$28,947	5.49%
	200715-0010							
B	1 Webster	2/14	\$3,050,000	40	23,968	\$127.25	\$76,250	
	629 St. Helens	10/2000	\$1,265,000			\$52.78	\$31,625	10.58%
	200607-005-1							
	2 Newcastle	2/14	\$1,300,000	16	16,988	\$76.52	\$81,250	
	1303 Division	8/01	\$755,000			\$44.44	\$47,188	5.78%
	203326-001-0							
C	1 Bostwick Building	5/14	\$2,500,000	20	19,556			
	764-770 Broadway	Less Retail	\$535,000		4,919			
	200706-014-0		\$1,965,000		14,637	\$134.25	\$98,250	20.92%
	2 Newcastle	2/14	\$1,300,000	16	16,988	\$76.52	\$81,250	
	1303 Division							
	203326-001-0							

When looking at newer multi-family developments, paired data analysis also indicates variances in vacancy rates in comparison to the overall neighborhood walkability scores. Bella on Broadway, located in the subject LID area currently has a 0% vacancy, as does the competitive Metropolitan Apartments, just bordering the LID area. Both apartments have a walkability score of 95. The Villiagio apartments and Vue 25, located outside of the LID, have 0.80% and 3.10% rates of vacancy, with slower walkability scores of 88 and 68 and higher vacancy rates.

New Multi-family Projects

Apartment Building	Total # of Units	Current Vacancy Rate	Walkability Score
Bella on Broadway	100	0.00%	95
Villiagio Apartments	125	0.80%	88
The Metropolitan Apartments	288	0.00%	95
Vue 25	163	3.10%	68

Logically, the improved performance of apartment units from streetscape improvements should also apply equally to condominium units as the components of an apartment or condo unit are generally the same, with only the legal form of ownership being different. A paired sales approach analyzed recent sales of units within the newly developed Roberson and 505 Broadway with similarly timed sales of comparable units

Comparable Paired Condominium Sales

[illegible]

within the Reverie at Marcato, a newer development located in a competing market neighborhood that has not had extensive upgrades. A paired sales study was also performed comparing sales within the older Sky Terrace complex to sales within the similarly aged Stadium Point complex, located outside of the LID area. As demonstrated on the chart directly facing this page, average price per square foot variances of 20% to 40% are observed between units within the newer condominium projects and variance rates of 37% are observed between units in the older complexes. While it is difficult to isolate out the streetscape upgrades as the primary value difference, it does support an enhancement at least equivalent to that seen with multifamily units, if not greater.

Finally, as a check of reasonableness, and to further understand the market response to streetscape upgrades, a survey was conducted of local brokers currently active in the residential condominium market within the subject LID area. The agents all agreed that upgraded and well maintained streetscape infrastructure, in particular sidewalks and landscaping, helped in overall marketing of units to potential buyers. Of particular note for the LID area were several brokers who articulated that the "overall historical theme" of the chosen improvements, as well as the extensive crosswalk work and open space landscaped areas helped to differentiate the area from competing neighborhoods.

Vacant Land

The subject's vacant land area was concluded to have a "before" value of \$25.00 per square foot. Based on the research discussed above, the land has a higher value in the "after" project condition. A highest and best use development of a vacant site would have a lower general vacancy and higher improved per square foot values. Development costs would also be less as frontage improvement and utility upgrades would not be required. Based on a generic 12,000-square-foot (100-foot-wide by 120-foot-deep) interior lot and typical frontage upgrade cost of \$300 per lineal foot, frontage upgrades for new development would be \$30,000, or \$2.50 per square foot. A residual analysis of the same generic lot developed with a new multifamily project (a 3-story, 4-story, and 5-story project are analyzed) supports additional land enhancements as follows:

	Before	After
5-story		
50 unit project		
Initial Value \$200,000 per unit	\$10,000,000	\$10,300,000
Less Sales Costs at 8%	\$800,000	\$824,000
Less Profit 12.5 %	\$1,250,000	\$1,287,500
Less Development costs at \$150,000 per unit	\$7,500,000	\$7,500,000
Less Frontage Improvements	\$30,000	
Land	\$420,000	\$688,500
	\$35.00 /sf.	\$57.37 /sf.
4-story		
40 unit project		
Initial Value \$200,000 per unit	\$8,000,000	\$8,240,000
Less Sales Costs at 8%	\$640,000	\$659,200
Less Profit 12.5 %	\$1,000,000	\$1,030,000
Less Development costs at \$150,000 per unit	\$6,000,000	\$6,000,000
Less Frontage Improvements	\$30,000	
Land	\$330,000	\$550,800
	\$27.50 /sf.	\$45.90 /sf.
3-story		
30 unit project		
Initial Value \$200,000 per unit	\$6,000,000	\$6,180,000
Less Sales Costs at 8%	\$480,000	\$494,400
Less Profit 12.5 %	\$750,000	\$772,500
Less Development costs at \$150,000 per unit	\$4,500,000	\$4,500,000
Less Frontage Improvements	\$30,000	
Land	\$240,000	\$413,100
	\$20.00 /sf.	\$34.42 /sf.

As indicated, the increases in value associated with the improvement project results in a residual land value increase of around \$14.00 to \$22.00 per square foot for a generic site pursuant to a highest and best use development. Most of the increase is due to increased completed project values, with some increase attributable to cost savings due to relief from project costs associated with frontage improvements. The cost relief is around \$2.50 per square foot on the generic site, (but would increase to \$5.00 per square foot for a square corner site of equal frontage). The above analysis also does not account for significant project cost savings from upgraded utility infrastructure, which at some point would have been required for new developments. The subject LID area was near capacity on the old sewer and water infrastructure and, once at capacity, no new development could have occurred absent significant upgrade cost to a new project. Absent plans for a highest and best use project development, however, it is not clear

how much of any cost savings would be recognized by the market. Additionally, given the relatively low number of pending projects (as of 2014) for a maximum highest and best use development (resulting in the land value increase not realized until a future date) and also considering the 2011 project completion date, I have utilized a land value increase of \$10.00 per square foot for the vacant sites. This increase is also generally reflected in a comparison of the land sales, with lower values observed in the less street friendly sales and higher values in areas within the LID.

— Special Benefit Conclusion

Based on our research, the upgrades to the overall neighborhood streetscape and its municipal utilities, have allowed the subject area to perform at higher levels than nearby market areas that have not had the same level of consistent upgrades. Our research is utilized as the basis for making adjustments to the subject parcels within the LID. The analysis is ultimately a "before and after" valuation, where the neighborhoods overall streetscape and utility amenities are improved in the "after" condition requiring an adjustment from the "before" condition. The percentage of adjustment varies depending on the type of improvement being analyzed.

For retail, office, industrial and commercial condominium units, the "after" improvements resulted in a 4% special benefit increase. In regards to undeveloped land, an increase of \$10.00 per square foot of land area was concluded bringing the price per square foot to \$35.00 in the "after" condition. For apartments and lower value individual residential condominium units, a special benefit increase of 3% was considered warranted. For high value condominiums, a lesser 2% rate is used to reflect more market weight given to the unit amenity compared to the upgraded neighborhood. All improved properties are also analyzed with their underlying site's land value increased at \$10.00 per square foot, but with the special benefit still considered to be the difference in the before and after value of the improved property. Condominiums were similarly valued based on the improved property increase percentage, particularly since the fractured ownership structure of a condominium makes the realization of a condominium site's increased land value unlikely. In other words, early demolition of an improved property is more likely for under improved single owner properties while redevelopment of a condominium site requires multiparty agreement, less likely with a condominium ownership structure.

— Potential Special Benefits

A spreadsheet analysis for the subject LID parcels is attached with individual "before and after" valuations and special benefits by parcel are illustrated. The spreadsheet contains numerous property characteristics columns and adjustments not illustrated, but which were considered in determining our value conclusions. Based on our research and analysis of each property, we conclude the following values:

"BEFORE" VALUE

\$159,155,072

"AFTER" VALUE
SPECIAL BENEFITS

\$167,019,052
\$7,863,980

Total special benefits compares to a total project cost estimated at \$7,644,445. The cost is approximately 97.21% of special benefits. Based on this ratio of project costs to the special benefits, the recommend assessment for each parcel is set forth in the spreadsheet. The spreadsheet also includes approximately \$2,041,202 in additional or supplemental improvements made to individual property ownerships at property owner's request. These costs are to be assessed to the respective ownerships but are not part of the special benefit analysis.

Brc		ID #8645												\$7,644,445.00 Total Assessment Am	
Subj		y Summary													
Final Before & After/ Special Benefits/ VPA Assessments															
City Ass No.	Larger Parcel	Place County Tax ID (APN)	Building Name	Owner Name (First,Last) Preliminary Roll	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	UD Assessment	Additional Work Performed	Total Assessment	
1		900546-001-0	201 BROADWAY CONDOMINIUM	Brinkman Granville A & Robbin R	201 Broadway #A	Res Condo	\$219,530.00	\$226,115.90	\$6,586	\$19,713	\$6,586	\$6,402.04		\$6,402	
2		900546-002-0	201 BROADWAY CONDOMINIUM	Gagnon-Bailey Willie & Suzette M	201 Broadway #B	Res Condo	\$213,440.00	\$219,843.20	\$6,403	\$19,166	\$6,403	\$6,224.44		\$6,224	
3		900546-003-0	201 BROADWAY CONDOMINIUM	Meehan Robert & Kathrine	201 Broadway #C	Res Condo	\$209,090.00	\$215,362.70	\$6,273	\$18,775	\$6,273	\$6,097.59		\$6,098	
4		900546-004-0	201 BROADWAY CONDOMINIUM	Soleimani Sara	201 Broadway #D	Res Condo	\$87,290.00	\$89,908.70	\$2,619	\$7,838	\$2,619	\$2,545.59		\$2,546	
5		900669-001-0	GRANVILLE CONDOMINIUM	Hicks Brian W	207 Broadway #200	Res Condo	\$647,200.00	\$660,144.00	\$12,944	\$8,174	\$12,944	\$12,582.65		\$12,583	
6		900669-002-0	GRANVILLE CONDOMINIUM	J & P Almond Development LLC	207 Broadway #300	Com Condo	\$460,914.30	\$479,350.87	\$18,437	\$7,002	\$18,437	\$17,921.89		\$17,922	
7		900669-003-0	GRANVILLE CONDOMINIUM	Greenville LLC	207 Broadway #400	Res Condo	\$647,200.00	\$660,144.00	\$12,944	\$8,174	\$12,944	\$12,582.65		\$12,583	
8		900669-004-0	GRANVILLE CONDOMINIUM	Ingels Casey R & Gwendolyn J	207 Broadway #500	Res Condo	\$648,400.00	\$661,368.00	\$12,968	\$8,189	\$12,968	\$12,605.98		\$12,606	
9		900669-005-0	GRANVILLE CONDOMINIUM	Stanley Crossman & Stephen J, Pruka	207 Broadway #600	Res Condo	\$648,600.00	\$661,572.00	\$12,972	\$8,191	\$12,972	\$12,609.87		\$12,610	
10		900669-006-0	GRANVILLE CONDOMINIUM	Almond John & Barbara	207 Broadway #700	Res Condo	\$648,600.00	\$661,572.00	\$12,972	\$8,191	\$12,972	\$12,609.87		\$12,610	
11	1	200205-003-0		Broadview Condominiums LLC	212 S Stadium Way	Land	\$150,000.00	\$210,000.00		\$60,000	\$60,000	\$58,375.01	\$4,894.49	\$63,219	
12	1	200205-004-0		Broadview Condominiums LLC	212 S Stadium Way	Land	\$71,250.00	\$99,750.00		\$28,500	\$28,500	\$27,704.38	\$2,324.88	\$30,029	
13	1	200205-005-0		Broadview Condominiums LLC	212 S Stadium Way	Land	\$75,000.00	\$105,000.00		\$30,000	\$30,000	\$29,162.50	\$2,447.24	\$31,610	
14	1	200205-006-0		Broadview Condominiums LLC	212 S Stadium Way	Land	\$78,750.00	\$110,250.00		\$31,500	\$31,500	\$30,620.63	\$2,569.61	\$33,190	
15	1	200205-007-0		Broadview Condominiums LLC	218 S Stadium Way	Land	\$75,000.00	\$105,000.00		\$30,000	\$30,000	\$29,162.50	\$2,447.24	\$31,610	
16	1	200205-008-0		Broadview Condominiums LLC	220 S Stadium Way	Land	\$75,000.00	\$105,000.00		\$30,000	\$30,000	\$29,162.50	\$2,447.24	\$31,610	
17	1	200205-009-0		Broadview Condominiums LLC	Broadway	Land	\$75,000.00	\$105,000.00		\$30,000	\$30,000	\$29,162.50	\$2,447.24	\$31,610	
18	1	200205-010-0		Broadview Condominiums LLC	212 S Stadium Way	Land	\$75,000.00	\$105,000.00		\$30,000	\$30,000	\$29,162.50	\$2,447.24	\$31,610	
19		200205-011-0		Broadview Condominiums LLC	232 S Stadium Way	Land	\$37,500.00	\$52,500.00		\$15,000	\$15,000	\$14,581.25	\$1,223.62	\$15,805	
20	1	200205-012-0		Broadview Condominiums LLC	231 Broadway	Land	\$45,000.00	\$63,000.00		\$18,000	\$18,000	\$17,497.50	\$1,468.35	\$18,966	
21		900550-001-0	SKY TERRACE CONDOMINIUM	Michael Porter	235 Broadway #100	Res Condo	\$70,770.00	\$72,893.10	\$2,123	\$975	\$2,123	\$2,063.83		\$2,064	
22		900550-002-0	SKY TERRACE CONDOMINIUM	Ruff Nicholas H	235 Broadway #120	Res Condo	\$94,605.00	\$97,443.15	\$2,838	\$1,304	\$2,838	\$2,758.92		\$2,759	
23		900550-003-0	SKY TERRACE CONDOMINIUM	Hill Jeffrey L	235 Broadway #140	Res Condo	\$93,240.00	\$96,037.20	\$2,797	\$1,285	\$2,797	\$2,719.11		\$2,719	
24		900550-004-0	SKY TERRACE CONDOMINIUM	Thompson Leah B	235 Broadway #160	Res Condo	\$94,185.00	\$97,010.55	\$2,826	\$1,298	\$2,826	\$2,746.67		\$2,747	
25		900550-005-0	SKY TERRACE CONDOMINIUM	Senecal Francis M	235 Broadway #180	Res Condo	\$70,770.00	\$72,893.10	\$2,123	\$975	\$2,123	\$2,063.83		\$2,064	
26		900550-006-0	SKY TERRACE CONDOMINIUM	Cain William J & Karla A	235 Broadway #200	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
27		900550-007-0	SKY TERRACE CONDOMINIUM	Young Artee	235 Broadway #220	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
28		900550-008-0	SKY TERRACE CONDOMINIUM	Wagner Patricia A	235 Broadway #240	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
29		900550-009-0	SKY TERRACE CONDOMINIUM	Wuminhwa Yu & Adler Yu	235 Broadway #260	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
30		900550-010-0	SKY TERRACE CONDOMINIUM	Frankenberg Paul & Genevieve	235 Broadway #280	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
31		900550-011-0	SKY TERRACE CONDOMINIUM	Goyenechea Janice & Andres	235 Broadway #300	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
32		900550-012-0	SKY TERRACE CONDOMINIUM	Beaupied Earl F	235 Broadway #320	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
33		900550-013-0	SKY TERRACE CONDOMINIUM	Nicholson Devin J	235 Broadway #340	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
34		900550-014-0	SKY TERRACE CONDOMINIUM	Guo Weiqiang	235 Broadway #360	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
35		900550-015-0	SKY TERRACE CONDOMINIUM	Lidington John C	235 Broadway #380	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
36		900550-016-0	SKY TERRACE CONDOMINIUM	Swamer Ronald	235 Broadway #400	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
37		900550-017-0	SKY TERRACE CONDOMINIUM	Danforth Linda	235 Broadway #420	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
38		900550-018-0	SKY TERRACE CONDOMINIUM	Lerberg Lee C & Lynne S	235 Broadway #440	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
39		900550-019-0	SKY TERRACE CONDOMINIUM	R-M St Holdings LLC	235 Broadway #460	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
40		900550-020-0	SKY TERRACE CONDOMINIUM	Laws Scott E	235 Broadway #480	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
41		900550-021-0	SKY TERRACE CONDOMINIUM	Vantovsky Kurt M	235 Broadway #500	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
42		900550-022-0	SKY TERRACE CONDOMINIUM	Kennedy Phillip W & Susan M	235 Broadway #520	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
43		900550-023-0	SKY TERRACE CONDOMINIUM	R-M St Holdings LLC	235 Broadway #540	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
44		900550-024-0	SKY TERRACE CONDOMINIUM	Terry Baush	235 Broadway #560	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
45		900550-025-0	SKY TERRACE CONDOMINIUM	Majorki William G & Kathryn K	235 Broadway #580	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
46		900550-026-0	SKY TERRACE CONDOMINIUM	Hilli Julie D	235 Broadway #600	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
47		900550-027-0	SKY TERRACE CONDOMINIUM	Austin Virginia B	235 Broadway #620	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
48		900550-028-0	SKY TERRACE CONDOMINIUM	Ellis Debera	235 Broadway #640	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
49		900550-029-0	SKY TERRACE CONDOMINIUM	Strin Dale F	235 Broadway #660	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
50		900550-030-0	SKY TERRACE CONDOMINIUM	Stirn Dale	235 Broadway #680	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
51		900550-031-0	SKY TERRACE CONDOMINIUM	Eklund Gordon L & Cheryl	235 Broadway #700	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
52		900550-032-0	SKY TERRACE CONDOMINIUM	Karl and Kimerly Kestel	235 Broadway #720	Res Condo	\$130,645.00	\$134,564.35	\$3,919	\$1,304	\$3,919	\$3,809.94		\$3,810	
53		900550-033-0	SKY TERRACE CONDOMINIUM	Barber Gerald R & Susan E	235 Broadway #740	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
54		900550-034-0	SKY TERRACE CONDOMINIUM	Haannah Daniel J & Valerie N	235 Broadway #760	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
55		900550-035-0	SKY TERRACE CONDOMINIUM	Richard Dorothea L	235 Broadway #780	Res Condo	\$97,730.00	\$100,661.90	\$2,932	\$975	\$2,932	\$2,850.05		\$2,850	
56		900550-036-0	SKY TERRACE CONDOMINIUM	Ludwig Mary Jo	235 Broadway #800-820	Res Condo	\$255,770.00	\$242,843.10	\$7,073	\$2,353	\$7,073	\$6,875.64		\$6,876	
57		900550-037-0	SKY TERRACE CONDOMINIUM	Jason and Stephanie Paljecki	235 Broadway #840	Res Condo	\$128,760.00	\$132,622.80	\$3,863	\$1,285	\$3,863	\$3,754.96		\$3,755	
58		900550-038-0	SKY TERRACE CONDOMINIUM	Bette Jo Gearson	235 Broadway #860	Res Condo	\$130,065.00	\$133,966.95	\$3,902	\$1,298	\$3,902	\$3,793.02		\$3,793	
59		200205-014-0		Berg Stephen M & Martha M	240 S Stadium Way	Office	\$404,815.68	\$421,008.31	\$16,193	\$60,000	\$16,193	\$15,740.95		\$15,741	
60		200205-015-0	HARBOR TERRACE APTS	Harbor Terrace LLC	251 Broadway	Apartment	\$1,079,657.14	\$1,112,046.86	\$32,390	\$132,450	\$32,390	\$31,485.78		\$31,486	
61	2	200206-001-0		G R Kirk Company	202 Broadway	Land	\$121,250.00	\$169,750.00		\$48,500	\$48,500	\$47,146.05		\$47,146	
62	2	200206-002-1		G R Kirk Company	Court C	Land	\$22,500.00	\$31,500.00		\$9,000	\$9,000	\$8,748.75		\$8,749	
63		900554-001-0	210 BROADWAY CONDOMINIUMS	Lopez Kalin L	210 Broadway #1	Res Condo	\$112,800.00	\$115,056.00	\$2,256	\$4,431	\$2,256	\$2,193.02		\$2,193	
64		900554-002-0	210 BROADWAY CONDOMINIUMS	Turner Carly J	210 Broadway #2	Res Condo	\$110,200.00	\$112,404.00	\$2,204	\$4,329	\$2,204	\$2,142.47		\$2,142	
65		900554-003-0	210 BROADWAY CONDOMINIUMS	Marika K Rife	210 Broadway #3	Res Condo	\$112,800.00	\$115,056.00	\$2,256	\$4,431	\$2,256	\$2,193.02		\$2,193	
66		900554-004-0	210 BROADWAY CONDOMINIUMS	Reed Joseph L	210 Broadway #4	Res Condo	\$110,200.00	\$112,404.00	\$2,204	\$4,329	\$2,204	\$2,142.47		\$2,142	
67		900554-005-0	210 BROADWAY CONDOMINIUMS	Scholz Derek J	210 Broadway #5	Res Condo	\$112,800.00	\$115,056.00	\$2,256	\$4,431	\$2,256	\$2,193.02		\$2,193	
68		900554-006-0	210 BROADWAY CONDOMINIUMS	McKinney Kacie D	210 Broadway #6	Res Condo	\$112,800.00	\$115,056.00	\$2,256	\$4,431	\$2,256	\$2,193.02		\$2,193	
69		900554-007-0	210 BROADWAY CONDOMINIUMS	Jacqueline Perry	210 Broadway #7	Res Condo	\$110,200.00	\$112,404.00	\$2,204	\$4,329	\$2,204	\$2,142.47		\$2,142	
70		900554-008-0	210 BROADWAY CONDOMINIUMS	Goyenechea Mariah	210 Broadway #8	Res Condo	\$110,200.00	\$112,404.00	\$2,204	\$4,329	\$2,204	\$2,142.47		\$2,142	
71		900554-009-0	210 BROADWAY CONDOMINIUMS	Boles Therese	210 Broadway #9	Res Condo	\$110,200.00	\$112,404.00	\$2,204	\$4,329	\$2,204	\$2,142.47		\$2,142	

