

THE CITY OF SPOKANE



ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, JULY 14, 2014

MISSION STATEMENT

TO DELIVER EFFICIENT AND EFFECTIVE SERVICES
THAT FACILITATE ECONOMIC OPPORTUNITY
AND ENHANCE QUALITY OF LIFE.

MAYOR DAVID A. CONDON

COUNCIL PRESIDENT BEN STUCKART

COUNCIL MEMBER MICHAEL A. ALLEN

COUNCIL MEMBER CANDACE MUMM

COUNCIL MEMBER JON SNYDER

COUNCIL MEMBER MIKE FAGAN

COUNCIL MEMBER STEVE SALVATORE

COUNCIL MEMBER AMBER WALDREF

COUNCIL CHAMBERS
CITY HALL

808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201

CITY COUNCIL BRIEFING SESSION

Council will adopt the Administrative Session Consent Agenda after they have had appropriate discussion. Items may be moved to the 6:00 p.m. Legislative Session for formal consideration by the Council at the request of any Council Member.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON WEDNESDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. There will be an opportunity for the expression of public views on any issue not relating to the Current or Advance Agendas during the Open Forum at the beginning and the conclusion of the Legislative Agenda.

ADDRESSING THE COUNCIL

- No one may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet as a condition of recognition.
- Each person speaking at the public microphone shall print his or her name and address on the sheet provided at the podium and verbally identify him/herself by name, address and, if appropriate, representative capacity.
- If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.
- In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, modes of expression such as demonstration, banners, applause and the like will not be permitted.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.

SPEAKING TIME LIMITS: Unless deemed otherwise by the Chair, each person addressing the Council shall be limited to a three-minute speaking time.

CITY COUNCIL AGENDA: The City Council Advance and Current Agendas may be obtained prior to Council Meetings from the Office of the City Clerk during regular business hours (8 a.m. - 5 p.m.). The Agenda may also be accessed on the City website at www.spokanecity.org. Agenda items are available for public review in the Office of the City Clerk during regular business hours.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Gita George-Hatcher at (509) 625-7083, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

If you have questions, please call the Agenda Hotline at 625-6350.

BRIEFING SESSION

(3:30 p.m.)

(Council Chambers Lower Level of City Hall)
(No Public Testimony Taken)

Council Reports

Staff Reports

Committee Reports

Advance Agenda Review

Current Agenda Review

ADMINISTRATIVE SESSION

Roll Call of Council

CONSENT AGENDA

REPORTS, CONTRACTS AND CLAIMS

RECOMMENDATION

- | | | |
|--|--|---|
| <p>1. Low Bids of:</p> <p>a. Clearwater Construction & Management (Spokane, WA) for the Greene Street Bridge Water Main—\$474,042 (plus tax). An administrative reserve of \$47,404.20 (plus tax), which is 10% of the contract price, (plus tax), will be set aside
<i>Dan Buller</i></p> <p>b. Shamrock Paving, Inc. (Spokane, WA) for 2014 Residential Grind and Overlay—\$550,094.45. An administrative reserve of \$55,099.45, which is 10% of the contract price, will be set aside. <i>Dan Buller</i></p> | <p>Approve &
Authorize
Contracts</p> | <p>PRO 2014-0028
ENG 2013130</p> <p>PRO 2014-0029
ENG 2013222</p> |
| <p>2. Increase contract amount for boarding and monitoring buildings services, using Code Enforcement budget—\$25,000. Total contract amount: \$75,000.
<i>Heather Trautman</i></p> | <p>Approve</p> | <p>OPR 2013-0155</p> |
| <p>3. Ten-year agreement with Avista Corporation (Spokane, WA) to extend a natural gas line and exclusively provide natural gas services to the Nelson Service Center and Compressed Natural Gas Station. Annual estimated expenditure—\$126,706.92.
<i>Ken Gimpel</i></p> | <p>Approve</p> | <p>OPR 2014-0494</p> |

- | | | |
|--|-----------------------------------|---------------|
| 4. Report of the Mayor of pending claims and payments of previously approved obligations, including those of Parks and Library, through _____, 2014, total \$_____, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$_____. | Approve &
Authorize
Payment | CPR 2014-0002 |
|--|-----------------------------------|---------------|
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EXECUTIVE SESSION

(Closed Session of Council)

(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

CITY COUNCIL SESSION

(May be held or reconvened following the 3:30 p.m. Administrative Session)

(Council Briefing Center)

This session may be held for the purpose of City Council meeting with Mayoral nominees to Boards and/or Commissions. The session is open to the public.

LEGISLATIVE SESSION

(6:00 P.M.)

(Council Reconvenes in Council Chamber)

WORDS OF INSPIRATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

ANNOUNCEMENTS

(Announcements regarding Changes to the City Council Agenda)

BOARDS AND COMMISSIONS APPOINTMENTS

(Includes Announcements of Boards and Commissions Vacancies)

APPOINTMENTS

RECOMMENDATION

Human Rights Commission: One Appointment

Confirm

CPR 1991-0068

CITY ADMINISTRATION REPORT

COUNCIL COMMITTEE REPORTS

(Committee Reports for Finance, Neighborhoods, Public Safety, Public Works, and Planning/Community and Economic Development Committees and other Boards and Commissions)

OPEN FORUM

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located at the Chase Gallery.

LEGISLATIVE AGENDA

EMERGENCY BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinances amending Ordinance No. C35062 passed the City Council November 25, 2013, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2014, making appropriations to the various funds, departments and programs of the City of Spokane government for the fiscal year ending December 31, 2014, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

ORD C35123 IT and SRECS Fund

FROM: Various Accounts, \$72,400;

TO: Various Accounts, same amount.

(This action creates the position of CAD/RMS Project Manager to manage the conversion to the new CAD/RMS system.)

Gavin Cooley

ORD C35122 (To be considered under Special Considerations Item S1.b.)

NO EMERGENCY ORDINANCES

RESOLUTIONS

(Require Four Affirmative, Recorded Roll Call Votes)

- RES 2014-0076 (To be considered under Hearings Item H2.)
- RES 2014-0078 Requesting the Plan Commission to establish a Transportation Subcommittee. Candace Mumm
- RES 2014-0079 (To be considered under Special Considerations Item S1.a.)
- RES 2014-0080 Regarding cash flows between General Fund and other funds related to payments to vendors and grant subrecipients. Pam Dolan
- RES 2014-0081 (To be considered under Special Considerations Item S1.c.)

FINAL READING ORDINANCES

(Require Four Affirmative, Recorded Roll Call Votes)

- ORD C35114 Relating to the Elevator Code; amending Spokane Municipal Code Section 17F.060.010. Scott Chesney
- ORD C35117 Adopting the National Electrical Code, 2014 Edition; providing for an electrical safety inspection; and amending sections 08.02.031, 17F.050.010 and 17F.050.150 of the Spokane Municipal Code.
Scott Chesney
- ORD C35124 Approving and confirming the assessments and assessment roll for Local Improvement District No. 2012099 for Cochran Street from 16th Avenue to 15th Avenue and 15th Avenue, from Lindeke Street to Cochran Street, and levying and assessing the amounts thereof, according to benefits, against the several lots, tracts and parcels of land and other property as shown on said roll; providing for the collection of said assessments and the issuance of local improvement installment notes or bonds to pay the cost and expense of said improvement; fixing the date of issue of said installment notes or bonds; and providing for delinquency penalties. Dan Buller

FIRST READING ORDINANCES

(No Public Testimony Will Be Taken)

- ORD C35119 Relating to the establishment of purchasing and procurement preference for recycled products; and adopting a new Section 7.06.174 to Chapter 7.06 of the Spokane Municipal Code.
Council President Stuckart
- ORD C35125 Renaming and updating the Law Enforcement Information Systems Special Revenue Fund; amending Spokane Municipal Code Section 7.08.128. Pam Dolan

- ORD C35126** **Re-naming a segment of Bridge Avenue for one block, between Lincoln and Monroe streets to "Summit Parkway."**
 Scott Chesney

FURTHER ACTION DEFERRED

SPECIAL CONSIDERATIONS

- | | | | | |
|-----|----|---|---|-----------------------------|
| S1. | a. | <p>Resolution 2014-0079 providing for the issuance and sale of Limited Tax General Obligation Bonds in the aggregate principal amount of not to exceed \$26,000,000; establishing an interfund loan facility from the Spokane Investment Pool to finance capital needs for public safety equipment, vehicles and apparatus; fixing the date, form, maturity, interest rate, terms and covenants of the bonds; establishing the provisions for drawing on the interfund loan established thereby; authorizing the sale and delivery of the bonds to the City, and providing for other matters properly relating thereto.</p> <p>Gavin Cooley</p> | <p>Adopt
Upon
Roll Call
Vote</p> | <p>RES 2014-0079</p> |
| | b. | <p>Emergency Budget Ordinance C35122 amending Ordinance No. C35062 passed the City Council November 25, 2013, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2014, making appropriations to the various funds, departments and programs of the City of Spokane government for the fiscal year ending December 31, 2014, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:</p> <p>Asset Management Fund</p> <p>FROM: Various Accounts, \$26,000,000;</p> <p>TO: Various Accounts, same amount.</p> <p>(This action establishes the budget for Fire and Police capital as outlined in the bond resolution.)</p> <p>Tim Dunivant</p> | <p>Pass
Upon
Roll Call
Vote</p> | <p>ORD C35122</p> |
| | c. | <p>Resolution 2014-0081 regarding the City Council's support for funding public safety capital equipment, vehicles and apparatus.</p> <p>Council President Stuckart</p> | <p>Adopt
Upon
Roll Call
Vote</p> | <p>RES 2014-0081</p> |

HEARINGS

- | | | |
|---|---------------------------------|---------------|
| H1. Resolution 2014-0076 approving a Development Agreement with Dale M. Kleist and Ann L. Kleist, husband and wife, Timothy J. Carlberg and Julie A. Carlberg, as tenants in common and TJRE, LLC, a Washington Limited Liability Company relating to Ordinance C35027, approving a Comprehensive Plan Amendment application.
Scott Chesney | Adopt
Upon Roll
Call Vote | RES 2014-0076 |
|---|---------------------------------|---------------|
-

Motion to Approve Advance Agenda for July 14, 2014
(per Council Rule 2.1.2)

OPEN FORUM (CONTINUED)

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

ADJOURNMENT

The July 14, 2014, Regular Legislative Session of the City Council is adjourned to Monday, July 21, 2014.

NOTES

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

PRO 2014-0028

Renews #**Submitting Dept**

ENGINEERING SERVICES

Cross Ref #**Contact Name/Phone**

DAN BULLER 625-6391

Project #

2013130

Contact E-Mail

DBULLER@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Contract Item

Requisition #

CR 14597

Agenda Item Name

0370 LOW BID AWARD - GREENE STREET BRIDGE - CLEARWATER

Agenda Wording

Low Bid of Clearwater Construction & Management (Spokane, WA) for the Greene Street Bridge Water Main - \$474,042.00 plus tax. An administrative reserve of \$47,404.20 plus tax, which is 10% of the contract price plus tax, will be set aside.

Summary (Background)

On June 30, 2014 bids were opened for the above project. The low bid was from Clearwater Construction & Management in the amount of \$474,042.00, which is \$38,474.00 or 8.83% over the Engineer's Estimate; two other bids were received as follows: MDM Construction Inc. - \$511,682.50, Wesslen Construction, Inc. - \$565,058.36.

Fiscal Impact**Budget Account**

Expense \$ 566,812.02

4100 42490 94000 56501 99999

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

TWOHIG, KYLE

Study Session**Division Director**

QUINTRALL, JAN

Other

Public Works - 6/23/14

Finance

LESESNE, MICHELE

Distribution List**Legal**

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lhattenburg@spokanecity.org

For the Mayor

SANDERS, THERESA

pdolan@spokanecity.org

Additional Approvals

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Purchasing

htrautman@spokanecity.org

mhughes@spokanecity.org

mcash@spokanecity.org

acline@spokanecity.org

City Of Spokane
Engineering Services Department
*** * * Bid Tabulation * * ***

Project Number: 2013130

Project Description Greene St. Bridge Water Main

Original Date 6/5/2014 10:51:22 AM

Funding Source Local

Update Date 6/30/2014 2:18:51 PM

Preparer Dan Buller

Addendum

Project Number: 2013130			Engineer's Estimate		Clearwater Construction & Management		MDM Construction		Wesslen Construction Inc	
Item No	Bid Item Description	Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount

Schedule Description

Tax Classification

Schedule 01

Not Public Street Improvement

101	REIMBURSEMENT FOR THIRD PARTY DAMAGE	1 EST	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102	POTHOLING	1 EA	750.00	750.00	950.00	950.00	325.00	325.00	2,300.00	2,300.00
103	SPCC PLAN	1 LS	*****	750.00	*****	240.00	*****	850.00	*****	633.00
104	PROJECT TEMPORARY TRAFFIC CONTROL	1 LS	*****	30,000.00	*****	5,800.00	*****	5,500.00	*****	10,580.00
105	MOBILIZATION	1 LS	*****	40,000.00	*****	36,000.00	*****	32,000.00	*****	37,490.00
106	SEQUENTIAL ARROW SIGN	2200 HR	5.00	11,000.00	3.22	7,084.00	2.80	6,160.00	2.30	5,060.00
107	SPECIAL SIGNS	105 SF	20.00	2,100.00	12.00	1,260.00	11.50	1,207.50	11.50	1,207.50
108	TYPE III BARRICADE	3 EA	75.00	225.00	33.00	99.00	28.00	84.00	57.67	173.01
109	REMOVAL OF STRUCTURE AND OBSTRUCTION	1 LS	*****	10,000.00	*****	500.00	*****	5,475.00	*****	15,755.00
110	SAWCUTTING FLEXIBLE PAVEMENT	820 LFI	0.40	328.00	0.40	328.00	0.30	246.00	0.29	237.80
111	SAWCUTTING RIGID PAVEMENT	13000 LFI	1.00	13,000.00	1.17	15,210.00	1.00	13,000.00	0.75	9,750.00
112	EXCAVATION AND SHORING, INCL. HAUL	1 LS	*****	50,000.00	*****	8,600.00	*****	82,150.00	*****	56,063.00
113	CONCRETE PAVEMENT REPAIR, 10 IN. THICK	102 SY	80.00	8,160.00	128.00	13,056.00	158.00	16,116.00	161.23	16,445.46
114	REINFORCED CONCRETE PAVEMENT REPAIR, 13 IN. THICK	109 SY	120.00	13,080.00	328.00	35,752.00	331.00	36,079.00	337.61	36,799.49

<i>Project Number:</i> 2013130			<i>Engineer's Estimate</i>		Clearwater Construction & Management		MDM Construction		Wesslen Construction Inc	
<i>Item No</i>	<i>Bid Item Description</i>	<i>Estimated Quantity</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>

Schedule Description

Tax Classification

Schedule 01

Not Public Street Improvement

115	PAVEMENT REPAIR EXCAVATION - CONCRETE - INCL. HAUL	211 SY	60.00	12,660.00	116.00	24,476.00	78.00	16,458.00	102.46	21,619.06
116	EPOXY-COATED TIE BAR WITH DRILL HOLE	155 EA	75.00	11,625.00	24.00	3,720.00	17.00	2,635.00	17.25	2,673.75
117	EPOXY-COATED DOWEL BAR WITH DRILL HOLE	55 EA	75.00	4,125.00	31.00	1,705.00	25.00	1,375.00	25.31	1,392.05
118	HMA FOR PAVEMENT REPAIR CL. 1/2 IN. PG 70- 28, 8 INCH THICK	35 SY	200.00	7,000.00	226.00	7,910.00	197.00	6,895.00	201.26	7,044.10
119	PAVEMENT REPAIR EXCAVATION INCL. HAUL	35 SY	50.00	1,750.00	683.00	23,905.00	141.00	4,935.00	48.97	1,713.95
120	JOB MIX COMPLIANCE PRICE ADJUSTMENT	1 CAL	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
121	COMPACTION PRICE ADJUSTMENT	1 EST	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00
122	CATCH BASIN DUCTILE IRON SEWER PIPE 8 IN. DIAM.	35 LF	75.00	2,625.00	66.00	2,310.00	83.50	2,922.50	71.31	2,495.85
123	CONNECT 8 IN. DIAM. SEWER PIPE TO EXISTING SEWER PIPE	4 EA	500.00	2,000.00	325.00	1,300.00	75.00	300.00	244.50	978.00
124	FUSIBLE PVC FOR WATER MAIN 24 IN. DIAM	460 LF	200.00	92,000.00	217.00	99,820.00	224.00	103,040.00	211.88	97,464.80
125	DI FOR WATER MAIN 24 IN. DIAM	40 LF	175.00	7,000.00	525.00	21,000.00	482.00	19,280.00	741.75	29,670.00
126	POLYETHYLENE CASING INSULATORS	60 EA	400.00	24,000.00	125.00	7,500.00	86.00	5,160.00	78.58	4,714.80
127	FLEXTEND FORCE BALANCED COUPLING	2 EA	20,000.00	40,000.00	32,400.00	64,800.00	33,870.00	67,740.00	41,342.50	82,685.00
128	TRENCH SAFETY SYSTEM	1 LS	*****	1,500.00	*****	650.00	*****	564.00	*****	41,170.00
129	CONCRETE RESTRAINT BLOCK	1 LS	*****	4,000.00	*****	3,300.00	*****	1,260.00	*****	5,980.00
130	PVC PIPE SUPPORTS	3 EA	2,000.00	6,000.00	4,833.00	14,499.00	5,000.00	15,000.00	3,373.33	10,119.99
131	TEMPORARY ADJACENT UTILITY SUPPORT	1 LS	*****	2,000.00	*****	2,200.00	*****	564.00	*****	1,495.00
132	COMBINATION AIR RELEASE/AIR VACUUM VALVE ASSEMBLY	1 EA	2,000.00	2,000.00	1,300.00	1,300.00	3,970.00	3,970.00	1,955.00	1,955.00
133	ESC LEAD	1 LS	*****	1,000.00	*****	600.00	*****	1,500.00	*****	633.00

Project Number: 2013130			Engineer's Estimate		Clearwater Construction & Management		MDM Construction		Wesslen Construction Inc	
Item No	Bid Item Description	Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount

Schedule Description

Tax Classification

Schedule 01

Not Public Street Improvement

134	INLET PROTECTION	8 EA	90.00	720.00	125.00	1,000.00	85.00	680.00	154.50	1,236.00
135	TEMPORARY IMPACT ATTENUATOR	2 EA	1,500.00	3,000.00	6,400.00	12,800.00	5,640.00	11,280.00	5,750.00	11,500.00
136	RESETTING IMPACT ATTENUATOR	2 EA	500.00	1,000.00	2,550.00	5,100.00	2,255.00	4,510.00	2,300.00	4,600.00
137	REPAIR IMPACT ATTENUATOR	1 FA	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
138	SIGNING, PERMANENT	1 LS	*****	1,000.00	*****	1,200.00	*****	1,070.00	*****	1,668.00
139	PAVEMENT MARKING - DURABLE HEAT APPLIED	47 SF	15.00	705.00	19.00	893.00	17.00	799.00	17.25	810.75
140	REINFORCED DOWELED CURB	655 LF	15.00	9,825.00	23.00	15,065.00	11.50	7,532.50	11.50	7,532.50
141	CONCRETE TRAFFIC ISLAND 24 IN. WIDE	50 LF	20.00	1,000.00	88.00	4,400.00	46.00	2,300.00	34.50	1,725.00
142	TRAFFIC ISLAND CONCRETE	195 SY	40.00	7,800.00	46.00	8,970.00	75.00	14,625.00	69.00	13,455.00
143	CSTC FOR SIDEWALK AND DRIVEWAYS	10 CY	50.00	500.00	100.00	1,000.00	35.50	355.00	17.25	172.50
144	TEMPORARY CONC. BARRIER	400 LF	20.00	8,000.00	41.00	16,400.00	36.00	14,400.00	36.80	14,720.00
Schedule Totals				435,568.00		474,042.00		511,682.50		565,058.36

Project Number 2013130 Greene St. Bridge Water Main

SCHEDULE SUMMARY									
	Sched 1	Sched 2	Sched 3	Sched 4	Sched 5	Sched 6	Sched 7	Sched 8	Total
Engineer's Est	435,568.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435,568.00
Clearwater Constructio	474,042.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	474,042.00
MDM Construction	511,682.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	511,682.50
Wesslen Construction I	565,058.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	565,058.36

Low Bid Contractor: Clearwater Construction & Management

	Contractor's Bid	Engineer's Estimate	% Variance
Schedule 01	\$515,283.65	\$473,462.42	8.83 % Over Estimate
Bid Totals	\$515,283.65	\$473,462.42	8.83 % Over Estimate

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

PRO 2014-0029

Renews #**Submitting Dept**

ENGINEERING SERVICES

Cross Ref #**Contact Name/Phone**

DAN BULLER 625-6678

Project #

2013222

Contact E-Mail

DBULLER@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Contract Item

Requisition #

BT

Agenda Item Name

0370 - LOW BID AWARD - GRIND & OVERLAY - SHAMROCK

Agenda Wording

Low Bid of Shamrock Paving, Inc. (Spokane, WA) for 2014 Residential Grind & Overlay - \$550,094.45. An administrative reserve of \$55,009.45, which is 10% of the contract price, will be set aside.

Summary (Background)

On June 30, 2014 bids were opened for the above project. The low bid was from Shamrock Paving, Inc. in the amount of \$550,094.45, which is \$116,360.34 or 26.83% over the Engineer's Estimate; two other bids were received as follows: Spokane Rock Products, Inc. - \$571,811.85, Inland Asphalt Company - \$573,783.00.