Bro #8645												\$7,644,445.00 Total Assessment Amount		
Subject Summary												Final Before & After/ Special Benefits/ VPA Assessments		
City Ass No.	Larger Parcel	Pierce County Tax ID (APN)	Building Name	Owner Name (First,Last) Preliminary Roll	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	UD Assessment	Additional Work Performed	Total Assessment
72		900554-010-0	210 BROADWAY CONDOMINIUMS	Hall Daniel M	210 Broadway #10	Res Condo	\$112,800.00	\$115,055.00	\$2,256	\$4,431	\$2,256	\$2,193.02		\$2,193
73		900554-011-0	210 BROADWAY CONDOMINIUMS	Johnson Melissa A	210 Broadway #8	Res Condo	\$174,800.00	\$178,296.00	\$3,496	\$6,867	\$3,496	\$3,398.40		\$3,398
74		900554-012-0	210 BROADWAY CONDOMINIUMS	Stephani and James Hard	210 Broadway #9	Res Condo	\$199,600.00	\$203,592.00	\$3,992	\$7,841	\$3,992	\$3,880.56		\$3,881
75		900526-001-0	BROADWAY FIVE CONDOMINIUM	Kropf Alexander	216 Broadway #1	Res Condo	\$114,660.00	\$118,099.80	\$3,440	\$6,625	\$3,440	\$3,343.77		\$3,344
76		900526-002-0	BROADWAY FIVE CONDOMINIUM	Rishi Savtanter	216 Broadway #2	Res Condo	\$93,765.00	\$96,577.95	\$2,813	\$7,871	\$2,813	\$2,734.42		\$2,734
77		900526-003-0	BROADWAY FIVE CONDOMINIUM	Buter Steven T & Harriet C	216 Broadway #3	Res Condo	\$92,190.00	\$94,955.70	\$2,766	\$7,739	\$2,766	\$2,688.49		\$2,688
78		900526-004-0	BROADWAY FIVE CONDOMINIUM	Angwafo Nimae	216 Broadway #4	Res Condo	\$87,465.00	\$90,088.95	\$2,624	\$7,342	\$2,624	\$2,550.70		\$2,551
79		900526-005-3	BROADWAY FIVE CONDOMINIUM	Walsh Nicholas	218 Broadway #5	Res Condo	\$72,450.00	\$74,623.50	\$2,174	\$6,082	\$2,174	\$2,112.82		\$2,113
80		900526-006-3	BROADWAY FIVE CONDOMINIUM	Briggs Annette C	218 Broadway #6	Res Condo	\$95,760.00	\$98,632.80	\$2,873	\$8,038	\$2,873	\$2,792.60		\$2,793
81		900526-007-3	BROADWAY FIVE CONDOMINIUM	Stewart Sr. Sylvia M & Duncan M	218 Broadway #7	Res Condo	\$91,770.00	\$94,523.10	\$2,753	\$7,703	\$2,753	\$2,676.24		\$2,676
82		900526-008-3	BROADWAY FIVE CONDOMINIUM	Weiss Investments LLC	218 Broadway #8	Res Condo	\$92,610.00	\$95,388.30	\$2,778	\$7,774	\$2,778	\$2,700.74		\$2,701
83		900526-009-3	BROADWAY FIVE CONDOMINIUM	Walls Kelly	218 Broadway #9	Res Condo	\$92,715.00	\$95,496.45	\$2,781	\$7,783	\$2,781	\$2,703.80		\$2,704
84		900526-010-3	BROADWAY FIVE CONDOMINIUM	Adam and Gloria Cuvas	220 Broadway #10	Res Condo	\$72,870.00	\$75,056.10	\$2,186	\$6,117	\$2,186	\$2,125.07		\$2,125
85		900526-011-3	BROADWAY FIVE CONDOMINIUM	Fittrell Dan J & Oriana L	220 Broadway #11	Res Condo	\$94,920.00	\$97,767.60	\$2,848	\$7,968	\$2,848	\$2,768.10		\$2,768
86		900526-012-3	BROADWAY FIVE CONDOMINIUM	Ferrari Lisa	220 Broadway #12	Res Condo	\$92,190.00	\$94,955.70	\$2,766	\$7,739	\$2,766	\$2,688.49		\$2,688
87		900526-013-3	BROADWAY FIVE CONDOMINIUM	Anscher Jonathan A	220 Broadway #13	Res Condo	\$92,295.00	\$95,063.85	\$2,769	\$7,747	\$2,769	\$2,691.55		\$2,692
88		900526-014-3	BROADWAY FIVE CONDOMINIUM	Barabe Ryan	220 Broadway #14	Res Condo	\$92,295.00	\$95,063.85	\$2,769	\$7,747	\$2,769	\$2,691.55		\$2,692
89		900526-015-0	BROADWAY FIVE CONDOMINIUM	Hughes Douglas & Nita	222 Broadway #15	Res Condo	\$93,135.00	\$95,929.05	\$2,794	\$7,818	\$2,794	\$2,716.05		\$2,716
90		900526-016-0	BROADWAY FIVE CONDOMINIUM	Chippis James & Tamara	222 Broadway #16	Res Condo	\$92,190.00	\$94,955.70	\$2,766	\$7,739	\$2,766	\$2,688.49		\$2,688
91		900526-017-0	BROADWAY FIVE CONDOMINIUM	Jaspreet Banwitt	222 Broadway #17	Res Condo	\$91,980.00	\$94,739.40	\$2,759	\$7,721	\$2,759	\$2,682.37		\$2,682
92		900526-018-0	BROADWAY FIVE CONDOMINIUM	Alton Christopher	222 Broadway #18	Res Condo	\$85,050.00	\$87,601.50	\$2,552	\$7,139	\$2,552	\$2,480.27		\$2,480
93		900526-019-0	BROADWAY FIVE CONDOMINIUM	1026 Commercial LLC	226 Broadway #19	Res Condo	\$92,295.00	\$95,063.85	\$2,769	\$7,747	\$2,769	\$2,691.55		\$2,692
94		900526-020-0	BROADWAY FIVE CONDOMINIUM	Jim Donohue	226 Broadway #20	Res Condo	\$94,080.00	\$96,902.40	\$2,822	\$7,897	\$2,822	\$2,743.61		\$2,744
95		900526-021-0	BROADWAY FIVE CONDOMINIUM	Boyles Robert J & Lesetta F	226 Broadway #21	Res Condo	\$90,405.00	\$93,117.15	\$2,712	\$7,589	\$2,712	\$2,636.44		\$2,636
96		900526-022-0	BROADWAY FIVE CONDOMINIUM	Dillon Patrick & Susan	226 Broadway #22	Res Condo	\$86,625.00	\$89,223.75	\$2,599	\$7,271	\$2,599	\$2,526.20		\$2,526
97		200206-007-0	FOUR-PLEX	Panetti Daniel G & Anthony P	230 Broadway	Apartment	\$346,658.57	\$357,058.33	\$10,400	\$79,060	\$10,400	\$10,109.67		\$10,110
98		200206-008-0		252 Metropolitan LLC	Court C	Land	\$89,175.00	\$124,845.00		\$35,670	\$35,670	\$34,674.22		\$34,674
99	3	200206-009-0		252 Metropolitan LLC	Court C	Land	\$215,625.00	\$301,875.00		\$86,250	\$86,250	\$83,842.20		\$83,842
100	3	200206-010-0		252 Metropolitan LLC	Court C	Land	\$147,500.00	\$206,500.00		\$59,000	\$59,000	\$57,352.92		\$57,353
101	3	200206-011-0		252 Metropolitan LLC	252 Broadway	Land	\$303,500.00	\$424,900.00		\$121,400	\$121,400	\$118,010.93		\$118,011
102		200405-001-1	BLACKWELL MANSION	Robert and Pamela Slattery	401 Broadway	Office	\$876,616.20	\$911,680.85	\$35,065	\$32,890	\$35,065	\$34,085.76	\$3,803.42	\$37,889
103	4	200405-001-2		Ymca Of Tacoma & Pierce County	5 4th St	Land	\$0.00	\$0.00		\$0	\$0	\$0.00		\$20,141
104	4	200405-007-0	YWCA	Ymca Of Tacoma & Pierce County	405 Broadway	Apartment	\$2,483,793.33	\$2,558,307.13	\$74,514	\$60,000	\$74,514	\$72,433.63		\$55,299
105		200405-002-0	YWCA	Ymca Of Tacoma & Pierce County	5 Stadium Way	Land	\$209,100.00	\$292,740.00		\$83,640	\$83,640	\$81,305.06		\$81,305
106		200405-003-0	BROADMOOR APTS	Broadmoor Apts Assoc LLC	431 Broadway	Apartment	\$5,330,202.86	\$5,490,108.94	\$159,906	\$204,240	\$159,906	\$155,441.98		\$155,442
107	5	200406-001-0		Young Womens Christian Association	Court C	Land	\$390,625.00	\$546,875.00		\$156,250	\$156,250	\$151,888.04		\$151,888
108	5	200406-002-0		Young Womens Christian Association	Court C	Land	\$312,500.00	\$437,500.00		\$125,000	\$125,000	\$121,510.43		\$121,510
109		200406-003-0	KIESEL LAW OFFICE	Phouthay Phommavongsay	424 Broadway	Office	\$462,420.00	\$480,916.80	\$18,497	\$62,480	\$18,497	\$17,980.63		\$17,981
110	6	200406-004-0	BELLA ON BROADWAY	Broadway Associates LLC	436 Broadway	Apartment	\$8,595,360.00	\$8,853,220.80	\$257,861	\$154,650	\$257,861	\$250,662.22		\$156,664
111	6	200406-005-0	BELLA ON BROADWAY	Broadway Associates LLC	436 Broadway	Land	\$0.00	\$0.00		\$0	\$0	\$0.00		\$93,998
112	7	200406-006-0		Riley William M & Ann E	440 Broadway	Land	\$234,350.00	\$328,090.00		\$93,740	\$93,740	\$91,123.10		\$91,123
113	7	200406-007-0		Riley William M & Ann E	454 Broadway	Land	\$313,975.00	\$439,565.00		\$125,590	\$125,590	\$122,083.96		\$122,084
114		900913-001-0	505 BROADWAY CONDOMINIUM	Dennis and Sharon Exsell	505 Broadway #301	Res Condo	\$246,000.00	\$250,920.00	\$4,920	\$2,507	\$4,920	\$4,782.65	\$545.26	\$5,328
115		900913-002-0	505 BROADWAY CONDOMINIUM	Nelson John A & Constance E	505 Broadway #303	Res Condo	\$360,200.00	\$367,404.00	\$7,204	\$3,670	\$7,204	\$7,002.89	\$795.90	\$7,799
116		900913-003-0	505 BROADWAY CONDOMINIUM	Dehghan Khshayar	505 Broadway #305	Res Condo	\$347,200.00	\$354,144.00	\$6,944	\$3,538	\$6,944	\$6,750.15	\$769.52	\$7,520
117		900913-004-0	505 BROADWAY CONDOMINIUM	Scott Bliesecker	505 Broadway #307	Res Condo	\$344,800.00	\$351,696.00	\$6,896	\$3,513	\$6,896	\$6,703.49	\$791.50	\$7,495
118		900913-005-0	505 BROADWAY CONDOMINIUM	Dashofy Keith	505 Broadway #309	Res Condo	\$217,800.00	\$222,156.00	\$4,356	\$2,219	\$4,356	\$4,234.40	\$483.70	\$4,718
119		900913-006-0	505 BROADWAY CONDOMINIUM	Gator Real Estate LLC	505 Broadway #400	Com Condo	\$360,555.48	\$374,977.70	\$14,422	\$5,561	\$14,422	\$14,019.60	\$15,200.45	\$15,220
120		900913-007-0	505 BROADWAY CONDOMINIUM	Donald and Jacqueline Brown	505 Broadway #401	Res Condo	\$302,600.00	\$308,652.00	\$6,052	\$3,083	\$6,052	\$5,883.05	\$668.38	\$6,551
121		900913-008-0	505 BROADWAY CONDOMINIUM	Johnson Dana D	505 Broadway #403	Res Condo	\$360,000.00	\$367,200.00	\$7,200	\$3,668	\$7,200	\$6,999.00	\$795.90	\$7,795
122		900913-009-0	505 BROADWAY CONDOMINIUM	Robert and Barbara Boyd	505 Broadway #405	Res Condo	\$347,200.00	\$354,144.00	\$6,944	\$3,538	\$6,944	\$6,750.15	\$769.52	\$7,520
123		900913-010-0	505 BROADWAY CONDOMINIUM	Domholt Steven A	505 Broadway #407	Res Condo	\$349,600.00	\$356,592.00	\$6,992	\$3,562	\$6,992	\$6,796.81	\$757.21	\$7,571
124		900913-011-0	505 BROADWAY CONDOMINIUM	Durr Daniel T & Lori J	505 Broadway #408	Com Condo	\$202,855.50	\$210,989.72	\$8,114	\$2,486	\$8,114	\$7,887.70	\$532.07	\$8,420
125		900913-012-0	505 BROADWAY CONDOMINIUM	Moore Hugh C & Jane A	505 Broadway #409	Res Condo	\$257,200.00	\$262,344.00	\$5,144	\$2,621	\$5,144	\$5,000.40	\$571.64	\$5,572
126		900913-013-0	505 BROADWAY CONDOMINIUM	Abbott William A & Helen	505 Broadway #410	Res Condo	\$347,000.00	\$353,940.00	\$6,940	\$3,536	\$6,940	\$6,746.26	\$769.52	\$7,516
127		900913-014-0	505 BROADWAY CONDOMINIUM	Guppy Russell G & Margie A	505 Broadway #500	Res Condo	\$345,000.00	\$351,900.00	\$6,900	\$3,515	\$6,900	\$6,707.38	\$765.12	\$7,472
128		900913-015-0	505 BROADWAY CONDOMINIUM	Luanlus Michael & Bang-Soon L	505 Broadway #501	Res Condo	\$351,400.00	\$358,428.00	\$7,028	\$3,581	\$7,028	\$6,831.80	\$778.31	\$7,610
129		900913-016-0	505 BROADWAY CONDOMINIUM	Hidalgo Miguel	505 Broadway #502	Res Condo	\$245,200.00	\$250,104.00	\$4,904	\$2,498	\$4,904	\$4,767.10	\$540.86	\$5,308
130		900913-017-0	505 BROADWAY CONDOMINIUM	Root Kurtis B	505 Broadway #503	Res Condo	\$333,800.00	\$340,476.00	\$6,676	\$3,401	\$6,676	\$6,489.63	\$738.74	\$7,223
131		900913-018-0	505 BROADWAY CONDOMINIUM	Kingery John C & Beatrice A	505 Broadway #504	Res Condo	\$250,800.00	\$255,816.00	\$5,016	\$2,555	\$5,016	\$4,875.97	\$554.05	\$5,430
132		900913-019-0	505 BROADWAY CONDOMINIUM	Dawn M. Smith	505 Broadway #505	Res Condo	\$363,400.00	\$370,668.00	\$7,268	\$3,703	\$7,268	\$7,065.10	\$870.76	\$7,936
133		900913-020-0	505 BROADWAY CONDOMINIUM	Eric Versen	505 Broadway #506	Res Condo	\$258,800.00	\$263,976.00	\$5,176	\$2,637	\$5,176	\$5,031.50	\$571.64	\$5,603
134		900913-021-0	505 BROADWAY CONDOMINIUM	Madison W. Baskam	505 Broadway #507	Res Condo	\$326,000.00	\$332,520.00	\$6,520	\$3,322	\$6,520	\$6,337.98	\$721.15	\$7,059
135		900913-022-0	505 BROADWAY CONDOMINIUM	Tymon Lamar	505 Broadway #508	Res Condo	\$258,800.00	\$263,976.00	\$5,176	\$2,637	\$5,176	\$5,031.50	\$571.64	\$5,603
136		900913-023-0	505 BROADWAY CONDOMINIUM	Titova Dina C	505 Broadway #509	Res Condo	\$267,200.00	\$272,544.00	\$5,344	\$2,723	\$5,344	\$5,194.81	\$593.63	\$5,788
137		900913-024-0	505 BROADWAY CONDOMINIUM	Interbitzin Edward F	505 Broadway #510	Res Condo	\$267,200.00	\$272,544.00	\$5,344	\$2,723	\$5,344	\$5,194.81	\$593.63	\$5,788
138		900913-025-0	505 BROADWAY CONDOMINIUM	Strege Larry L	505 Broadway #600	Res Condo	\$345,000.00	\$351,900.00	\$6,900	\$3,515	\$6,900	\$6,707.38	\$765.12	\$7,472
139		900913-026-0	505 BROADWAY CONDOMINIUM	Rutt Ted & Barbara	505 Broadway #601	Res Condo	\$351,400.00	\$358,428.00	\$7,028	\$3,581	\$7,028	\$6,831.80	\$778.31	\$7,610
140		900913-027-0	505 BROADWAY CONDOMINIUM	Eric and Michelle Lawrence	505 Broadway #602	Res Condo	\$245,200.00	\$250,104.00	\$4,904	\$2,498	\$4,904	\$4,767.10	\$540.86	\$5,308
141		900913-028-0	505 BROADWAY CONDOMINIUM	Tochterman Louise & Theodore M	505 Broadway #603	Res Condo	\$333,800.00	\$340,476.00	\$6,676	\$3,401	\$6,676	\$6,489.63	\$738.74	\$7,223
142		900913-029-0	505 BROADWAY CONDOMINIUM	Schmitz Michael J	505 Broadway #604	Res Condo	\$250,800.00	\$255,816.00	\$5,016	\$2,555	\$5,016	\$4,875.97	\$554.05	\$5,430

City	Parcel	Large	Pierce County	Building Name	Owner Name (First/Last)	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	UID Assessment	Additional Work Performed	Total Assessment
143	900913-030-0	505 BROADWAY CONDOMINIUM	505 BROADWAY #605	Res Condo	Schmidt Henry C	505 Broadway #605	Res Condo	\$363,400.00	\$370,668.00	\$7,268	\$7,268	\$1,278	\$5,031.50	\$804.70	\$7,270
144	900913-031-0	505 BROADWAY CONDOMINIUM	505 Broadway #606	Res Condo	John Baham and Lynne Fullerton-Baham	505 Broadway #606	Res Condo	\$758,800.00	\$765,976.00	\$5,176	\$5,176	\$6,637	\$5,031.50	\$571.64	\$5,065
145	900913-032-0	505 BROADWAY CONDOMINIUM	505 Broadway #607	Res Condo	Stegman Karen L	505 Broadway #607	Res Condo	\$736,000.00	\$742,576.00	\$6,576	\$6,576	\$6,520	\$5,031.50	\$571.64	\$5,065
146	900913-033-0	505 BROADWAY CONDOMINIUM	505 Broadway #608	Res Condo	Walker Jeffery A & Cassandra L	505 Broadway #608	Res Condo	\$758,800.00	\$765,976.00	\$5,176	\$5,176	\$6,637	\$5,031.50	\$571.64	\$5,065
147	900913-034-0	505 BROADWAY CONDOMINIUM	505 Broadway #609	Res Condo	Boyle Roger	505 Broadway #609	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
148	900913-035-0	505 BROADWAY CONDOMINIUM	505 Broadway #610	Res Condo	Hammernud Carlo	505 Broadway #610	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
149	900913-036-0	505 BROADWAY CONDOMINIUM	505 Broadway #611	Res Condo	Uhlman Charles E	505 Broadway #611	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
150	900913-037-0	505 BROADWAY CONDOMINIUM	505 Broadway #612	Res Condo	Heiford Denton & Judith	505 Broadway #612	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
151	900913-038-0	505 BROADWAY CONDOMINIUM	505 Broadway #613	Res Condo	Merz-Back Jacqueline G	505 Broadway #613	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
152	900913-039-0	505 BROADWAY CONDOMINIUM	505 Broadway #614	Res Condo	Burrough David & Dimple	505 Broadway #614	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
153	900913-040-0	505 BROADWAY CONDOMINIUM	505 Broadway #615	Res Condo	Anthony and Diane Pharesed	505 Broadway #615	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
154	900913-041-0	505 BROADWAY CONDOMINIUM	505 Broadway #616	Res Condo	Clark Timothy P & Lynn A	505 Broadway #616	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
155	900913-042-0	505 BROADWAY CONDOMINIUM	505 Broadway #617	Res Condo	Tortez James E & Sandra	505 Broadway #617	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
156	900913-043-0	505 BROADWAY CONDOMINIUM	505 Broadway #618	Res Condo	Beck Charlotte & Patrick	505 Broadway #618	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
157	900913-044-0	505 BROADWAY CONDOMINIUM	505 Broadway #619	Res Condo	Bellmhusen Jeffrey L & Deborah L	505 Broadway #619	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
158	900913-045-0	505 BROADWAY CONDOMINIUM	505 Broadway #620	Res Condo	Tongerson Ian & Lynn	505 Broadway #620	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
159	900913-046-0	505 BROADWAY CONDOMINIUM	505 Broadway #621	Res Condo	Dale and Ann McFathens	505 Broadway #621	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
160	900913-047-0	505 BROADWAY CONDOMINIUM	505 Broadway #622	Res Condo	David Goodson and Yinghua Liang	505 Broadway #622	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
161	900913-048-0	505 BROADWAY CONDOMINIUM	505 Broadway #623	Res Condo	Jensen Richard & Joyce	505 Broadway #623	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
162	900913-049-0	505 BROADWAY CONDOMINIUM	505 Broadway #624	Res Condo	Johnson Christopher G	505 Broadway #624	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
163	900913-050-0	505 BROADWAY CONDOMINIUM	505 Broadway #625	Res Condo	Helbrook French L & Susan	505 Broadway #625	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
164	900913-051-0	505 BROADWAY CONDOMINIUM	505 Broadway #626	Res Condo	Anderson Ronald G & Shauren J	505 Broadway #626	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
165	900913-052-0	505 BROADWAY CONDOMINIUM	505 Broadway #627	Res Condo	Reese Charles	505 Broadway #627	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
166	900913-053-0	505 BROADWAY CONDOMINIUM	505 Broadway #628	Res Condo	Catherine Jalemon and Paul and Christie Jalemon	505 Broadway #628	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
167	900913-054-0	505 BROADWAY CONDOMINIUM	505 Broadway #629	Res Condo	Merrill Jr. Richard R	505 Broadway #629	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
168	900913-055-0	505 BROADWAY CONDOMINIUM	505 Broadway #630	Res Condo	Souza Vicki L	505 Broadway #630	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
169	900913-056-0	505 BROADWAY CONDOMINIUM	505 Broadway #631	Res Condo	Comte Michael A & Barbara J	505 Broadway #631	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
170	900913-057-0	505 BROADWAY CONDOMINIUM	505 Broadway #632	Res Condo	Deshaw Edward E & Shirley M	505 Broadway #632	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
171	900913-058-0	505 BROADWAY CONDOMINIUM	505 Broadway #633	Res Condo	Nair Biju	505 Broadway #633	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
172	900913-059-0	505 BROADWAY CONDOMINIUM	505 Broadway #634	Res Condo	Beas Edward J	505 Broadway #634	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
173	900913-060-0	505 BROADWAY CONDOMINIUM	505 Broadway #635	Res Condo	Shoens Douglas A & Sue	505 Broadway #635	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
174	900913-061-0	505 BROADWAY CONDOMINIUM	505 Broadway #636	Res Condo	Sommerville Gregory & Frances	505 Broadway #636	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
175	900913-062-0	505 BROADWAY CONDOMINIUM	505 Broadway #637	Res Condo	Richard and Virginia Wiley	505 Broadway #637	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
176	900913-063-0	505 BROADWAY CONDOMINIUM	505 Broadway #638	Res Condo	Hung Dick T & Su King	505 Broadway #638	Res Condo	\$767,200.00	\$772,544.00	\$5,344	\$5,344	\$5,344	\$5,194.81	\$593.63	\$5,788
177	200505-004-0	DAVIDS ON BROADWAY	599 Broadway	Retail	Union Club LLC	599 Broadway	Retail	\$1,121,965.00	\$1,166,843.81	\$44,878	\$120,000	\$44,878	\$43,025.16	\$43,025	\$43,025
178	200505-005-0		545 Broadway	Land	Etp Properties LLC	545 Broadway	Land	\$40,850.00	\$71,190.00	\$30,340	\$16,340	\$16,340	\$15,883.84	\$15,884	\$15,884
179	200505-006-0		545 Broadway	Land	Etp Properties LLC	545 Broadway	Land	\$184,150.00	\$373,810.00	\$189,660	\$73,660	\$73,660	\$71,003.07	\$71,004	\$71,004
180	200505-007-0		545 Broadway	Land	Etp Properties LLC	545 Broadway	Land	\$236,750.00	\$381,450.00	\$144,700	\$94,700	\$94,700	\$92,056.30	\$92,056	\$92,056
181	200505-008-2	ELU'S LODGE	565 Broadway	Retail	Elm Temple Properties	565 Broadway	Retail	\$383,400.00	\$536,760.00	\$153,360	\$153,360	\$153,360	\$149,078.72	\$152,293	\$152,293
182	200505-001-0	FIRST NATIONAL AUTO LEASE	614-616 Broadway	Land	Thru Truce	614-616 Broadway	Land	\$734,875.00	\$734,875.00	\$0	\$0	\$0	\$0	\$0	\$0
183	200505-002-0		620 Broadway	Industrial	Thus Will Enterprises Inc	620 Broadway	Industrial	\$2,380,619.00	\$2,380,619.00	\$0	\$0	\$0	\$0	\$0	\$0
184	200505-003-1	WEBSTER APARTMENTS - Residential	632 Broadway	Apartment	T J Company	632 Broadway	Apartment	\$1,331,453.37	\$1,331,453.37	\$0	\$0	\$0	\$0	\$0	\$0
185	200507-005-1	WEBSTER APARTMENTS - Residential	632 St. Helens St	Apartment	Webster St. Helens LLC	632 St. Helens St	Apartment	\$1,331,453.37	\$1,331,453.37	\$0	\$0	\$0	\$0	\$0	\$0
186	200607-005-2	WEBSTER APARTMENTS - Retail	623 St. Helens St	Retail	Webster St. Helens LLC	623 St. Helens St	Retail	\$887,024.00	\$714,504.96	\$172,519.04	\$27,481	\$27,481	\$26,713.79	\$26,714	\$26,714
187	200607-005-3	Orange Building	311 S. 7th St	Retail	Anthony Bell and Kristin MacInnis	311 S. 7th St	Retail	\$433,028.70	\$450,349.85	\$17,321	\$17,321	\$17,321	\$16,837.46	\$16,838	\$16,838
188	200705-001-1	WEBSTER APARTMENTS - Parking	619 St. Helens St	Land	Webster St. Helens LLC	619 St. Helens St	Land	\$143,790.00	\$201,180.00	\$57,390	\$57,390	\$57,390	\$55,875.36	\$55,876	\$55,876
189	200705-001-2		711-713 Broadway	Land	SPT Enterprise LLC	711-713 Broadway	Land	\$714,250.00	\$948,950.00	\$234,700	\$69,700	\$69,700	\$67,754.22	\$67,755	\$67,755
190	200705-006-0		711-713 Broadway	Land	SPT Enterprise LLC	711-713 Broadway	Land	\$132,500.00	\$437,500.00	\$305,000	\$125,000	\$125,000	\$121,510.43	\$121,511	\$121,511
191	200705-007-0		715 Broadway	Land	715 Broadway LLC	715 Broadway	Land	\$125,000.00	\$175,000.00	\$50,000	\$50,000	\$50,000	\$48,295.88	\$48,296	\$48,296
192	200705-008-0		725 Broadway	Land	725 Broadway LLC	725 Broadway	Land	\$62,500.00	\$87,500.00	\$25,000	\$25,000	\$25,000	\$24,302.09	\$24,303	\$24,303
193	200705-009-0		725 Broadway	Land	725 Broadway LLC	725 Broadway	Land	\$162,500.00	\$227,500.00	\$65,000	\$65,000	\$65,000	\$63,185.43	\$63,186	\$63,186
194	200705-010-0	PARKING STRUCTURE	725 Broadway	Land	725 Broadway LLC	725 Broadway	Land	\$100,000.00	\$140,000.00	\$40,000	\$40,000	\$40,000	\$38,883.34	\$38,884	\$38,884
195	200705-011-0	SANFORD & SON	737-737 Broadway	Retail	Gorsuch A & Cheryl Y	737-737 Broadway	Retail	\$100,000.00	\$140,000.00	\$40,000	\$40,000	\$40,000	\$38,883.34	\$38,884	\$38,884
196	200705-012-0	SANFORD & SON	737-737 Broadway	Retail	Gorsuch Alan & Cheryl Y	737-737 Broadway	Retail	\$100,000.00	\$140,000.00	\$40,000	\$40,000	\$40,000	\$38,883.34	\$38,884	\$38,884
197	200705-013-0	GOLDEN ART LTD	743-745 Broadway	Retail	Riley William	743-745 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
198	900872-001-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
199	900872-002-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
200	900872-003-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
201	900872-004-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
202	900872-005-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
203	900872-006-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
204	900872-007-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
205	900872-008-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$223,500.60	\$131,015.60	\$131,015.60	\$128,195.00	\$128,196	\$128,196
206	900872-009-0	THE MECCA BUILDING CONDOMINIUM	747-753 Broadway	Retail	Broadway & Commerce LLC	747-753 Broadway	Retail	\$1,087,515.00	\$1,311,015.60	\$2					

Broa		#8645														\$7,644,445.00		Total Assessment Amo'	
Subj:		Summary																	
Final Before & After/ Special Benefits/ VPA Assessments																			
City Ass No.	Larger Parcel	Place County Tax ID [APN]	Building Name	Owner Name (First,Last) Preliminary Roll	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	LID Assessment	Additional Work Performed	Total Assessment					
212		900872-015-0	THE MECCA BUILDING CONDOMINIUM	Broadway & Commerce LLC	760 Commerce St #506	Res Condo	\$84,100.00	\$86,629.00	\$2,523	\$1,452	\$2,523	\$2,452.57	\$3,999.27	\$6,452					
213		200705-015-0	THE WINTHROP - Apartment	Winthrop Hotel LLC	773 Broadway	Apartment	\$6,231,416.67	\$6,418,359.17	\$186,943	\$169,817	\$186,943	\$181,723.71	\$339,901.73	\$557,861					
213		200705-015-0	THE WINTHROP - Retail	Winthrop Hotel LLC	773 Broadway	Retail	\$931,901.49	\$969,177.55	\$37,276	\$30,183	\$37,276	\$36,235.44		Allocated					
214		200706-001-6		Riley William M	702-704 Broadway	Office	\$1,490,341.55	\$1,549,955.21	\$59,614	\$61,090	\$59,614	\$57,949.78	\$18,131.47	\$76,081					
215		900312-001-0	PASSAGES OFFICE CONDO #1	The Passages Partnership Inc	708 Broadway #1	Com Condo	\$961,569.36	\$1,000,032.19	\$38,469	\$32,177	\$38,469	\$37,389.03		\$37,389					
216		900312-002-0	PASSAGES OFFICE CONDO #2	Dr Chambers LLC	708 Broadway #201	Com Condo	\$957,737.88	\$996,047.40	\$38,310	\$19,053	\$38,310	\$37,240.05		\$37,240					
217		900312-003-0	PASSAGES OFFICE CONDO #3	Cousins Holdings LLC	708 Broadway #3	Com Condo	\$991,692.72	\$1,031,360.43	\$39,668	\$19,729	\$39,668	\$38,560.32		\$38,560					
218		900312-004-0	PASSAGES OFFICE CONDO #4	Passages Venture LLC	708 Broadway #4	Com Condo	\$994,863.60	\$1,034,658.14	\$39,795	\$19,792	\$39,795	\$38,683.62		\$38,683					
219	15	200706-003-0	RAMPART	Riley William M & Ann E	712 Broadway	Com Condo	\$833,706.00	\$867,054.24	\$33,348	\$60,000	\$33,348	\$32,417.04	\$13,675.00	\$46,092					
220	15	200706-004-0		Riley William M & Ann E	718-720 Broadway	Com Condo	\$833,706.00	\$867,054.24	\$33,348	\$60,000	\$33,348	\$32,417.04		\$32,417					
221	15	200706-006-0		Riley William M	722-726 Broadway	Industrial	\$1,250,559.00	\$1,300,581.36	\$50,022	\$90,000	\$50,022	\$48,625.56	\$31,903.21	\$80,529					
222		900915-001-0	COURT C CONDO	1300us LLC	728 Broadway #A1	Com Condo	\$309,425.04	\$321,802.04	\$12,377	\$9,456	\$12,377	\$12,031.48		\$12,031					
223		900915-002-0	COURT C CONDO	1300us LLC	728 Broadway #B1	Com Condo	\$320,391.00	\$333,206.64	\$12,816	\$9,791	\$12,816	\$12,457.87		\$12,458					
224		900915-003-0	COURT C CONDO	1300us LLC	728 Broadway #A2	Com Condo	\$104,110.56	\$108,274.98	\$4,164	\$3,182	\$4,164	\$4,048.17		\$4,048					
225		900915-004-0	COURT C CONDO	1300us LLC	728 Broadway #B2	Com Condo	\$162,771.84	\$169,282.71	\$6,511	\$4,974	\$6,511	\$6,329.11		\$6,329					
226		900915-005-0	COURT C CONDO	1300us LLC	727 Court E #C	Com Condo	\$354,747.20	\$368,931.89	\$14,190	\$10,841	\$14,190	\$13,793.56		\$13,794					
227		900915-006-0	COURT C CONDO	1300us LLC	729 Court E	Com Condo	\$717,147.36	\$745,833.25	\$28,686	\$12,916	\$28,686	\$27,885.08		\$27,885					
228		900678-001-0	732 Broadway Condo	Brooks @ 732 LLC	732 Broadway #101	Com Condo	\$913,124.40	\$925,649.38	\$12,525	\$9,399	\$12,525	\$12,175.32	\$745.55	\$12,921					
229		900678-002-0	732 Broadway Condo	K & B Commercial Properties LLC	732 Broadway #102	Com Condo	\$347,475.60	\$361,374.62	\$13,899	\$10,430	\$13,899	\$13,511.01	\$826.39	\$14,337					
230		900678-003-0	732 Broadway Condo	Broadway Holdings LLC	732 Broadway #201	Com Condo	\$328,978.80	\$342,137.95	\$13,159	\$9,874	\$13,159	\$12,791.79	\$782.17	\$13,574					
231		900678-004-0	732 Broadway Condo	Broadway Holdings LLC	732 Broadway #202	Com Condo	\$363,330.00	\$377,863.20	\$14,533	\$10,905	\$14,533	\$14,127.48	\$863.95	\$14,991					
232		900678-005-0	732 Broadway Condo	Broadway 55 LLC	732 Broadway #301	Com Condo	\$297,270.00	\$309,160.80	\$11,891	\$8,923	\$11,891	\$11,558.85	\$707.04	\$12,266					
233		900678-006-0	732 Broadway Condo	Meters Investments LLC	732 Broadway #302	Com Condo	\$348,796.80	\$362,748.67	\$13,952	\$10,469	\$13,952	\$13,562.38	\$829.71	\$14,392					
234		200706-009-0	W. M. Riley Building	Riley William M & Ann E	736-738 Broadway	Office	\$1,998,388.04	\$2,078,323.56	\$79,936	\$60,000	\$79,936	\$77,704.00	\$5,310.06	\$83,014					
235		200706-010-0	CLUB SILVERSTONE	Blmbo Associates	740-744 Broadway	Retail	\$1,341,400.32	\$1,395,056.33	\$53,656	\$68,850	\$53,656	\$52,158.11	\$6,075.65	\$58,234					
236		200706-011-0	ANTIQUES	Gorsuch Alan & Cheryl	746 Broadway	Retail	\$767,273.01	\$797,963.93	\$30,691	\$38,640	\$30,691	\$29,834.21		\$29,834					
237		900981-001-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #100	Com Condo	\$121,672.53	\$126,539.43	\$4,867	\$2,980	\$4,867	\$4,731.03	\$20,549.86	\$25,281					
238		900981-002-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #101	Com Condo	\$43,202.57	\$44,930.67	\$1,728	\$1,058	\$1,728	\$1,679.86	\$6,538.59	\$8,218					
239		900981-004-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #103	Com Condo	\$51,235.70	\$53,285.12	\$2,049	\$1,255	\$2,049	\$1,992.21	\$8,406.76	\$10,399					
240		900981-005-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #200	Com Condo	\$284,392.40	\$295,768.09	\$11,376	\$6,965	\$11,376	\$11,058.13	\$46,704.23	\$57,762					
241		900981-006-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #300	Com Condo	\$286,645.59	\$298,111.41	\$11,466	\$7,020	\$11,466	\$11,145.74	\$46,704.23	\$57,850					
242		900981-007-0	ST HELENS OFFICE SUITES**	2000 Armstrong family LP	747 St Helens Ave #400	Com Condo	\$348,363.54	\$362,298.08	\$13,935	\$8,592	\$13,935	\$13,545.54	\$57,913.25	\$71,459					
243		200706-013-0	C & K MARKET / OLD TOYS	Grisby Jesse M	754-756 Broadway	Retail	\$869,748.36	\$904,538.29	\$34,790	\$33,000	\$34,790	\$33,818.72	\$32,228.67	\$66,047					
244		200706-014-0	BOSTWICK BUILDING APTS	Bostwick LLC	764-770 Broadway	Apartment	\$1,772,571.43	\$1,825,748.57	\$53,177	\$40,401	\$53,177	\$51,692.62	\$254,164.45	\$925,195					
244		200706-014-0	BOSTWICK BUILDING APTS	Bostwick LLC	764-770 Broadway	Retail	\$497,325.00	\$517,218.00	\$19,899	\$10,329	\$19,899	\$19,337.66		Allocated					
245		200707-001-0	TRIBUNE BUILDING	711 Saint Helens LLC	711 St Helens Ave	Office	\$2,321,726.85	\$2,414,595.92	\$92,869	\$113,200	\$92,869	\$90,276.42	\$24,633.19	\$114,910					
246		200707-002-0	NW DENTAL SERVICES	Charron Vallan T	725 St Helens Ave	Office	\$436,471.88	\$453,930.75	\$17,459	\$60,120	\$17,459	\$16,971.61		\$16,972					
247		900803-001-0	ROBERSON COMMERCIAL	710 Market Street LLC	710 Market St	Com Condo	\$443,621.70	\$461,366.57	\$17,745	\$8,001	\$17,745	\$17,249.49	\$2,608.17	\$19,858					
248		900803-002-0	ROBERSON COMMERCIAL	Light Legacy Holdings LLC	706 Market St	Com Condo	\$215,991.23	\$224,630.87	\$8,640	\$3,896	\$8,640	\$8,398.46	\$867.79	\$9,266					
249		900965-001-0		New Urban Properties LLC	710 Market St									\$0.00					
250		900965-002-0		New Urban Properties LLC	710 Market St									\$0.00					
251		900965-003-0		710 Market Street LLC	710 Market St									\$0.00					
252		900965-004-0		710 Market Street LLC	710 Market St									\$0.00					
253		900965-005-0		710 Market Street LLC	710 Market St									\$0.00					
254		900965-006-0		710 Market Street LLC	710 Market St									\$0.00					
255		900965-007-0		New Urban Properties LLC	710 Market St									\$0.00					
256		900965-008-0		New Urban Properties LLC	710 Market St									\$0.00					
257		900965-009-0		New Urban Properties LLC	710 Market St									\$0.00					
258		900965-010-0		New Urban Properties LLC	710 Market St									\$0.00					
259		900965-011-0		New Urban Properties LLC	710 Market St									\$0.00					
260		900965-012-0		New Urban Properties LLC	710 Market St									\$0.00					
261		900965-013-0		New Urban Properties LLC	710 Market St									\$0.00					
262		900965-014-0		New Urban Properties LLC	710 Market St									\$0.00					
263		900965-015-0		New Urban Properties LLC	710 Market St									\$0.00					
264		900965-016-0		710 Market Street LLC	710 Market St									\$0.00					
265		900965-017-0		710 Market Street LLC	710 Market St									\$0.00					
266		900965-018-0		Blaine and Catherine Johnson	714 Market St									\$0.00					
267		900965-019-0		New Urban Properties LLC	710 Market St									\$0.00					
268		900965-020-0		New Urban Properties LLC	710 Market St									\$0.00					
269		900965-021-0		New Urban Properties LLC	710 Market St									\$0.00					
270		900965-022-0		New Urban Properties LLC	710 Market St									\$0.00					
271		900965-023-0		New Urban Properties LLC	710 Market St									\$0.00					
272		900965-024-0		New Urban Properties LLC	710 Market St									\$0.00					
273		900965-025-0		New Urban Properties LLC	710 Market St									\$0.00					
274		900965-026-0		New Urban Properties LLC	710 Market St									\$0.00					
275		900965-027-0		New Urban Properties LLC	710 Market St									\$0.00					
276		900965-028-0		New Urban Properties LLC	710 Market St									\$0.00					
277		900965-029-0		New Urban Properties LLC	710 Market St									\$0.00					
278		900804-001-0	THE ROBERSON ON LEDGER SQUARE CONDO	Blaine and Catherine Johnson	708 Market St #401	Res Condo	\$212,600.00	\$216,852.00	\$4,252	\$3,188	\$4,252	\$4,133.30	\$710.13	\$4,843					
279		900804-002-0	THE ROBERSON ON LEDGER SQUARE CONDO	Renee Toblason	708 Market St #402	Res Condo	\$195,800.00	\$199,716.00	\$3,916	\$2,936	\$3,916	\$3,806.68	\$654.02	\$4,461					
280		900804-003-0	THE ROBERSON ON LEDGER SQUARE CONDO	James P. Wood	708 Market St #403	Res Condo	\$247,400.00	\$252,348.00	\$4,948	\$3,710	\$4,948	\$4,809.87	\$826.37	\$5,636					