Fiscal Impact**Budget Account**

Expense \$ 584,361.57

6785 49819 42800 54201

Expense \$ 20,742.33

4370 43101 94000 56501

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

TWOHIG, KYLE

Study Session**Division Director**

QUINTRALL, JAN

Other

Public Works - 6/23/14

Finance

LESESNE, MICHELE

Distribution List**Legal**

WHALEY, HUNT

lhattenburg@spokanecity.org

For the Mayor

SANDERS, THERESA

pdolan@spokanecity.org

Additional Approvals

mlesesne@spokanecity.org

Purchasing

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htrautman@spokanecity.org

mcash@spokanecity.org

City Of Spokane
Engineering Services Department
*** * * Bid Tabulation * * ***

Project Number: 2013222

Project Description 2014 Residential Grind & Overlay

Original Date 3/13/2014 11:10:29 AM

Funding Source Local

Update Date 6/30/2014 2:01:47 PM

Preparer Andy Morse

Addendum

Project Number: 2013222			Engineer's Estimate		Shamrock Paving Inc		Spokane Rock Products Inc		Inland Asphalt Company	
Item No	Bid Item Description	Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount

Schedule Description					Tax Classification					
Schedule 01 COMMON ITEMS					Public Street Improvement					
101	REIMBURSEMENT FOR THIRD PARTY DAMAGE	1 EST	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102	SPCC PLAN	1 LS	*****	500.00	*****	500.00	*****	2,000.00	*****	750.00
103	REFERENCE AND REESTABLISH SURVEY MONUMENT	6 EA	350.00	2,100.00	425.00	2,550.00	400.00	2,400.00	400.00	2,400.00
104	CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS	1 LS	*****	750.00	*****	1,600.00	*****	1,500.00	*****	1,500.00
105	MOBILIZATION	1 LS	*****	25,000.00	*****	29,000.00	*****	36,000.00	*****	69,200.00
106	PROJECT TEMPORARY TRAFFIC CONTROL	1 LS	*****	17,000.00	*****	38,000.00	*****	52,000.00	*****	38,500.00
107	SEQUENTIAL ARROW SIGN	100 HR	4.25	425.00	3.25	325.00	2.00	200.00	2.00	200.00
108	TYPE III BARRICADE	15 EA	75.00	1,125.00	28.00	420.00	35.00	525.00	20.00	300.00
Schedule Totals				46,901.00		72,396.00		94,626.00		112,851.00

<i>Project Number:</i> 2013222			<i>Engineer's Estimate</i>		Shamrock Paving Inc		Spokane Rock Products Inc		Inland Asphalt Company	
<i>Item No</i>	<i>Bid Item Description</i>	<i>Estimated Quantity</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>
<i>Schedule Description</i>					<i>Tax Classification</i>					
<i>Schedule 02</i> STREET ITEMS					Public Street Improvement					
201	CLEARING AND GRUBBING	1 LS	*****	1,000.00	*****	3,000.00	*****	2,500.00	*****	2,500.00
202	REMOVE EXISTING CURB	470 LF	5.00	2,350.00	11.00	5,170.00	9.50	4,465.00	9.50	4,465.00
203	REMOVE CEMENT CONCRETE SIDEWALK AND DRIVEWAY	250 SY	9.00	2,250.00	12.00	3,000.00	12.00	3,000.00	12.00	3,000.00
204	REMOVE MANHOLE, CATCH BASIN OR DRYWELL	2 EA	500.00	1,000.00	950.00	1,900.00	400.00	800.00	400.00	800.00
205	SAWCUTTING CURB	42 EA	25.00	1,050.00	25.00	1,050.00	40.00	1,680.00	26.00	1,092.00
206	SAWCUTTING RIGID PAVEMENT	780 LFI	1.00	780.00	1.00	780.00	2.00	1,560.00	1.00	780.00
207	SAWCUTTING FLEXIBLE PAVEMENT	15056 LFI	0.30	4,516.80	0.30	4,516.80	0.35	5,269.60	0.30	4,516.80
208	CSTC FOR SIDEWALK AND DRIVEWAYS	16 CY	45.00	720.00	25.00	400.00	120.00	1,920.00	48.00	768.00
209	HMA CL. 1/2 IN. PG 64-28, 2 INCH THICK	17885 SY	8.00	143,080.00	9.80	175,273.00	9.25	165,436.25	9.00	160,965.00
210	HMA FOR PRELEVELING CL. 1/2 IN. PG 64-28	205 TO	85.00	17,425.00	100.00	20,500.00	109.00	22,345.00	97.00	19,885.00
211	HMA FOR FEATHERING CL. 3/8 IN. PG 64-28	60 TO	150.00	9,000.00	155.00	9,300.00	222.00	13,320.00	130.00	7,800.00
212	HMA FOR PAVEMENT REPAIR CL. 1/2 IN. PG 64-28, 4 INCH THICK	3072 SY	22.00	67,584.00	23.00	70,656.00	32.00	98,304.00	23.20	71,270.40
213	CRACK SEALING 1-INCH TO 3-INCH	2700 LF	1.10	2,970.00	2.00	5,400.00	2.00	5,400.00	1.90	5,130.00
214	CRACK SEALING 3-INCH TO 6-INCH	200 LF	4.50	900.00	18.00	3,600.00	25.00	5,000.00	8.50	1,700.00
215	PAVEMENT REPAIR EXCAVATION INCL. HAUL	3072 SY	8.00	24,576.00	14.00	43,008.00	9.00	27,648.00	20.50	62,976.00
216	PLANNING BITUMINOUS PAVEMENT	7200 SY	2.50	18,000.00	5.00	36,000.00	3.00	21,600.00	2.65	19,080.00
217	JOB MIX COMPLIANCE PRICE ADJUSTMENT	1 CAL	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00	-1.00
218	COMPACTION PRICE ADJUSTMENT	1 EST	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00

<i>Project Number:</i> 2013222			<i>Engineer's Estimate</i>		Shamrock Paving Inc		Spokane Rock Products Inc		Inland Asphalt Company	
<i>Item No</i>	<i>Bid Item Description</i>	<i>Estimated Quantity</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>
<i>Schedule Description</i>					<i>Tax Classification</i>					
<i>Schedule 02</i> STREET ITEMS					Public Street Improvement					
219	ADJUST EXISTING VALVE BOX, MONUMENT OR CLEANOUT IN ASPHALT	29 EA	250.00	7,250.00	250.00	7,250.00	525.00	15,225.00	525.00	15,225.00
220	ADJUST EXISTING MANHOLE, CATCH BASIN OR DRYWELL	32 EA	400.00	12,800.00	375.00	12,000.00	240.00	7,680.00	240.00	7,680.00
221	VALVE BOX AND COVER	5 EA	200.00	1,000.00	175.00	875.00	400.00	2,000.00	400.00	2,000.00
222	CLEANING EXISTING SANITARY SEWER	19 EA	250.00	4,750.00	325.00	6,175.00	300.00	5,700.00	300.00	5,700.00
223	ESC LEAD	1 LS	*****	500.00	*****	1,200.00	*****	2,000.00	*****	325.00
224	INLET PROTECTION	20 EA	100.00	2,000.00	75.00	1,500.00	125.00	2,500.00	125.00	2,500.00
225	TOPSOIL TYPE A, 2 INCH THICK	146 SY	7.00	1,022.00	7.00	1,022.00	6.00	876.00	6.00	876.00
226	SOD INSTALLATION	146 SY	8.00	1,168.00	10.00	1,460.00	9.00	1,314.00	9.00	1,314.00
227	CEMENT CONCRETE CURB	305 LF	18.50	5,642.50	15.45	4,712.25	15.00	4,575.00	17.00	5,185.00
228	CEMENT CONC. CURB AND GUTTER	392 LF	22.50	8,820.00	22.70	8,898.40	22.00	8,624.00	22.00	8,624.00
229	CEMENT CONC. SIDEWALK	300 SY	38.00	11,400.00	41.20	12,360.00	40.00	12,000.00	35.00	10,500.00
230	RAMP DETECTABLE WARNING	160 SF	20.00	3,200.00	20.60	3,296.00	20.00	3,200.00	22.00	3,520.00
231	RAMP DETECTABLE WARNING RETROFIT	24 SF	30.00	720.00	51.50	1,236.00	50.00	1,200.00	30.00	720.00
232	INDUCTION VEHICLE LOOP DETECTOR	2 EA	800.00	1,600.00	2,000.00	4,000.00	1,900.00	3,800.00	1,900.00	3,800.00
233	SIGNING, PERMANENT	1 LS	*****	6,000.00	*****	6,300.00	*****	6,140.00	*****	6,140.00
234	PAVEMENT MARKING - DURABLE HEAT APPLIED	40 SF	10.00	400.00	12.15	486.00	12.00	480.00	11.77	470.80
<i>Schedule Totals</i>				370,473.30		461,323.45		462,560.85		446,307.00

<i>Project Number:</i> 2013222			<i>Engineer's Estimate</i>		Shamrock Paving Inc		Spokane Rock Products Inc		Inland Asphalt Company	
<i>Item No</i>	<i>Bid Item Description</i>	<i>Estimated Quantity</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Unit Price</i>	<i>Amount</i>

<i>Schedule Description</i>					<i>Tax Classification</i>					
<i>Schedule 03</i>	SEWER ITEMS				Public Street Improvement					
301	GRATE INLET TYPE 3	1 EA	959.81	959.81	2,800.00	2,800.00	700.00	700.00	700.00	700.00
302	CATCH BASIN TYPE 1	2 EA	1,850.00	3,700.00	2,500.00	5,000.00	2,100.00	4,200.00	2,100.00	4,200.00
303	MANHOLE OR DRYWELL FRAME AND COVER (STD)	9 EA	550.00	4,950.00	300.00	2,700.00	400.00	3,600.00	400.00	3,600.00
304	CLEANING EXISTING DRAINAGE STRUCTURE	25 EA	250.00	6,250.00	225.00	5,625.00	225.00	5,625.00	225.00	5,625.00
305	TRENCH SAFETY SYSTEM	1 LS	*****	500.00	*****	250.00	*****	500.00	*****	500.00
<i>Schedule Totals</i>				16,359.81		16,375.00		14,625.00		14,625.00

Project Number 2013222 2014 Residential Grind & Overlay

	SCHEDULE SUMMARY								
	Sched 1	Sched 2	Sched 3	Sched 4	Sched 5	Sched 6	Sched 7	Sched 8	Total
Engineer's Est	46,901.00	370,473.30	16,359.81	0.00	0.00	0.00	0.00	0.00	433,734.11
Shamrock Paving Inc	72,396.00	461,323.45	16,375.00	0.00	0.00	0.00	0.00	0.00	550,094.45
Spokane Rock Product	94,626.00	462,560.85	14,625.00	0.00	0.00	0.00	0.00	0.00	571,811.85
Inland Asphalt Compan	112,851.00	446,307.00	14,625.00	0.00	0.00	0.00	0.00	0.00	573,783.00

Low Bid Contractor: Shamrock Paving Inc

	Contractor's Bid	Engineer's Estimate	% Variance	
Schedule 01	\$72,396.00	\$46,901.00	54.36	% Over Estimate
Schedule 02	\$461,323.45	\$370,473.30	24.52	% Over Estimate
Schedule 03	\$16,375.00	\$16,359.81	0.09	% Over Estimate
Bid Totals	\$550,094.45	\$433,734.11	26.83	% Over Estimate

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

OPR 2013-0155

Renews #**Submitting Dept**

NEIGHBORHOOD SERVICES & CODE

Contact Name/Phone

HEATHER 625-6854

Contact E-Mail

HTRAUTMAN@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Agenda Item Name

1200 CONTRACT WITH KB CONSTRUCTION FOR BOARDING AND MONITORING

Cross Ref #**Project #****Bid #****Requisition #**

CR

Agenda Wording

To increase the current contract for services for boarding and monitoring buildings by \$25,000.00 using funding from the Code Enforcement budget for a total contract of \$75,000.00.

Summary (Background)

Buildings are boarded and monitored by order of the Building Official through the hearing process outlined under SMC 17F.070. The contract for these services with KB Construction was issued by the City of Spokane in 2012 for \$20,000.00. The contract was amended in 2013 to add \$30,000.00 and an additional year of service by the vendor KB Construction. The current contract expires on August 31, 2014. Additional funds are required for services provided.

Fiscal Impact

Expense \$ 75,000.00

Select \$

Select \$

Select \$

Budget Account

1200-58100-38148-54201

#

#

#

Approvals**Dept Head**

TRAUTMAN, HEATHER

Division Director

MALLAHAN, JONATHAN

Finance

LESESNE, MICHELE

Legal

WHALEY, HUNT

For the Mayor

SANDERS, THERESA

Council Notifications**Study Session**

PCED -7/7/2014

Other**Distribution List**

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htrautman@spokanecity.org

Additional Approvals**Purchasing**

CONTRACT AMENDMENT 2

THIS CONTRACT AMENDMENT is between the CITY OF SPOKANE, a Washington State municipal corporation, as "City", and CHRISTOPHER BOLT dba KB CONSTRUCTION, whose address is 2031 West Rousseau Drive, Coeur d'Alene, Idaho 83815, as "KB".

WHEREAS, the parties entered into a Contract wherein KB agreed to BOARD UP AND MONITOR UNSECURED PROPERTIES; and

WHEREAS, additional funds are required; -- Now, Therefore,

The parties agree as follows:

1. DOCUMENTS. The Contract dated February 12, 2013 and February 13, 2013, any previous amendments and/or extensions/renewals thereto are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.
2. EFFECTIVE DATE. This Contract Amendment shall become effective upon signature of both parties.
3. AMENDMENT. Section 3 of the contract documents is amended to read as follows:
 3. The City shall pay a maximum of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00)
4. COMPENSATION. The City shall pay TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) for everything furnished and done under this Contract Amendment.

Dated: _____

CITY OF SPOKANE

By:

Title:

Attest:

City Clerk

Approved as to form:

Assistant City Attorney

Dated: _____

CHRISTOPHER BOLT dba
KB CONSTRUCTION

E-Mail address, if available:

By:

Title:

14-167

BRIEFING PAPER
BOARDING AND MONITORING CONTRACT
City of Spokane
PCED Committee
Monday, July 07, 2014

Subject

To increase the current contract for services for boarding and monitoring buildings by \$25,000.00 using funding from the Code Enforcement budget for a total contract of \$75,000.00.

Background

Buildings are boarded and monitored by order of the Building Official through the hearing process outlined under SMC 17F.070. The contract for these services with KB Construction was signed after a request for proposals was issued by the City of Spokane in 2012 for \$20,000.00. The contract was amended in 2013 to add \$30,000.00 and an additional year of service by the vendor KB Construction. The current contract expires on August 31, 2014.

Additional funds are required for services provided to cover the remaining contract period. The number of buildings requiring boarding and monitoring has increased in the last two years. This is a necessary service to provide property preservation when a responsible party cannot be found or does not act to secure or monitor the condition of the structures.

A new Request for Proposals has been completed by City Purchasing and KB Construction will be awarded the bid for the new contract term of September 1, 2014 to August 31, 2015 and will be brought before council by a separate contract.

Impact

Convey the impact(s) of the issue as it relates to the city, county, region, community or other specific group(s) and what it may mean to other city programs or functions.

Action

The contract is proposed to be submitted to the City Clerk's Office on July 2nd, with advanced agenda review on July 7th and under the City Council consent agenda on July 14th. The new contract for services by KB construction will be

submitted to the City Clerk's Office on August 6th, with advanced agenda review on August 11th and under the City Council consent agenda on August 18th.

Funding

Existing funding for boarding and monitoring is provided by the Building Department for the Building Official Hearing process under SMC 17F.070. There are sufficient funds in the Code Enforcement budget to cover this increase in the current contract. The costs of the Building Official Hearing program are recouped through the fees and liens assessed through this process and SMC 8.02. The current fee in 8.02 address the costs in the contract requested.

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

6/25/2014

Clerk's File #

OPR 2014-0494

Renews #**Submitting Dept**

SOLID WASTE MANAGEMENT

Contact Name/Phone

KEN GIMPEL 625-6532

Contact E-Mail

KGIMPEL@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Agenda Item Name

4500 AGREEMENT WITH AVISTA FOR NATURAL GAS LINE EXTENSION AND

Agenda Wording

Ten-year agreement with Avista Corporation (Spokane, WA) to extend a natural gas line and exclusively provide natural gas services to the Nelson Service Center Facility and Compressed Natural Gas Station -- annual estimated expenditure \$126,706.92.

Summary (Background)

The City is constructing a Compressed Natural Gas (CNG) Station at the Nelson Service Center to fuel CNG fleet. Solid Waste Management will buy CNG collection vehicles as they need to be replaced in the future. Avista has agreed to construct and install an extension of the gas line from Trent Ave. to the CNG Station. The City will agree to an annual guaranteed minimum usage of 200,000 therms of natural gas for ten (10) years. No contract requisition (CR) will be done because the natural gas

Fiscal Impact**Budget Account**

Expense \$ 126,706.92 estimated annually

4500-45700-37148-54706

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

WINDSOR, SCOTT

Study Session

PWC 06-09-14

Division Director

ROMERO, RICK

Other**Finance**

LESESNE, MICHELE

Distribution List**Legal**

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For the Mayor

SANDERS, THERESA

Tax & Licenses

Additional Approvals

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Purchasing

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rschoonover@spokanecity.org

doug.kelley@avistacorp.com

eschoedel@spokanecity.org



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

billed for in this agreement will be included with the facility's overall utilities unless there is a usage deficiency when reviewed at the end of years five (5)and ten (10). In this event, the City will receive a separate invoice for the "Deficiency Charge." It is anticipated that usage in the first year will be near the minimum but as collection vehicles are replaced in future years, the usage should easily exceed the minimum. The increased cost in natural gas will be offset by the reduction in diesel fuel costs. This natural gas supply will also operate the HVAC system for the offices and maintenance facilities at the Nelson Service Center.

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

Distribution List

BRIEFING PAPER
City of Spokane
Department of Utilities
June 9, 2014

Subject

Execution of a contract with Avista Corp. for extension and supply infrastructure to the new Nelson Service Center for Natural Gas.

Background

The Solid Waste Management Department requests execution of a contract with Avista Corporation, East 1441 Mission Ave, Spokane, WA 99202 for the extension of service lines from the current natural gas line on Trent Ave. to the Nelson Service Center of sufficient size to allow for the fueling and heating needs of Solid Waste Management Collection fleet, offices and Fleet Management facilities.

Impact

Avista will construct and install sufficient infrastructure to meet the needs of the new Nelson Service Center for Solid Waste and Fleet Services. The contract calls for an annual guarantee usage of 200,000 therms(Est. costs:\$126,706.92) This supply of natural gas will operate the HVAC of the new facility and fuel new trucks purchased by the Solid Waste Department for collection purposes. Initially, the first year will be close to the minimum, but following years will easily exceed the minimum as the Solid Waste fleet is replaced. Increased costs of natural gas will be offset by reduction in diesel purchases.

Action

Recommend contract be executed

Funding

These funds will come from the operations budget of Solid Waste and Fleet Services.

Natural Gas Line Extension and Usage Agreement

This Natural Gas Line Extension and Usage Agreement ("Agreement") is entered into between Avista Corporation ("Avista") and the City of Spokane, Washington (the "City"), sometimes referred to individually, as a "Party" and collectively, as the "Parties".

Background and Purpose: The City is constructing a compressed natural gas fueling station ("CNG Station" or "Station") at its maintenance center located on North Nelson St. in Spokane, Washington (the "Property"), and has asked Avista, and Avista has agreed, to install natural gas facilities ("Facilities") and to otherwise engage in engineering and planning to serve the natural gas needs of the Station, subject to the terms of this Agreement. Therefore, the Parties agree as follows:

1. **Natural Gas Line Extension.** Avista will extend natural gas service to the CNG Station by constructing an extension of its Facilities in accordance with Line Extension Rate Schedule 152 ("Schedule 152"). The City will take natural gas service exclusively from Avista in accordance with and subject to Avista's schedules and Rules and Regulations on file with the Washington Utilities and Transportation Commission ("Commission"). Avista's approved tariffs may be accessed on Avista's website at www.avistautilities.com.
 - 1.1 Construction of the Facilities is contingent upon Avista securing all necessary easements and rights-of-way necessary for such construction.
 - 1.2 Avista may engage a contractor to construct all or a portion of such Facilities in accordance with Avista's specifications and standards.
 - 1.3 Avista will own and operate the Facilities.
2. **Effective Date and Term.** This Agreement will become effective when executed by both Parties (the "Effective Date"). This Agreement will remain in effect for a term of ten (10) years commencing on the start-up date of the Station or until a "Total Minimum Usage" of 2,000,000 therms has been measured through Avista's gas meter installed at the Station, whichever occurs first (the "Term").
3. **Annual Minimum Usage and Deficiency Charge.**
 - 3.1 The City's annual minimum usage ("Annual Minimum Usage") over the Term of this Agreement is 200,000 therms.
 - 3.2 Avista will evaluate the City's total consumption for years 1 through 5 of the Term defined in Section 2 above, and if the City's total usage is less than 1,000,000 therms, Avista will bill the City a deficiency charge ("Deficiency Charge"), calculated by subtracting the actual therm usage measured through Avista's gas meter installed at the Station from 1,000,000 therms and multiplying the difference by \$0.15. The City shall pay Avista's invoice for the Deficiency Charge within 30 days of the date reflected on such invoice.
 - 3.3 Avista will evaluate the City's total consumption for years 6 through 10 of the Term defined in Section 2 above, and if the City's total usage is less than 1,000,000 therms, Avista will bill the City a Deficiency Charge, calculated in accordance with Section 3.2 above. The City shall pay Avista's invoice for the Deficiency Charge within 30 days of the date reflected on such invoice.
4. **Authorization.** The City authorizes Avista (or its agent) to do all work necessary on the Property to accomplish the installation, operation, and maintenance of Avista's Facilities necessary to provide natural gas service to the Station.
5. **City's Responsibilities.**
 - 5.1 **Engineering.** The City must provide drawings and other data required by Avista to complete the engineering and planning necessary to install the Facilities and provide natural gas service to the Station.

- 5.2 Grading. The City must ensure that, prior to the start of construction, grading is or will be within six (6) inches of final grade. The cost of future changes to Avista's natural gas facilities (including the extension Facilities) to accommodate location or grade changes will be borne by the City.
6. Maintenance, Repair and Replacement of Facilities. Any required maintenance, repair or replacement of the Facilities which occurs in the normal course of operation will be Avista's sole responsibility, at its expense; provided, however, that maintenance, repair or replacement required as a result of the negligent acts or omissions of the City or any third party responsible for such Facilities will be at the expense of the City.
7. Easements and Access to the Property.
- 7.1 The City shall grant, without cost to Avista, good and sufficient recordable easements over, on, across and/or under the Property covering rights-of-way for such installation, operation and maintenance.
- 7.2 The City shall ensure that a minimum clearance of not less than 10 feet (or as otherwise required by Avista standards or any applicable rules or regulations) is maintained around all Avista natural gas facilities on the Property to allow access for Avista's equipment, to enable Avista to perform any necessary maintenance and repair, and to avoid any potential damage to such equipment.
8. Indemnification and Hold Harmless Protection.
- 8.1 Subject to applicable law, the City shall indemnify and save harmless Avista from any claim, liability, loss, expense or damage, including injury to persons, including death, or damage to property (collectively, the "Loss") arising from or growing out of the construction, removal, installation, operation, repair or maintenance of the natural gas facilities (including the extension Facilities) to the extent that such Loss is due to the negligence of the City, its agents or employees. Where such Loss is caused by the concurrent negligence of the City, its agents or employees, and Avista, its agents or employees, the City shall indemnify and save harmless Avista from all such Loss to the extent that such Loss was caused by the negligence of the City, its agents or employees and in such amounts as attributable to damage caused by the City, its agents or employees.
- 8.2 Subject to applicable law, Avista shall indemnify and save harmless the City from any claim, liability, loss, expense or damage, including injury to persons, including death, or damage to property (collectively, the "Loss") arising from or growing out of the construction, removal, installation, operation, repair or maintenance of the natural gas facilities (including the extension Facilities) to the extent that such Loss is due to the negligence of Avista, its agents or employees. Where such Loss is caused by the concurrent negligence of Avista, its agents or employees, and the City, its agents or employees, Avista hereby agrees to indemnify and save harmless the City from all such Loss to the extent that such Loss was caused by the negligence of Avista, its agents or employees and in such amounts as attributable to damage caused by Avista, its agents or employees.
- 8.3 Neither Party shall be liable for any special, indirect, incidental, punitive, or consequential damages arising from the construction, installation, repair, maintenance, or operation of the natural gas facilities (including the extension Facilities) including, without limitation, the other Party's loss of actual or anticipated profits or revenue, loss by reason of shutdown, non-operation.
9. Assignment. The City shall not (by contract, operation of law or otherwise) assign this Agreement, or any right or interest in this Agreement, without providing Avista with at least 30 days' prior written notice of such assignment. No such assignment, with or without prior written notice to Avista, will relieve the City from its responsibilities under this Agreement, and all obligations and liabilities incurred under this Agreement will be preserved until satisfied. This Agreement will be fully binding upon, inure to the benefit of, and be enforceable by the successors, assigns and legal representatives of the respective Parties.
10. Notices. All notices, demands, requests and other communications under this Agreement must be in writing and personally delivered to the other Party, or sent by e-mail, facsimile, mail (postage prepaid) or delivered by a recognized commercial courier, addressed as set forth below. Such notices, demands, requests and

other communications will be deemed given as of the date personally delivered, or if sent by e-mail, facsimile or mail, upon receipt.

10.1 To Avista:

Avista Utilities
1411 East Mission PO Box 3727
Spokane, WA 99220-3727
Attn: Director, Energy Solutions

10.2 To the City:

The City of Spokane
808 W. Spokane Falls Blvd
Spokane, WA 99201-3343
Attn: Contracting Manager

With a Copy to:
City Attorney's Office
808 W. Spokane Falls Blvd, 5th Floor
Spokane, WA 99201

10.3 Either Party may change the place or address for delivery of notices to it by giving notice to the other Party as thus described.

11. Governing Law and Venue. Any action at law or in equity to enforce the terms of this Agreement will be brought in Spokane County, Washington. This Agreement will be construed and interpreted in accordance with the laws of the State of Washington excluding any choice of law rules that may direct the application of laws of a jurisdiction other than Washington or regulatory issues that fall within the jurisdiction of the Commission.
12. Dispute Resolution. Excluding issues that fall within the jurisdiction of the Commission, if any dispute arises between the Parties regarding issues of interpretation of this Agreement, the services to be performed pursuant to the Agreement or the payments to be made, the Parties agree to first negotiate informally, in good faith, to resolve such dispute arising between the Parties. Such informal negotiations will be conducted between the representatives of each Party. If the representatives are unable to resolve the dispute after five days (5) of discussion then, upon the written request of either Party, each of the Parties shall designate a company officer to meet with a counterpart officer at a mutually convenient time and place to evaluate the position or contention of each Party and endeavor to negotiate a resolution of the dispute. If the dispute is not resolved in the meeting between the company officers, either Party may request mediation by written notice to the other Party. Within seven (7) calendar days after a request for mediation from either Party, the Parties will select a mutually acceptable mediator, and commence mediation. Each Party will bear its own cost of mediation and one-half of the cost of the mediator. The venue of the mediation proceedings will be in Spokane, Washington. If the Parties are unable to resolve the dispute after conclusion of mediation, then all unresolved disputes will be resolved in a court of competent jurisdiction.
13. Attorney's Fees. If any legal action or proceeding is brought by either Party against the other in connection with this Agreement, the Party in whose favor final judgment has been entered will be entitled to recover from the other Party, reasonable attorney's fees to be fixed by the court, together with all costs incurred by the prevailing Party in connection with such action or proceeding.
14. Amendment and Waiver. This Agreement contains all of the conditions bearing upon its subject matter and may not be modified except by written agreement between the Parties. If at any time the terms of this Agreement are not strictly adhered to or enforced, such requirements will not be deemed waived or modified, but will, at all subsequent times and dates, be deemed in full force and effect.