Bro		D #8645												\$7,644,445.00 Total Assessment Amc	
Subje		/ Summary													
Final Before & After/ Special Benefits/ VPA Assessments															
City Ass No.	Larger Parcel	Pierce County Tax ID (APN)	Building Name	Owner Name (First,Last) Preliminary Roll	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	UD Assessment	Additional Work Performed	Total Assessment	
281		900804-004-0	THE ROBERSON ON LEDGER SQUARE CONDO	Edwin and Cynthia Peterson	708 Market St #404	Res Condo	\$248,800.00	\$253,776.00	\$4,976	\$3,731	\$4,976	\$4,837.09	\$831.05	\$5,068	
282		900804-005-0	THE ROBERSON ON LEDGER SQUARE CONDO	Lambert David H & Martha L	708 Market St #405	Res Condo	\$237,600.00	\$242,352.00	\$4,752	\$3,563	\$4,752	\$4,619.34	\$793.64	\$5,413	
283		900804-006-0	THE ROBERSON ON LEDGER SQUARE CONDO	Millette Ryan S & Rachel M	708 Market St #406	Res Condo	\$174,800.00	\$178,296.00	\$3,496	\$2,621	\$3,496	\$3,398.40	\$583.87	\$3,982	
284		900804-007-0	THE ROBERSON ON LEDGER SQUARE CONDO	Steven L Wells	708 Market St #407	Res Condo	\$193,800.00	\$197,676.00	\$3,876	\$2,906	\$3,876	\$3,767.80	\$647.34	\$4,415	
285		900804-008-0	THE ROBERSON ON LEDGER SQUARE CONDO	Cartright Jack & Jane L	708 Market St #408	Res Condo	\$416,000.00	\$424,320.00	\$8,320	\$6,238	\$8,320	\$8,087.73	\$1,389.53	\$9,477	
286		900804-009-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #409	Res Condo	\$334,000.00	\$340,680.00	\$6,680	\$5,008	\$6,680	\$6,493.52	\$1,115.63	\$7,609	
287		900804-010-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #410	Res Condo	\$331,400.00	\$338,028.00	\$6,628	\$4,969	\$6,628	\$6,447.97	\$1,106.95	\$7,550	
288		900804-011-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #411	Res Condo	\$334,000.00	\$340,680.00	\$6,680	\$5,008	\$6,680	\$6,493.52	\$1,115.63	\$7,609	
289		900804-012-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #412	Res Condo	\$331,600.00	\$338,232.00	\$6,632	\$4,972	\$6,632	\$6,446.86	\$1,102.27	\$7,549	
290		900804-013-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #413	Res Condo	\$334,400.00	\$341,088.00	\$6,688	\$5,014	\$6,688	\$6,501.29	\$1,116.97	\$7,618	
291		900804-014-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #414	Res Condo	\$328,400.00	\$334,968.00	\$6,568	\$4,924	\$6,568	\$6,384.64	\$1,096.93	\$7,482	
292		900804-015-0	THE ROBERSON ON LEDGER SQUARE CONDO	David K. Fischer	708 Market St #415	Res Condo	\$382,400.00	\$390,048.00	\$7,648	\$5,734	\$7,648	\$7,434.49	\$1,277.30	\$8,712	
293		900804-016-0	THE ROBERSON ON LEDGER SQUARE CONDO	Kathryn Shimer	708 Market St #502	Res Condo	\$195,400.00	\$199,308.00	\$3,908	\$2,930	\$3,908	\$3,798.90	\$652.68	\$4,452	
294		900804-017-0	THE ROBERSON ON LEDGER SQUARE CONDO	Karamatic Chris	708 Market St #503	Res Condo	\$247,400.00	\$252,348.00	\$4,948	\$3,710	\$4,948	\$4,809.87	\$826.37	\$5,636	
295		900804-018-0	THE ROBERSON ON LEDGER SQUARE CONDO	Frank Young	708 Market St #504	Res Condo	\$249,200.00	\$254,184.00	\$4,984	\$3,737	\$4,984	\$4,844.86	\$832.38	\$5,677	
296		900804-019-0	THE ROBERSON ON LEDGER SQUARE CONDO	David and Catherine Tackes	708 Market St #505	Res Condo	\$238,400.00	\$243,168.00	\$4,768	\$3,575	\$4,768	\$4,634.89	\$796.31	\$5,431	
297		900804-020-0	THE ROBERSON ON LEDGER SQUARE CONDO	Um David	708 Market St #506	Res Condo	\$174,800.00	\$178,296.00	\$3,496	\$2,621	\$3,496	\$3,398.40	\$583.87	\$3,982	
298		900804-021-0	THE ROBERSON ON LEDGER SQUARE CONDO	Laura Zachkin	708 Market St #507	Res Condo	\$178,200.00	\$181,764.00	\$3,564	\$2,672	\$3,564	\$3,464.51	\$595.23	\$4,060	
299		900804-022-0	THE ROBERSON ON LEDGER SQUARE CONDO	Stuart and Sherree Trefry	708 Market St #602	Res Condo	\$196,000.00	\$199,920.00	\$3,920	\$2,939	\$3,920	\$3,810.57	\$654.68	\$4,465	
300		900804-023-0	THE ROBERSON ON LEDGER SQUARE CONDO	Patrick Names	708 Market St #603	Res Condo	\$247,400.00	\$252,348.00	\$4,948	\$3,710	\$4,948	\$4,809.87	\$826.37	\$5,636	
301		900804-024-0	THE ROBERSON ON LEDGER SQUARE CONDO	Quinn Wolcott	708 Market St #604	Res Condo	\$247,800.00	\$252,756.00	\$4,956	\$3,716	\$4,956	\$4,817.65	\$827.71	\$5,645	
302		900804-025-0	THE ROBERSON ON LEDGER SQUARE CONDO	O'Connor Terry	708 Market St #605	Res Condo	\$238,000.00	\$242,760.00	\$4,760	\$3,569	\$4,760	\$4,627.12	\$794.97	\$5,422	
303		900804-026-0	THE ROBERSON ON LEDGER SQUARE CONDO	Kelley Gary	708 Market St #606	Res Condo	\$174,000.00	\$177,480.00	\$3,480	\$2,609	\$3,480	\$3,382.85	\$581.20	\$3,964	
304		900804-027-0	THE ROBERSON ON LEDGER SQUARE CONDO	Hannah S. Ward	708 Market St #607	Res Condo	\$195,800.00	\$199,716.00	\$3,916	\$2,936	\$3,916	\$3,806.68	\$654.02	\$4,461	
305		900804-028-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #702	Res Condo	\$390,200.00	\$398,004.00	\$7,804	\$5,851	\$7,804	\$7,586.14	\$1,303.35	\$8,889	
306		900804-029-0	THE ROBERSON ON LEDGER SQUARE CONDO	Jonathan and Debbi White	708 Market St #703	Res Condo	\$247,400.00	\$252,348.00	\$4,948	\$3,710	\$4,948	\$4,809.87	\$826.37	\$5,636	
307		900804-030-0	THE ROBERSON ON LEDGER SQUARE CONDO	rogers James L & Mary J	708 Market St #704	Res Condo	\$248,800.00	\$253,776.00	\$4,976	\$3,731	\$4,976	\$4,837.09	\$831.05	\$5,668	
308		900804-031-0	THE ROBERSON ON LEDGER SQUARE CONDO	Leslie Kastrop and Kathryn Benson	708 Market St #705	Res Condo	\$472,200.00	\$481,644.00	\$9,444	\$7,080	\$9,444	\$9,180.36	\$1,577.25	\$10,758	
309		900804-032-0	THE ROBERSON ON LEDGER SQUARE CONDO	Schroedel Elizabeth B	708 Market St #706	Res Condo	\$174,800.00	\$178,296.00	\$3,496	\$2,621	\$3,496	\$3,398.40	\$583.87	\$3,982	
310		900804-033-0	THE ROBERSON ON LEDGER SQUARE CONDO	Arlington Stubbs and Frances Hoover	708 Market St #707	Res Condo	\$184,600.00	\$188,292.00	\$3,692	\$2,768	\$3,692	\$3,588.93	\$616.61	\$4,206	
311		900804-034-0	THE ROBERSON ON LEDGER SQUARE CONDO	Keith S. Mars	708 Market St #708	Res Condo	\$156,400.00	\$159,528.00	\$3,128	\$2,345	\$3,128	\$3,040.68	\$527.41	\$3,563	
312		900804-035-0	THE ROBERSON ON LEDGER SQUARE CONDO	Michael Reith and Laura DeJesus	708 Market St #709	Res Condo	\$227,800.00	\$232,356.00	\$4,556	\$3,416	\$4,556	\$4,428.81	\$760.90	\$5,190	
313		900804-036-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #710	Res Condo	\$227,800.00	\$232,356.00	\$4,556	\$3,416	\$4,556	\$4,428.81	\$760.90	\$5,190	
314		900804-037-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #711	Res Condo	\$227,200.00	\$231,744.00	\$4,544	\$3,407	\$4,544	\$4,417.15	\$758.90	\$5,176	
315		900804-038-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #712	Res Condo	\$150,200.00	\$153,204.00	\$3,004	\$2,252	\$3,004	\$2,920.14	\$501.70	\$3,422	
316		900804-039-0	THE ROBERSON ON LEDGER SQUARE CONDO	Emily Kenneth F & Valerie	708 Market St #803	Res Condo	\$247,400.00	\$252,348.00	\$4,948	\$3,710	\$4,948	\$4,809.87	\$826.37	\$5,636	
317		900804-040-0	THE ROBERSON ON LEDGER SQUARE CONDO	Hettkemper Stephanie	708 Market St #804	Res Condo	\$248,800.00	\$253,776.00	\$4,976	\$3,731	\$4,976	\$4,837.09	\$831.05	\$5,668	
318		900804-041-0	THE ROBERSON ON LEDGER SQUARE CONDO	Stephenson Gerald C	708 Market St #806	Res Condo	\$174,800.00	\$178,296.00	\$3,496	\$2,621	\$3,496	\$3,398.40	\$583.87	\$3,982	
319		900804-042-0	THE ROBERSON ON LEDGER SQUARE CONDO	David M. Radtke	708 Market St #807	Res Condo	\$182,000.00	\$185,640.00	\$3,640	\$2,729	\$3,640	\$3,538.38	\$607.92	\$4,146	
320		900804-043-0	THE ROBERSON ON LEDGER SQUARE CONDO	Dougherty Michael S	708 Market St #808	Res Condo	\$138,600.00	\$141,372.00	\$2,772	\$2,078	\$2,772	\$2,694.62	\$462.95	\$3,158	
321		900804-044-0	THE ROBERSON ON LEDGER SQUARE CONDO	New Urban Properties LLC	708 Market St #809	Res Condo	\$191,800.00	\$195,636.00	\$3,836	\$2,876	\$3,836	\$3,728.91	\$640.65	\$4,370	
322		900804-045-0	THE ROBERSON ON LEDGER SQUARE CONDO	Kristie and Nigel Bardsley	708 Market St #810	Res Condo	\$192,000.00	\$195,840.00	\$3,840	\$2,879	\$3,840	\$3,732.80	\$643.32	\$4,374	
323		900804-046-0	THE ROBERSON ON LEDGER SQUARE CONDO	Jacque Schultz	708 Market St #811	Res Condo	\$191,700.00	\$195,024.00	\$3,824	\$2,867	\$3,824	\$3,717.25	\$638.65	\$4,356	
324		900804-047-0	THE ROBERSON ON LEDGER SQUARE CONDO	Michael Treiber and Gal Nazarenko-Treiber	708 Market St #812	Res Condo	\$131,800.00	\$134,436.00	\$2,636	\$1,976	\$2,636	\$2,562.41	\$440.24	\$3,003	
325		900599-001-0	THE VINTAGE Y	Stephen Schindler and Charlene Vanderveen	714 Market St #101	Res Condo	\$279,600.00	\$285,192.00	\$5,592	\$4,340	\$5,592	\$5,435.89	\$1,183.90	\$6,620	
326		900599-002-0	THE VINTAGE Y	Diane Lauren	714 Market St #102	Res Condo	\$173,200.00	\$176,664.00	\$3,464	\$2,605	\$3,464	\$3,367.30	\$733.37	\$4,101	
327		900599-003-0	THE VINTAGE Y	Lisa and John Loons	714 Market St #103	Res Condo	\$110,600.00	\$112,812.00	\$2,212	\$1,690	\$2,212	\$2,150.25	\$468.31	\$2,619	
328		900599-004-0	THE VINTAGE Y	Johnson Blaine K & Catherine B	714 Market St #201	Res Condo	\$332,600.00	\$339,252.00	\$6,652	\$5,120	\$6,652	\$6,466.30	\$1,408.31	\$7,875	
329		900599-005-0	THE VINTAGE Y	Naccarato Gordon S	714 Market St #202	Res Condo	\$211,000.00	\$215,720.00	\$4,220	\$3,203	\$4,220	\$4,102.19	\$893.43	\$4,996	
330		900599-006-0	THE VINTAGE Y	Armitage Barry C & Janet V	714 Market St #203	Res Condo	\$145,400.00	\$148,308.00	\$2,908	\$2,208	\$2,908	\$2,826.82	\$615.66	\$3,442	
331		900599-007-0	THE VINTAGE Y	Steven and Carol Bellinghausen	714 Market St #301	Res Condo	\$337,200.00	\$343,944.00	\$6,744	\$5,120	\$6,744	\$6,555.73	\$1,427.79	\$7,984	
332		900599-008-0	THE VINTAGE Y	Theresa Haynes	714 Market St #302	Res Condo	\$211,200.00	\$215,424.00	\$4,224	\$3,211	\$4,224	\$4,106.08	\$894.27	\$5,000	
333		900599-009-0	THE VINTAGE Y	Shumate Cory	714 Market St #303	Res Condo	\$144,400.00	\$147,288.00	\$2,888	\$2,340	\$2,888	\$2,807.38	\$611.43	\$3,419	
334		900599-010-0	THE VINTAGE Y	Richard and Patricia Beszjak	714 Market St #401	Res Condo	\$340,200.00	\$347,004.00	\$6,804	\$5,181	\$6,804	\$6,614.06	\$1,440.49	\$8,055	
335		900599-011-0	THE VINTAGE Y	Harvey and Sandra Tucker	714 Market St #402	Res Condo	\$214,000.00	\$218,280.00	\$4,280	\$3,240	\$4,28				

Broadway LID #8645

Subject Property Summary

\$7,644,445.00 Total Assessment Amount

					Final Before & After/ Special Benefits/ VPA Assessments									
City Ass No.	Larger Parcel	Pierce County Tax ID (APN)	Building Name	Owner Name (First,Last) Preliminary Roll	Street Address	Type	Fee Simple Before	Fee Simple After	Improved Special Benefit	Land Special Benefit	Utilized Special Benefit	UD Assessment	Additional Work Performed	Total Assessment
352		900525-007-1	THE BRIDGE CONDOMINIUM	Pereboom P Mark	744 Market St #204	Res Condo	\$165,300.00	\$170,259.00	\$4,959	\$5,596	\$4,959	\$4,820.56	\$374.35	\$5,195
353		900525-008-1	THE BRIDGE CONDOMINIUM	Williams Kelly A	744 Market St #205	Res Condo	\$90,480.00	\$93,194.40	\$2,714	\$3,063	\$2,714	\$2,636.62	\$187.50	\$2,826
354		900525-009-1	THE BRIDGE CONDOMINIUM	Guerrero Casey	744 Market St #206	Res Condo	\$109,620.00	\$112,908.60	\$3,289	\$3,711	\$3,289	\$3,196.79	\$231.65	\$3,428
355		900525-010-1	THE BRIDGE CONDOMINIUM	Martucci Manuel R & Marylee	744 Market St #301	Res Condo	\$88,595.00	\$91,252.85	\$2,658	\$2,999	\$2,658	\$2,583.65	\$183.02	\$2,767
356		900525-011-1	THE BRIDGE CONDOMINIUM	Rottell Frank J	744 Market St #302	Res Condo	\$152,685.00	\$157,265.55	\$4,581	\$5,169	\$4,581	\$4,452.88	\$312.92	\$4,766
357		900525-012-1	THE BRIDGE CONDOMINIUM	Baum Douglas	744 Market St #303	Res Condo	\$94,105.00	\$96,928.15	\$2,823	\$3,186	\$2,823	\$2,744.34	\$192.61	\$2,937
358		900525-013-1	THE BRIDGE CONDOMINIUM	Opper Nathan	744 Market St #304	Res Condo	\$172,260.00	\$177,427.80	\$5,168	\$5,832	\$5,168	\$5,023.53	\$374.35	\$5,398
359		900525-014-1	THE BRIDGE CONDOMINIUM	Baum Douglas	744 Market St #305	Res Condo	\$90,480.00	\$93,194.40	\$2,714	\$3,063	\$2,714	\$2,636.62	\$188.14	\$2,827
360		900525-015-1	THE BRIDGE CONDOMINIUM	Merelle Linda J	744 Market St #306	Res Condo	\$112,375.00	\$115,746.25	\$3,371	\$3,805	\$3,371	\$3,277.14	\$230.37	\$3,508
361		900525-016-1	THE BRIDGE CONDOMINIUM	Baum Douglas	744 Market St #401	Res Condo	\$94,685.00	\$97,525.55	\$2,841	\$3,206	\$2,841	\$2,761.25	\$199.01	\$2,960
362		900525-017-1	THE BRIDGE CONDOMINIUM	Stalnaker Christine C	744 Market St #402	Res Condo	\$151,670.00	\$156,220.10	\$4,550	\$5,135	\$4,550	\$4,423.08	\$318.04	\$4,741
363		900525-018-1	THE BRIDGE CONDOMINIUM	Robinette Judy A	744 Market St #403	Res Condo	\$229,390.00	\$236,271.70	\$6,882	\$7,766	\$6,882	\$6,689.59	\$503.61	\$7,193
364	12	200708-007-0	AZURE POOL BLDG	Kosin Allen I & Esther	748 Market St	Office	\$1,759,838.40	\$1,830,231.94	\$70,394	\$45,000	\$70,394	\$68,428.39		\$68,428
365	12	200708-008-0		Kosin Allen I & Esther	748 Market St	Land	\$112,500.00	\$157,500.00		\$45,000	\$45,000	\$43,743.76		\$43,744
366		200708-009-0	REPUBLIC PARKING	Market Nine LLC	760 Market St	Land	\$345,000.00	\$483,000.00		\$138,000	\$138,000	\$134,147.52		\$134,148
367	13	200807-001-0		City Of Tacoma	700 Market St	Land	\$135,000.00	\$189,000.00		\$54,000	\$54,000	\$52,492.51	\$4,505.44	\$56,998
368	13	200807-002-0	CENTER PLAZA	City Of Tacoma	733 Market St	Office	\$3,963,600.00	\$4,122,144.00	\$158,544	\$68,620	\$158,544	\$154,118.00		\$154,118
369	13	200807-003-0	CITY MUNICIPAL BLDG	Tacoma City Of	747 Market St	Office	\$22,394,290.86	\$23,280,062.49	\$895,772	\$215,420	\$895,772	\$870,764.80	\$61,641.71	\$932,407
370	14	200807-004-1	EXLEY APARTMENTS	Pioneer Human Services	309 S 9th St	Apartment	\$581,390.00	\$598,831.70	\$17,442	\$46,560	\$17,442	\$16,955.08	\$234,290.78	\$251,246
370	14	200807-004-6	Rialto/St. Helens Apartments	Pioneer Human Services	311 S 9th St	Apartment	\$2,187,850.00	\$2,253,485.50	\$65,636	\$106,855	\$65,636	\$63,803.67	\$0.00	\$63,804
370	14	200807-004-6	Rialto/St. Helens - Retail	Pioneer Human Services	311 S 9th St	Retail	\$449,089.63	\$467,053.22	\$17,963	\$37,095	\$17,963	\$17,461.54	\$0.00	Allocated
371		200807-004-7		City Of Destiny LLC	759 Market St	Retail	\$177,170.40	\$184,257.22	\$7,087	\$17,750	\$7,087	\$6,889.16	\$121,273.68	\$128,163
372		900538-001-0	PERLER CONDOMINIUM UNIT A 1ST FLR R	Jayne Terrance & Nancy	750 St Helens Ave #A	Condo	\$156,646.04	\$162,911.88	\$6,266	\$8,332	\$6,266	\$6,090.92	\$846.24	\$6,937
373		900538-002-0	PERLER CONDOMINIUM	Metal Gloria I	750 St Helens Ave	Res Condo	\$174,000.00	\$179,220.00	\$5,220	\$6,253	\$5,220	\$5,074.28	\$846.24	\$5,921
374		900538-003-0	PERLER CONDOMINIUM	Denise Groothuizen	750 St Helens Ave #C	Res Condo	\$192,415.00	\$198,187.45	\$5,772	\$6,915	\$5,772	\$5,611.30	\$846.24	\$6,458
375		237200-001-0	BAYVIEW CONDO	Dye Rosemary	525 Broadway #101	Res Condo	\$175,350.00	\$180,610.50	\$5,261	\$10,837	\$5,261	\$5,113.65		\$5,114
376		237200-002-0	BAYVIEW CONDO	Lefson Robert J & Madelynn	525 Broadway #102	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
377		237200-003-0	BAYVIEW CONDO	Jensen-Jones Stella	525 Broadway #103	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
378		237200-004-0	BAYVIEW CONDO	Jeffrey & Laura Greallish and EK Greallish	525 Broadway #104	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
379		237200-005-0	BAYVIEW CONDO	Tobin Marx	525 Broadway #105	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
380		237200-006-0	BAYVIEW CONDO	Michael Seln-Ryan	525 Broadway #106	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
381		237200-007-0	BAYVIEW CONDO	Evanger H Glen & Eunice C	525 Broadway #107	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
382		237200-008-0	BAYVIEW CONDO	Caillin Donnelly	525 Broadway #108	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
383		237200-009-0	BAYVIEW CONDO	Auge Roxanne	525 Broadway #109	Res Condo	\$163,065.00	\$167,956.95	\$4,892	\$10,078	\$4,892	\$4,755.38		\$4,755
384		237200-010-0	BAYVIEW CONDO	Tamra Stimach	525 Broadway #201	Res Condo	\$175,350.00	\$180,610.50	\$5,261	\$10,837	\$5,261	\$5,113.65		\$5,114
385		237200-011-0	BAYVIEW CONDO	Thomas Tim & Lauren	525 Broadway #202	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
386		237200-012-0	BAYVIEW CONDO	Brennan Scott	525 Broadway #203	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
387		237200-013-0	BAYVIEW CONDO	Aleshire Richard A	525 Broadway #204	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
388		237200-014-0	BAYVIEW CONDO	Marinkovich Ann H	525 Broadway #205	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
389		237200-015-0	BAYVIEW CONDO	Bentley Caroline M	525 Broadway #206	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
390		237200-016-0	BAYVIEW CONDO	Rivera Cheryl D & Carmelo	525 Broadway #207	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
391		237200-017-0	BAYVIEW CONDO	Lullana Marquez	525 Broadway #208	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
392		237200-018-0	BAYVIEW CONDO	Bambini Daniel N & Judith C	525 Broadway #209	Res Condo	\$163,065.00	\$167,956.95	\$4,892	\$10,078	\$4,892	\$4,755.38		\$4,755
393		237200-019-0	BAYVIEW CONDO	Endroedy-Stettinius Heln	525 Broadway #301	Res Condo	\$175,350.00	\$180,610.50	\$5,261	\$10,837	\$5,261	\$5,113.65		\$5,114
394		237200-020-0	BAYVIEW CONDO	Peterson Earl A	525 Broadway #302	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
395		237200-021-0	BAYVIEW CONDO	Peterson Earl A	525 Broadway #303	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
396		237200-022-0	BAYVIEW CONDO	Michael Field	525 Broadway #304	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
397		237200-023-0	BAYVIEW CONDO	Leschner Linda R	525 Broadway #305	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
398		237200-024-0	BAYVIEW CONDO	Neff Dorothy M	525 Broadway #306	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
399		237200-025-0	BAYVIEW CONDO	Manter Margaret A	525 Broadway #307	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
400		237200-026-0	BAYVIEW CONDO	Moore Leroy & Margaret J	525 Broadway #308	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
401		237200-027-0	BAYVIEW CONDO	Lefson Robert J & Madelynn J	525 Broadway #309	Res Condo	\$163,065.00	\$167,956.95	\$4,892	\$10,078	\$4,892	\$4,755.38		\$4,755
402		237200-028-0	BAYVIEW CONDO	Kim and Paul Patino	525 Broadway #401	Res Condo	\$175,350.00	\$180,610.50	\$5,261	\$10,837	\$5,261	\$5,113.65		\$5,114
403		237200-029-0	BAYVIEW CONDO	Jeanne Darnelle	525 Broadway #402	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
404		237200-030-0	BAYVIEW CONDO	Carolyn and Brian Anderson	525 Broadway #403	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
405		237200-031-0	BAYVIEW CONDO	Hlatt Barbara E & Douglas G	525 Broadway #404	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
406		237200-032-0	BAYVIEW CONDO	Sullivan Casey	525 Broadway #405	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
407		237200-033-0	BAYVIEW CONDO	Fortier Judith E	525 Broadway #406	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
408		237200-034-0	BAYVIEW CONDO	Wayne and Carolyn Krarian	525 Broadway #407	Res Condo	\$140,805.00	\$145,029.15	\$4,224	\$8,702	\$4,224	\$4,106.23		\$4,106
409		237200-035-0	BAYVIEW CONDO	Gina Crosslin	525 Broadway #408	Res Condo	\$140,070.00	\$144,272.10	\$4,202	\$8,657	\$4,202	\$4,084.79		\$4,085
410		237200-036-0	BAYVIEW CONDO	Nikser Virginia G	525 Broadway #409	Res Condo	\$163,065.00	\$167,956.95	\$4,892	\$10,078	\$4,892	\$4,755.38		\$4,755
411		237200-037-0	BAYVIEW CONDO	Bayview Home Owners Assoc	525 Broadway	Res Condo	\$55,125.00	\$56,778.75	\$1,654	\$3,407	\$1,654	\$1,607.58		\$1,608
							\$159,155,071.50	\$167,019,051.97	\$4,849,918	\$7,600,772	\$7,863,980	\$7,644,445.00	\$2,041,202.07	\$9,685,647

CERTIFICATION OF VALUE

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

- The statements of fact contained in this report and upon which the opinions herein are based 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 interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the subject property, or to the parties involved.
- My engagement in this assignment was in no way contingent upon developing or reporting predetermined results, nor was it based on a requested minimum valuation, a specific value, or the approval of a loan.
- 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 the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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 & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have performed valuation or consulting services on this property in the past three years.
- I have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- 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 member of the Appraisal Institute.



Darin Shedd, MAI
State Cert. #27011-1100566

CERTIFICATION OF VALUE

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

- The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
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- I have not performed valuation or consulting services on this property in the past three years.
- I have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- 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 Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.



Matt Sloan
State Cert. #27011-1101655

CERTIFICATION OF VALUE

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

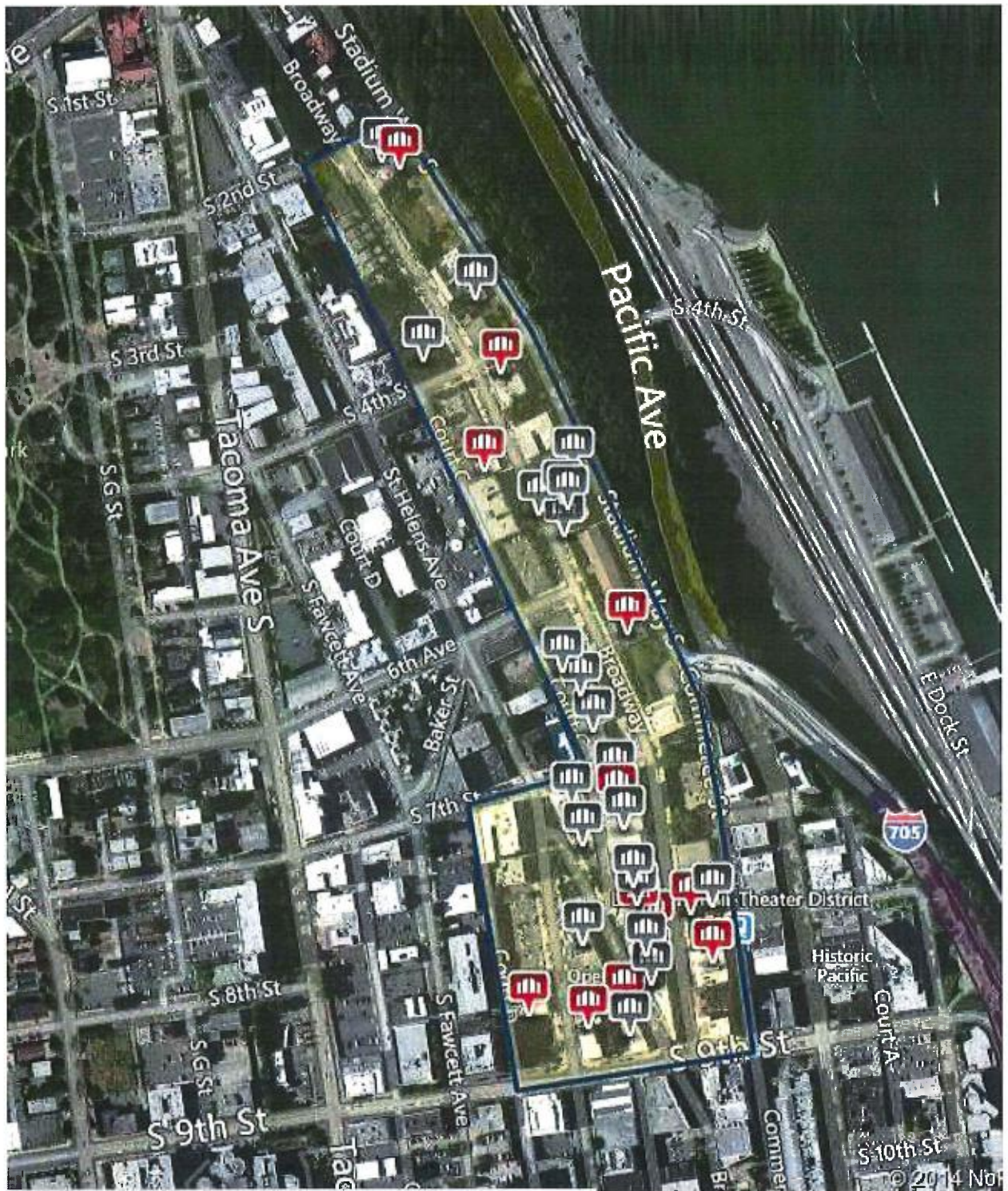
- The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
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- I have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Mary Hamel
State Cert. #27011-1001766

Addenda

Project Information



Subject LID — Retail/Office



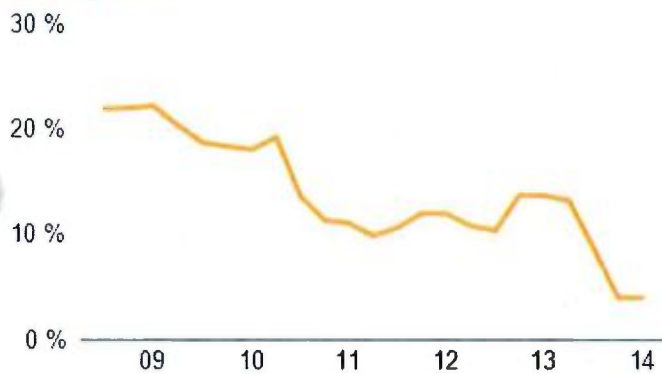
Availability	Survey	5-Year Avg
Rent Per SF	\$12.82	\$13.05
Vacancy Rate	4.1%	13.7%
Vacant SF	16,500	55,806
Availability Rate	9.1%	17.2%
Available SF	36,947	70,082
Sublet SF	0	600
Months on Market	24.2	19.0

Inventory	Survey	5-Year Avg
Existing Buildings	32	32
Existing SF	405,276	408,236
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

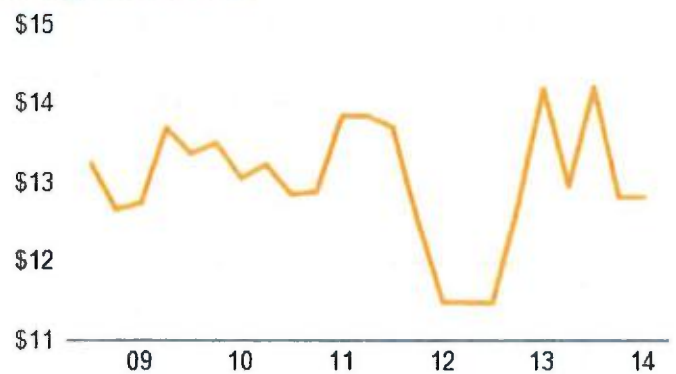
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	39,511	13,389
12 Mo. Leasing SF	20,123	17,739

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	\$141
Asking Price Per SF	\$126	\$128
Sales Volume (Mil.)	-	\$0.6
Cap Rate	-	-

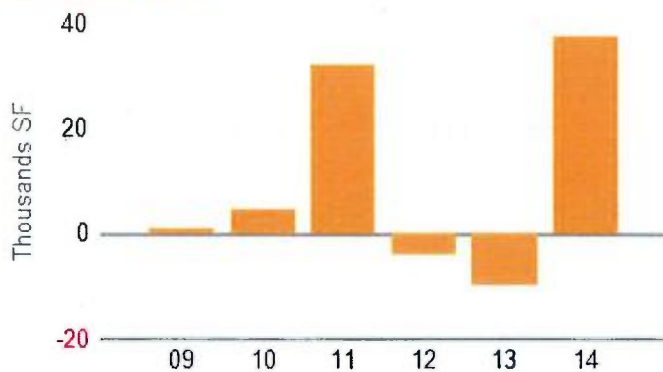
Vacancy Rate

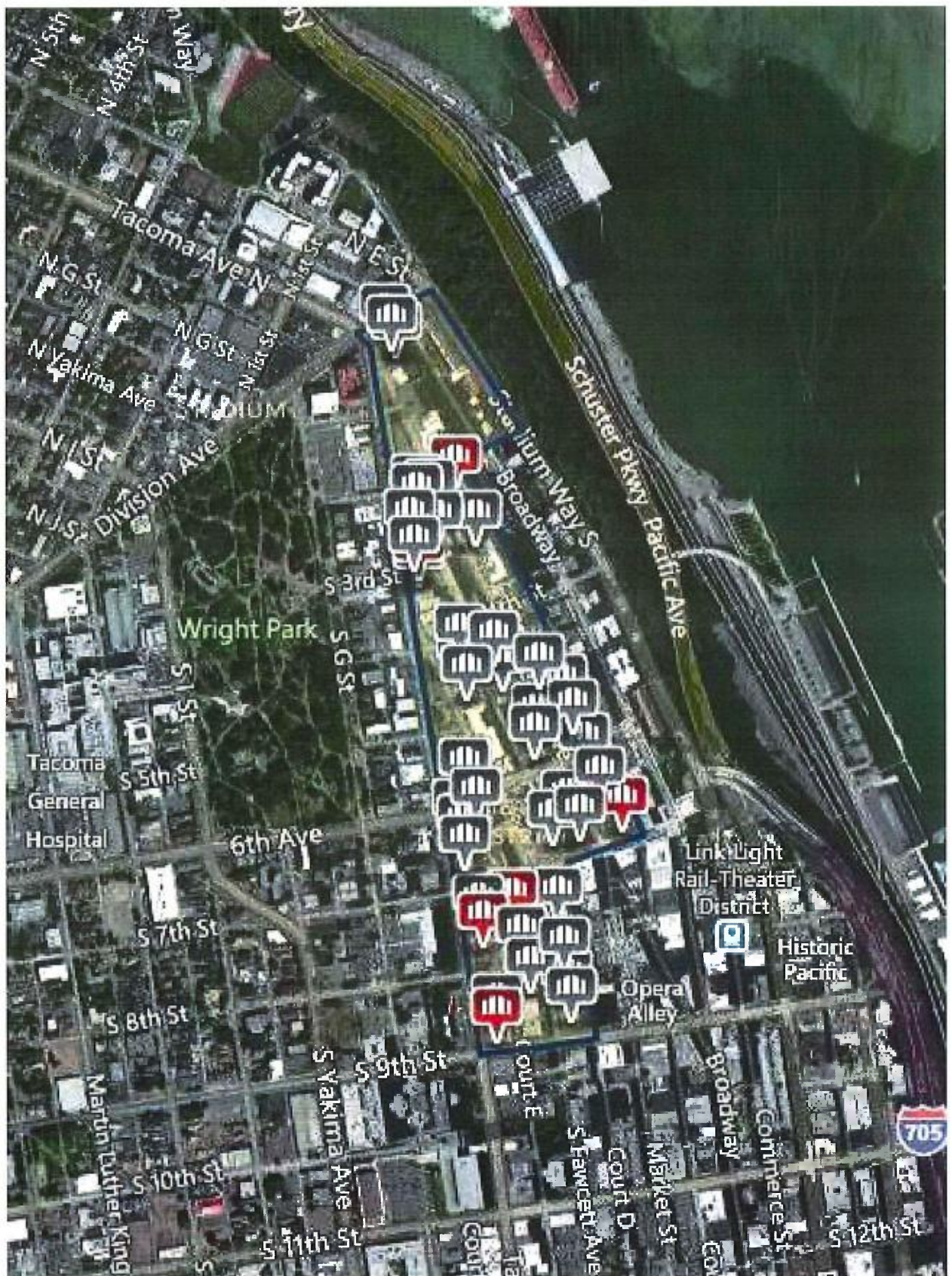


Asking Rent Per SF



Net Absorption





Area 1 — Retail/Office



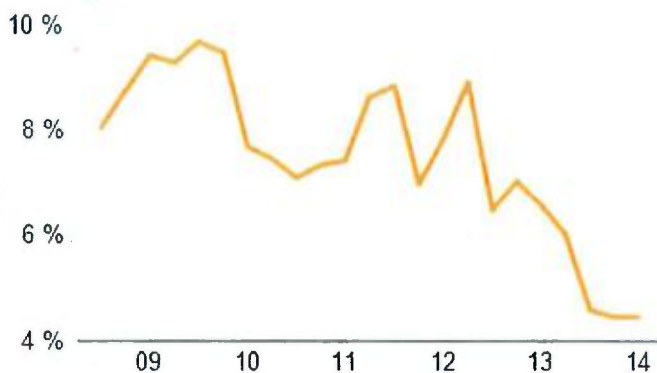
Availability	Survey	5-Year Avg
Rent Per SF	\$11.00	\$11.01
Vacancy Rate	4.5%	7.6%
Vacant SF	23,782	40,566
Availability Rate	9.0%	8.3%
Available SF	48,017	44,535
Sublet SF	0	0
Months on Market	3.2	14.6

Inventory	Survey	5-Year Avg
Existing Buildings	46	47
Existing SF	532,825	535,625
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

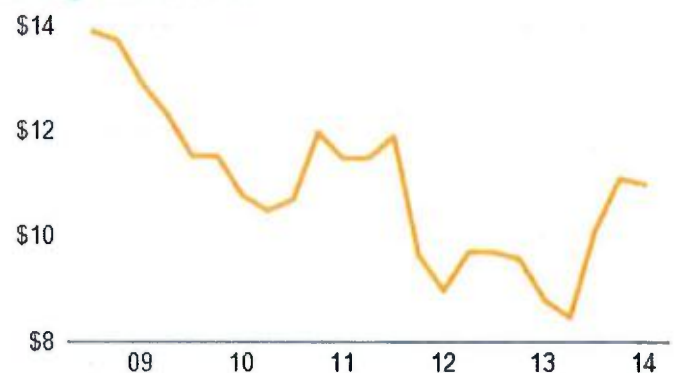
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	13,731	3,856
12 Mo. Leasing SF	0	9,133

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$44	\$57
Asking Price Per SF	\$129	\$129
Sales Volume (Mil.)	\$0.8	\$1.1
Cap Rate	-	-

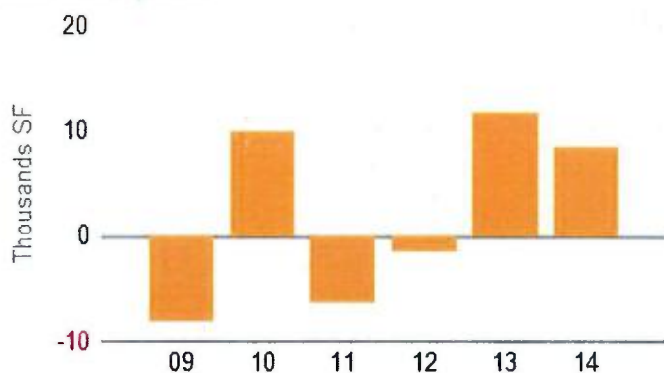
Vacancy Rate

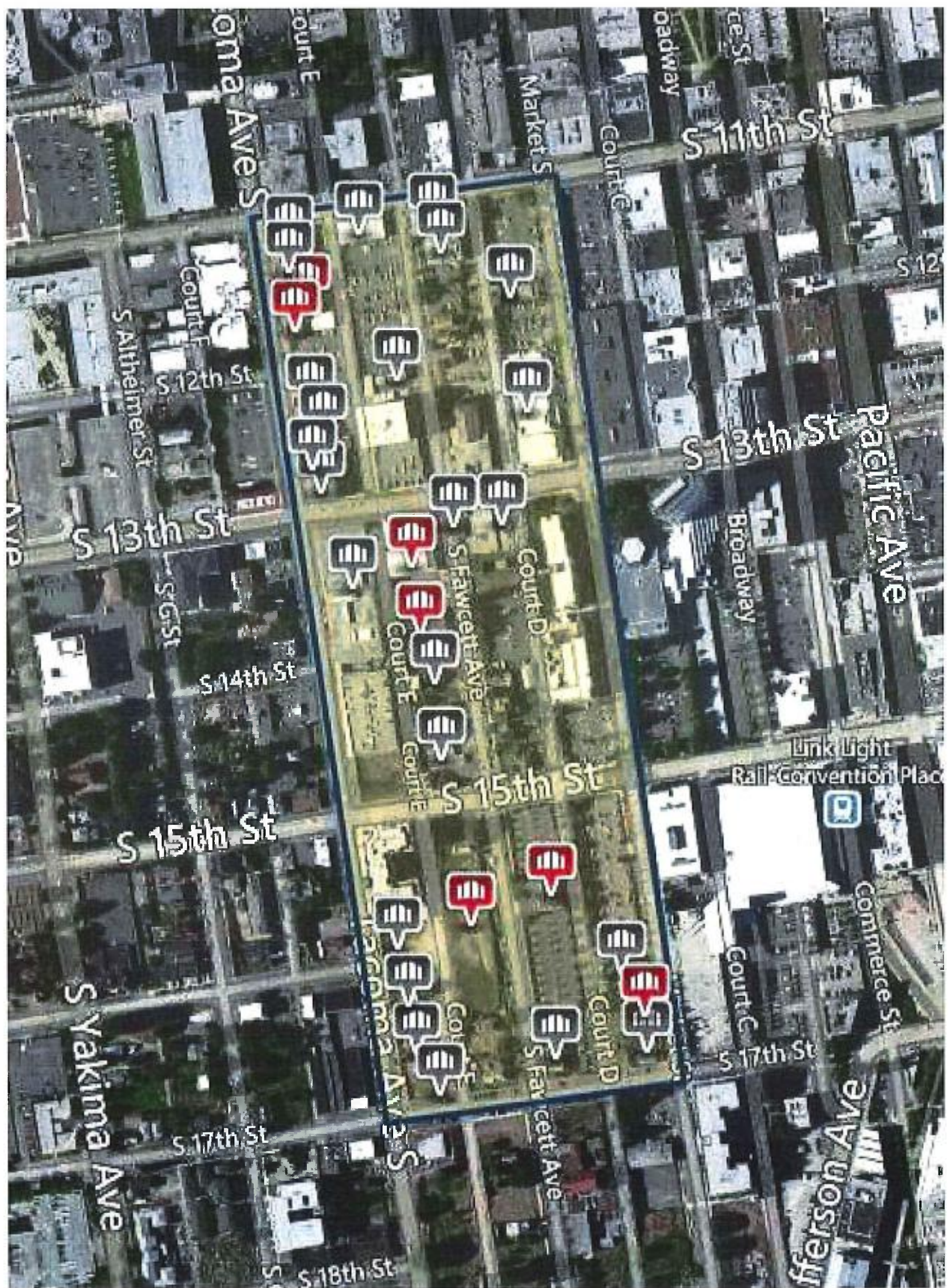


Asking Rent Per SF



Net Absorption





Area 2 — Retail/Office



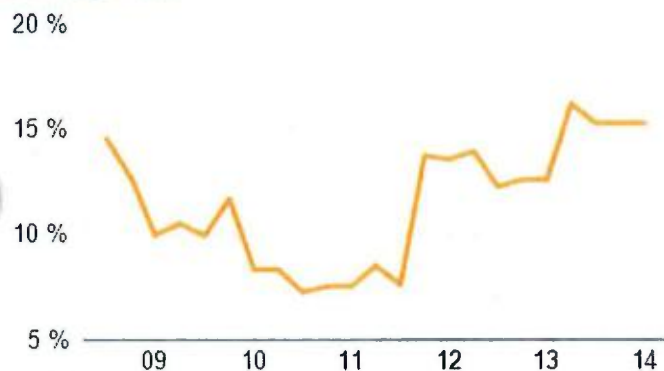
Availability	Survey	5-Year Avg
Rent Per SF	\$16.03	\$17.09
Vacancy Rate	15.3%	11.2%
Vacant SF	56,369	41,188
Availability Rate	15.7%	12.4%
Available SF	57,969	45,726
Sublet SF	0	0
Months on Market	33.1	16.5