15. Survival. Any provisions of this Agreement that may be reasonably interpreted as surviving the completion, termination or cancellation of this Agreement will survive such completion, termination or cancellation.
16. Severability and Waiver. The invalidity or unenforceability of any provision of the Agreement will not affect any other provisions; this Agreement will be construed in all respects as if such invalid or unenforceable provisions were omitted. The failure of either Party to insist upon or enforce strict performance by the other Party of any of provisions or to exercise any rights under this Agreement will not be construed as a waiver or relinquishment to any extent of its right to assert or rely upon any such provisions or rights in that or any other instance; rather, the same will be and remain in full force and effect.
17. Headings. Section headings in this Agreement are for convenience only and will not be considered part of, or used in the interpretation of this Agreement.

This Agreement has been executed by each Party's authorized representative on the date(s) set forth below.

Avista Corporation

(Signature)

(Printed Name)

(Title)

(Date Signed)

The City of Spokane, Washington

(Signature)

(Printed Name)

(Title)

(Date Signed)

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

CPR 1991-0068

Renews #**Submitting Dept**

MAYOR

Cross Ref #**Contact Name/Phone**

BRANDY COTE 6250

Project #**Contact E-Mail**

BCOTE@SPOKANECITY.ORG

Bid #**Agenda Item Type**Boards and Commissions
Appointments**Requisition #****Agenda Item Name**

0520 APPOINTMENT OF SKYLAR OBURST

Agenda Wording

Appointment of Skylar Oburst to the Human Rights Commission for a three year term to begin on 1/27/14 - 1/27/17.

Summary (Background)

Appointment of Skylar Oburst to the Human Rights Commission for a three year term to begin on 1/27/14 - 1/27/17.

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

WESTFALL, JENNIFER

Study Session**Division Director****Other****Finance****Distribution List****Legal**

jwestfall@spokanecity.org

For the Mayor

SANDERS, THERESA

espencer@spokanecity.org

Additional Approvals**Purchasing**

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

ORD C35123

Renews #**Submitting Dept**

FINANCE

Cross Ref #**Contact Name/Phone**

GAVIN COOLEY 625-6586

Project #**Contact E-Mail**

GCOOLEY@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Emergency Budget Ordinance

Requisition #**Agenda Item Name**

0410 - EBO RE: CAD/RMS PROJECT MANAGER

Agenda Wording

Amending Ordinance No. C-35062 and appropriating funds in the IT and SRECS Funds, FROM: Various Accounts, \$72,400; TO: Various Accounts, same amount.

Summary (Background)

This ordinance creates the position of CAD/RMS Project Manager. This individual will manage the conversion to the new CAD/RMS system that is required to meet the needs of law enforcement and emergency responders. This position will be funded by multiple sources to include the Emergency Communications sales tax, the Telephone Access Line Tax, Spokane County, and the City of Spokane. It is estimated that the City will cover 25% of the cost of this position.

Fiscal Impact**Budget Account**

Revenue \$ 54,300

1510-37400-99999-33810-99999

Expense \$ 72,400

Various Accounts - See Ordinance

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

DUNIVANT, TIMOTHY

Study Session**Division Director**

DUNIVANT, TIMOTHY

Other**Finance**

LESESNE, MICHELE

Distribution List**Legal**

DALTON, PAT

gcooley@spokanecity.org

For the Mayor

SANDERS, THERESA

korlob@spokanecity.org

Additional Approvals

aschmidt@spokanecity.org

Purchasing

msloon@spokanecity.org

ORDINANCE NO C35123

An ordinance amending Ordinance No. C-35062, passed the City Council November 25, 2013, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2014, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2014, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2014 budget Ordinance No. C-35062, as above entitled, and which passed the City Council November 25, 2013, it is necessary to make changes in the appropriations of the IT Fund and SRECS Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the IT Fund, and the budget annexed thereto with reference to the IT Fund, the following changes be made:

FROM:	5300-73300	IT Fund	
	18810-01630	Supervisory Analyst	<u>\$ 18,100</u>
		<i>(no change in # of positions)</i>	
TO:	5300-30210	IT Fund	
	18810-59101	Interfund Professional Services	<u>\$ 18,100</u>

Section 2. That in the budget of the SRECS Fund, and the budget annexed thereto with reference to the SRECS Fund, the following changes be made:

FROM:	1510-37400	SRECS Fund	
	99999-33810	Intergov't Charge for Services	\$ 54,300
	99999-34919	Interfund Other Genl Govt Services	18,100
			<u>\$ 72,400</u>
TO:	1510-37400	SRECS Fund	
	28100-09230	CAD/RMS Project Manager	53,000
		<i>(from 0 to 1 position)</i>	
	18810-52110	Social Security	4,000
	18810-52210	Retirement	4,000
	18810-52310	Medical Insurance	9,100
	18810-52320	Dental Insurance	700
	18810-52330	Life Insurance	300
	18810-52340	LTD	200
	18810-51640	Deferred Compensation	1,100
			<u>\$ 72,400</u>

Section 3. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to create a CAD/RMS Project Manager position, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

RES 2014-0078

Renews #**Submitting Dept**

CITY COUNCIL

Cross Ref #**Contact Name/Phone**

CANDACE MUMM 625-6256

Project #**Contact E-Mail**

CMUMM@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

0320 PLAN COMMISSION TRANSPORTATION SUB-COMMITTEE

Agenda Wording

A resolution regard formation of a Traffic Sub-Committee to the Plan Commission for the purpose of vetting the Six-Year Street Program and projects funded by any new street revenue such as anticipated by the proposed street levy.

Summary (Background)

The City Council is considering formation of a new funding mechanism for the maintenance and preservation of streets. The Plan Commission is responsible for vetting and making recommendations on the annually adopted Six-Year Street Plan. A broad spectrum of citizen representation is desired by the City Council to inform the Plan Commission's work.

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

MCDANIEL, ADAM

Study Session**Division Director****Other**

PCED 7/7/2014

Finance

LESESNE, MICHELE

Distribution List**Legal**

RICHMAN, JAMES

For the Mayor

SANDERS, THERESA

Additional Approvals**Purchasing**

Resolution No. 2014-0078

A resolution requesting the Plan Commission to establish a Transportation Subcommittee.

WHEREAS, the Section 126 of the City Charter established the City Plan Commission; and

WHEREAS, Section 128 of the City Charter provides in part that the Plan Commission shall have the power to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City; and generally, all things tending to promote the health, convenience, safety, and well being of the City's population, and to further its growth along consistent, comprehensive and permanent plans; and

WHEREAS, the Plan Commission's work, including its review of the Comprehensive Plan and the Six-Year Comprehensive Street Program, directly impacts the City's planning for streets and transportation infrastructure; and

WHEREAS, the City's transportation planning involves multiple departments and agencies; and

WHEREAS, the City Council desires the Plan Commission to assist in the review and recommendation of street improvements through the creation of a transportation subcommittee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE that the City Council calls upon the Plan Commission to create a Transportation Subcommittee to review and prioritize proposed street improvements as part of the Six-Year Comprehensive Street Program and other street funding the City Council will be considering as part of its integrated planning model.

BE IT FURTHER RESOLVED that the City Council recommends that the Transportation Subcommittee membership include representation from various groups and agencies that are involved in transportation planning including, but not limited to, representatives from the following:

- a. Bicycle Advisory Board,
- b. Spokane Regional Transportation Council,
- c. Citizens Transportation Advisory Board,
- d. Disabled communities,
- e. Pedestrian, Transportation and Traffic Committee of the Community Assembly,
- f. Plan Commissioner (one liaison at minimum),
- g. Spokane School District 81,
- h. Spokane Regional Health District,

- i. City of Spokane Community Housing and Human Services Board, and
- j. Spokane Transit Authority

ADOPTED by the City Council this _____ day of July, 2014.

City Clerk

Approved as to form:

Assistant City Attorney

DRAFT

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

RES 2014-0080

Renews #**Submitting Dept**

ACCOUNTING

Cross Ref #**Contact Name/Phone**

PAM DOLAN X6034

Project #**Contact E-Mail**

PDOLAN@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

5600-RESOLUTION REGARDING CASH FLOWS RELATED TO GRANTS

Agenda Wording

A Resolution regarding Cash Flows between General Fund and other funds related to payments to vendors and grant subrecipients.

Summary (Background)

The City's Grants and Financial Assistance Guide (ADMIN 0430-14-01), approved by City Council on 3/24/14, requires payments to grant vendors and subrecipients be made prior to drawing the funds down from the grantor. This resolution provides Council approval for these short term cash flow borrowings for non-General Fund funds from the General Fund to facilitate these payments.

Fiscal Impact**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

DOLAN, PAM

Study Session**Division Director**

DOLAN, PAM

Other

Finance Comm 03/31/14

Finance

LESESNE, MICHELE

Distribution List**Legal**

DALTON, PAT

pdolan@spokanecity.org

For the Mayor

SANDERS, THERESA

jstapleton@spokanecity.org

Additional Approvals

kbustos@spokanecity.org

Purchasing

RESOLUTION NO. 2014-0080

A RESOLUTION REGARDING CASH FLOWS BETWEEN GENERAL FUND AND OTHER FUNDS RELATED TO PAYMENTS TO VENDORS & GRANT SUBRECIPIENTS

WHEREAS, many of the City's grants are accounted for in funds other than the General Fund; and

WHEREAS, in many cases these other funds do not have sufficient cash on hand for payments to their vendors and subrecipients; and

WHEREAS, the City's practice has been to initially draw down funds from the grantors for outstanding bills, then when the City has this cash on hand, to pay the grant bills; and

WHEREAS, it is against federal grant rules to hold federal grants cash on hand for any length of time. If a grantee (the City) does hold grant cash on hand, it must calculate how much interest it has earned on these funds and remit it back to the grantor; and

WHEREAS, most entities do not draw down funds from their grantors in advance of paying the bills -- Now, Therefore,

BE IT RESOLVED by the City Council of the City of Spokane that it hereby adopts the attached policy and procedure to initially pay grant bills out of the General Fund, draw the grant funding from the grantor, and move the transaction to the correct, non-General Fund within thirty (30) days.

ADOPTED BY THE CITY COUNCIL ON _____

City Clerk

Approved as to Form:

Assistant City Attorney

**Agenda Sheet for City Council Meeting of:**

07/07/2014

<u>Date Rec'd</u>	6/25/2014
<u>Clerk's File #</u>	ORD C35114
<u>Renews #</u>	

<u>Submitting Dept</u>	PLANNING & DEVELOPMENT	<u>Cross Ref #</u>	
<u>Contact Name/Phone</u>	SCOTT CHESNEY 625-6061	<u>Project #</u>	
<u>Contact E-Mail</u>	SCHESENEY@SPOKANECITY.ORG	<u>Bid #</u>	
<u>Agenda Item Type</u>	First Reading Ordinance	<u>Requisition #</u>	

Agenda Item Name 0650 - ORDINANCE RELATING TO THE ELEVATOR CODE

Agenda Wording

An Ordinances relating to the Elevator Code; amending SMC section, 17 f.060.010.

Summary (Background)

Amending the Spokane Elevator code to match Washington State Labor and Industries for adopted versions of national Codes and current version o WAC 296-96. Current paragraph "A" is deleted as the information is found within WAC 296-96 in section 00650. Current Paragraphs "B" and "C: are re-written into new paragraph "A" for clarity and eliminate future necessity to revise for code year revisions.

<u>Fiscal Impact</u>		<u>Budget Account</u>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	CHESNEY, SCOTT	<u>Study Session</u>	
<u>Division Director</u>	QUINTRALL, JAN	<u>Other</u>	PCED 5/19/14
<u>Finance</u>	LESESNE, MICHELE	<u>Distribution List</u>	
<u>Legal</u>	RICHMAN, JAMES	lhattenburg@spokanecity.org	
<u>For the Mayor</u>	SANDERS, THERESA	kbecker@spokanecity,org	
<u>Additional Approvals</u>		schesney@spokanecity.org	
<u>Purchasing</u>		dskindzier@spokanecity.org	

ORDINANCE NO. ORD C35114

AN ORDINANCE relating to the Elevator Code; amending SMC section 17F.060.010.

The City of Spokane does ordain:

Section 1. That SMC section 17F.060.010 is amended to read as follows:

17F.060.010 Adoption of Standard Code

- A. ~~((The American Society of Mechanical Engineers Safety Code for Elevators and Escalators, ASME A17.1-2004 and A17.1a-2005; Platform Lifts and Chair Lifts, ASME 18.1-2005, and as supplemented by this chapter, is the elevator code of the City.~~
- B. ~~Chapter 70.87 RCW and the rules and regulations of the director of the state department of labor and industries promulgated thereunder, as applicable, are considered in the interpretation and application of this code.~~
- C. ~~Most current Washington State adopted version of chapter 296-96 WAC and its amendments.))~~

Chapter 70.87 RCW and the most current Washington State adopted version of chapter 296-96 WAC and their amendments, as applicable, are the elevator code of the City.

B. ((D.)) Exceptions:

1. All fees shall be determined by the City of Spokane and referenced in [SMC 8.02.033](#).
2. 296-96-01000 WAC – Permit Process.
3. 296-96-01070 WAC – Violation Penalty Fees.

PASSED BY THE CITY COUNCIL ON _____, 2014.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

**Agenda Sheet for City Council Meeting of:**

07/07/2014

Date Rec'd

6/25/2014

Clerk's File #

ORD C35117

Renews #**Submitting Dept**

PLANNING & DEVELOPMENT

Contact Name/Phone

SCOTT CHESNEY 625-6061

Contact E-Mail

SCHESNEY@SPOKANECITY.ORG

Agenda Item Type

First Reading Ordinance

Agenda Item Name

050-ORDINANCE RELATING TO THE ELECTRICAL CODE

Cross Ref #**Project #****Bid #****Requisition #****Agenda Wording**

An Ordinance adopting the National Electrical Code, 2014 Edition; providing for an electrical safety inspection; and amending sections 08.02.031, 17F.050.010 and 17F.050.150 of the Spokane Municipal Code.

Summary (Background)

Washington State L&I Electrical Dept. is implementing the Statewide update to the current 2014 NEC version with an effective date of July 1, 2014. This is a National Code with minimum guidelines for electrical safety and fire prevention. Spokane is updating its ordinance to be in uniformity with Washington State L&I. Additionally, Spokane is creating a safety permit category, fees, and guidelines to inspect electrical services for reconnection to power. This category currently does not exist.

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

CHESNEY, SCOTT

Study Session**Division Director**

QUINTRALL, JAN

Other

PCED 6/16/14

Finance

LESESNE, MICHELE

Distribution List**Legal**

RICHMAN, JAMES

lhattenburg@spokanecity.org

For the Mayor

SANDERS, THERESA

kbecker@spokanecity.org

Additional Approvals

schesney@spokanecity.org

Purchasing

dskindzier@spokanecity.org

jrichman@spokanecity.org

ORDINANCE NO. C35117

AN ORDINANCE adopting the National Electrical Code, 2014 Edition; providing for an electrical safety inspection; and amending sections 08.02.031, 17F.050.010, and 17F.050.150 of the Spokane Municipal Code.

The City of Spokane does ordain:

Section 1. That SMC 08.02.031 is amended to read as follows:

Section 08.02.031 Building Code

A. Building Permit.

Building permit fees are based on the value of the work to be done as follows:

VALUE OF WORK (in dollars)	FEE (in dollars)
1 - 500	28.00
501 - 2,000	28.00 plus 3.00 for each 100 over 500
2,001 - 25,000	73.00 plus 13.00 for each 1,000 over 2,000
25,001 - 50,000	372.00 plus 10.00 for each 1,000 over 25,000
50,001 - 100,000	622.00 plus 7.00 for each 1,000 over 50,000
100,001 - 500,000	972.00 plus 5.00 for each 1,000 over 100,000
500,001 - 1,000,000	2,972.00 plus 4.00 for each 1,000 over 500,000
1,000,001 - 99,999,999	4,972.00 plus 3.00 for each 1,000 over 1,000,000

B. Valuation.

1. The value of construction for purposes of calculating the amount of the fee is determined by using the:
 - a. most current building valuation data from the International Code Conference (ICC) as published in the "Building Safety Journal"; or
 - b. contract valuation, whichever is greater.

2. "Gross area" when used in conjunction with the ICC building valuation data to determine valuation of a project is the total area of all floors, measured from the exterior face, outside dimension, or exterior column line of a building, including basements and balconies but excluding unexcavated areas.
3. The fee is based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the building official.
4. For roofing permits, the value is determined to be:
 - a. one hundred fifty dollars per square for recovering roofs;
 - b. two hundred dollars per square for roofing projects when existing layers of roofing are torn off and a new layer is installed;
 - c. two hundred fifteen dollars per square for roofing projects when existing layers of roofing are torn off, new sheeting is installed, and a new layer of roof is installed;
 - d. or the contract valuation if it is greater.

C. Building Plan Review.

1. Plan review fees are sixty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for:
 - a. all commercial building permits;
 - b. all industrial building permits;
 - c. all mixed use building permits; and
 - d. new multi-family residences with three or more units.
2. Plan review fees are one hundred percent of the building permit fee as calculated from the table for fast-track projects.
3. Plan review fees are twenty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for new:
 - a. single-family residences; and
 - b. duplexes.
4. Plan review fees are twenty-five dollars for:
 - a. new buildings that are accessory structures for single-family residences and duplexes to include garages, pole buildings, greenhouses, sheds that require a permit, etc.; and
 - b. additions to existing single family residences and duplexes to include living space, garages, sunrooms, decks, etc.
5. Plan review fees for additional review required by changes, additions, or revisions to plans are seventy-five dollars per hour or fraction thereof.
6. The building official may elect to assess plan review for remodeling single family residences and duplexes when required. This amount will be not be higher than the twenty-five percent of the building fee as calculated in the table rounded to the nearest whole dollar charged on a new single-family residence or duplex.

D. Demolition.

Demolition permit fees are:

1. Single-family residence, duplex and accessory structures: Thirty-five dollars each.

2. Other structures: Thirty-five dollars for every thousand square feet, to a maximum fee of three hundred fifty dollars.
3. The processing fee is twenty-five dollars.

E. Fencing.

1. The permit fee is twenty dollars per one hundred linear feet, or fraction thereof.
2. The processing fee and review fee is twenty-five dollars.

F. Grading.

1. Grading permit fees are as follow:

VOLUME (in cubic yards)	FEE (in dollars)
100 or less	28.00
101 - 1,000	28.00 plus 12.00 for each 100 over 100
1,001 - 10,000	136.00 plus 10.00 for each 1,000 over 1,000
10,001 - 100,000	226.00 plus 45.00 for each 10,000 over 10,000
100,001 and more	631.00 plus 25.00 for each 10,000 over 100,000

2. Grading plan review fees are as follow:

VOLUME (in cubic yards)	FEE (in dollars)
50 or less	None
51 - 100	20.00
101 - 1,000	25.00
1,001 - 10,000	35.00
10,001 - 100,000	35.00 plus 17.00 for each 10,000 over 10,000

100,001 - 200,000	188.00 plus 10.00 for each 10,000 over 100,000
200,001 and more	288.00 plus 5.00 for each 10,000 over 200,000

3. Failure to obtain a grading permit is a class one infraction under [SMC 1.05.150](#).
4. The processing fee is twenty-five dollars.

G. Sign Permits.

1. Sign permit fees are:
 - a. thirty dollars for each wall sign, projecting sign and incidental sign; or
 - b. seventy-five dollars for each pole sign, including billboards and off-premises signs.
2. The building services plan review fee is fifty dollars and is in addition to the sign permit fee for pole signs in excess of one hundred square feet or more than thirty feet high.
3. The planning services review fee is fifty dollars for all signs.
4. The processing fee is twenty-five dollars.

H. Factory-built Housing.

1. The installation fee for factory-built housing is fifty dollars per section.
2. A foundation or basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.
4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

I. Manufactured (Mobile) Home.

1. The installation fee for a manufactured (mobile) home is fifty dollars per section.
2. A basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.
4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

J. Temporary Structures.

Permit fees for temporary structures are:

1. One hundred dollars for the first one hundred eighty days; and
2. Five hundred dollars for the second one hundred eighty days.
3. No third session will be allowed.
4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

K. Relocation.

1. The fee for a building relocation inspection for bond determination is seventy-five dollars.
2. The development services review fee is fifty dollars.
3. The processing fee is twenty-five dollars.
4. Any repairs or alterations required for relocation are handled by various building permits and the fees for such building permits are in addition to the relocation permit fee.

L. Early Start and Fast Track Approval.

The fee for an early start or fast track building permit approval is twenty-five percent of the building permit fee rounded to the next whole dollar amount and is in addition to any other required fees.

M. Certificate of Occupancy.

1. There is no separate fee for the issuance of a certificate of occupancy following final inspection under a permit so long as the fee for the permit is at least fifty dollars; otherwise, the minimum fee for a building permit and certificate of occupancy is fifty dollars plus a twenty-five dollar processing fee.
2. The fees for the issuance of a certificate of occupancy not resulting from work done under permit are as provided in [SMC 8.02.060](#).
3. The building official will assess a fee not to exceed one hundred percent of the building permit fee for the issuance or extension of any temporary certificate of occupancy. The minimum fee will be:
 - a. two hundred twenty-five dollars plus a twenty-five dollar processing fee when the building permit fee exceeds this amount;
 - b. equal to the amount of the building permit fee when the building permit fee is less than two hundred fifty dollars.

N. Swimming Pools.

1. The building and plumbing permit fee for a swimming pool is:
 - a. seventy-five dollars for those accessory to a single-family residence; and
 - b. one hundred dollars for all others.
2. The planning services review fee is twenty-five dollars.
3. The processing fee is twenty-five dollars.
4. Mechanical, electrical and fence permits are additional.

O. Parking Lot and Site Work Permits.

The fee for a site work permit is charged in accordance with the fee table in subsection (A) of this section.

P. Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.

Q. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy-five dollars

per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

R. Work Done Without a Permit/Investigation Fees.

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
2. the permit fee plus one hundred fifty dollars,

must be paid prior to the issuance of the permit(s).

S. Safety Inspections.

The fees for safety inspections are:

1. Commercial Buildings: Seventy-five dollars per hour or fraction of an hour with a prepaid minimum of one hundred fifty dollars.
2. Single-family Residence – Electrical only: Seventy-five dollars.
3. Single-family Residence – Two or more trade categories: One hundred fifty dollars.
4. Two-family Residence: One hundred seventy-five dollars.
5. Multifamily – Three to six units: Two hundred fifty dollars.
6. Multifamily – Seven to fifty units: Two hundred fifty dollars plus twenty-five dollars for each unit over six.
7. Multifamily – Over fifty units: One thousand three hundred fifty dollars plus ten dollars for every unit over fifty.
8. Electrical Service Reconnect – Residence – Twenty-five dollars.
9. Electrical Service Reconnect – Commercial – Fifty dollars.

§ 10. Processing fee: Twenty-five dollars.

T. Recording Fee For Use of Public Right-of-way and Large Accessory Building Agreement.

The property owner shall be charged a pass-through fee equal to the amount assessed by Spokane County when erecting a fence, retaining wall or other structure in a public right-of-way. This is a recording fee for the acknowledged agreement whereby the property owner covenants to remove the encroachment upon notice by the City. An additional twenty-five dollar processing fee is required when a permit is not issued in conjunction with the recording.

U. Expired Permits Over Six Months.

1. Building Permits.

- a. No inspections have been made: Permits require full resubmittal, and if a commercial project, plan review. Original valuation shall be contained in description of new permit.
- b. Footings and foundations only have been inspected and approved: Minimum of seventy-five percent of the original assessed permit fee plus new processing fees. Original valuation shall be contained in description of new permit.

- c. All rough-in inspections approved: Minimum of twenty-five percent of original permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- d. Additional work done not on original permit: New valuation shall be calculated based upon either square footage if new construction, or valuation if remodel.

2. Plumbing Permits.

- a. No inspections: A full new permit for all fixtures is required.
- b. Partial inspections approved: If water tests, top outs and ground plumbing have been approved, then twenty-five percent of the original itemized permit fees plus new processing fee.

3. Mechanical Permits.

- a. No inspections: A full new permit is required.
- b. Partial inspections: If all rough-in inspections and air tests have been approved, then twenty-five percent of the original permit fee plus new processing fee.

4. Electrical Permit.

- a. No inspections: A full new permit is required.
- b. Partial inspections: If all rough-in inspections and service inspections have been approved, then twenty-five percent of the original fees plus new processing fee.

V. Processing Fee.

In addition to all of the fees identified in [SMC 8.02.031](#), the processing fee for each permit is twenty-five dollars, unless specifically stated otherwise.

Section 2. That SMC 17F.050.010 is amended to read as follows:

Section 17F.050.010 Adoption of National Electrical Code

- A. The National Electrical Code, ~~2008~~ 2014 Edition, as published by the National Fire Protection Association, is the electrical code for the City.
- B. The rules and regulations of the State department of labor and industries, contained in chapter 296-46B WAC (except ~~WAC 296-46B-900, WAC 296-46B-905, WAC 296-46B-906, WAC 296-46B-907, WAC 296-46B-908, WAC 296-46B-911 and WAC 296-46B-940911~~) are adopted as amendments and interpretations of the National Electrical Code.
- C. Persons doing electrical work are also required to comply with the state electrical installations laws.
- D. The National Electrical Code is further modified by the local amendments as provided in this chapter.

Section 3. That SMC 17F.050.150 is amended to read as follows:

Section 17F.050.150 Disconnection of Service

- A. The electrical inspector disconnects or causes the disconnection of electric service to any installation, conductors, apparatus, or fixtures which remain in an unsafe or dangerous condition following a notice or which have been connected without approval for service.
- B. The fire department may disconnect any electric service when required for fire safety.
- C. Upon disconnection of service the inspector seals the unlawful conductor, apparatus or fixture and/or attaches a notice that service has been disconnected for violation of this code.
- D. No person, except the electrical inspector, may remove a seal or notice of disconnection or reconnect any installation which has been disconnected by the electrical inspector or fire department until connection has been approved by the inspector.
- E. A Safety inspection by a city electrical inspector will be required to approve a service for reconnection of power by the serving utility company under the following circumstances:
 - A. Power has been off for one year or more
 - B. When requested by the serving utility company
 - C. Mixed wiring between units
 - D. Extension cords discovered running between different houses or buildings
 - E. Vandalized wiring discovered or other noted electrical issues
- F. A safety inspection permit for the purpose of service reconnection may be issued to home owners, realtors, renters, and other persons responsible for a structure for the purpose of a safety inspection only but not for the purpose of inspecting electrical work that has occurred that requires an electrical permit according the requirements of WAC 296-46B.
- G. The fees for electrical safety permits are found in SMC 08.02.031.(S)
- H. If the inspector discovers corrections are required before the service can be re-energized, a separate "electrical permit" will be required by an authorized person. The inspector will inspect the repairs when notified.

ADOPTED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

BRIEFING PAPER

City of Spokane

Planning & Development

June 16, 2014

Subject

Presenting a standard update to adopt the most recent version of the National Electrical Code (NEC) with an effective date of July 1, 2014 to synchronize with Washington State Labor & Industries (L&I) adoption. Also, the addition of a new safety permit that allows homeowners, property owners and realtors to obtain an inspection to reconnect power that has been off for a year or longer, or as requested, by local power utility companies. A revision is also necessary to include the additional fees for the safety inspection.

Background

Washington State legislature restricted the adoption of the 2011 NEC to reduce economic impact. Washington State L & I Electrical Department is now implementing the state wide update to the most current 2014 NEC version with an effective date of July 1 2014. This is a National Code with minimum guidelines for electrical safety and fire prevention.

The addition of the safety permit will provide homeowners, property owners and property managers the ability to pull a permit for a reconnect inspection. The electrical reconnect permit and inspection are primarily requested by the utility company on a property to verify the condition of the existing electrical structures in the building before repowering. The current WAC rules for electrical permits are very restrictive as to who is authorized to purchase an electrical permit; precluding property owners or managers the ability to initiate this service.

The safety permit provides no authorization to perform electrical work, but instead allows for an inspection only of an existing electrical service. Creating a safety permit for this action will allow realtors, owner representatives and others to obtain a permit to inspect the service for safety and authorize re-connection to the power company without needing to enlist an electrician. Any electrical code violation discovered will have to be corrected by a duly authorized person or company with an appropriate electrical permit prior to reconnect authorization. The safety permit will cost \$25 for residential and \$50 for a commercial property in addition to the standard processing fees.

Impact

Completing the phased update to the 2014 NEC aligned with Washington State L & I assures compliance with most current electrical safety standards and allows Spokane to be in sync with the rest of Washington State jurisdictions. It also allows for electrical and mechanical contractors to use the same guidelines for job bidding.

Creating a separate safety permit for electrical reconnects eliminates any possible conflict with WAC requirements regarding permits for electrical work. The addition of the safety permit allows greater flexibility to issue the safety permit to responsible individuals in an effort to restore power to buildings that may not need electrical work performed. The issuance of these safety permits represents a positive action for buildings that have typically been vacant and unoccupied for a time and are poised for new development. The safety inspection ensures safety for the utility company that the electrical system has not been compromised during vacancy.

Code Adoption Language

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

11/3/2010

Clerk's File #

ORD C35124

Renews #**Submitting Dept**

HEARING EXAMINER

Cross Ref #

PRO 2012-0050

Contact Name/Phone

DAN BULLER 625-6391

Project #

2012099

Contact E-Mail

DBULLER@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Final Reading Ordinance

Requisition #**Agenda Item Name**

0570, LID 2012099 - FINAL ASSMT ROLL - COCHRAN STREET

Agenda Wording

Final Reading Ordinance approving and confirming the assessments & assessment roll of Local Improvement District #2012099 for street improvements in Cochran St. from 16th Ave. to 15th Ave. and in 15th Ave. from Lindeke St. to Cochran St.

Summary (Background)

On 06-10-14 the Hearing Examiner held a public hearing on the above matter and on 06-24-14 issued a decision recommending confirming the final assessment roll as presented. The district contains a total of 10 parcels. There was one known protest filed. The opponent asserted that no assessment should be made because the improvements did not increase the market value of her property. The Hearing Examiner concluded that the protest did not have merit.

Fiscal Impact**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

MCGINN, BRIAN

Study Session**Division Director****Other****Finance**

LESESNE, MICHELE

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ORDINANCE NO. C35124

An ordinance approving and confirming the assessments and assessment roll for Local Improvement District No. 2012099 for Cochran Street from 16th Avenue to 15th Avenue and 15th Avenue from Lindeke Street To Cochran Street, and levying and assessing the amounts thereof, according to benefits, against the several lots, tracts and parcels of land and other property as shown on said roll; providing for the collection of said assessments and the issuance of local improvement installment notes or bonds to pay the cost and expense of said improvement; fixing the date of issue of said installment notes or bonds; and providing for delinquency penalties.

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. That the assessments and assessment roll of Local Improvement District No. 2012099 as the same now stands, be and the same hereby are, in all things approved and confirmed.

Section 2. That each of the lots, tracts and parcels of land and other property shown upon said roll is hereby declared to be specially benefited by said improvement in at least the amount charged against the same, and that the assessment appearing against each lot, tract or parcel of land and other property is in proportion to the several assessments appearing upon said roll. There is hereby levied and assessed against each such lot, tract and parcel of land, and other property described in said roll, the amount finally charged against the same thereon.

Section 3. That the City Clerk is hereby directed to certify and transmit said assessment roll to the City Treasurer for collection pursuant to state law and the ordinances of the City of Spokane.

Section 4. That said assessments shall become due and payable on October 1, 2014, and thereafter shall bear interest at an effective rate of three-fourths of one percent in excess of the rate at which installment notes or bonds may be sold as authorized in the next following section of this ordinance. All or any portion of any assessment may be paid without penalty or interest at any time before said date. Any portion of any assessment not paid as aforesaid shall be paid to the City Treasurer in ten equal annual installments, the first of which shall be due, payable and delinquent on October 1, 2015 and on the same day in each year thereafter, together with interest thereon. All delinquent installments, consisting of principal and interest, shall bear interest at the aforesaid rate to the date of payment of foreclosure sale and, in addition, the total of the foregoing shall be subject to a penalty, the rate and calculation of which shall be as by general ordinance prescribed.

Section 5. That the 1st day of November, 2014 is hereby fixed as the date of issue of the installment notes or bonds required to be issued on account of said improvement; provided, a later date may be fixed by resolution of the City Council. No installment notes or bonds shall be issued in excess of the cost and expense of said improvement, or before the expiration of fifty (50) days from and after the date of the first publication of notice by the City Treasurer that said roll is in his/her hands for collection.

Section 6. The City Council hereby declares its official intent under Treasury Regulation Section 1.150-2 on behalf of the City to issue bonds to finance that portion of the improvements ordered by Section 1 of Ordinance No. C34952, that are to be paid from assessments. The Council reasonably expects that, (a) the City will reimburse expenditures for the improvements with proceeds of such bonds, and (b) the maximum principal amount of such bonds will be \$145,470.62.

Section 7. This ordinance shall take effect and be in force from and after its passage.

Passed the City Council _____.

Council President

Attest:

City Clerk

Approved as to form:

Assistant City Attorney

Mayor

Date

Effective Date

CITY OF SPOKANE HEARING EXAMINER

RE: Final Assessment Roll for street) FINDINGS, CONCLUSIONS,
improvements in Cochran Street from) AND DECISION
16th Avenue to 15th Avenue and in 15th)
Avenue from Lindeke Street to Cochran)
Street) LID #2012099

SUMMARY OF PROPOSAL AND DECISION

Project Description: This project resulted in street improvements in Cochran Street from 16th Avenue to 15th Avenue and in 15th Avenue from Lindeke Street to Cochran Street. The purpose of the project is to provide improved local and emergency vehicle access, improved neighborhood circulation, dust control, and adequate drainage within the district boundaries. There are 10 parcels within the assessment district. There is one known opponent. The Zone Termini method of distributing the project costs has been used.

Decision: The final assessment roll is confirmed as presented.

FINDINGS OF FACT BACKGROUND INFORMATION

Project Costs: The estimated net project cost is \$145,470.62 and breaks down as follows:

Completed Cost of Improvement	\$ 155,113.94
Engineering Fee	65,436.53
City Clerk	256.59
City Treasurer	1,350.00
Accounting	1,483.09
Interest	5,873.85
Bonds	225.00
Attorney's Fee	2,182.06
Soils Test – 15 th Avenue	5,933.60
Soils Test – Cochran Street	5,092.72
Signs and Markers	66.42
Tree Related – 15 th Avenue	3,083.99
Tree Related – Cochran Street	4,155.43
Hydrant Relocate	3,236.87
Postal Community Box Unit	1,577.24
Total Project Cost	255,067.33
Supplemental Funding:	
10-Year Street Bond	(109,596.71)
Net Project Cost after Supplemental Funding	\$ 145,470.62

PROCEDURAL INFORMATION

Date of Ordering Ordinance: December 17, 2012

Date of Ordering Ordinance Publication: December 26, 2012

Hearing Date: June 10, 2014

Notices:

Mailed: May 15, 2014

Published: May 14th and 21, 2014

Information Meeting: May 29, 2014

Known Opponents:

Michele Mans

15105 Cochran

Spokane, WA 99224

Testimony:

Michael Myers, LID Coordinator

City of Spokane Engineering Services Dept.

808 West Spokane Falls Boulevard

Spokane, WA 99201

Exhibits:

1. Affidavit of Ordinance Publication and Ordinance establishing the Local Improvement District and ordering the construction of the improvements
2. Map of district
3. Engineer's certificate transmitting final assessment roll to the Hearing Examiner
4. Final assessment roll
5. Copy of mailed notice
6. Affidavit of mailing
7. Published notice and affidavit of publication
8. Engineering Services Department report
9. Informational meeting attendance roster
10. LID Final Hearing Report of Engineering Services
11. Letter of M. Mans received on June 10, 2014
12. Appraisal Report for 1510 S. Cochran dated July 22, 2013 (before improvements)
13. Appraisal Report for 1510 S. Cochran dated June 2, 2014 (after improvements)
14. Photo of 1510 S. Cochran before street improvements
15. Photo of 1510 S. Cochran after street improvements

FINDINGS AND CONCLUSIONS

Local improvement districts finalized by a confirming ordinance are subject to Spokane Municipal Code Chapter 7.05 and may be approved only if they comply with the criteria set forth in SMC 7.05.500. The Hearing Examiner has reviewed the assessment roll and all of the evidence of record with regard to these criteria and makes the following Findings and Conclusions:

1. The assessment roll is correct.

The assessment roll is based on the total final cost of the project. The assessments against the individual properties were derived using the Zone Termini method of cost distribution. This is an acceptable method of making assessments against a parcel, and there is no evidence to indicate that it was done incorrectly for any of the parcels in the district.

Despite the foregoing, Ms. Mans challenged the assessment against her property. She generally contended that the assessment to her property was without justification and was unfair. Ms. Mans was permitted to cross-examine Mr. Myers regarding the method of calculating the assessment to the properties within the LID, including the assessment to her property. She also submitted evidence, in the form of appraisals conducted before and after the improvements were completed, for purposes of showing that her property value was unaffected by the LID project. That being said, her claims did not address the pertinent issue here, i.e. whether the costs of the project were correctly determined or calculated in order to formulate the assessment roll.

Ms. Mans' contentions are more properly considered in the context of special benefits or proportionality, matters which are specifically addressed below. As relevant here, Ms. Mans did not submit any argument or evidence which proved or tended to show that the city's calculations of the assessment were incorrect or erroneous. Mr. Myers testimony with respect to the manner of calculating the assessment roll was detailed and credible. The method of calculating the assessment roll was also consistent with applicable law. As a result, the Hearing Examiner concludes that the assessment roll is correct.

2. All property in the local improvement district is specially benefited in an amount at least equal to the assessment.

As a result of the project improvements, all of the parcels in the district are benefited by improved local and emergency vehicle access, improved neighborhood circulation, dust control, and adequate drainage. As a general rule, property in an improvement district is presumed to benefit to the extent of the cost of making the improvements available to the property. Ms. Mans was the only owner to contest the presumption that the LID improvements benefitted her property. No evidence was offered to rebut the presumption for any of the other properties in the district.

Ms. Mans contended that the improvements completed by the City of Spokane had no effect on the value of her home. Ms. Mans made two arguments in support of this conclusion. First, Ms. Mans claimed that private appraisals of her property established that the LID improvements had no effect on the value of her property. Second, Ms. Mans contended annual tax assessments of her property, which assigned the same market value to her property both before and after the LID improvements were completed, established that the LID improvements did not increase the market value of her real estate. Each of these contentions will be discussed in turn.

a) Private Appraisals.

In support of her first contention, i.e. that the LID improvements did not increase the market value of her property, Ms. Mans submitted two appraisals completed by F. Scott Thompson of Thompson Appraisals. The first appraisal was conducted prior to the time the LID improvements were made. See Exhibit 12. Ms. Mans was already the owner at that time, having

purchased her property in 2009. See id. The appraisal was requested by her lender, Spokane Teachers Credit Union, for purposes of a refinance transaction. See id. Mr. Thompson concluded that, as of July 22, 2013, the market value of Ms. Mans' property was \$205,000. See id.

The second appraisal was conducted approximately eleven months later, after the street improvements were completed. See Exhibit 13. This time the appraisal was requested by Ms. Mans. In the new appraisal, Mr. Thompson concluded that, as of June 2, 2014, the market value of the real estate was \$205,000, i.e. there was no change in the market value of the Mans property after the street improvements were made. In reaching this conclusion, the appraiser acknowledged that there had been "...significant street paving, curb & curb wall, drainage, driveway and sidewalk entrance improvements completed by the City of Spokane adjacent to the subject property since the July 2013 appraisal." See id. Even though substantial improvements were made at or adjacent to the property, the appraiser reached the following conclusion:

The estimated increase/decrease in market value of the LID is \$0 (\$205,000 before - \$205,000 after), based upon the before and after method. There has been no measurable change in market value on the subject property since the City of Spokane LID improvements have been completed.

See id. (boldface in original; italics added).

It should initially be acknowledged that Ms. Mans has offered expert testimony of the market value of her property both before and after the installation of the LID improvements. This generally is the proper way to support a claim. It should also be noted that the City of Spokane did not submit expert testimony questioning or contradicting the opinions of Mr. Thompson. These points certainly weigh in favor of Ms. Mans' contentions. Despite these circumstances, however, the Hearing Examiner feels compelled to reject the appraiser's analysis, for a number of reasons.

First, the appraisal opinions submitted contain no explanation as to why the LID improvements had no effect on the market value of Ms. Mans' property. The second appraisal merely concludes, without any substantive elaboration, that the market value remained unchanged after the improvements were made. The Hearing Examiner cannot accept a mere conclusion, no matter how strongly worded, in the absence of some kind of supporting analysis. The appraiser did not include any explanation to support his conclusion, and he did not attend the hearing in person in order to answer questions, to provide the supporting rationale, or to address any perceived omissions in the evidence. The Hearing Examiner has no idea why the sidewalks, curbs, drainage facilities, street paving, and driveway improvements have zero effect on the market value the property.

Second, the Hearing Examiner finds that the appraiser's conclusion, i.e. that the LID improvements add zero value to the Mans property, is not credible. If two buyers examined identical residences, one residence with full driveway, sidewalk, and street improvements, and one residence without these amenities, the buyer would undoubtedly assign a higher value to the house that was benefitted by the improvements. It may be that these improvements are worth less than the city contends, but the Hearing Examiner cannot agree with the contention that the adjacent improvements confer no value at all. One need only examine the before and after photographs in this record so see that value was added to Ms. Mans' property. See e.g. Exhibits 14-15; see also Exhibits 12 and 13 (attaching photos of the subject property both before and after the improvements). Had the appraiser submitted an opinion that the assessment should be some

lesser figure, and supported that reasoning with a specific analysis showing that an alternative sum is more appropriate, then the Hearing Examiner would be confronted by a very different case¹. Here, however, there is only an unsupported conclusion that substantial improvements, which are both adjacent to and serve the subject property, have no value whatsoever. The Hearing Examiner finds that this assertion strains credulity past its reasonable limits.

Third, the information in the appraisals is not sufficient allow the Hearing Examiner to independently reach the same conclusion as Mr. Thompson, i.e. that the LID improvements had no effect on the market value of the Mans property. In the second appraisal, Mr. Thompson noted that the market conditions and property values were basically stable. The appraiser also stated that, other than the LID improvements, there had been no significant changes to the Mans property. The Hearing Examiner does not question these premises. From that vantage, however, the appraiser apparently concluded that because the market has not changed, the improvements made by the city added zero value to the Mans property. In this, the Hearing Examiner and the appraiser must part company. The Hearing Examiner is unable to make the logical leap that because the market is generally unchanged over the intervening year, that substantial improvements to the frontage must therefore be irrelevant to the market value.

One of the reasons for the Hearing Examiner's skepticism is the lack of "before" and "after" analysis with respect to the comparable properties². In the first appraisal there are six comparable properties considered. Although it cannot be determined with certainty given the photographs and descriptive information supplied, it appears that most of the comparables originally selected are benefitted by curbs and paved streets. Notably, two of the comparable properties in the first appraisal are utilized as comparable properties in the second appraisal. Those two properties are 1615 S. Cochran St. and 1717 S. D Street. The photographs of these two properties clearly show curbs, sidewalks, and paved streets. This is confirmed in the verbiage of the second appraisal, which states that "[a]ll the comparables have generally similar adjacent city improvements (curb/streets/sidewalks)..." See Exhibit 13. With respect to these two comparable properties it is clear that full street amenities were present at the time of each appraisal. From the photographs in the first appraisal, it appears that this may be true with respect to other comparables as well. In the Hearing Examiner's opinion, the "before" and "after" analysis should have considered comparables without street improvements to establish a "before" market value, and comparables with street improvements to establish the "after" market value. And there should be a specific analysis of those "before" and "after" conditions in order to justify whatever conclusions might be reached. The Hearing Examiner concludes that such information and analysis is lacking in this case.

b) Tax Assessment.

As further proof that her property has not increased in value as a result of the street improvements, Ms. Mans submitted a copy of her property tax assessment notice. See Exhibit 11.

¹ Ms. Mann suggested that, if any amount were charged, an assessment of \$5,000 would be more appropriate. She did not explain, however, why that sum was the proper amount. The evidence in the record does not provide the Hearing Examiner with a rational basis to reduce the assessment to this sum. The Hearing Examiner rejects this figure as arbitrary, given the record in this case.

² The Hearing Examiner recognizes that the "before" appraisal was completed for a difference purpose, i.e. to support a refinance transaction, rather than contemplating the value of street improvements. As a result, the original comparables may not have been selected with such issues in mind. Nevertheless, the Hearing Examiner finds that it was the appraiser's role to provide the necessary analysis (including any adjustments that might be needed under the circumstances) in order to justify the conclusions reached in the before and after analysis.

The tax notice states a 2013 valuation of \$144,600, including land and buildings. See id. The same tax notice shows a 2014 valuation for the same amount. See id. Ms. Mans asserts that the valuation for tax purposes shows that her property value was not affected at all by the street improvements. Although this argument has some surface appeal, the Hearing Examiner does not agree that the submitted tax information is sufficient to sustain Ms. Mans' claims.

The primary problem is that the Hearing Examiner has no way to confirm, based on this record, whether or not the county appraiser took the LID improvements into consideration prior to issuing the notice of tax assessment. Although the county assessor is directed by statute to regularly assess property within the county, it is unknown whether and to what detail Ms. Mans' property was specifically evaluated for purposes of the 2014 tax year. To the Hearing Examiner's knowledge, county tax appraisals do not necessarily occur annually. Tax assessments often lag behind property improvements. Ms. Mans did not submit any documentation regarding the tax appraisal that may have been conducted to support the 2014 tax notice. No appraisal information was submitted in support of Ms. Mans' claim, outside of the simple notice that there was no change in market value. A mere tax notice, without any underlying data, does not provide substantive support for Ms. Mans' claims. The Hearing Examiner's confidence in the tax notice is further eroded by the fact that the assigned market value is over \$60,000 less than the value assigned in the private appraisals submitted by Ms. Mans. Although it is typical for county appraisals to be substantially lower than the values assigned in private appraisals, the Hearing Examiner does not, on this record, have sufficient information to conduct a comparative analysis or to infer that the tax records actually support Ms. Mans' claims.

Finally, there was no written confirmation or oral testimony from the tax appraiser to establish the grounds for concluding that the LID improvements had zero effect on the market value of Ms. Mans' property. As was true for the private appraisals, the Hearing Examiner has no idea why the LID improvements would have absolutely no effect on the market value of the Mans property. Without a credible analysis as to why the improvements were valueless, the Hearing Examiner cannot rationally adopt such a conclusion.

3. All property in the local improvement district has been assessed proportionally to all other property in the district.

Assessments in the district were calculated using a zone termini method. This method uses lot area and distance from the improvements to derive assessments. The assessments in this case should, therefore, be proportional. Further, the zone termini method is a method recognized in the Revised Code of Washington as an acceptable method for calculating assessments. It may, therefore, be presumed that using such a method will result in assessments consistent with the requirements of the Revised Code of Washington and Washington Case Law that assessments be proportional. Ms. Mans did not submit testimony or evidence to show that her assessment was out of proportion to other properties with the local improvement district. The testimony of Mr. Myers, by contrast, supported the conclusion that the LID expenses were proportionally allocated in accordance with applicable law.

4. All procedures set forth in RCW 35.44 and SMC 7.05 have been followed.

The hearing was held pursuant to a direction by the City Council on the date, at the time, and at the place directed. RCW 35.44 and SMC 7.05 require notices to be mailed to owners of record in the district at least 15 days in advance of the hearing. They require notices to be published for two consecutive weeks in a newspaper of general circulation with the last publication

date being at least 15 days in advance of the hearing. The hearing was held on June 10, 2014. The notices were mailed on May 15, 2014, and published in the *Official Gazette* on May 14th and 21, 2014. Both the written and published notices contained all of the information required by RCW 35.44 and SMC 7.05. There were no challenges to the hearing procedures or the adequacy of any notice given.

5. The Hearing Examiner must sustain the LID assessment based on statutory factors. The Hearing Examiner does not have authority to reduce or eliminate an assessment based on other considerations, such as affordability.