Inventory	Survey	5-Year Avg
Existing Buildings	26	26
Existing SF	369,175	369,418
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

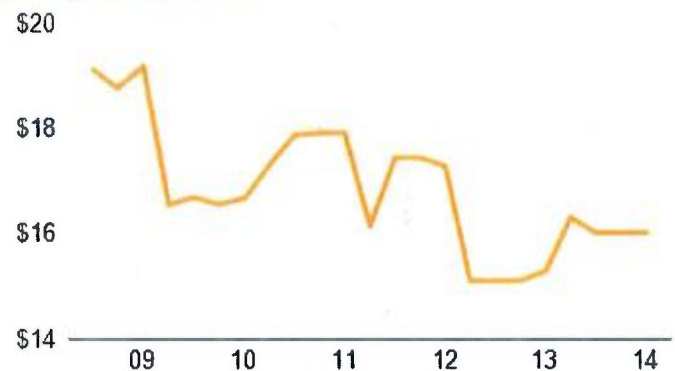
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-9,804	-2,299
12 Mo. Leasing SF	3,396	8,163

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	\$106
Asking Price Per SF	\$49	\$49
Sales Volume (Mil.)	-	\$4.4
Cap Rate	-	-

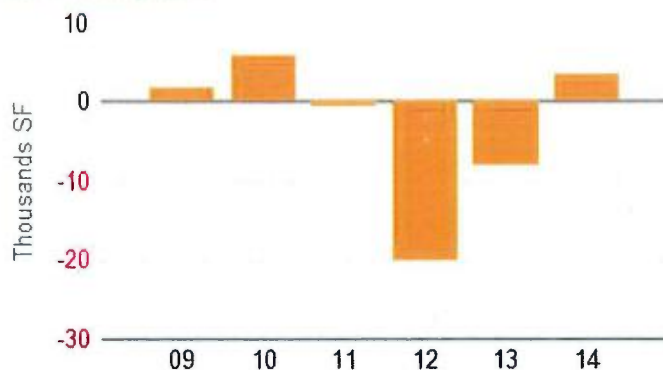
Vacancy Rate

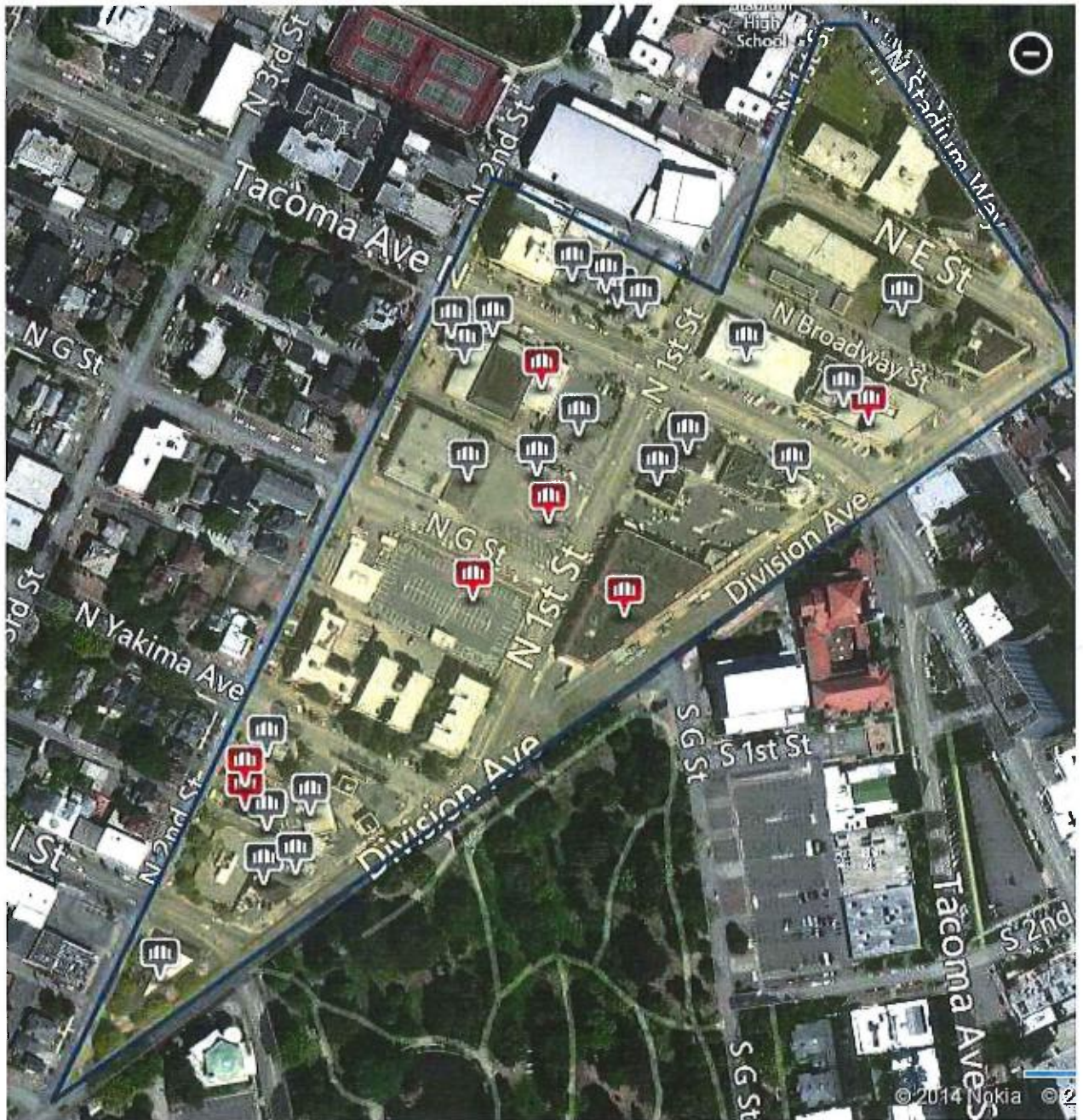


Asking Rent Per SF



Net Absorption





Area 3 — Retail/Office



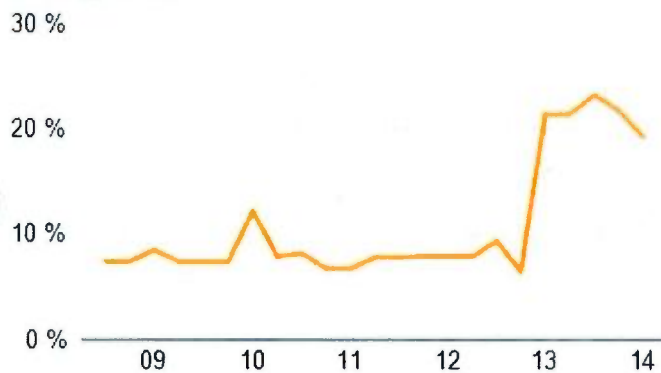
Availability	Survey	5-Year Avg
Rent Per SF	\$24.44	\$17.62
Vacancy Rate	19.3%	10.8%
Vacant SF	34,170	19,148
Availability Rate	19.3%	12.2%
Available SF	34,170	21,596
Sublet SF	0	0
Months on Market	10.3	12.0

Inventory	Survey	5-Year Avg
Existing Buildings	27	27
Existing SF	176,843	176,843
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

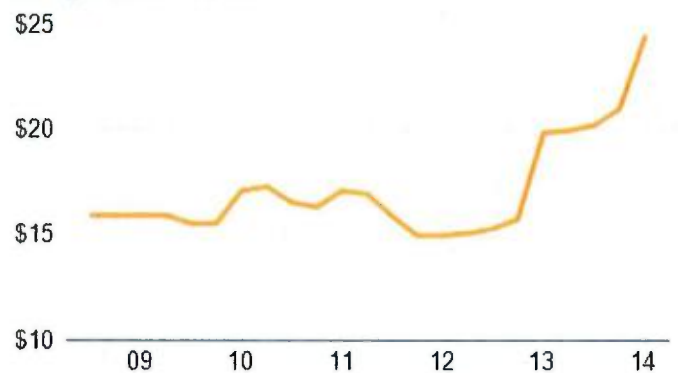
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-26,989	-5,059
12 Mo. Leasing SF	0	3,511

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$104	\$104
Asking Price Per SF	\$216	\$216
Sales Volume (Mil.)	\$5.7	\$5.7
Cap Rate	-	-

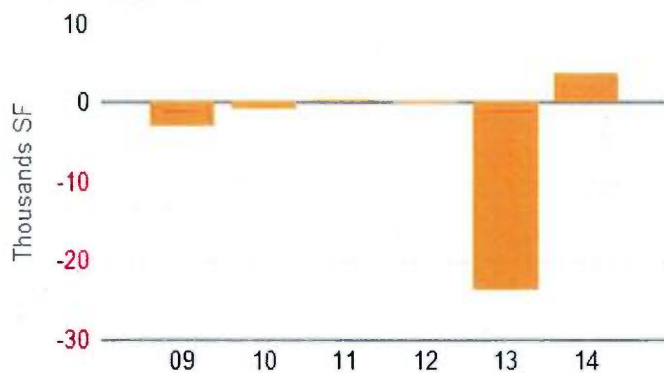
Vacancy Rate

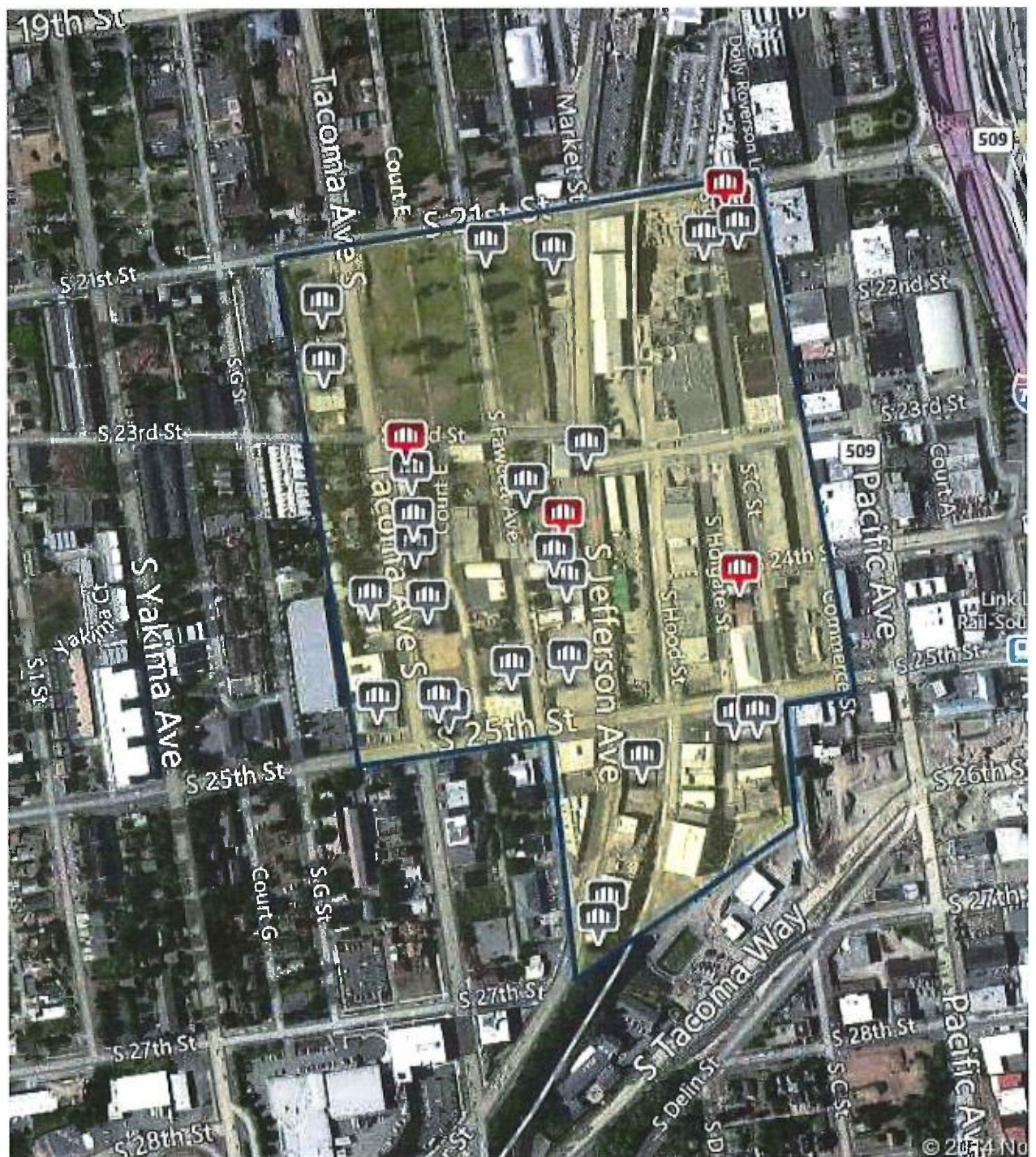


Asking Rent Per SF



Net Absorption





Area 4 — Retail/Office



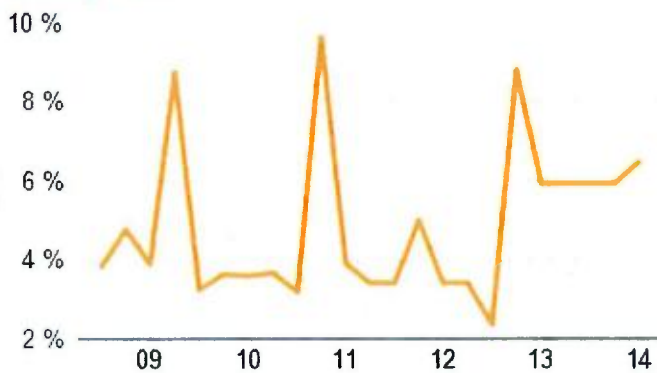
Availability	Survey	5-Year Avg
Rent Per SF	\$14.50	\$11.07
Vacancy Rate	6.5%	4.9%
Vacant SF	16,357	12,665
Availability Rate	6.5%	5.7%
Available SF	16,357	14,753
Sublet SF	0	0
Months on Market	8.7	3.5

Inventory	Survey	5-Year Avg
Existing Buildings	25	26
Existing SF	252,380	259,990
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

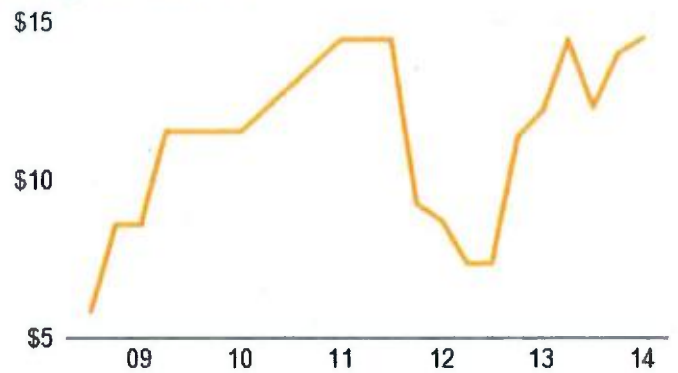
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	5,893	-5,151
12 Mo. Leasing SF	7,314	4,027

Sales	Past Year	5-Year Avg
Sale Price Per SF	-	\$68
Asking Price Per SF	\$77	\$76
Sales Volume (Mil.)	-	\$1.1
Cap Rate	-	-

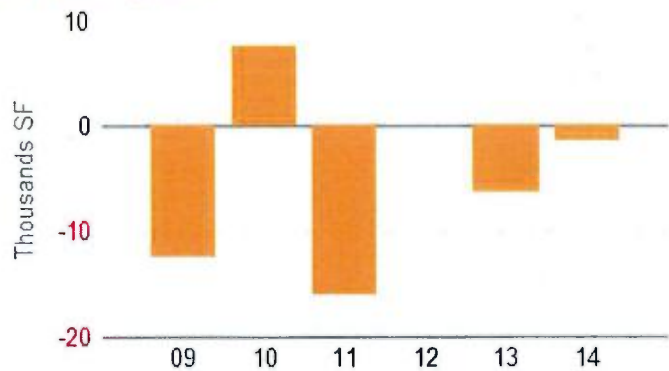
Vacancy Rate

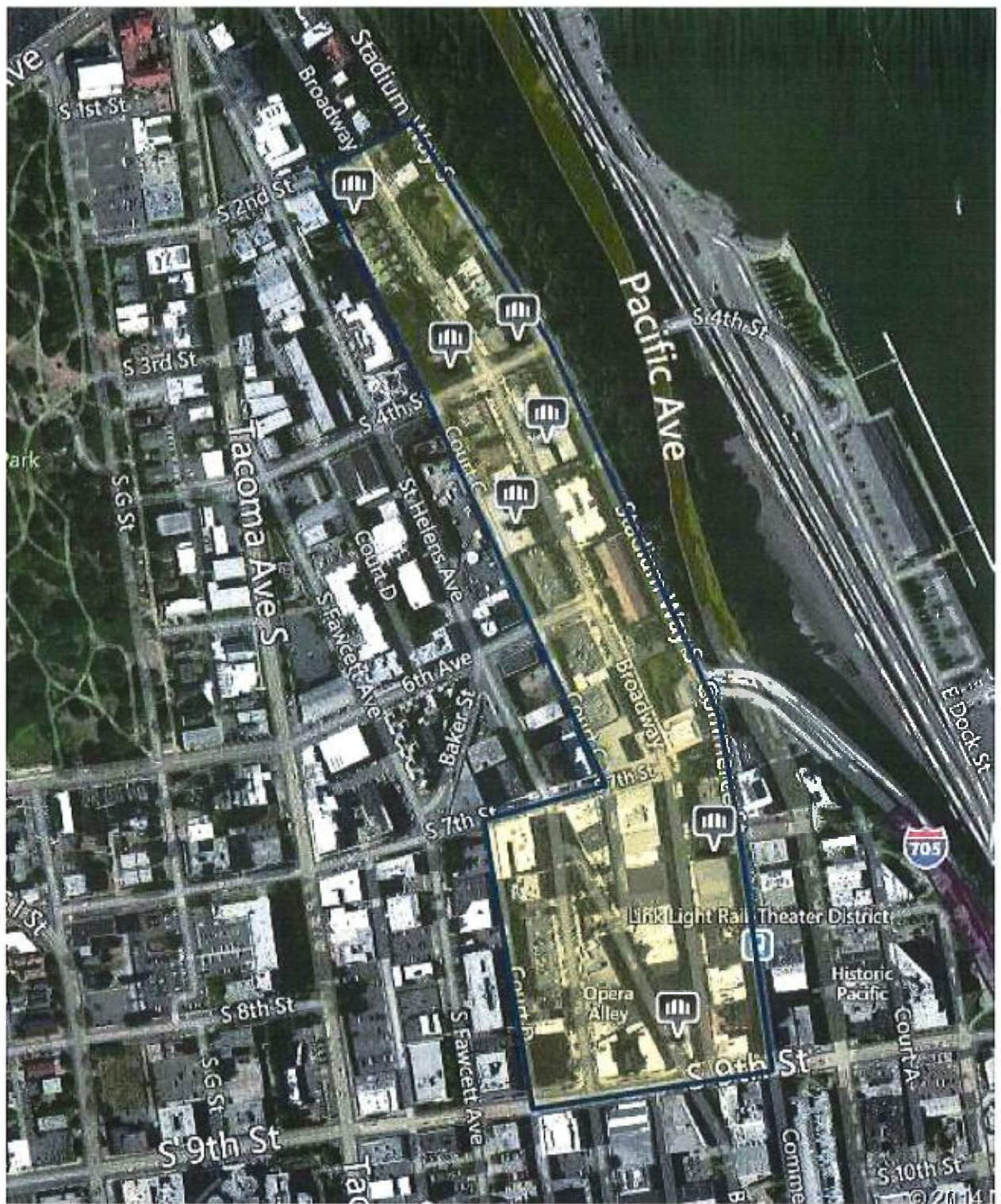


Asking Rent Per SF



Net Absorption





Subject LID—Apartments



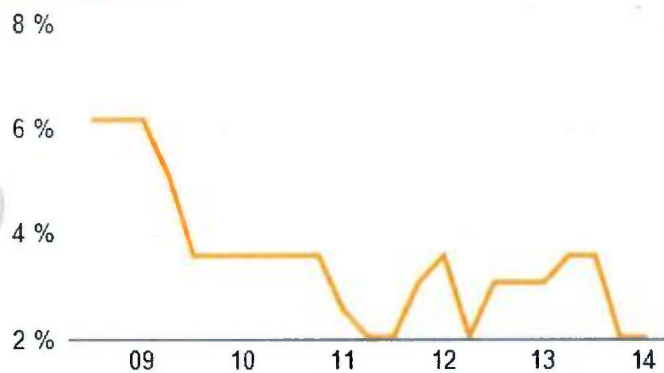
Leasing Units	Survey	5-Year Avg
Vacant Units	4	7
Vacancy Rate	2.1%	3.4%
12 Mo. Absorption Units	2	2

Inventory in Units	Survey	5-Year Avg
Existing Units	207	194
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