Ms. Mans insisted that she could not afford to pay the LID assessment, despite the fact that the LID assessment would be payable over ten years. Her case was rather sympathetic in this regard. She testified that she is a single mother and worked very hard to be able to afford the home in the first place. She stated that she could not afford an additional \$100 per month being added to her expenses. She admitted that when she purchased the home, she was aware that there was a pavement waiver for the property. However, when she inquired with the city about the potential for assessments, she stated that she was told that an LID had not been formed, would require the neighbors to agree, and that if an LID was formed her assessment would likely be in the range of \$5,000. In this case, the assessment to her property exceeds \$13,000. She testified that she did not believe she could sell her property and recover the extra \$13,000 in payments being demanded of her, and therefore she contended that the LID assessment was unjustified and unfair. She testified that she was fearful that because she could not afford the assessments, she would default on payments and the city would foreclose on her home.

Although the Hearing Examiner is very sympathetic to Ms. Mans' concerns, the Hearing Examiner feels constrained to reject her request to reduce or eliminate the assessment. This is true for a number of reasons.

First, when Ms. Mans first raised her objection that she could not afford the assessment, the Hearing Examiner asked Mr. Myers if there were any hardship exceptions or waivers to the LID assessment. Mr. Myers testified that, based on her income level, Ms. Mans did not qualify for a hardship exception, and that he was aware of no other hardship waivers available in this case. Ms. Mans did not present any argument or evidence to contradict Ms. Myers' statement. Furthermore, even if income level was among the decision criteria, the Hearing Examiner is in no position to evaluate Ms. Mans ability to pay. Other than Ms. Mans impassioned but general statements that she could not afford to pay the assessments, there was no evidence detailing her sources of income, her expenses, etc., from which any conclusions could be drawn about the affordability of her assessment. Even if she had submitted such information, again, the decision criteria do not permit the Hearing Examiner to delve into such matters.

Second, Ms. Mans purchased her property with knowledge that the property was subject to a paving waiver. Although she investigated the potential expense of an LID project before she purchased her property, she could not justifiably rely upon any predictions about cost, given the fact that no LID had been formed and no project had been proposed or analyzed for cost purposes. Because of the presence of the paving waiver, she knew she would have no basis to object to an LID project, and that project would be for the type of improvements actually made in this case.

Third, Ms. Mans did not submit evidence in support of any particular reduction in the LID amount. Her claim was simply that the LID improvements conferred no value and therefore the

assessment should be zero. Although she reluctantly offered \$5,000 as an alternative sum, there was no evidence or analysis as to why that sum was proper. If anything, this suggestion was based not on what would be appropriate given the cost of the project or the value added to her property, but purely based on what she believed she could afford to pay. Although the Hearing Examiner was sympathetic to Ms. Mans' concerns, the Hearing Examiner finds that the amount ultimately assessed to a property owner must be based upon the evidence presented and the applicable decision criteria. The Hearing Examiner must have a rational and legally supported basis to reduce the assessment to some alternative amount. Given the absence of evidence to support Ms. Mans' suggested figure, the Hearing Examiner concludes that the assessment, as proposed by the city, is proper.

Finally, Ms. Mans was convinced that because the before and after appraisals showed no change in value, that she would be unable to recover the cost of the LID assessment if and when she sold her property. As a result, Ms. Mans claimed that that LID assessment was completely unfair. The Hearing Examiner cannot agree with this argument. The Hearing Examiner has already rejected the appraiser's claim that the LID improvements added no value to the Mans property. The assumptions underlying Ms. Mans' argument, therefore, are not supported. The Hearing Examiner believes that Ms. Mans can, in reality, obtain a return on her investment (in the form of LID payments) on the improvements to her frontage. The Hearing Examiner acknowledges that there are no guarantees that improvements to real property will translate to market value on a dollar for dollar basis, just as there are no firm assurances as to how the property market will behave. Whether Ms. Mans will come out ahead or behind on a future sale is a matter of speculation, and will depend upon the market and myriad other factors that apply on the date of a sale. There is nothing in the decision criteria that would allow the Hearing Examiner to reduce or eliminate an assessment based upon what the owner might receive in a future sale of the property.

Based upon the information in this record, including value information that is contemporaneous with this decision, the Hearing Examiner concludes that the city properly calculated and imposed the assessment on Ms. Mans' property.

DECISION

Based on the Findings and Conclusions above, it is the decision of the Hearing Examiner to confirm the final assessment roll as presented.

DATED this 24 day of June 2014.



Brian T. McGinn
City of Spokane Hearing Examiner

NOTICE OF RIGHT TO APPEAL

Appeals of decisions by the Hearing Examiner are governed by Spokane Municipal Code 7.05.540 and 17G.050.

This decision is final. It may be appealed only by those people who submitted written protests regarding the assessment roll to the City Clerk's Office or the Office of the Hearing Examiner before or on the date of the hearing. **THE APPEAL MUST BE FILED WITH THE OFFICE OF THE CITY CLERK WITHIN TEN (10) DAYS OF THE DATE OF THIS DECISION OR NO LATER THAN 5:00 P.M. ON JULY 7, 2014.** All required filing fees must be paid at the time the appeal is filed in accordance with Spokane Municipal Code Section 8.02.042. The appeal must contain all of the information set forth in SMC 7.05.540.

In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing a verbatim transcript and otherwise preparing a full record for the City Council. See SMC 17G.050.330.

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)
CITY OF SPOKANE)

I, TERRI L. PFISTER, CITY CLERK of Spokane, Washington, and ex-officio editor of the *Official Gazette*, a paper published weekly by the City of Spokane, Washington, do hereby certify that the ORDINANCE attached hereto and which is hereby made a part of this proof of publication was published in said paper to wit:

On the 26th day of December 2012, and that said ORDINANCE was published in every copy of the said paper of said date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Spokane this 26th day of December 2012.

TERRI L. PFISTER

City Clerk

City of Spokane, Washington



(See Attached for Remainder of Affidavit)

ORDINANCE NO. C34952

An ordinance ordering the **Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**, establishing a local improvement district and creating a local improvement fund therefore, directing the levy of special assessments and providing a method of financing to pay the cost and expense of said improvement.

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. That **Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**; be improved by the **paving of the same**, and that such other work be done as may be necessary in connection therewith, according to the maps, plans, drawings and specifications prepared by the Engineering Services Director of said City, and on file in the Office of the said Engineering Services Director, which said maps, plans, drawings and specifications are hereby approved and adopted.

Section 2. That the cost of said improvement, including all the necessary and incidental expenses, shall be borne by and assessed against the property included in the local improvement district hereinafter established and described and in accordance with law. The City of Spokane shall not be liable in any manner for any portion of the cost or expense of said improvement, except as may be herein provided.

Section 3. That there is hereby established a local improvement district to be known as "**Local Improvement District No. 2012099 for Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**" which said district embraces as nearly as practicable all of the lots, tracts and parcels of land and other property specially benefited by the said improvement, and described as follows:

<u>LOTS</u>	<u>BLOCK</u>	<u>ADDITION</u>
13 - 15 & portion of 16	A	Queen Anne Addition
10 - 14 & portion of 9	D	Queen Anne Addition
1, 2, 22 - 24, & portions of 3 & 21	E	Queen Anne Addition

Situated in the **Northwest** quarter of Section 25, Township 25, Range 42 East of the Willamette Meridian

Section 4. That the sum charged against any lot, tract and parcel of land or other property in said district may be paid during the thirty (30) day period allowed for the payment of assessments without penalty, interest, or cost, and that thereafter the sum remaining unpaid may be paid in equal annual installments bearing interest at such rate or rates as authorized by the City Council, in accordance with state law and the charter and ordinances of the City of Spokane. All of which said lots, tracts and parcels of land or other property in said district are specially benefited by said improvement.

For the purpose of this improvement there is hereby created a special fund for the cost and expense of the said improvement to be designated as, "**Local Improvement District No. 2012099 for Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**" into which shall be paid the special assessments hereby authorized when collected as provided by law. The said fund shall be used for no other purpose than the redemption of warrants drawn upon and bonds issued against the fund to provide for the cost and expense of the improvement, or installment notes for same.

Section 5. That for the purpose of paying the cost and expense of said improvement there shall be issued by the City of Spokane local improvement bonds, installment notes, or warrants, said bonds, installment notes, or warrants to bear interest at such rate or rates as authorized by the City Council. Said bonds, installment notes, or warrants shall be redeemable only out of the local improvement fund created by this ordinance. In case said improvement is made by contract, said bonds, installment notes, or warrants shall be delivered to the contractor in payment of the contract price, or, the City may, at its election, sell said bonds, installment notes, or warrants and make payment in cash. If provision is made in said contract for progress payments to be made upon estimates, local improvement warrants shall be issued upon the local improvement fund created herein for the purpose of making such progress payments. The improvement bonds herein provided for may be sold by the Treasurer of the City of Spokane at public or private sale at not less than their par value and accrued interest. In such event, the proceeds thereof shall be applied in payment of the cost and expense of the improvement. No bonds shall be issued in excess of the cost of the improvement, nor shall they be issued prior to twenty (20) days after the thirty (30) days allowed for the payment of assessments without penalty, interest, or cost.

Section 6. The City Administrator is hereby directed to advertise for bids for making said improvement, reserving to the City the right to reject any and all bids. In case a satisfactory bid is received and accepted, the contract for said improvement shall provide that the same shall be completed in all things in accordance with the maps, plans, drawings and specifications for said improvement herein referred to, and shall also provide that the contractor making the improvement shall accept the bonds or warrants herein provided for at par and accrued interest in payment of the contract price for such work, to the extent of such bond or warrant issue, if the City shall so elect. In case no satisfactory bid is received, as in RCW 35.43.190 set forth, said improvement may be made by the City and payment therefore shall be made as otherwise provided herein.

Section 7. No bid, acceptance of any bid, or contract relating to said improvement shall be binding upon the City until the assessments herein provided for shall be confirmed by ordinance. The City shall not be under any obligation or duty to confirm any assessment or assessment roll and, if for any reason the same be not confirmed, the bid, acceptance of bid, or contract shall be of no force or effect. The City shall not be liable or responsible in any manner, except to account for the local improvement bonds and fund herein provided for, and except as to the guaranty fund provided for in Ordinance No. C4155. Bondholders' remedy in case of nonpayment shall be confined to enforcement of the special assessments made for the improvement and to the guaranty fund.

Section 8. This ordinance shall take effect immediately after its passage.

PASSED by the City Council on December 17, 2012.

(Delivered to the Mayor on the 20th of December 2012.)

ORDINANCE NO. C34952

An ordinance ordering the **Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**, establishing a local improvement district and creating a local improvement fund therefore, directing the levy of special assessments and providing a method of financing to pay the cost and expense of said improvement.

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. That **Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**; be improved by the **paving of the same**, and that such other work be done as may be necessary in connection therewith, according to the maps, plans, drawings and specifications prepared by the Engineering Services Director of said City, and on file in the Office of the said Engineering Services Director, which said maps, plans, drawings and specifications are hereby approved and adopted.

Section 2. That the cost of said improvement, including all the necessary and incidental expenses, shall be borne by and assessed against the property included in the local improvement district hereinafter established and described and in accordance with law. The City of Spokane shall not be liable in any manner for any portion of the cost or expense of said improvement, except as may be herein provided.

Section 3. That there is hereby established a local improvement district to be known as "**Local Improvement District No. 2012099 for Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street**" which said district embraces as nearly as practicable all of the lots, tracts and parcels of land and other property specially benefited by the said improvement, and described as follows:

<u>LOTS</u>	<u>BLOCK</u>	<u>ADDITION</u>
13 - 15 & portion of 16	A	Queen Anne Addition
10 - 14 & portion of 9	D	Queen Anne Addition
1, 2, 22 - 24, & portions of 3 & 21	E	Queen Anne Addition

Situated in the **Northwest** quarter of Section **25**, Township **25**, Range **42** East of the Willamette Meridian

Section 4. That the sum charged against any lot, tract and parcel of land or other property in said district may be paid during the thirty (30) day period allowed for the payment of assessments without penalty, interest, or cost, and that thereafter the sum remaining unpaid may be paid in equal annual installments bearing interest at such rate or rates as authorized by the City Council, in accordance with state law and the charter and ordinances of the City of Spokane. All of which said lots, tracts

LID #2012099

and parcels of land or other property in said district are specially benefited by said improvement.

For the purpose of this improvement there is hereby created a special fund for the cost and expense of the said improvement to be designated as, **"Local Improvement District No. 2012099 for Street Improvements of Cochran Street from 16th Avenue to 15th Avenue; 15th Avenue from Lindeke Street to Cochran Street"** into which shall be paid the special assessments hereby authorized when collected as provided by law. The said fund shall be used for no other purpose than the redemption of warrants drawn upon and bonds issued against the fund to provide for the cost and expense of the improvement, or installment notes for same.

Section 5. That for the purpose of paying the cost and expense of said improvement there shall be issued by the City of Spokane local improvement bonds, installment notes, or warrants, said bonds, installment notes, or warrants to bear interest at such rate or rates as authorized by the City Council. Said bonds, installment notes, or warrants shall be redeemable only out of the local improvement fund created by this ordinance. In case said improvement is made by contract, said bonds, installment notes, or warrants shall be delivered to the contractor in payment of the contract price, or, the City may, at its election, sell said bonds, installment notes, or warrants and make payment in cash. If provision is made in said contract for progress payments to be made upon estimates, local improvement warrants shall be issued upon the local improvement fund created herein for the purpose of making such progress payments. The improvement bonds herein provided for may be sold by the Treasurer of the City of Spokane at public or private sale at not less than their par value and accrued interest. In such event, the proceeds thereof shall be applied in payment of the cost and expense of the improvement. No bonds shall be issued in excess of the cost of the improvement, nor shall they be issued prior to twenty (20) days after the thirty (30) days allowed for the payment of assessments without penalty, interest, or cost.

Section 6. The City Administrator is hereby directed to advertise for bids for making said improvement, reserving to the City the right to reject any and all bids. In case a satisfactory bid is received and accepted, the contract for said improvement shall provide that the same shall be completed in all things in accordance with the maps, plans, drawings and specifications for said improvement herein referred to, and shall also provide that the contractor making the improvement shall accept the bonds or warrants herein provided for at par and accrued interest in payment of the contract price for such work, to the extent of such bond or warrant issue, if the City shall so elect. In case no satisfactory bid is received, as in RCW 35.43.190 set forth, said improvement may be made by the City and payment therefore shall be made as otherwise provided herein.

Section 7. No bid, acceptance of any bid, or contract relating to said improvement shall be binding upon the City until the assessments herein provided for shall be confirmed by ordinance. The City shall not be under any obligation or duty to confirm any assessment or assessment roll and, if for any reason the same be

not confirmed, the bid, acceptance of bid, or contract shall be of no force or effect. The City shall not be liable or responsible in any manner, except to account for the local improvement bonds and fund herein provided for, and except as to the guaranty fund provided for in Ordinance No. C4155. Bondholders' remedy in case of nonpayment shall be confined to enforcement of the special assessments made for the improvement and to the guaranty fund.

Section 8. This ordinance shall take effect immediately after its passage.

Passed the City Council December 17, 2012

Bing Storch

Council President

Attest:

Laufer
City Clerk

Acting



Approved as to form:

Pat Delt

Assistant City Attorney

Dan A. Curran

Mayor

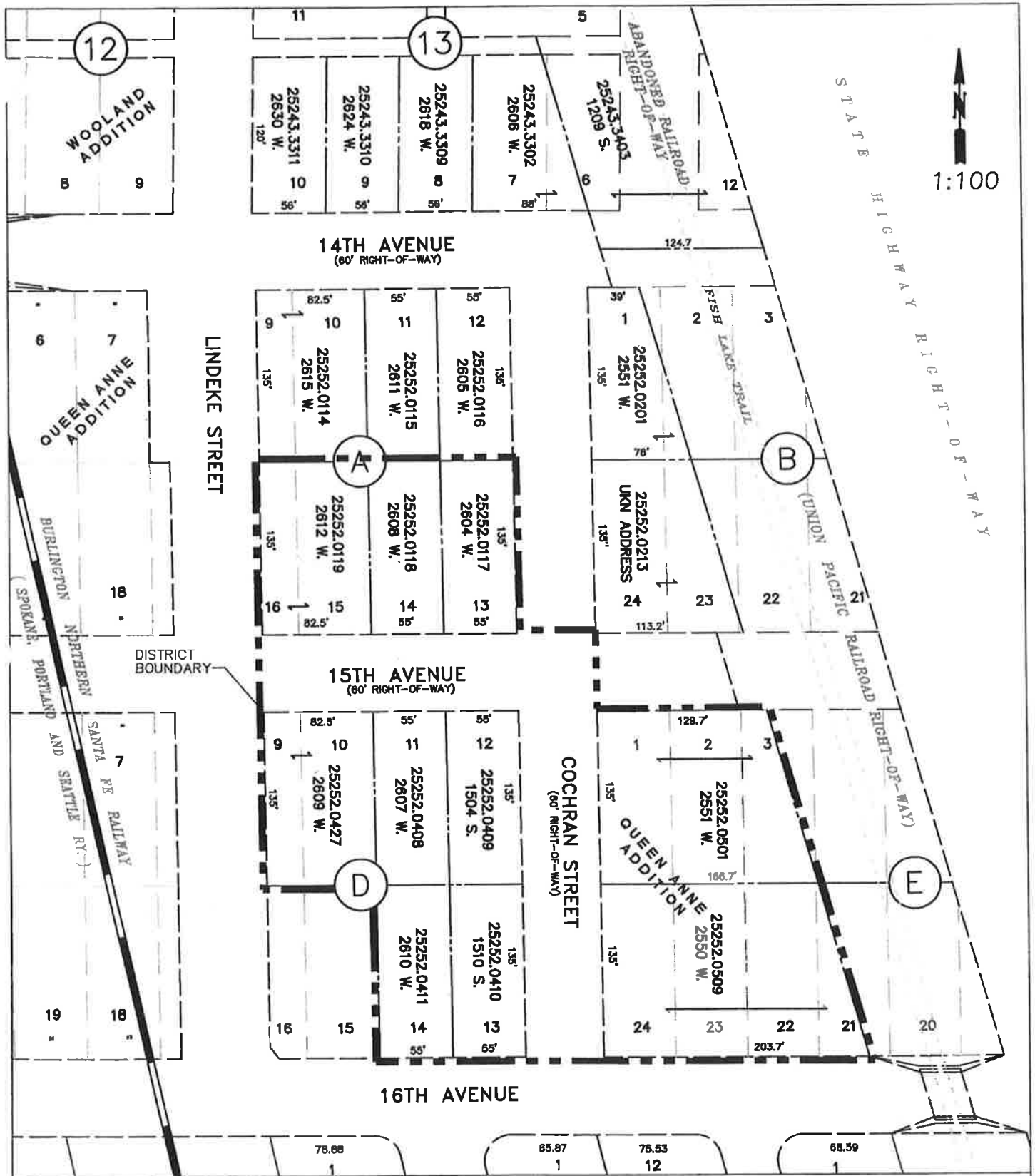
December 26, 2012

Date

December 17, 2012

Effective Date

LID #2012099





DEPARTMENT OF
ENGINEERING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201-3343
509.625.6700
FAX 509.625.6349/509.625.6124
Spokaneengineering.org

EXHIBIT NO. 3

ENGINEER'S CERTIFICATE

Hearing Examiner
City of Spokane, Washington

Complying with Ordinance Number C-34952, creating Local Improvement District Number 2012099, I have prepared the following assessment roll in accordance with Ordinance Number C-138, and RCW 35.43 et seq and RCW 35.44 et seq. The actual cost of said improvement in the sum of One Hundred Forty-Five Thousand Four Hundred Seventy and 62/100 Dollars (\$145,470.62) and that the same amount has been equitably apportioned in the attached roll to the property therein described according to the special benefits resulting from said improvements to each lot, tract, parcel or portion thereof, as set opposite each of the tracts respectively in the column marked "Amount of Assessment", certifying that this assessment roll, consisting of six (6) sheets, is a true and correct assessment roll of the aforesaid improvement.

I herewith transmit this roll to you, through the office of City Clerk, for equalization and confirmation.

Sincerely,

Kyle Twohig
Engineering Operations Manager

Dated: May 15, 2014

EXHIBIT NO.

4

CITY OF SPOKANE
ENGINEERING SERVICES
**** FINAL ASSESSMENT ROLL ****

FILE PROJECT DESCRIPTION

2012099 STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE
AND 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET

FILE	PROJECT DESCRIPTION	IMPROVEMENT TYPE
2012099 LID	STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE AND 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET	PAVING

COMPLETED COST OF IMPROVEMENT	\$ 155,113.94
ENGINEERING FEE	65,436.53
CITY CLERK	256.59
CITY TREASURER	1,350.00
ACCOUNTING	1,483.09
INTEREST	5,873.85
BONDS	225.00
ATTORNEY'S FEE	2,182.06
SOILS TEST - 15TH AVENUE	5,933.60
SOILS TEST - COCHRAN Street	5,092.72
SIGNS AND MARKERS	66.42
TREE RELATED - 15TH AVENUE	3,083.99
TREE RELATED - COCHRAN STREET	4,155.43
HYDRANT RELOCATE	3,236.87
POSTAL COMMUNITY BOX UNIT	<u>1,577.24</u>

TOTAL PROJECT COST	\$ 255,067.33
10-YEAR STREET BOND FUNDS	109,596.71
TOTAL NET PROJECT ASSESSMENT	\$ 145,470.62

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CITY OF SPOKANE
PUBLIC WORKS DEPARTMENT
***** FINAL ASSESSMENT ROLL *****

PBWK FILE

PROJECT DESCRIPTION

2012099 LID

STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE & 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET

1	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN	
	25522-0114 / 25252.0114	QUEEN ANNE ADD: LOT 10 & E 1/2 OF LOT 9 BLK 'A'	W 2615 14TH AV		
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
PEREZ, WILSON D		PEREZ, WILSON D	.00		.00
10628 SHEEPSHEAD BAY AVE		10628 SHEEPSHEAD BAY AVE			
LAS VEGAS NV 89166		LAS VEGAS NV 89166			
2	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN	
	25522-0115 / 25252.0115	QUEEN ANNE ADD: LOT 11 BLK 'A'	W 2611 14TH AV		
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
KETTLESON, TIFFANY M & RYAN W		KETTLESON, TIFFANY M & RYAN W	.00		.00
W 2611 14TH AVE		W 2611 14TH AVE			
SPOKANE WA 99224		SPOKANE WA 99224			
	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN	
	25522-0116 / 25252.0116	QUEEN ANNE ADD: LOT 12 BLK 'A'	W 2605 14TH AV		
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
MCTAGGART, CAROLYN A		MCTAGGART, CAROLYN A	.00		.00
PO BOX 394		PO BOX 394			
AIRWAY HEIGHTS WA 99001		AIRWAY HEIGHTS WA 99001			
4	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN	
	25522-0117 / 25252.0117	QUEEN ANNE ADD: LOT 13 BLK 'A'	W 2604 15TH AV		
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
FRIED, LISA M OR OSBORNE, RYAN		FRIED, LISA M OR OSBORNE, RYAN	.00		12,075.35
W 2604 15TH AVE		W 2604 15TH AVE		15TH AVENUE 10,539.86	
SPOKANE WA 99224		SPOKANE WA 99224		DRIVEWAY-15TH 1,535.49	
5	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN	
	25522-0118 / 25252.0118	QUEEN ANNE ADD: LOT 14 BLK 'A'	W 2608 15TH AV		

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CITY OF SPOKANE
PUBLIC WORKS DEPARTMENT
***** FINAL ASSESSMENT ROLL *****

PBWK FILE		PROJECT DESCRIPTION		
2012099 LID		STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE & 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET		
TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
GENTRY, JOHN B & JILL M S 1231 DIVISION ST WALLA WALLA WA 99362	GENTRY, JOHN B & JILL M S 1231 DIVISION ST WALLA WALLA WA 99362	.00	15TH AVENUE 10,539.86 DRIVEWAY-15TH 1,498.63	12,038.49
6	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0119 / 25252.0119	QUEEN ANNE ADD: LOT 15 & E 1/2 OF LOT 16 BLK 'A'	W 2612 15TH AV	
TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
GIBBS, DAVID / ZAMPICH, CHRIST W 2612 15TH AVE SPOKANE WA 99224	GIBBS, DAVID / ZAMPICH, CHRIST W 2612 15TH AVE SPOKANE WA 99224	.00	15TH AVENUE 15,809.93 DRIVEWAY-15TH 1,633.82	17,443.75
7	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0201 / 25252.0201	QUEEN ANNE ADD LESS R/W L1-2 B B	W 2551 14TH AV	
TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
UNION PACIFIC RAILROAD CO 1400 DOUGLAS STOP 1640 OMAHA NE 68179	OWR & N CO 1400 DOUGLAS STOP 1640 ST OMAHA NE 68179-1640	.00		.00
8	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0213 / 25252.0213	QUEEN ANNE ADD L23 LESS R/W; ALL L24 B B	ADDRESS UNKNOWN	
TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
UNION PACIFIC RAILROAD CO 1400 DOUGLAS STOP 1640 OMAHA NE 68179	OWR & N CO 1400 DOUGLAS STOP 1640 ST OMAHA NE 68179-1640	.00		.00
9	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0408 / 25252.0408	QUEEN ANN ADDITION LT 11 BLK D	W 2607 15TH AV	
TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
FEESER, JOHN B & GEORGANNA R W 2607 15TH AVE SPOKANE WA 99224-5550USA	FEESER, JOHN B & GEORGANNA R W 2607 15TH AVE SPOKANE WA 99224-5550USA	2,439.38	15TH AVENUE 8,616.66 DRIVEWAY-15TH 494.20	11,550.24

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CITY OF SPOKANE
PUBLIC WORKS DEPARTMENT
***** FINAL ASSESSMENT ROLL *****

PBWK FILE		PROJECT DESCRIPTION		
2012099 LID		STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE & 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET		
10	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0409 / 25252.0409	QUEEN ANNE ADD LT12 BLK D	S 1504 COCHRAN ST	
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	TOTAL ASSESSMENT
FEDERAL NATIONAL MORTGAGE ASSO PO BOX 650043 DALLAS TX 75265-0043		FEDERAL NATIONAL MORTGAGE ASSO PO BOX 650043 DALLAS TX 75265-0043	10,189.19	15,058.03
			15TH AVENUE 3,856.05 DRIVEWAY-COCHRAN 1,012.79	
11	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0410 / 25252.0410	QUEEN ANNE ADD L13 B D	S 1510 COCHRAN ST	
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	TOTAL ASSESSMENT
MANS, MICHELE S 1510 COCHRAN ST SPOKANE WA 99224		MANS, MICHELE S 1510 COCHRAN ST SPOKANE WA 99224	12,362.65	13,251.39
			DRIVEWAY-COCHRAN 888.74	
	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0411 / 25252.0411	QUEEN ANNE ADD L14 B D	W 2610 16TH AV	
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	TOTAL ASSESSMENT
VILA, FRANK E 8027 WOODLAND PARK DR SPOKANE WA 99212		VILA, FRANK E 8027 WOODLAND PARK DR SPOKANE WA 99212	5,790.10	6,226.70
			DRIVEWAY-COCHRAN 436.60	
13	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0427 / 25252.0427	QUEEN ANNE ADDITION E1/2 LT 9 & ALL LT 10 BLK D	W 2609 15TH AV	
TAXPAYER		OWNER/PURCHASER	DISTRICT ASSESSMENT	TOTAL ASSESSMENT
MILOVANOVIC, ZELJKA W 2609 15TH AVE SPOKANE WA 99224-5550		MILOVANOVIC, ZELJKA W 2609 15TH AVE SPOKANE WA 99224-5550	117.77	17,330.52
			15TH AVENUE 15,698.39 DRIVEWAY-15TH 1,514.36	
14	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
	25522-0501 / 25252.0501	QUEEN ANNE ADD ALL L1&2 L3 LESS R/W B E	W 2551 15TH AV	

LDRP11
04/23/14 9:46 AM

CITY OF SPOKANE
PUBLIC WORKS DEPARTMENT
***** FINAL ASSESSMENT ROLL *****

PBWK FILE

PROJECT DESCRIPTION

2012099 LID

STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE & 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET

TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
CITY OF SPOKANE W 808 SPOKANE FALLS BLV SPOKANE WA 99256-0001USA	SPOKANE, CITY OF W 808 SPOKANE FALLS BLV SPOKANE WA 99201-3333USA	19,659.68		19,659.68

15	PARCEL-NO	LEGAL-DESCRIPTION	PARCEL ADDRESS	P-SIGN
25522-0509 / 25252.0509	QUEEN ANNE ADD L21 LESS R/W;ALL L22-23-24 B E		W 2550 16TH AV	

TAXPAYER	OWNER/PURCHASER	DISTRICT ASSESSMENT	SPECIAL ASSESSMENTS	TOTAL ASSESSMENT
CITY OF SPOKANE W 808 SPOKANE FALLS BLV SPOKANE WA 99256-0001USA	SPOKANE, CITY OF W 808 SPOKANE FALLS BLV SPOKANE WA 99201-3333USA	20,836.47		20,836.47

LDRP11
04/23/14 9:46 AM

CITY OF SPOKANE
PUBLIC WORKS DEPARTMENT
***** FINAL ASSESSMENT ROLL *****

PEWK FILE	PROJECT DESCRIPTION
2012099 LID	STREET IMPROVEMENTS OF COCHRAN STREET FROM 16TH AVENUE TO 15TH AVENUE & 15TH AVENUE FROM LINDEKE STREET TO COCHRAN STREET

SPECIAL-DESCRIPTION	ASSESSMENT-METHOD-DESCRIPTION	METHOD-CODE
DISTRICT	ZONE TERMINI	ZT
DRIVEWAY-15TH	RELATIVE COST	RC
DRIVEWAY-COCHRAN	RELATIVE COST	RC
15TH AVENUE	RELATIVE SCALER	RS

May 15, 2014

File Number: 2012099

Parcel Number: «Parcel_1»

Assessment: \$ «Assessment»



**DEPARTMENT OF
ENGINEERING SERVICES**
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201-3343
509.625.6700
FAX 509.625.6349/509.625.6124
Spokaneengineering.org

EXHIBIT NO. 5

«Name»

«Address1»

«Address2»

RE: Assessment and Hearing for Cochran Street from 16th Avenue to 15th Avenue and 15th Avenue from Lindeke Street to Cochran Street

Dear «Name»:

The above project has been completed, and a description of the assessment district is attached. The City proposes to assess your property in the **amount shown in the upper left hand corner of this letter**. In order to provide an opportunity for you to become better informed and to answer questions concerning the project and your assessment, a meeting will be held by the Department of Engineering Services on May 29, 2014, at 3:30 p.m., in the Conference Room 3A, 3rd Floor of the Spokane City Hall. This is an informal meeting intended to address questions or concerns that you may have. If you are unable to attend this meeting, you may contact me for information at the number shown below.

In compliance with the Statutes of the State of Washington, a hearing will be held before the City Hearing Examiner in Conference Room 2B, 2nd Floor of the City Hall, 808 West Spokane Falls Boulevard, at 3:30 p.m., on June 10, 2014. This hearing is to correct any irregularities or errors that may have occurred in assessing your property; it is not for the purpose of discussing the advisability of the project. The decision to create this Assessment District was made at a previous hearing and construction of this project is now completed. The Hearing Examiner will sit as a board of equalization for the purpose of considering the assessment roll. This will be the only hearing held on the assessments for this project.

Persons objecting to this assessment roll must submit written objections that comply with the requirements of Spokane Municipal Code (SMC) 7.05.480 to the Engineering Services Operations Manager by the date and time scheduled for the hearing. Only persons who have submitted such written objections will be permitted to testify at the hearing. To be considered, written objections must contain the nature of the objection, the evidence to be presented in support of the objection, and the witnesses to be called to testify in support of the objection. The Hearing Examiner will consider the objections made and may correct, revise, raise, lower, change, or modify the roll or any part thereof, or set aside the roll and order the assessments to be made anew.

The decision of the Hearing Examiner will be final unless appealed to the City Council. The decision of the Hearing Examiner may only be appealed by persons who have submitted written objections that comply with the requirements stated in this letter. All appeals must comply with the requirements of SMC Section 7.05.540. Copies of the Spokane Municipal Code can be obtained through the City's website at www.spokanecity.org, or by contacting this office.

In Summary - Dates to Note:

May 29, 2014 at 3:30 p.m.

June 10, 2014

June 10, 2014 at 3:30 p.m.

Informational Meeting

Written objections due before the hearing

Hearing

The costs for the improvement are as follows:

Contract value	\$ 155,113.94
Design & Inspection Expense	65,436.53
City Clerk's Expense.....	256.59
Treasurer's Expense.....	1,350.00
Accounting Expense	1,483.09
Interest.....	5,873.85
Bonds Cost.....	225.00
Legal Expense	2,182.06
Soils Test – 15th Avenue.....	5,933.60
Soils Test – Cochran Street	5,092.72
Signs and Markers	66.42
Tree Related – 15th Avenue	3,083.99
Tree Related – Cochran Street	4,155.43
Hydrant Relocate	3,236.87
Postal Community Box Unit.....	1,577.24
Total Project Cost	\$ 255,067.33
10-Year Street Bond Funds.....	\$ 109,596.71
Net Project Assessment	\$ 145,470.62

Please note your assessment amount in the upper left hand corner of page one.

Approximately thirty days before the due date of the assessment, the City Treasurer will send a statement showing the amount of the assessment. All or any part of the assessment may be paid without interest before the date shown on the statement. After the date shown on the statement, the balance will be divided over ten years with ten annual installments with interest computed each year on the unpaid balance.

Funding assistance may pay 50, 75, or 100% of your assessment. In order to qualify for assistance, please review the enclosed application. If your income level and family size are within the limits, fill out the application and return it to the Department of Engineering Services at the address shown. Along with your application form, please include a copy of your 2013 Federal Income Tax Return. **Please note, if you have previously been approved for assistance you do not need to apply again. However, if your income has been reduced as of 2013 or your family size increased, you may now qualify for assistance. Please review the application carefully to determine whether to reapply. This application must be submitted to our office by June 10, 2014.**

If you desire any additional information, please contact me in the Department of Engineering Services at 625-6700, or at the address above.

Sincerely,



Michael Myers
L.I.D. Coordinator

Attachment: District Description, Funding Form

ASSESSMENT DISTRICT DESCRIPTION

PROJECT NO. 2012099

Description of the assessment district for:

**Street Improvements in Cochran Street from 16th Avenue to 15th Avenue
and 15th Avenue from Lindeke Street to Cochran Street**

All that property described as follows:

<u>LOTS</u>	<u>BLOCK</u>	<u>ADDITION</u>
13-15, & portion of 16	A	Queen Anne Addition
10 – 14 & portion of 9	D	Queen Anne Addition
1, 2, 22 – 24, & portions of 3 & 21	E	Queen Anne Addition
Portion of abandoned RR ROW lying south of 11 th Ave & north of 14 th Ave over portions of Blocks 2, 4, 13, 14, & Tract A		Woodland Addition

Situated in the **North** half of Section **25**, Township **25**, Range **42** East of the Willamette Meridian

End of Description.

STREET BOND LID FUNDING

Project 2012099

THIS APPLICATION MAY REDUCE YOUR COST **PROVIDED** YOU QUALIFY FOR ASSISTANCE. ASSISTANCE IS AVAILABLE ON A **FIRST-COME, FIRST-SERVED** BASIS, ACCORDING TO THE DATE THIS APPLICATION IS RECEIVED IN THE ENGINEERING SERVICES DEPARTMENT.

APPLICATION FOR LOCAL IMPROVEMENT DISTRICT (LID) FINANCIAL ASSISTANCE

The City of Spokane's Street Bond LID Program may pay 100%, 75%, or 50% of the LID assessment for street improvements for residential property owners who occupy their residence within the Local Improvement District. Owners must have low and moderate incomes and have non-income producing assets that **do not** exceed \$35,000.00. Your personal residence is excluded from the \$35,000.00 asset limit.

The amount of assistance depends on family size, gross annual income and assets. If your income is less than Line A of the chart below, you may receive 100% assistance. If your income is between Line A and B, you may receive 75% assistance. If your income is between Line B and C, you may receive 50% assistance. At any level of assistance, your assets that do not produce income may not exceed \$35,000.00 (personal residence excluded).

GROSS ANNUAL INCOME LIMIT BY NUMBER OF PERSONS IN FAMILY

		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9+</u>
A	100%	22,200	25,400	28,550	31,700	34,250	36,800	39,350	41,850	44,400
B	75%	28,850	33,000	37,100	41,200	44,525	47,825	51,125	54,400	57,700
C	50%	35,550	40,600	45,650	50,700	54,800	58,850	62,900	66,950	71,000

you think you qualify for this assistance, COMPLETE BOTH SIDES OF THIS FORM. BE SURE TO SIGN AND DATE THE FORM AND RETURN IT ALONG WITH A COMPLETE COPY OF YOUR 2013 FEDERAL TAX RETURN, YOUR W2 FORM(S), SOCIAL SECURITY BENEFIT LETTER, 2013 DSHS AWARD LETTER OR ANY OTHER APPLICABLE DOCUMENTS SHOWING INCOME TO THE DEPARTMENT OF ENGINEERING SERVICES, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3343.

=====

Name (Owner/Purchaser) _____ Phone _____

Address of Property _____ Lot _____ Block _____ Addition _____

Mailing Address _____ Zip Code _____

Date of Birth _____ Family Size (include yourself) _____

Employer _____ Employer's Address _____

Position _____ Years of Service _____

The following information is not required and is voluntary:

Is anyone in your household handicapped? Yes _____ No _____

Indicate number of persons in your household by Ethnic Origin (include yourself).

ETHNICITY:		RACE:		RACE (continued):	
Hispanic or Latino		White		American Indian/Alaskan Native & White	
Not Hispanic or Latino		Black/African American		Asian & White	
		Asian		Black/African American & White	
		American Indian/Alaskan Native		American Indian/Alaskan Native & Black/African American	
		Native Hawaiian/Other Pacific Islander		Other	

GROSS HOUSEHOLD INCOME FOR 2013

List all sources of income:
 Salary/Wage \$ _____
 Social Security \$ _____
 Retirement/Pension \$ _____
 Veteran Pension \$ _____
 Public Assistance \$ _____
 Investments \$ _____
 Interest \$ _____
 Rent \$ _____
 Other - List other sources of income:
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
TOTAL INCOME \$ _____

ASSETS: List all current assets with over \$1,000.00 value:

Cash \$ _____
 (Including checking & savings)
 Tax Assessed Value of:
 Real Estate:
 Personal residence \$ _____
 Other Real Estate \$ _____
 Automobile Value \$ _____
 Boat Value \$ _____
 Stock and Bonds \$ _____
 Savings Certificates \$ _____
 Other - List other assets you own:
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
TOTAL ASSETS \$ _____

I believe that I, _____ (print name) am eligible for financial assistance under the Street Bond LID Program and hereby request 50%, 75%, 100% (circle one) assistance should I qualify on the basis of gross household income and total assets. I understand this assistance will be provided on a FIRST-COME, FIRST-SERVED basis, as long as funds are available; and only to those persons who have been approved on the basis of this application and are the owners/purchasers and occupants of the residential property. Furthermore, I hereby certify, under penalty of perjury, that the above information is true and correct as of this date, to the best of my knowledge. I further authorize the City of Spokane or its authorized representative to have access to any and all financial records, in addition to my submitted Federal Tax Returns, for the purpose of verifying my/our annual income and assets for the year of 2013 (last full year). Please have all owner applicant(s) requesting assistance sign and date.

 Signed

 Date

 Signed

 Date

IF YOU HAVE ANY QUESTIONS, CALL THE DEPARTMENT OF ENGINEERING SERVICES AT 625-6700.

For Community Development Use Only

Approved for Assistance: Yes/No _____%

 Director of Community, Housing & Human
 Services

 Date



DEPARTMENT OF
ENGINEERING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201-3343
509.625.6700
FAX 509.625.6349/509.625.6124
Spokaneengineering.org

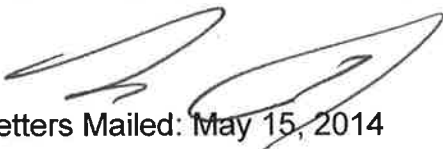
EXHIBIT NO. 6

CONFIRMATION HEARING
LOCAL IMPROVEMENT DISTRICT
CERTIFICATE OF MAILING

**Cochran Street from
16th Avenue to 15th Avenue and
15th Avenue from Lindeke Street to Cochran Street
2012099**

I, Kyle Twohig, Engineering Operations Manager, Department of Engineering Services, hereby certify that written notices of the hearing before the Hearing Examiner were mailed under my direction to all owners or reputed owners of the property at the time and in the manner prescribed by law, and that said notices were mailed to such owners or reputed owners more than fifteen days before the date set for the hearing.

Kyle Twohig
Engineering Operations Manager



Letters Mailed: May 15, 2014

Confirmation Hearing: June 10, 2014

KT/fip

\\projects\\2012099\\Confirmation mail crt.doc

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)
CITY OF SPOKANE)

EXHIBIT NO. 7

I, **TERRI L. PFISTER**, CITY CLERK of Spokane, Washington, and ex-officio editor of the *Official Gazette*, a paper published weekly by the City of Spokane, Washington, do hereby certify that the NOTICE OF ASSESSMENT ROLL HEARING attached hereto and which is hereby made a part of this proof of publication was published in said paper to wit:

On the 14th and 21st days of May 2014, and that said NOTICE OF ASSESSMENT ROLL HEARING was published in every copy of the said paper of said dates.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Spokane this 4th day of June 2014.

TERRI L. PFISTER

City Clerk

City of Spokane, Washington



(See Attached for Remainder of Affidavit)

ASSESSMENT ROLL HEARING NOTICE**LID NO. 2012099**

Local Improvement District No. 2012099 for street improvement of Cochran Street from 16th Avenue to 15th Avenue and 15th Avenue from Lindeke Street to Cochran Street

The Assessment Roll for the above Local Improvement District, prepared under City of Spokane Ordinance No. C34952 enacted December 17, 2012, was filed with the Spokane City Clerk April 30, 2014, and is now open for public inspection.

The Spokane City Council has fixed Tuesday, June 10, 2014, at 3:30 p.m., in the Second Floor Conference Room of the Municipal Building, 808 West Spokane Falls Boulevard, Spokane, Washington, as the time and place for the Hearing to be held before the City Hearing Examiner upon said roll.

All persons who may desire to object thereto shall make such objection in writing and file the same with the City Engineer at or prior to the date fixed for such Hearing. Only persons who have submitted written objections will be permitted to testify at the Hearing.

At the time and place fixed, and at such other times as the Hearing may be continued to, the City Hearing Examiner will sit as a Board of Equalization for the purpose of considering said roll, and at such Hearing, or Hearings, will consider such objections made thereto, or any part thereof, and will correct, revise, raise, lower, change, or modify such roll, or any part thereof, or set aside such roll and order that such assessment be made de novo.

This will be the only Hearing held on the assessment roll and will be final unless appealed to the Spokane City Council. Failure to submit written objections to the Hearing Examiner will be deemed a waiver of the right to appeal. All appeals must comply with Section 7.05.540 of the Spokane Municipal Code.

Specific information regarding this assessment roll may be obtained by contacting the Engineering Services Department, Third Floor, Municipal Building, 808 West Spokane Falls Boulevard, Spokane, Washington 99201—telephone number (509) 625-6700.

Spokane City Clerk

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Gita George-Hatcher at (509) 625-7083, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Publish: May 14 & 21, 2014



DEPARTMENT OF
ENGINEERING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201-3343
509.625.6700
FAX 509.625.6349/509.625.6124
Spokaneengineering.org

EXHIBIT NO. 8

LOCAL IMPROVEMENT DISTRICT (L.I.D.) CONFIRMATION REPORT

FOR

Local Improvement District No. 2012099

S U M M A R Y A N D R E C O M M E N D A T I O N

Confirmation of Assessments for: Cochran Street from 16th Avenue to 15th Avenue from Lindeke Street to Cochran Street

Recommendation: Approve

F I N D I N G S O F F A C T

B A C K G R O U N D I N F O R M A T I O N

Date of Ordering Ordinance: December 17, 2012

Ordering Ordinance Published: December 26, 2012

Project Description: Street improvements for Cochran Street from 16th Avenue to 15th Avenue from Lindeke Street to Cochran Street

Reason and Purpose of Project: This project is designed to provide neighborhood circulation, dust control, adequate storm drainage and improved quality of life within the assessment district.

Total Project Cost	\$255,067.33
---------------------------	---------------------

10-Year Street Bond Funds	109,596.71
---------------------------	------------

Net Assessment to Property Owners	\$145,470.62
--	---------------------

Total Number of Parcels:	15
---------------------------------	-----------

PROCEDURAL INFORMATION

Confirmation Hearing: June 10, 2014

Notice Dates:

Mailed Final Hearing Notification: May 15, 2014

Notice of Assessment Roll Hearing Published: May 14 and 21, 2014

Information Meeting: May 29, 2014

Known Opponents:

None

Date of Report:

June 3, 2014

Responsible Staff Person:

Michael Myers, LID Coordinator
City of Spokane
Department of Engineering Services
808 West Spokane Falls Blvd.
Spokane, WA 99201-3343
(509) 625-6700

FINDINGS AND CONCLUSIONS

Local Improvement Districts finalized by a confirming Ordinance are subject to Spokane Municipal Code (SMC) Chapter 7.05 and may be approved only if they comply with the criteria set forth in SMC 7.05.500. The Department of Engineering Services has reviewed these criteria and all of the available evidence and makes the following Findings and Conclusions to confirm the assessment roll:

1. All property in the Local Improvement District has been assessed proportionally in relation to all other property in the Local Improvement District.

A zone termini method of distributing the project costs has been used insuring proportional assessments.

2. All property in the Local Improvement District is specially benefited in an amount at least equal to the assessment.

A review of the assessments has been conducted by the Department of Engineering Services staff and it is the Department's judgment that the assessments are equal to or less than the special benefit to the properties in the assessment district. In no case are the assessments greater than the special benefit.

3. All procedures set forth in RCW 35.43 and this Article have been followed.

On May 15, 2014 notices were sent to all property owners and taxpayers of record advising them of the proposed amount of their assessments and of the date of the hearing before the City's Hearing Examiner in accordance with RCW 35.43. Copies of this correspondence can be found elsewhere in this report.

2012099 RPT

**CONFIRMATION MEETING
FOR
LOCAL IMPROVEMENT DISTRICT 2012099
COCHRAN STREET FROM 16TH AVENUE
TO 15TH AVENUE AND 15TH AVENUE
FROM LINDEKE STREET TO COCHRAN STREET
MAY 29, 2014 AT 3:30 P. M.
ATTENDANCE ROSTER**

Michele Mans	1510 S Cochran	
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number
Name	Address	Phone Number

LID Final Hearing Report

Date: June 10th, 2014

EXHIBIT NO. 10

LID No. 2012099

Street Improvements of Cochran Street from 16th Avenue to 15th Avenue &
15th Avenue from Lindeke Street to Cochran Street

- Property in this District is being assessed proportionally in relation to all other properties in the LID. The **Zone Termini** method of assessment is being used to distribute the cost in accordance with the Revised Code of Washington, Title 35, Chapter 35.44, Section(s).030, and .040.
- All of the property and only that property that was benefited by the completed improvement is being assessed.
- On **May 15th, 2014** notices were sent to each owner and/or taxpayer as shown on the County's tax rolls, informing them of their final assessments, that an **information** meeting would be held on **May 29th @ 3:30pm** and the date of this hearing.
- **One** parcel owners attended the **Information** meeting.
- The Engineering Services Department has received 1 letter from a parcel owner protesting their final parcel assessment.
- There are **10** parcels in this LID
- Total cost of this improvement is: \$ 255,067.33
- Supplemental funding is: - \$ 109,596.71
- Project cost to be assessed is: \$ 145,470.62
- Individual parcel assessments range from \$ 6,226.70 to \$ 20,836.47.
- The Department recommends that the Final Assessment Roll for this LID be confirmed.

RECEIVED

JUN 10 2014

HEARING EXAMINER

July 9th, 2014

EXHIBIT NO. 11

RE: Parcel Number 25252.0410

To: Director of Engineering Services

This is my formal objection to the amount of the Special Assessment the City of Spokane proposes to assess to my property for LID improvements completed in 2013 (project #2012099).

According to RCW 36.94.232 actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property. I had an appraisal completed on my property located at 1510 S Cochran Street, Spokane, WA 99224 by Thompson Appraisals before and after the LID improvements. The July 2013 market value estimate was \$205,000 and the June 2014 market value estimate is \$205,000 showing no increase in the true and fair value of my property due to the LID improvements.

In Washington, property is assessed at one hundred percent of the true and fair value by the County Assessor. The Spokane County Assessor assessed my property in 2013 prior to the LID improvements and again in 2014 after the improvements. Valuation of my property remained the same showing that the LID improvements did not add to the true and fair value of my property.

Please see the attached statement from appraiser Scott Thompson and the 2013 and 2014 appraisals.