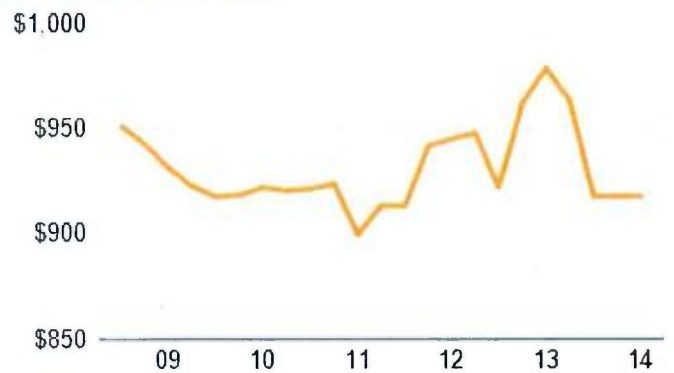
Rents	Survey	5-Year Avg
Studio Asking Rent	\$718	\$682
1 Bed Asking Rent	\$886	\$904
2 Bed Asking Rent	\$1,260	\$1,326
3+ Bed Asking Rent	-	-
Concessions	1.5%	2.0%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$125,000	\$125,000
Asking Price Per Unit	-	-
Sales Volume (Mil.)	\$2.5	\$2.5
Cap Rate	5.8%	5.8%

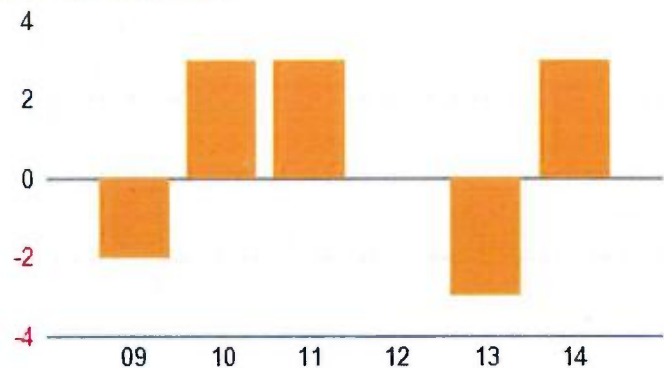
Vacancy Rate

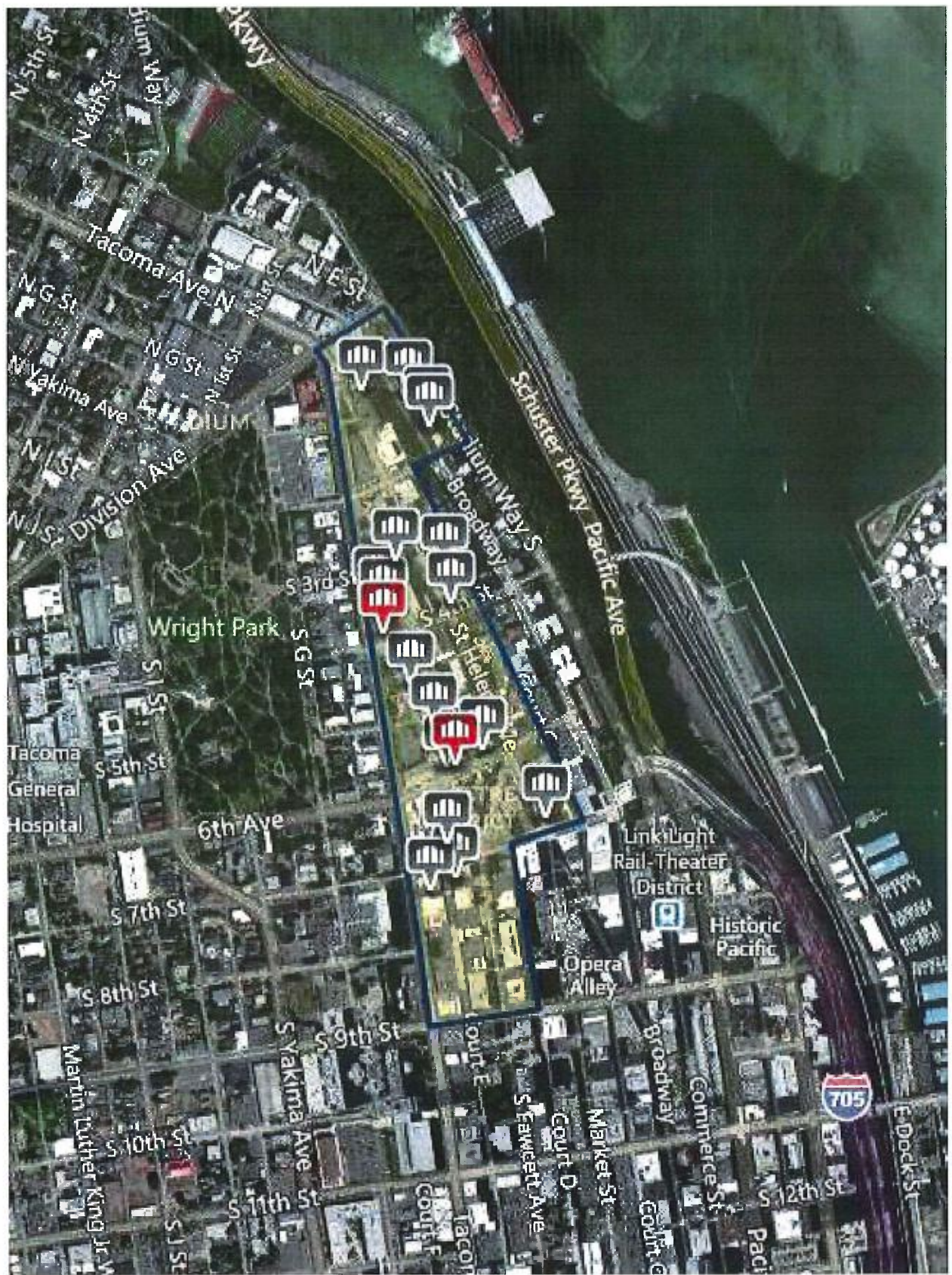


Asking Rent Per Unit



Absorption Units





Area 1 — Apartments



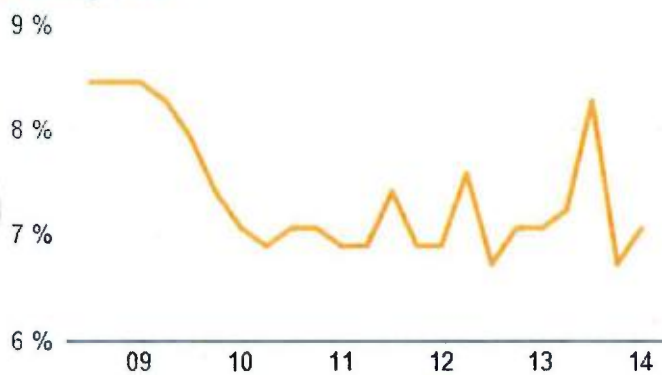
Leasing Units	Survey	5-Year Avg
Vacant Units	41	42
Vacancy Rate	7.0%	7.3%
12 Mo. Absorption Units	0	2

Inventory in Units	Survey	5-Year Avg
Existing Units	797	582
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

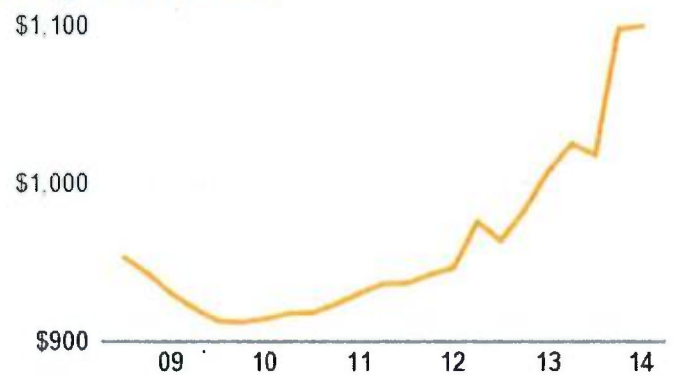
Rents	Survey	5-Year Avg
Studio Asking Rent	\$666	\$605
1 Bed Asking Rent	\$939	\$882
2 Bed Asking Rent	\$2,210	\$1,685
3+ Bed Asking Rent	\$2,600	\$2,701
Concessions	2.7%	2.6%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$92,253	\$64,067
Asking Price Per Unit	\$214,285	\$33,333
Sales Volume (Mil.)	\$6.6	\$14
Cap Rate	6.7%	7.9%

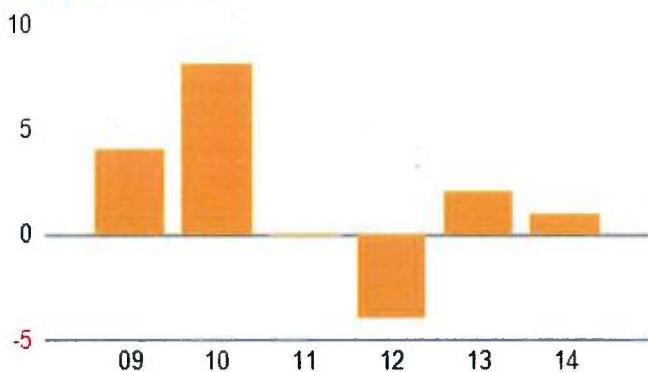
Vacancy Rate



Asking Rent Per Unit



Absorption Units





Area 2 — Apartments



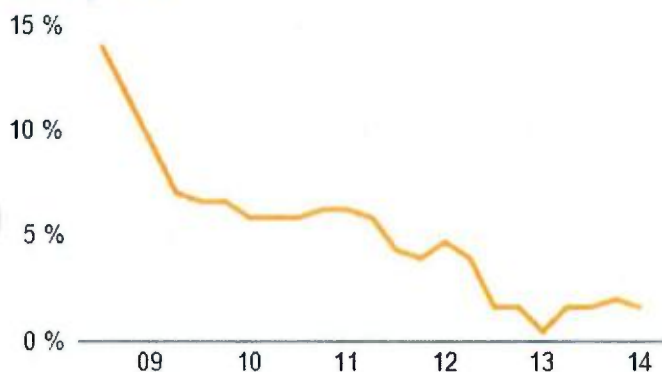
Leasing Units	Survey	5-Year Avg
Vacant Units	4	12
Vacancy Rate	1.5%	4.6%
12 Mo. Absorption Units	0	5

Inventory in Units	Survey	5-Year Avg
Existing Units	263	260
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

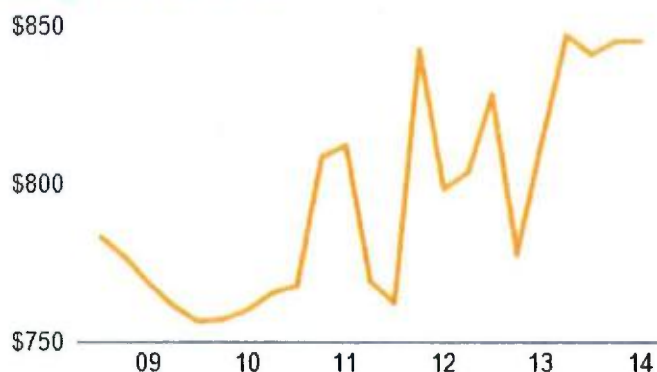
Rents	Survey	5-Year Avg
Studio Asking Rent	\$879	\$808
1 Bed Asking Rent	\$795	\$757
2 Bed Asking Rent	\$1,373	\$1,266
3+ Bed Asking Rent	-	-
Concessions	2.5%	4.5%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	-	-
Asking Price Per Unit	-	-
Sales Volume (Mil.)	-	-
Cap Rate	-	-

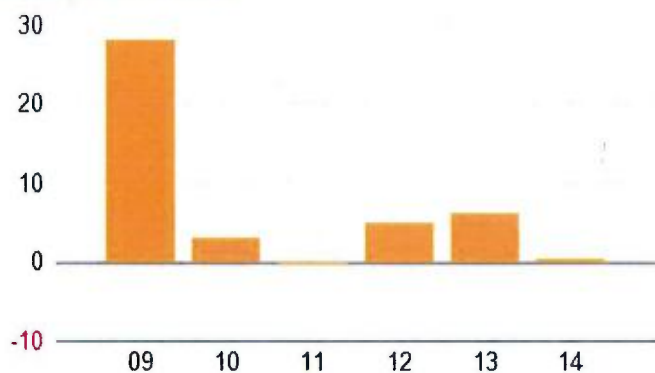
Vacancy Rate

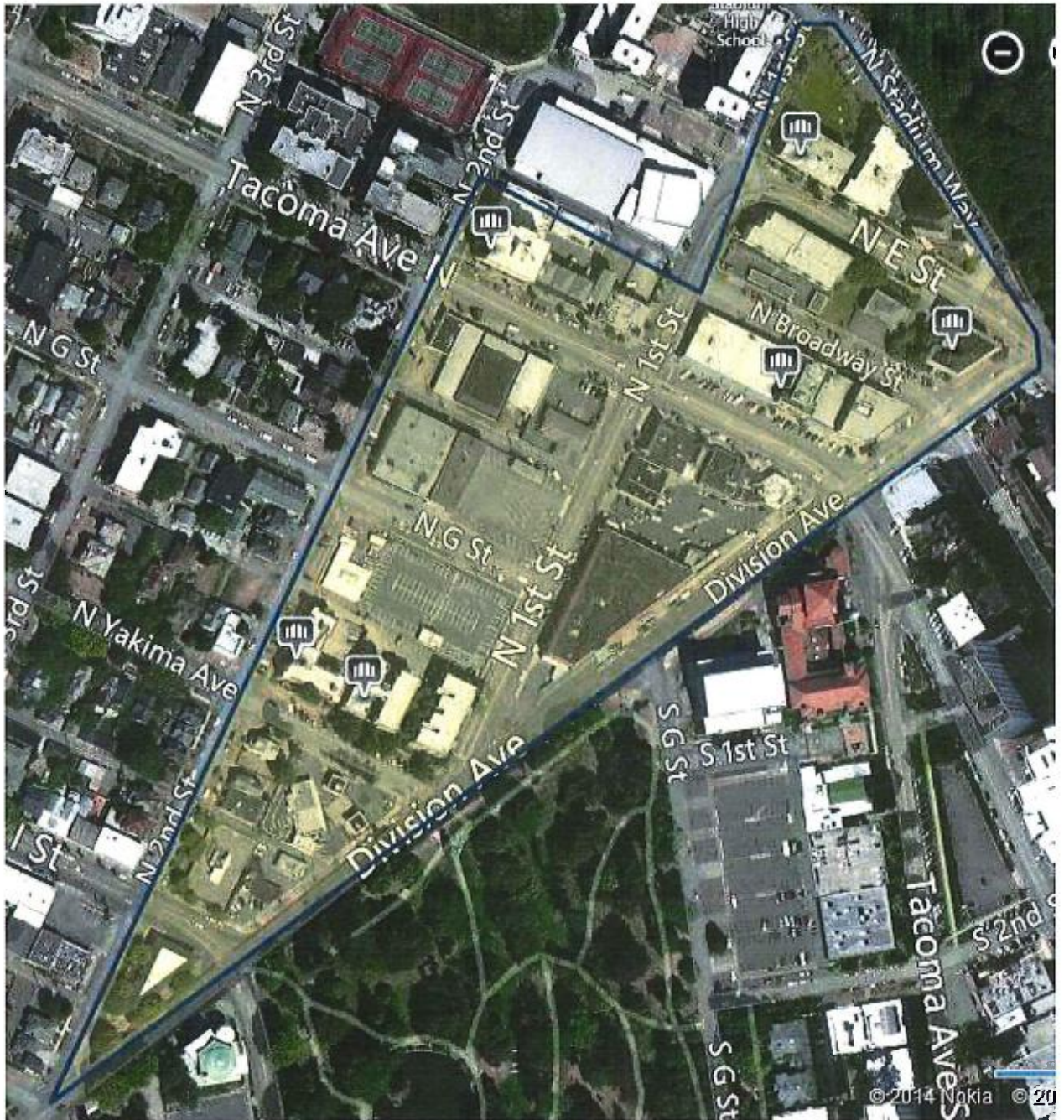


Asking Rent Per Unit



Absorption Units





Area 3 — Apartments



Leasing Units	Survey	5-Year Avg
Vacant Units	7	9
Vacancy Rate	4.7%	5.7%
12 Mo. Absorption Units	1	1

Inventory in Units	Survey	5-Year Avg
Existing Units	237	150
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

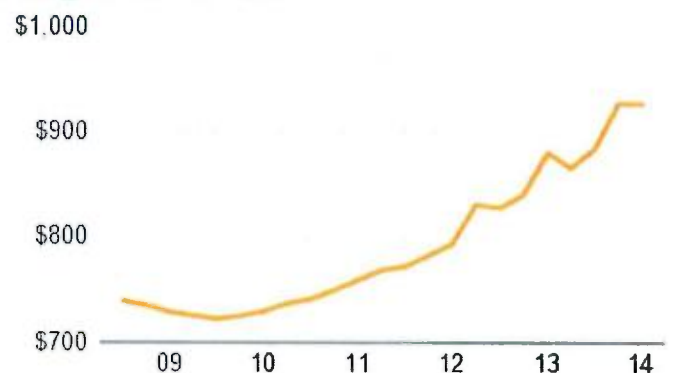
Rents	Survey	5-Year Avg
Studio Asking Rent	\$667	\$569
1 Bed Asking Rent	\$922	\$764
2 Bed Asking Rent	\$1,186	\$1,030
3+ Bed Asking Rent	\$1,362	\$1,256
Concessions	0.5%	2.5%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	-	\$35,483
Asking Price Per Unit	-	\$41,935
Sales Volume (Mil.)	-	\$1.1
Cap Rate	-	7.4%

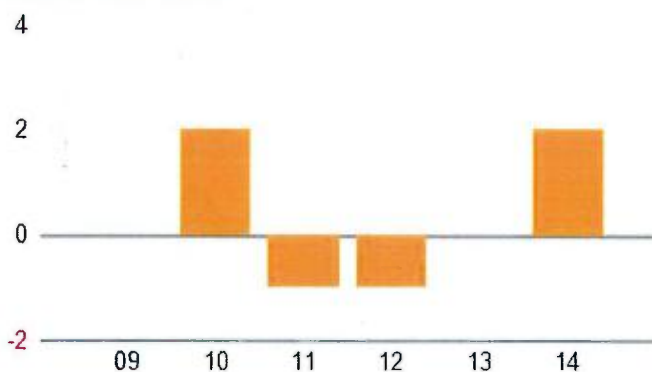
Vacancy Rate



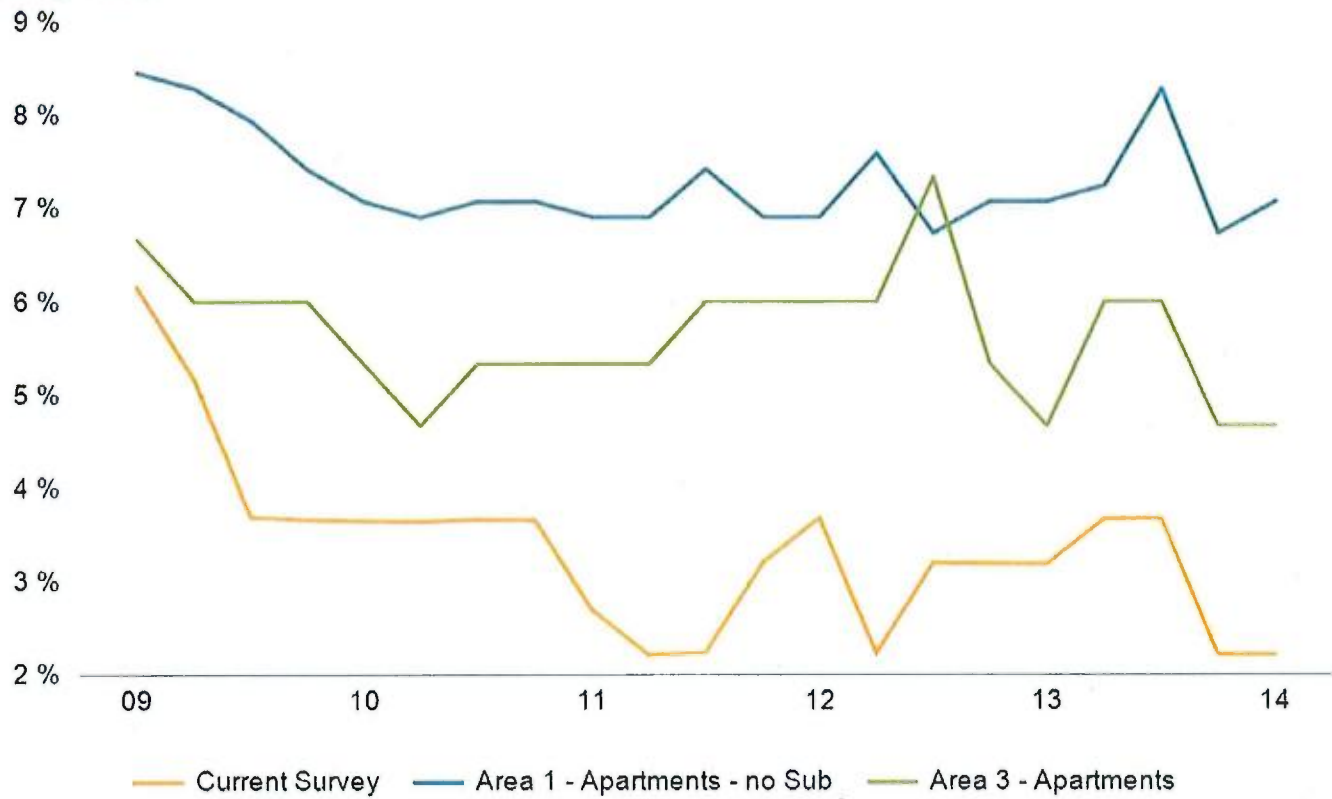
Asking Rent Per Unit



Absorption Units



Vacancy Rate



Vacancy Rate



Charts

Comparable Land Sales

	Subject	Date of Sale		Sale Price	Size Sf.	Zoning	Price Per/sf.
1	217 E. 25th Street 207518-002-1	10/9	Parking Lot	\$800,000 -\$310,000	15,423	UCX-TD	
				\$490,000			\$31.77
2	545-565 Broadway	10/9		\$900,000	24,687	DCC	\$36.46
3	910 Market Street Parking Lot 200908-0020	12/9	Improvement	\$550,000 -\$182,000	9,148	DCC	
				\$368,000			\$40.23
4	1944 S. Fawcett Avenue 201910-016-0	4/10		\$347,500	13,939	DMU	\$24.93
5	3602 S. 19th Street 022012-106-7; -101-1; -101-1; -115-7	6/10		\$1,700,000	58,000	CCX	\$29.31
6	1543 Dock Street 895000-189-3	9/10	Engineering	\$2,100,000 -\$600,000	60,632	S8	
				\$1,500,000			\$24.74
7	2611 Pacific Avenue 207613-004-0; -005-0; 207614-004-0	10/10		\$725,000	29,882	WR	\$24.26
8	545 Broadway Avenue McMenamins 200505-0050	7/12		\$979,741	24,572		\$39.87
9	802-810 S. G Street 200814-001-0; -002-1	6/13	Improvement	\$1,070,000 -\$640,000	16,250	DCC	
				\$430,000			\$26.46
10	633 Division Street 203012-0030 et al.	7/13	Improvement	\$5,825,000 -\$2,250,000	58,303	NCX	
				\$3,575,000			\$61.32
11	601 St. Helens Street 200607-0010	12/13	Improvement	\$750,000 -\$340,000	6,000	DCC	
				\$410,000			\$68.33
12	725 Broadway Avenue 200705-0060/70/80/90/100	7/14		\$700,000	22,000	DCC	\$31.82
13	220 Stadium Avenue 200205-0030/40/50/80 et al	Listing		\$2,650,000	33,106	DR	\$80.05
14	409 St. Helens Street 200407-0030/40/50/61	Listing		\$2,400,000	27,733	DR	\$86.54
15	454-453 Broadway Avenue 200406-006-0	Listing		\$1,600,000	21,993	DR	\$72.75
16	740 Fawcett Avenue 200710-007-0	Listing		\$700,000	9,000	DCC	\$77.78