Thank you,



Michele Mans

RECEIVED

JUN 10 2014

HEARING EXAMINER

Parcel Number: 25252.0410
Property Address: 1510 S COCHRAN ST
Legal Description: QUEEN ANNE ADD L13 B D

Tax Code Area: 10

If you are a senior citizen or disabled, the State of Washington has two programs that may lower or defer your property taxes and/or special assessments. If you are not currently enrolled in the Senior/Disabled exemption program and would like an application, please mail the attached post card to the Spokane County Assessor's Office. (Postage Required)

SENIOR CITIZEN AND DISABLED PERSON'S EXEMPTION PROGRAM: You may qualify for a reduction in your property taxes if you meet the following criteria: Your total income cannot exceed the State of Washington limit of \$35,000 for the program and the home for which you are filing must be your principal residence. You must also meet one of the following criteria: **1) You are at least 61 years old on December 31; or 2) You are retired because of a physical disability; or 3) You are a widow(er) at least 57 years old whose spouse had an approved exemption on file with the Assessor at time of death.** If you qualify and receive an exemption, you must reapply every six years. You must also notify the Assessor of any change in circumstances affecting your eligibility. For information on exemptions, please visit our website www.spokanecounty.org/assessor.

Parcel Number: 25252.0410

In Washington, property is assessed at one hundred percent of the true and fair value unless otherwise provided by law. The true and fair value is defined in WAC 458-07-030 as market value.

LAST DATE TO APPEAL: JULY 01, 2014

Valuation Questions please contact Appraiser: 110

via email at www.spokanecounty.org/contactassessor Phone: (509) 477-5928

THIS ASSESSED VALUE AFFECTS 2015 TAXES			
Description	2013 Value		2014 Value
Valuation of Real Property	Land	\$30,000	Land \$30,000
	Buildings, etc.	\$114,600	Buildings, etc. \$114,600
	Total Value	\$144,600	Total Value \$144,600
Valuation of Real Property in Open Space, Mixed Land Uses and Designated Forest Land.	Classified Land		Classified Land
	Buildings, etc.		Buildings, etc.
	Total Value		Total Value

Exemption:

Phone:

477-5754

Yes

☒ No

88119

Additional Assessment, Levy, Tax and Property Information can be viewed at <http://www.spokanecounty.org/assessor>

APPEALING YOUR ASSESSED VALUE: If you do not agree with the value the Assessor has determined for your property, you may appeal to the Spokane County Board of Equalization (BOE). You may appeal either the true and fair value and/or current use assessed value. An appeal petition may be obtained from the BOE. Their number is (509) 477-2250. Petitions for a hearing must be filed with the BOE on or before July 1st of the assessment year, or within 30 days of the date of the valuation notice, whichever date is later. Petitions received after those dates will be denied on the grounds of not having been timely filed. The BOE will convene beginning July 15th.

CURRENT USE ASSESSMENT INFORMATION: The Open Space Taxation Act allows property owners to apply to have their open space, farm and agriculture, and timber lands valued at the "current use," rather than their "highest and best use." If the application is approved, and an agreement with Spokane County is signed, a portion of the property taxes are deferred (not reduced or exempted) in exchange for having the use of the property remain as agreed. Current use classification includes: open space, agriculture, and timberlands. (RCW 84.33 and 84.34)

Thompson Appraisal
Before & After Method , LID Improvements Comments

File No. 14-06MAN
Project # 2012099

Borrower Mans					
Property Address 1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA
				Zip Code	99224
Lender/Client Michele Mans		Address 1510 S Cochran Street, Spokane WA 99224			

The appraiser recently completed a market value estimate on the subject property, requested by a local lender, Spokane Teachers Credit Union. The market value of the property was estimated to be \$205,000 on 7/22/2013.

The owner (Michele Mans) recently contacted the appraiser to conduct a new appraisal on the subject property to provide a new market value estimate in order to establish any changes in the subject's market value since the July 2013 appraisal.

There have been significant street paving, curb & curb wall, drainage, driveway and sidewalk entrance improvements completed by the City of Spokane adjacent to the subject property since the July 2013 appraisal. Assessment information provided to the appraiser by the owner indicated a \$13,251.39 assessment for the subject's portion of the LID improvements (Project # 2012099). These improvements were installed by the City for many reasons, specifically explained to the owner as including emergency vehicle access, pedestrian access, storm water management, and erosion and air quality/dust control.

As can be confirmed and reviewed by the information in the two appraisal reports, other than some relatively minor landscaping upgrades by the owner, the subject property characteristics have not had any significant changes (positive or negative) since the time of the last appraisal - other than the adjacent LID improvements.

Market conditions have also been relatively stable since the time of the 2013 report, with both median and average year to date 2014 price changes reported between 0 and 2% based on Spokane MLS market data (see attached, pages 14, & 15). Property values and market conditions have been relatively stable in the subject's immediate area. The appraiser notes some apparent price weakness due to some discounted short sales and lender owned property in the area (such as comparable 5, also with LID improvements), keeping prices stable, with a market conditions having a negligible impact on value since the July 22, 2013 appraisal.

The difference (if any) in the past 2013 appraisal (before LID improvements) and the current 2014 market value estimate (after LID improvements) will provide the information on how the LID improvements have impacted the subject's market value using "before and after" method.

The past market value estimate on 07/22/2013 of the subject property was \$205,000, before LID improvements.
The current market value estimate as of 06/02/2014 is estimated to be \$205,000, after the LID improvements.

The estimated increase/decrease in market value of the LID is \$0 (\$205,000 before -\$205,000 after) , based upon the before and after method. There has been no measurable change in market value on the subject property since the City of Spokane LID improvements have been completed.

The owner/client as requested the appraiser include a copy of the following (below) in the valuation. The LID/RCW information has been taken directly off the WA State website.

RCW 36.94.232

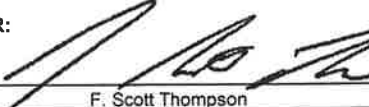
Local improvement districts and utility local improvement districts — Notice must contain statement that assessments may vary from estimates.

Any notice given to the public or to the owners of specific lots, tracts, or parcels of land relating to the formation of a local improvement district or utility local improvement district shall contain a statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property.

[1989 c 243 § 6.]

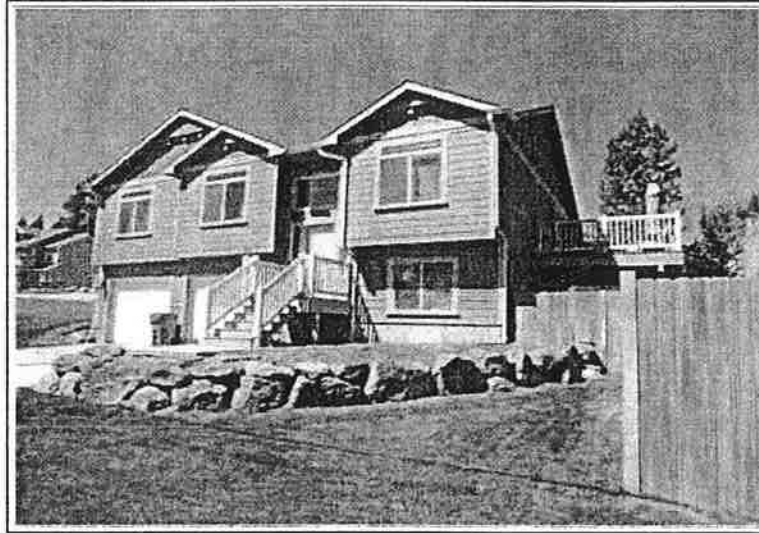
APPRAISER:

SUPERVISORY:

Signature: 
Name: F. Scott Thompson
Date Signed: 06/05/2014
State Certification #: 1700893
or State License #: _____
State: WA
Expiration Date of Certification or License: 11/24/2015

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

**APPRAISAL REPORT
OF**



1510 S Cochran St
Spokane, WA 99224

PREPARED FOR

----- Sharper Lending -----
Spokane Teachers Credit Union
1620 N Signal Drive
Liberty Lake, WA 99019

AS OF

07/22/2013

PREPARED BY

Thompson Appraisals
15418 N Franklin Ct
Spokane, WA 99208

Thompson Appraisals
15418 N Franklin Ct
Spokane, WA 99208

07/25/2013

Spokane Teachers Credit Union
1620 N Signal Drive
Liberty Lake, WA 99019

RE: Mans
1510 S Cochran St
Spokane, WA 99224
File No. 13-07MAN
Case No. Loan# 137938 ILN

Dear STCU - Equity Lending

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1510 S Cochran St, Spokane, WA 99224

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 07/22/2013 is:

\$ 205,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: 

F. Scott Thompson

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Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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There is a gas fireplace in the living room.</td> </tr> <tr> <td colspan="10">Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2:Kitchen-updated-one to five years ago:Bathrooms-not updated. The dwelling was recently built in 2006 by STS Construction. The dwelling not occupied until the current owner acquired the property in 2009 (per owner, & MLS). The kitchen has tile floor coverings, stainless steel appliances, laminate counter tops and tile back splash. The basement has been finished (\$10k~ in costs, not including labor, per owner) in 2012/2013 including a bathroom, bedroom (with egress), and rec room with slider to 10' x 16' concrete patio.</td> </tr> <tr> <td colspan="10">Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe</td> </tr> <tr> <td colspan="10">No physical deficiencies or adverse conditions were noted that would affect the livability, structural integrity, or soundness of the property-based on the appraisal inspection and research.</td> </tr> <tr> <td colspan="10">Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The property conforms well to the neighborhood. The split-entry floor plan provides typical utility and design.</td> </tr> </tbody></table>										Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	70 %	Built-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25-75%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ (000)	(yrs)	2-4 Unit	4 %	Growth	Rapid	<input checked="" type="checkbox"/>	Stable	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/>	3-6 mths	100 Low	1	Multi-Family	1 %	Neighborhood Boundaries				The neighborhood boundaries are I-90 to the north, 28th Avenue to the south, Latah Creek to the east, and Assembly Road to the west.				300 High	90	Commercial	5 %	Neighborhood Description				The subject is located approximately two miles southwest of downtown Spokane. 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The dwelling not occupied until the current owner acquired the property in 2009 (per owner, & MLS). The kitchen has tile floor coverings, stainless steel appliances, laminate counter tops and tile back splash. The basement has been finished (\$10k~ in costs, not including labor, per owner) in 2012/2013 including a bathroom, bedroom (with egress), and rec room with slider to 10' x 16' concrete patio.										Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										No physical deficiencies or adverse conditions were noted that would affect the livability, structural integrity, or soundness of the property-based on the appraisal inspection and research.										Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The property conforms well to the neighborhood. The split-entry floor plan provides typical utility and design.									
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Neighborhood Description				The subject is located approximately two miles southwest of downtown Spokane. The neighborhood is primarily single family land use, with homes in the area mixed, most built since 1980. The area is attractive for many buyers due to short commuting times to downtown and easy access to parks (Finch Arboretum) and recreational trails, including the recently completed Fish Lake Trail.				195 Pred.	20	Other (Vacant)	20 %																																																																																																																																																																																																																																																																																																																																																																																																																																								
Market Conditions (including support for the above conclusions)				The number of closed sales in 2013 is up compared to a year ago, the number of active listings is lower. Sales prices are slightly increasing (6%~ annual increases) when compared to this time in 2012. Marketing and exposure times for realistically priced properties is typically 3 to 6 months. See attached MLS data, news reports & 1004MC.																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit	Basement Area	654	sq. ft.		Roof Surface	Composition/Good	Trim/Finish	Wood/Good																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Design (Style)	Split-Entry	<input checked="" type="checkbox"/> Outside Entry/Exit		Sump Pump	<input type="checkbox"/>	Window Type	Vinyl/Good	Bath Wainscot	1 pc FG-Vnl/Gd																																																																																																																																																																																																																																																																																																																																																																																																																																										
Year Built	2006	Evidence of	Infestation			Storm Sash/Insulated	Duo/Yes	Car Storage	None																																																																																																																																																																																																																																																																																																																																																																																																																																										
Effective Age (Yrs)	4	Dampness	Settlement			Screens	Yes	<input checked="" type="checkbox"/> Driveway	# of Cars	2																																																																																																																																																																																																																																																																																																																																																																																																																																									
Attic	None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant			Amenities	Woodstove(s) # 0	Driveway Surface	Conc. gravel																																																																																																																																																																																																																																																																																																																																																																																																																																										
<input type="checkbox"/> Drop Stair	Stairs	Other	Fuel	Gas		Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence	Wood	<input checked="" type="checkbox"/> Garage	# of Cars	2																																																																																																																																																																																																																																																																																																																																																																																																																																								
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	Central Air Conditioning	<input checked="" type="checkbox"/>		Patio/Deck	Cmp	Porch	None																																																																																																																																																																																																																																																																																																																																																																																																																																										
<input type="checkbox"/> Finished	Heated	Individual	Other	None		Pool	None	Other	Att.	Det.	<input checked="" type="checkbox"/> Built-in																																																																																																																																																																																																																																																																																																																																																																																																																																								
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,278 Square Feet of Gross Living Area Above Grade																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Additional features (special energy efficient items, etc.) The subject uses a forced air gas furnace for heating. There is a gas fireplace in the living room.																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2:Kitchen-updated-one to five years ago:Bathrooms-not updated. The dwelling was recently built in 2006 by STS Construction. The dwelling not occupied until the current owner acquired the property in 2009 (per owner, & MLS). The kitchen has tile floor coverings, stainless steel appliances, laminate counter tops and tile back splash. The basement has been finished (\$10k~ in costs, not including labor, per owner) in 2012/2013 including a bathroom, bedroom (with egress), and rec room with slider to 10' x 16' concrete patio.																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																																																																																																																																																																																																																																																																																																																			
No physical deficiencies or adverse conditions were noted that would affect the livability, structural integrity, or soundness of the property-based on the appraisal inspection and research.																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The property conforms well to the neighborhood. The split-entry floor plan provides typical utility and design.																																																																																																																																																																																																																																																																																																																																																																																																																																																			

Uniform Residential Appraisal Report

There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 179,900 to \$ 230,000	
There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 179,900 to \$ 235,000	
FEATURE	SUBJECT
Address	1510 S Cochran St Spokane, WA 99224
Proximity to Subject	0.44 miles W
Sale Price	\$ 177,000
Sale Price/Gross Liv. Area	\$ 139.37 sq. ft.
Data Source(s)	Spokane MLS; Agent: DOM 105
Verification Source(s)	Assessor, Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Estate
Concessions	FHA:0
Date of Sale/Time	s12/12:c11/12
Location	A:Res:BsyRd
Leasehold/Fee Simple	Fee Simple
Site	7425 sf
View	N:Res:Woods
Design (Style)	Split-Entry
Quality of Construction	Q3
Actual Age	7
Condition	C2
Above Grade	Total Bdrms Baths
Room Count	5 3 2.0
Gross Living Area	1,278 sq. ft.
Basement & Finished	654sf621sfwo
Rooms Below Grade	1rr1br1.0ba0o
Functional Utility	Average
Heating/Cooling	FAU Gas/None
Energy Efficient Items	Average
Garage/Carport	2 Car Garage
Porch/Patio/Deck	Deck, Patio
Fireplaces	1 Fireplace
Landscaping	Average
Net Adjustment (Total)	\$ 14,600
Adjusted Sale Price of Comparables	\$ 191,600
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) Spokane County Assessor data, owner interview, Spokane MLS data.	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) Spokane MLS data and Spokane County Assessor data.	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Assessor, MLS
Effective Date of Data Source(s)	07/22/2013
Analysis of prior sale or transfer history of the subject property and comparable sales No transfer history or prior sales uncovered on the subject property in the last 36 months, per public record. The last sale of record on the subject was for \$175,000 on 05/08/2009, purchased as a distressed sale. The property was transferred on 04/22/2009 from the builder to the lender (deed in lieu of foreclosure). The owner has completed significant improvements since the 2009 purchase, most notable is finishing the basement.	
The 2013 Spokane County Assessor valuation on the property in question was \$152,600.	
Summary of Sales Comparison Approach The sales comparables indicate an adjusted value range from a low of \$191,000 to a high of \$226,300, with a weighted average of \$207,300.	
Sales Reconciliation: Closed sale 2, lowest in net and gross adjustments, and most similar in location and market appeal has been given additional weight. Sales 1, 3 and 4 and active listing 5, and pending sale 6 have been given secondary weight within the Sales Comparison Approach. See page 3 for additional comments and a summary of the adjustments.	
Indicated Value by Sales Comparison Approach \$ 205,000	
Indicated Value by: Sales Comparison Approach \$ 205,000 Cost Approach (if developed) \$ 206,500 Income Approach (if developed) \$ N/A	
Most consideration has been given to the Sales Comparison Approach as it best reflects typical buyer motivations. The Cost Approach is supportive and given substantial secondary weight due to the subject's recent 2006 construction (not occupied until 2009) and low accrued depreciation. The Income Approach has not been developed due to few sales of similar rental properties.	
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal report is made "As Is" and is not subject to any repairs, alterations or conditions.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 205,000, as of 07/22/2013, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

SALES COMPARISON COMMENTS (SCOPE): The sources of information utilized to obtain and verify the data include the Spokane MLS, assessor data, personal files, inspections of both the subject and comparables, and conversations with agents and brokers familiar with the market. The subject's market area was first searched to uncover any recent comparables. This uncovered the six comparables presented in this report which are representative of market activity in the SW Spokane area. Other sales were uncovered, considered but not utilized in the report due to more substantial differences in location, site characteristics, GLA, quality, design, and other factors. The comparables presented are the most recent and considered the best value indicators available. Adjustments discussed below have been made to account for significant differences between the subject and the comparables.

DATE OF SALE: The appraiser utilized two slightly older 2012 sales due to a limited number of comparables in the area. No direct date of sale adjustments have been made to the slightly older sales due to relatively stable (to slightly appreciating) sales prices since the time of the sales. The appraiser has also added additional comparables and taken the market trends into consideration in the final reconciliation.

SITE: Adjustments are made for significant differences in site size and quality based on land sales analysis and extraction calculations.

AGE: Adjustments for age have been applied at \$500 per effective year age difference. Age adjustments are made to account for differences in incurable physical depreciation, typically long-lived items such as basic structure, plumbing, and electrical systems.

CONDITION: Adjustments have been made for differences in condition, based on the appraiser's exterior inspection of the comparables, written information (MLS and Assessor), interior MLS images, and conversations with agents/brokers familiar with the property.

BR/BATH: Above grade bedroom adjustments have been made at \$500, bathrooms have been adjusted at \$3,000 per full bathroom.

GLA: Differences over 50 SF in gross living area have been made at \$35/per SF, rounded to the nearest \$100.

BASEMENT: Differences over 50 SF have been adjusted at \$6/SF. Finished areas have been adjusted an additional \$2,000 per room.

HEAT/COOLING: Adjustments have been made for substantial differences in heating or cooling systems, based on buyer preferences.

GARAGE: Garage spaces have been adjusted at \$3,000 per space. Adjustments based on estimated contributory value (not cost).

FIREPLACE: Fireplaces/stoves have been calculated at \$1,000 per unit.

NET/GROSS ADJUSTMENTS: The comparables may exceed recommended guidelines for adjustments. The adjustments were unavoidable due to differences in characteristics. Despite the adjustments the comparables are considered good value indicators.

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The 2013 Spokane County Assessor site tax valuation was \$50,000, proposed as \$30,000 for 2014. The appraiser reviewed 48 land sales, and active listings of similar size and market appeal in the subject's area (MLS grids 039 & 101). The 13 most similar parcels are offered and sell in the \$25,000 - \$40,000 per site range. The subject site value, taking into consideration the minor external depreciation from nearby trains and auto traffic, is estimated to be \$35,000 based on land sales analysis.

ESTIMATED	REPRODUCTION OR	X REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	35,000
Source of cost data	Marshall and Swift	Dwelling	1,278 Sq. Ft. @ \$	92.40	= \$ 118,087
Quality rating from cost service	Avg	Bsmt.	654 Sq. Ft. @ \$	58.20	= \$ 38,063
Effective date of cost data	Insp date	Deck, FP, Patio			8,600
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		Garage/Carport	480 Sq. Ft. @ \$	22.50	= \$ 10,800
The Cost Approach has been estimated utilizing the "Residential Cost Handbook" by Marshall and Swift, and adjusted with		Total Estimate of Cost-new			= \$ 175,550
information from local contractors. Land to improvement ratio is		Less Physical	6 Functional	External	
typical for the area as is illustrated by the comparables extracted		Depreciation	10,533	0	0 = \$ (10,533)
land values. Physical Depreciation has been estimated, based on		Depreciated Cost of Improvements			= \$ 165,017
the Age/Life Formula. Total economic life is based on 65 years.		"As-is" Value of Site Improvements			= \$ 6,500

Estimated Remaining Economic Life (HUD and VA only) 61 Years Indicated Value By Cost Approach = \$ 206,500

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ N/A X Gross Multiplier N/A = \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The Income Approach is not utilized due to few sales of comparable rental properties, and a reliable GRM could not be developed, in addition it does not typically reflect the motivations of typical residential buyers.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project N/A
Total number of phases N/A Total number of units Total number of units sold
Total number of units rented N/A Total number of units for sale Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion. N/A

Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options. N/A

Describe common elements and recreational facilities. N/A

Thompson Appraisals
EXTRA COMPARABLES 4-5-6

File No. 13-07MAN
Case No. Loan# 137938 ILN

Borrower _____ Mans _____
Property Address 1510 S Cochran St
City Spokane County Spokane State WA Zip Code 99224
Lender/Client Spokane Teachers Credit Union Address 1620 N Signal Drive, Liberty Lake, WA 99019

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address		1510 S Cochran St Spokane, WA 99224		1615 S Cochran St Spokane, WA 99224		2726 W 16th Ave Spokane, WA 99224		1717 S D St Spokane, WA 99224	
Proximity to Subject				0.06 miles S		0.11 miles W		0.44 miles SW	
Sale Price		\$		\$ 205,000		\$ 229,500		\$ 179,900	
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 141.38 sq. ft.		\$ 150.00 sq. ft.		\$ 191.38 sq. ft.	
Data Source(s)				Spokane MLS Agent: DOM 62		Agent: Spokane MLS: DOM 40		Spokane MLS Agent: DOM 113	
Verification Source(s)				Assessor, Exterior Inspection		Assessor, Exterior Inspection		Assessor, Exterior Inspection	
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION +/- \$ Adjustment		DESCRIPTION +/- \$ Adjustment		DESCRIPTION +/- \$ Adjustment	
Sale or Financing				ArmLth		Listing		Listing	
Concessions				Conv:0		1% Disc typ:0		pend price:0	
Date of Sale/Time				s07/13:c05/13		Active		c05/13	
Location		A:Res:BsyRd		A:Res:RRTracks		A:Res:BsyRd		N:Res:	
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site		7425 sf		4366 sf		7425 sf		7308 sf	
View		N:Res:Woods		B:Res:Mtn		N:Res:		N:Res:	
Design (Style)		Split-Entry		Rancher,attached		Rancher		Split-Entry	
Quality of Construction		Q3		Q3		Q3		Q4	
Actual Age		7		7		7		35	
Condition		C2		C2		C2		C3	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		5 3 2.0		5 3 2.0		5 3 2.0		4 2 1.0	
Gross Living Area		1,278 sq. ft.		1,450 sq. ft.		1,530 sq. ft.		940 sq. ft.	
Basement & Finished		654sf621sfwo		1450sf1305sfwo		0sf		940sf940sfwu	
Rooms Below Grade		1rr1br1.0ba0o		2rr1br1.0ba0o				1rr2br1.0ba0o	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		FAU Gas/None		FAU Gas /CAC		FAU Gas /CAC		FAU Gas /CAC	
Energy Efficient Items		Average		Average		Average		Average	
Garage/Carport		2 Car Garage		2 Car Garage		2 Car Garage		1 Car Garage	
Porch/Patio/Deck		Deck, Patio		Deck, Sm Patio		Patio, Deck		Deck, Patio	
Fireplaces		1 Fireplace		1 Fireplace		1 Fireplace		2 Fireplaces	
Landscaping		Average		Below Average		Average		Average	
Net Adjustment (Total)				+ X - \$ -3,300		+ X - \$ -3,200		X + - \$ 24,600	
Adjusted Sale Price of Comparables				Net Adj: -2% Gross Adj: 15% \$ 201,700		Net Adj: -1% Gross Adj: 10% \$ 226,300		Net Adj: 14% Gross Adj: 24% \$ 204,500	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales									
ITEM		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)		Assessor, MLS		Assessor, MLS		Assessor, MLS		Assessor, MLS	
Effective Date of Data Source(s)		07/22/2013		07/22/2013		07/22/2013		07/22/2013	
Analysis of prior sale or transfer history of the subject property and comparable sales Sale 4 is an attached (zero lot line) ranch style single family dwelling located less than a block north of the subject. An adjustment has been made by the appraiser to account for the differences in buyer preferences (under design/style). Buyers considering the subject would likely also consider comparable 4 due to similar locations, GLA and overall bedroom bathroom counts. Most buyers prefer detached single family without any common wall (noise and privacy, maintenance issues...). Attached single family structures are typically lower in cost to construct than detached dwellings.									
Summary of Sales Comparison Approach I have not provided services as an appraiser, or in any other capacity, on the subject property in the three years prior to this assignment acceptance.									
The appraiser has inspected all the comparables from the closest legal access.									