Office/ Retail Comparable

	Subject	Date of Sale	Sale Price	Age	Size Sf.	Price Per/sf.
1	2502 Jefferson Avenue 202509-001-1	1/09	\$2,000,000	1920	19,620	\$101.94
2	600-608 N. State Street 728000-017-0	7/09	\$925,000	1954	8,448	\$109.49
3	1601 6th Avenue 200532-004-0	12/09	\$875,000	1929	7,600	\$115.13
4	2366 Tacoma Avenue S. 202312-006-0	2/10	\$750,000	1955	9,000	\$83.33
5	1102 A Street 201102-0-010	5/10	\$1,325,000	1919	36,000	\$36.81
6	3802 N. 27th Street 747501-215-0 and 747501-216-0	7/10	\$875,000	1979	7,593	\$115.24
7	3014 6th Avenue 324500-290-0	9/10	\$162,500	1955	1,200	\$135.42
8	117 Puyallup Avenue 202300-001-1	2/11	\$1,000,000	1963/1964	30,888	\$32.38
9	2105 C Street 202105-001-30	6/11 Listing	\$1,137,500 \$395,000	1910 1910	15,000 5,000	\$75.83 \$79.00
10	1111 Fawcett Building 201109-0020/30/40	6/11	\$1,465,000	1984	14,600	\$100.34
11	615 Commerce 032133-3002	1/12	\$650,000	1918/71	7,896	\$82.32
12	227 Tacoma Avenue 200209-0050	2/12	\$370,000	1998	3,630	\$101.93
13	1101-1114 Fawcett 201109-0010; 201110-0031	4/12	\$2,250,000	1919	16,800	\$133.93
14	801 Pacific 200803-0010	8/12	\$600,000	1919/87	5,870	\$102.21
15	805 Pacific (Dominos) 200803-0070	11/12	\$270,000	1919	3,000	\$90.00
16	2552 S. Jefferson (Nextel) 202510-0140; 0150	12/12	\$272,000	1951	3,188	\$85.32
17	Columbia Bank Building 1107 Broadway 201106-0010	5/13	\$4,800,000	1906/99	83,390	\$57.56
18	Steve Christiansen Salon 2312 A Street 202302-0040	8/13	\$530,000	1955	8,000	\$66.25
19	The Swiss 201907-0020, 1404-1916	8/13	\$615,000	1918	14,175	\$43.39
20	Maison Rouge 202 Tacoma Avenue 209600-5215	5/14	\$619,000	1907	5,800	\$106.72
21	311-313 7th Avenue 200607-0052	Pending	\$600,000	1900/75	9,135	\$65.68
22	Provident Building 200903-0030	Listing	\$3,750,000	1903/2008	64,900	\$57.78

23 717 Building 200711-0150	Listing	\$2,650,000	1919/2005	21,993	\$120.49
24 Drake Building 734 - 736 Pacific	Listing	\$2,600,000	1910/13	16,000	\$162.50
25 424 Broadway 200406-0030	Listing	\$550,000	1954	3,500	\$157.14
26 728 Pacific 700704-0100	Listing	\$1,325,000	1918/75	15,000	\$88.33
27 710 Pacific 700704-0030	Listing	\$1,175,000	1887/1980	10,000	\$117.50
28 Blackwell 401 Broadway 200405-0011	Listing	\$1,050,000	1891/1984	6,635	\$158.25
29 225 Tacoma Avenue 200209-0040	Listing	\$369,500	1955/73	2,300	\$160.65

Comparable Commercial Condos

Address	Unit	Sale Date	Sale Price	Age	Size	Price/Sf.
1 505 Broadway	400	8/11	\$410,000	2008	2,729	\$150.24
200505-0011	408	10/11	\$225,000	2008	1,220	\$184.43
2 732 Broadway	201	3/10	\$460,000	1919/2008	2,490	\$184.74
900678-005-0	102	5/11	\$290,000	1919/2008	2,630	\$110.27
3 Atrium Court	303	1/11	\$115,000	1972	1,380	\$83.33
705 9th Street	10 Units	6/11	\$800,000	1972	11,080	\$72.20
200814-007-0						
4 Perkins	C1	6/10	\$150,000	1919/2002	2,133	\$70.32
1101-1107 A Street	C5	8/10	\$60,000	1919/2002	919	\$65.29
201101-0011	C2	6/10	\$50,000	1919/2002	528	\$94.70
	C3 & C4	Listing	\$345,000	1919/2002	6,887	\$50.09
5 The Bridge	102B	Listing	\$425,750	1931/2006	1,966	\$216.56
744 Market	(Restaurant Space)					
200708-006-6						
6 Granville	300	Listing	\$850,000	2006	3,480	\$244.25
207 Broadway						
900669-0010						
7 750 St. Helens	A	Listing	\$210,000	1910/1985	1,599	\$131.33
200807-004-8						
8 Passages Building	400	Listing	\$1,400,000	1889/2001	8,548	\$163.78
900312-004-0						
9 Cliff Street Lofts	1121	Listing	\$249,500		2,327	\$107.22
1121 A Street						
200426-9610						

Comparable Multifamily Sales

	Address	Sale Date	Sale Price	Units	Age	Size Sf.	Avg. Unit Size	Price/ Unit	Price/ Sf.
1	Vista Terrace 320 N. Tacoma Avenue 900888-014-0	10/09	\$1,375,000	14	1966	16,800	1,200	\$98,214	\$81.85
2	Wilshire Apartments 514 N. 11th Street 204011-001-2	6/09	\$685,000	7	1927	5,750	821	\$97,857	\$119.13
3	Edgecliff Apartments 1 N. Broadway 203010-006-0	10/09	\$1,100,000	31	1919	20,088	648	\$35,484	\$54.76
4	Seven Pines 2910 N. 7th Street 324500-274-0	12/09	\$1,750,000	33	1963	16,202	490	\$53,030	\$108.01
5	Schultz Apartments 1002-1004 S. 12th Street 201220-001-0	1/10	\$1,000,000	12	1912	10,655	665	\$83,333	\$93.85
6	Windsor Apartments 17 St. Helens Avenue 200007-004-0	3/10	\$1,572,000	24	1923	17,016	709	\$65,500	\$92.38
7	New Orleans 212 N. G Street 203214-003-0	4/11	\$910,000	30	1900	16,793	559	\$30,333	\$54.19
8	Walker 405 6th Avenue 90085-001-0/20/30/40/50	8/13	\$3,500,000	32	1927	40,017	1,202	\$109,375	\$87.46
9	Pine Street Apt. 2911 S. Pine Street 289000-163-0; et. all	1/14	\$6,625,000	53	2008	69,479	1,375	\$125,000	\$95.35
10	Travis Apt. 701 Yakima 2007150010	1/14	\$1,900,000	38	1929	22,416	575	\$50,000	\$84.76
11	Webster 629 St. Helens 200607-005-1	2/14 Less Retail Less Parking	\$3,050,000 \$735,000 \$288,000 <u>\$2,027,000</u>	40	1904	23,968	539	\$50,675	\$84.57
12	Newcastle 1303 Division 203326-001-0	2/14	\$1,300,000	16	1909	16,988	931	\$81,250	\$76.52
13	New York Apt. 322 N. G Street 203314-001-0	2/14	\$1,775,000	30	1900	16,828	559	\$59,167	\$105.48
14	Apex Apt. 2424 S. 41st Street 900853-001-0/30 464700-019-0	4/14	\$26,500,000	203	2008	363,463	910	\$130,542	\$72.91
15	Bostwick 764-770 Broadway 200706-014-0	5/14 Less Retail	\$2,500,000 \$535,000 <u>\$1,965,000</u>	20	1889	19,556	730	\$98,250	\$100.48
16	Hannah Heights 416 6th Avenue 900793-001-0	8/8/2014	\$7,050,000	35	2008	34,540	1,018	\$201,429	\$204.11
17	Winthrop 773 Broadway 200705-015-0	Pending	\$8,250,000	194	1925	105,630	410	\$42,526	\$78.10

Condominium Sales: 2009-2011

Address	Sale Date	Sale Price	Size	Price/Sf.
1 210 Broadway				
210 Broadway #8	2/26/2009	\$121,000	551	\$219.60
210 Broadway #2	6/21/2010	\$95,000	551	\$172.41
210 Broadway #6	8/23/2010	\$127,550	564	\$226.15
2 505 Broadway				
505 Broadway #908	7/16/2009	\$299,000	1,354	\$220.83
505 Broadway #608	8/14/2009	\$299,000	1,294	\$231.07
505 Broadway #706	8/14/2009	\$331,000	1,356	\$244.10
505 Broadway #808	8/14/2009	\$329,000	1,354	\$242.98
505 Broadway #806	9/2/2009	\$299,000	1,356	\$220.50
505 Broadway #902	9/2/2009	\$309,000	1,307	\$236.42
505 Broadway #904	10/14/2009	\$308,950	1,316	\$234.76
505 Broadway #508	10/15/2009	\$299,000	1,349	\$221.65
505 Broadway #708	10/19/2009	\$299,000	1,354	\$220.83
505 Broadway #704	11/5/2009	\$299,000	1,316	\$227.20
505 Broadway #504	12/1/2009	\$299,000	1,316	\$227.20
505 Broadway #506	12/2/2009	\$299,000	1,289	\$231.96
505 Broadway #606	12/3/2009	\$299,000	1,294	\$231.07
505 Broadway #804	12/4/2009	\$299,000	1,316	\$227.20
505 Broadway #604	12/7/2009	\$299,000	1,316	\$227.20
505 Broadway #505	1/4/2010	\$650,000	1,919	\$338.72
505 Broadway #802	1/12/2010	\$299,000	1,282	\$233.23
505 Broadway #403	3/10/2010	\$549,000	1,900	\$288.95
505 Broadway #305	3/15/2010	\$460,000	1,846	\$249.19
505 Broadway #800	3/25/2010	\$540,000	1,788	\$302.01
505 Broadway #309	4/9/2010	\$360,000	1,282	\$280.81
505 Broadway #303	4/15/2010	\$460,000	1,912	\$240.59
505 Broadway #504	6/10/2010	\$303,000	1,316	\$230.24
505 Broadway #405	6/16/2010	\$528,000	1,846	\$286.02
505 Broadway #407	11/18/2010	\$495,000	1,848	\$267.86
505 Broadway #409	12/6/2010	\$370,000	1,463	\$252.90
505 Broadway #509	12/9/2010	\$440,000	1,514	\$290.62
505 Broadway #700	1/14/2011	\$442,000	1,725	\$256.23
505 Broadway #401	1/28/2011	\$370,000	1,674	\$221.03
505 Broadway #910	5/23/2011	\$432,000	1,336	\$323.35
505 Broadway #601	6/28/2011	\$372,860	1,757	\$212.21
505 Broadway #603	6/28/2011	\$362,560	1,669	\$217.23
505 Broadway #703	6/28/2011	\$365,650	1,669	\$219.08
505 Broadway #701	6/30/2011	\$405,000	1,757	\$230.51
505 Broadway #707	7/1/2011	\$359,470	1,630	\$220.53
505 Broadway #909	7/11/2011	\$525,300	2,405	\$218.42
505 Broadway #501	7/15/2011	\$367,710	1,757	\$209.28
505 Broadway #507	7/29/2011	\$355,350	1,630	\$218.01
505 Broadway #709	7/29/2011	\$360,600	1,336	\$269.91
505 Broadway #805	7/29/2011	\$612,850	3,038	\$201.73
505 Broadway #809	7/29/2011	\$509,850	2,405	\$212.00
505 Broadway #710	8/5/2011	\$360,500	1,336	\$269.84
505 Broadway #607	8/8/2011	\$357,410	1,630	\$219.27
505 Broadway #901	8/9/2011	\$561,350	2,617	\$214.50
505 Broadway #307	8/18/2011	\$329,600	1,630	\$202.21
505 Broadway #503	8/25/2011	\$365,000	1,669	\$218.69
505 Broadway #500	9/23/2011	\$314,500	1,725	\$182.32
505 Broadway #600	11/14/2011	\$307,500	1,725	\$178.26

505 Broadway #801	12/29/2011	\$525,000	2,860	\$183.57
505 Broadway #301	12/30/2011	\$199,900	1,230	\$162.52
3 Bay View				
525 Broadway #309	3/5/2010	\$350,000	1,553	\$225.37
4 Broadway Five				
216 Broadway #3	7/13/2011	\$75,000	878	\$85.42
5 Sky Terrace				
235 Broadway #300	4/2/2009	\$150,000	674	\$222.55
235 Broadway #160	10/26/2010	\$129,500	897	\$144.37
235 Broadway #140	5/24/2011	\$108,000	888	\$121.62
235 Broadway #640	6/20/2011	\$210,000	888	\$236.49
235 Broadway #100	10/31/2011	\$80,000	674	\$118.69
235 Broadway #120	11/4/2011	\$90,000	901	\$99.89
235 Broadway #600	11/15/2011	\$130,000	674	\$192.88
6 The Bridge				
744 Market Street #402	12/22/2010	\$183,000	1,046	\$174.95
744 Market Street #204	12/1/2011	\$120,199	1,140	\$105.44
7 The Roberson				
708 Market Street #704	1/7/2009	\$500,000	1,244	\$401.93
708 Market Street #502	8/14/2009	\$400,000	977	\$409.42
708 Market Street #503	11/6/2009	\$506,000	1,237	\$409.05
708 Market Street #506	11/13/2009	\$325,000	874	\$371.85
708 Market Street #808	12/16/2011	\$150,000	693	\$216.45
8 The Vintage Y				
714 Market Street #603	10/6/2009	\$235,450	734	\$320.78
714 Market Street #402	6/1/2010	\$293,100	1,070	\$273.93
714 Market Street #101	9/2/2010	\$400,000	1,398	\$286.12
714 Market Street #302	8/4/2011	\$295,000	1,056	\$279.36

Appraiser Qualifications

Qualifications of Darin A. Shedd, MAI

Senior Managing Director

Valbridge Property Advisors | Allen Brackett Shedd

Appraisal Experience

Principal of *Allen Brackett Shedd*. 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, 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: Datapraise

Representative Client List

Government

Bonneville Power Administration

City of Bellevue

City of Bonney Lake

City of Bothell

City of Des Moines

City of Edgewood

City of Federal Way

City of Fircrest

City of Kent

City of Kirkland

City of Lacey

City of Lakewood

City of Olympia

City of Mercer Island

City of Puyallup

City of Redmond Parks

City of Renton

City of Seattle Parks

City of Sumner

City of Tacoma

Financial

Timberland Bank

U.S. Bancorp

Union Bank

Central Pacific Bank

East West Bank

City of Tukwila

City of University Place

General Services Administration

Internal Revenue Service

King County Department of Natural Resources

Pierce County Facilities Management

Pierce County Parks and Recreation

Pierce County Public Works

Port of Seattle

Port of Olympia

Bethel School District

Renton School District

Seattle Public School District

Sumner School District

Snohomish County Public Works

Sound Transit

State Department of Natural Resources

State Department of Transportation

Tacoma Parks Department

Tacoma Public Utilities

Engineers

CH2MHill

ESM, Inc.

Gray & Osborne

HDL

HDR/Pharos Corporation

Kato & Warren

KPG

Parametrix

Perteet Engineering

DARIN A. SHEDD, MAI (cont.)

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)
Dave Smith Law
Foster & Pepper, LLC
Frey & Busby
Gordon Thomas Honeywell
Hanson, Baker & Ludlow
Jameson, Babbitt, Stiles & Lombard
K & L Gates
King County Prosecutor's Office

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
United States Attorney General
VSI Law Group
Washington State Attorney General
Watson & Gallagher
Williams, Kastner & Gibbs

Private Sector List

Archer Daniels Midland (ADM)
Alderbrook Resort
Aoki Corporation
Campbell Properties
Fancywood International
Forterra
Gull Industries
Indian Summer Partnership
Linwood Homes
Lone Star Cement
MAS Resources
MC Construction
Newland Communities
Nintendo of America
PACCAR

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

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

Court Cases with Deposition and/or Trial Testimony

State v. Tacoma Screw Products, Inc.
Carney v. Nickerson
Cullen v. City of Tukwila (Trial)
State v. Croppi
State v. Gorney
Pierce County v. Austin Olson Holberg
Self-Storage
City of Federal Way v. David Rhodes et. al
Humphreys Industries v. Clay Street Assoc.
(Trial)
Harmon v. State of Washington
Wombax Homes v. Big Sky Estates
Skillen v. State of Washington
State v. McEvoy Brothers Petroleum
In re: Dexter Dist. Corp. et. al (Trial)

Pierce County Cause No. 02-2-06316-6
King County Cause No. 01-2-34527-3SEA
King County Cause No. 01-2-09152-2KNT
King County Cause No. 02-2-31376-1KNT
King County Cause No. 03-2-00239-9KNT

Pierce County Cause No. 05-2-05290-8
King County Cause No. 06-2-01388-3KNT
King County Cause No. 05-2-20201-7SEA

Pierce County Cause No. 06-2-12918-6
Pierce County Cause No. 06-2-085669
Pierce County Cause No. 06-2-11639-4
Whatcom County Cause No. 07-2-02141-4
US District Court Arizona,
Cause No. 2-03-bk-03546-RJH

DARIN A. SHEDD, MAI (cont.)

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

State Certification Number - General: 27011-1100566 **Expiration:** 01/24/17

Qualifications of Matthew C. Sloan

Senior Appraiser

Valbridge Property Advisors | Allen Brackett Shedd

Education

Senior Associate – Allen Brackett Shedd (formerly Bruce C. Allen & Associates)

Involved in the real estate field since April 2000. Appraisal experience includes a wide variety of appraisal assignments, including commercial, industrial and residential real estate, easements, condemnation, and sensitive properties. Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Snohomish, and Kitsap Counties.

Education

University of Washington, Seattle, Washington:

Commercial Real Estate Certificate, a nine-month interdisciplinary program of specialized subject study including commercial real estate development, valuation, insurance, risk management, and business and real estate law. Completed June 2006.

City University, Seattle, Washington:

Bachelor of Science in Business Administration, emphasis in project management. Completed June 2005.

Appraisal Institute/North Seattle Community College, Seattle, Washington:

Completion of various appraisal and other real estate courses required for state licensing and towards MAI designation.

Representative Client List:

Government

City of Federal Way
City of Kent
City of Redmond
City of Seattle
City of Leavenworth
King County
Pierce County

Snohomish County
Sound Transit
Community Transit
Port of Seattle
City of North Bend
Washington State Department of Transportation
Seattle Public Schools

Private Sector

Graham & Dunn
Foster Pepper
Pharos Corporation
David Evans and Associates
Puget Sound Energy
Parametrix

Preston Gates & Ellis
CH2M Hill
LaBonde Land
Universal Field Services
Perteet Engineering
Overland, Cutler & Pacific

State Certification Number – General: 27011-1101655

Expiration: 03/04/18

(Revised 03/05/10)

Qualifications of Mary K. Hamel

Associate Appraiser

Valbridge Property Advisors | Allen Brackett Shedd

Experience

Associate Appraiser at *Allen Brackett Shedd*. As a prior Community Association Property Manager, Mary has been involved in the real estate field for 9 years. Appraisal experience since 2010 includes a wide variety of research for appraisal assignments, including commercial, industrial, and rail right-of-way properties. Since 2014, appraisal assignments have included commercial, industrial, and sensitive area properties, as well as Right-of-Way and LID projects. Appraisal assignments include work within King and Pierce Counties.

— Education

Oregon State University, Corvallis, Oregon:

Business Administration and Sociology, Current Student.

Southern Oregon University, Ashland, Oregon:

Sociology, 2001-2003

North Seattle Community College and Appraisal Institute

Completion of Basic Appraisal Principles and Procedures, and USPAP courses required for Appraiser Trainee License.

— Representative Client List:

Cities/Counties

Cities of: Federal Way, Kent, Seattle, and Tacoma

Counties of: King and Pierce

Other Government Agencies

King County Department of Natural Resources and Sound Transit.

State Registered Real Estate Appraiser Trainee: 1001766

Expiration: 02/13/18