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that **ordered and will receive this appraisal report.**

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 
Name F. Scott Thompson
Company Name Thompson Appraisals
Company Address 15418 N Franklin Ct
Spokane, WA 99208
Telephone Number 509-325-7352
Email Address fscott29@comcast.net
Date of Signature and Report 07/25/2013
Effective Date of Appraisal 07/22/2013
State Certification # 1700893
or State License # _____
or Other (describe) _____ State # _____
State WA
Expiration Date of Certification or License 11/24/2013

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

1510 S Cochran St
Spokane, WA 99224

APPRAISED VALUE OF SUBJECT PROPERTY \$ 205,000

LENDER/CLIENT

Name Sharper Lending
Company Name Spokane Teachers Credit Union
Company Address 1620 N Signal Drive
Liberty Lake, WA 99019
Email Address _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

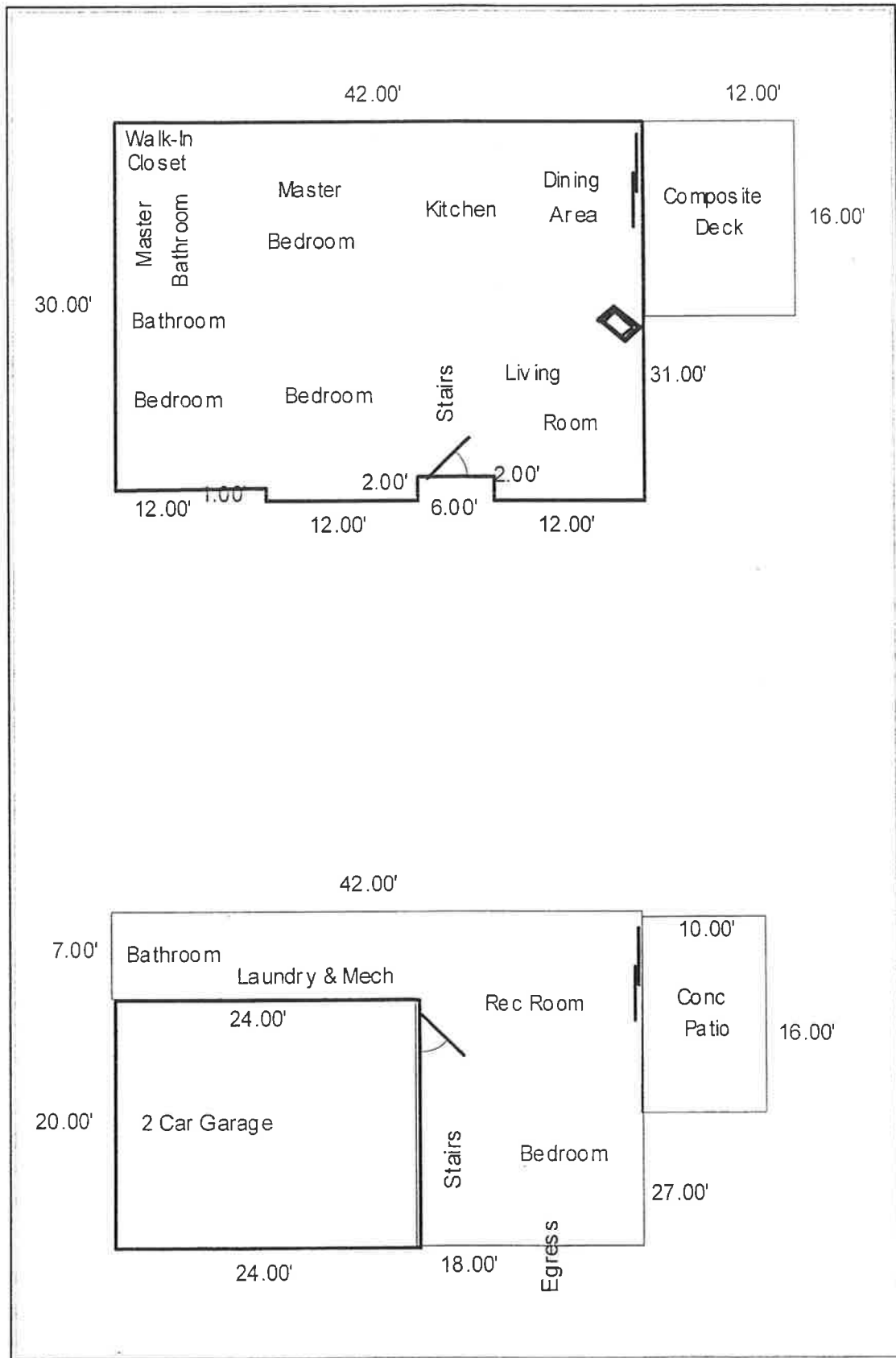
COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Thompson Appraisals
SKETCH ADDENDUM

File No. 13-07MAN
 Case No. Loan# 137938 ILN

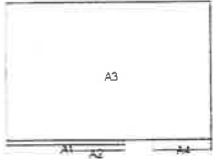
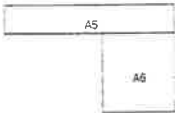



Borrower	Mans				
Property Address	1510 S Cochran St				
City	Spokane	County	Spokane	State	WA Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019	



Thompson Appraisals
SKETCH ADDENDUM

File No. 13-07MAN
Case No. Loan# 137938 ILN

Borrower	Mans				
Property Address	1510 S Cochran St				
City	Spokane	County	Spokane	State	WA Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019	

SKETCH CALCULATIONS		Perimeter	Area
	A1 : 24.0 x 1.0 =		24.0
	A2 : 12.0 x 1.0 =		12.0
	A3 : 42.0 x 29.0 =		1218.0
	A4 : 12.0 x 2.0 =		24.0
	First Floor		1278.0
	A5 : 42.0 x 7.0 =		294.0
	A6 : 18.0 x 20.0 =		360.0
	Basement		654.0
	Total Living Area		1278.0
	A7 : 24.0 x 20.0 =		480.0
	Built-In Garage		480.0
	Total Garage Area		480.0
	A8 : 12.0 x 16.0 =		192.0
	Deck		192.0
	A9 : 10.0 x 16.0 =		160.0
	Patio		160.0
	Total Patio/Deck Area		352.0

PLAT MAP

File No. 13-07MAN

Case No. Loan# 137938 ILN

Mans

1510 S Cochran St

Spokane

County

Spokane

State WA

Zip Code

99224

Spokane Teachers Credit Union

Address

1620 N Signal Drive, Liberty Lake, WA 99019



Fish Lake Trail

Public lands (city & state)

Private lands

San Francisco Bay

San Francisco Peninsula

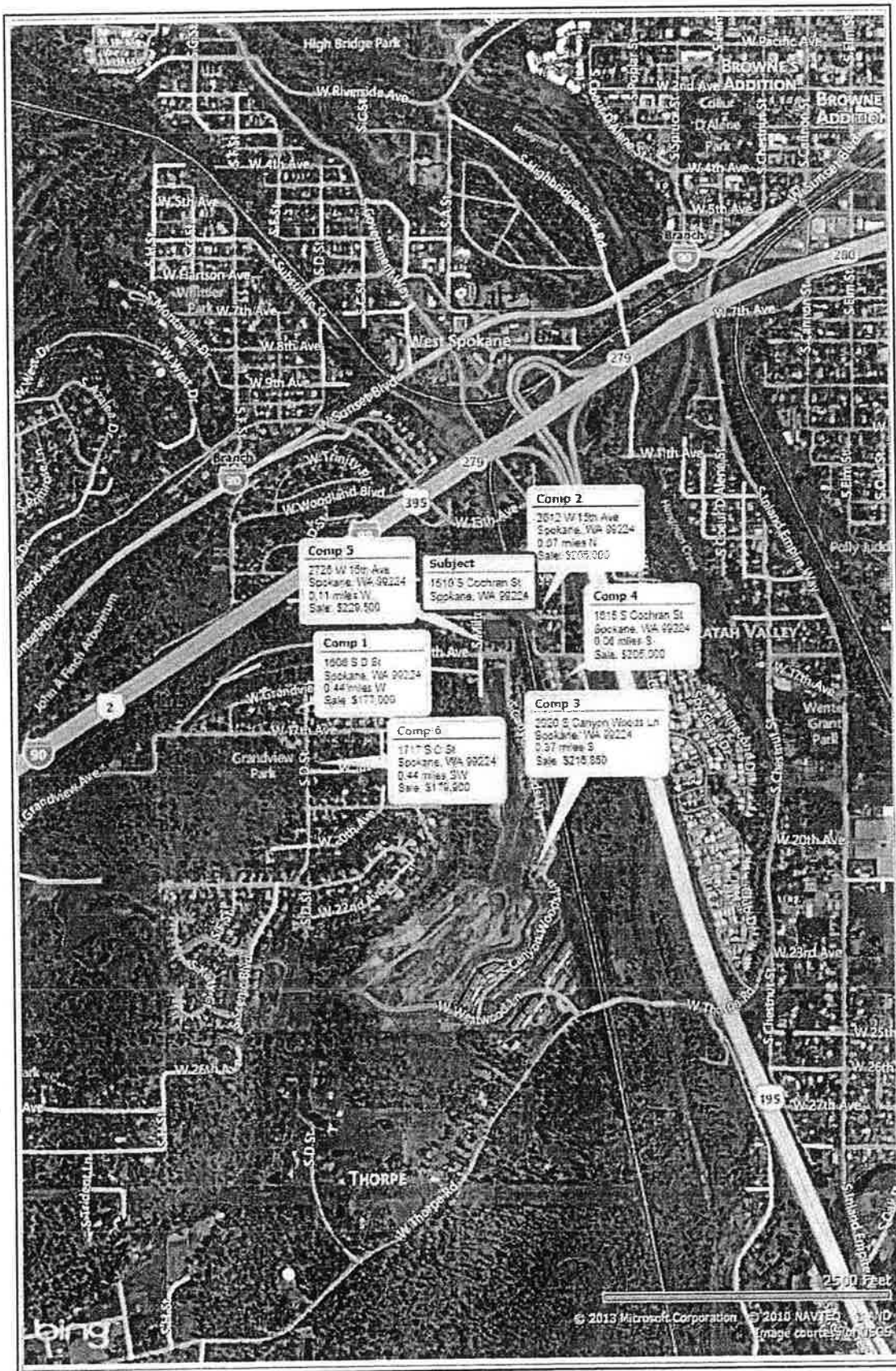
San Francisco Bay Area

SUBJECT

Thompson Appraisals
LOCATION MAP ADDENDUM

File No. 13-07MAN
 Case No. Loan# 137938 ILN

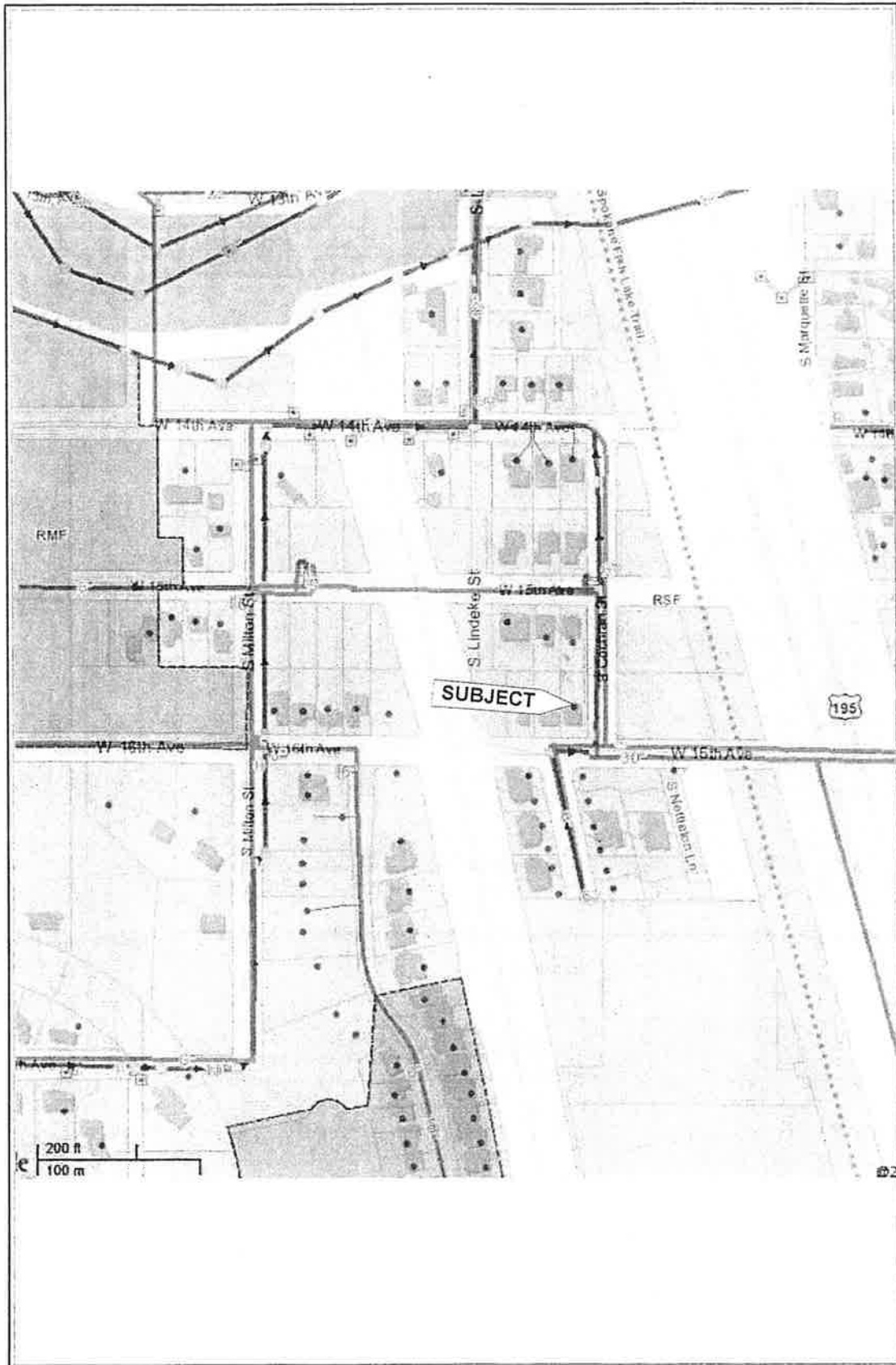
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



Thompson Appraisals
SITE LOCATION MAP

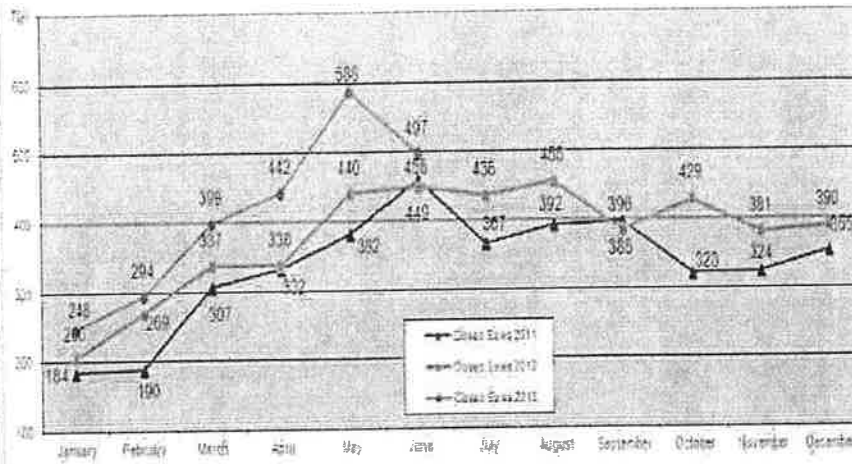
File No. 13-07MAN
 Case No. Loan# 137938 ILN

Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



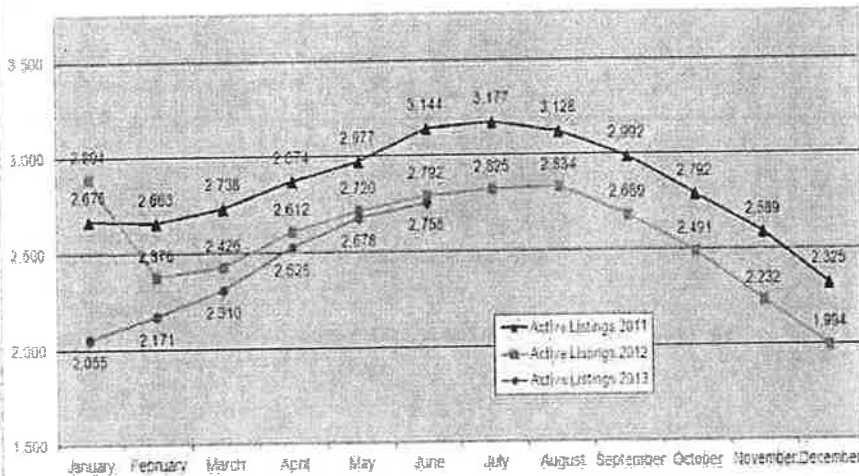
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		

Closed Sales



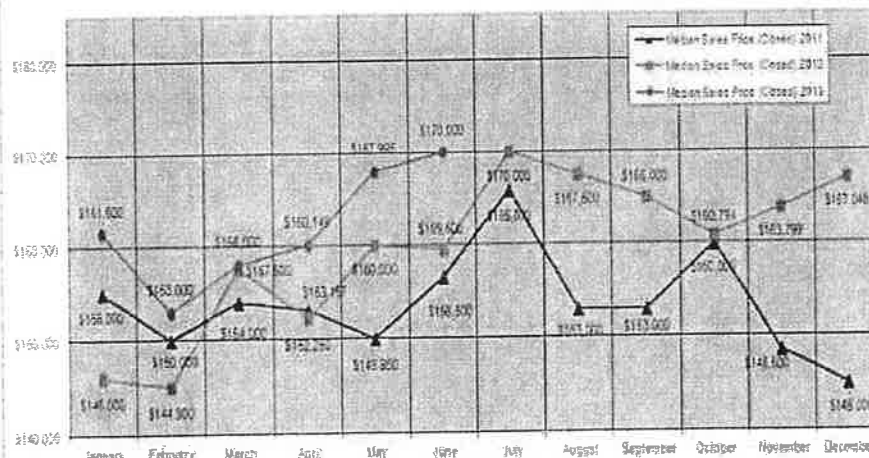
Closed sales by month
(data released July 2013)

Active Listings



Active Listings by month
2011- June 2013

Median Sales Price



Median Sales Prices
data released July 2013

Borrower	Mans				
Property Address	1510 S Cochran St				
City	Spokane	County	Spokane	State	WA
				Zip Code	99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019	

Recent real estate
news report.

THE SPOKESMAN-REVIEW

PAGE A12 | THURSDAY, JULY 4, 2013

Spokane housing market thriving so far

By Tom Sowa

tom.sowa@spokanejournal.com (509) 425-5497

Spokane's housing market took home a glowing report card, at least for the first half of the year.

Sales of homes on less than one acre were 20 percent higher than last year, the Spokane Association of Realtors reported Wednesday. From January through June, 2,469 homes were sold in the county, compared with 2,046 in 2012.

The one blip was a drop-off in home sales in June, from 588 in May to 497 last month.

However, notes Rob Higgins, executive officer of the Spokane As-

sociation of Realtors, May was "an unusually hot month."

June was no slacker, registering 50 more sales than April's previous high mark for the year, he added.

For the second month in a row, home sales in Liberty Lake helped set the pace, Higgins noted.

That area racked up 40 June home sales with a median price of \$217,030.

Liberty Lake also recorded the largest single home sale — for a waterfront residence that sold for \$713,175.

Liberty Lake also had 15 sales of newly constructed homes. The rest of the county registered 24 new-home sales, Higgins said.

The median sales price of all homes sold this year so far is \$161,500, or 5.9 percent above last year's \$153,450.

Higgins said modest price inflation keeps local buyers motivated to continue house-hunting.

Breaking from the norm, sales of homes with 1 to 5 acres basically has been flat so far — 151 sales compared to 152 in the same period last year.

Median prices for those larger properties fell from \$255,000 in 2012 to \$250,900 this year, Higgins said. That drop is not unusual since the number of larger properties sold is far smaller than the rest of the market, he said.

Market Activity

Spokane Association of REALTORS® Residential Report

MLS
Sales
Data

◆◆◆
JUNE
2013

Sales of single family homes on less than one acre and condos totaled 497 for June. This number is down from the 588 homes reported sold in May. Sales are up from June last year by 10.2% when 451 sales were reported. The average sales price for June was \$195,094 up from last month's average sales price of \$184,127 or 6%. The median sales price for June was \$170,000 up slightly from May's median of \$167,995, a 1.2% increase.

Half year figures are all positive. Sales are up 20.7%, 2,469 compared to 2,046 through June last year. The average and median price are up 5.9%. The average selling price for the first half of the year was \$179,261 compared to \$169,257 last year. The median price so far this year is \$161,500 compared to \$153,450 last year.

Inventory is down slightly compared to last year at this time, down 1.2%, 2,758 compared to 2,792 last year.

New construction sales show the largest growth, up 64.6% this year through six months, 339 sales compared to 206 last year. Sales prices of new homes through six months are up 5.2% for average, \$246,810 v. \$234,699 and 4.5% for median price, \$225,000 v. \$215,325.

Residential Site Built and Condo in Spokane County

MLS Market Activity
(released July 2013)

PAGE A8 | TUESDAY, JUNE 11, 2013

THE SPOKESMAN-REVIEW

Home sales see bump

By Tom Sowa

tom.sowa@spokanejournal.com (509) 425-5497

With 588 homes sold in May, Spokane County's real estate market had its best month since 2007, the Spokane Association of Realtors said.

The number compares with May 2012, when 440 homes sold in the county.

By nearly every measure, May's numbers show the housing market continues to climb out of the recession that began in late 2007, said Rob Higgins, the association's executive vice president.

He sees the rising numbers as a sign of pent-up housing demand moving the market in a positive direction. "After five down years, it's getting better. The only question is if the market can sustain that trend," Higgins said.

Higgins predicted the county could exceed 5,000 total homes sold for the year.

Last year 4,527 homes sold. The high mark was in 2006, when the county registered 7,442 homes sold.

Helping the local market recover is a robust demand for new homes, he added, with 82 new homes sold. In April the county reported 58 new-home sales.

Average home sale prices for Spokane climbed 5.7 percent, to \$184,127. The median price in May rose 5 percent, to \$167,995.

Kim Cooper of the Coeur d'Alene Association of Realtors can also show a solid set of numbers. Sales of single-family homes in Coeur d'Alene have risen from 259 to 355 this year — a 37 percent increase, he said.

Average sales prices for the first five months of the year in Coeur d'Alene are up 4 percent from last year, to \$193,511, Cooper said.

For the entire North Idaho market, the average home sales price has risen 6 percent in 2013, from \$166,665 to \$177,054.

Spokane County report

2012	Active listings	Median sale price	Homes sold
April	2,602	\$152,250	338
May	2,720	\$160,000	440
June	2,752	\$159,500	449
July	2,825	\$170,000	436
August	2,834	\$167,500	455
September	2,689	\$165,000	385
October	2,494	\$160,794	429
November	2,232	\$163,799	384
December	1,994	\$167,000	190
2013	Active listings	Median sale price	Homes sold
January	2,055	\$181,500	248
February	2,171	\$153,000	294
March	2,310	\$157,350	398
April	2,528	\$160,149	442
May	2,678	\$167,995	588

NOTE: Refers to condos and single-family homes on less than one acre. SOURCE: Spokane Association of Realtors

Recent real estate
news report.

Market Conditions Addendum to the Appraisal Report

Case No. Loan# 137938 ILN

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1510 S Cochran St City Spokane State WA ZIP Code 99224

Borrower Mans

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	16	4	8		Increasing	X	Stable		Declining
Absorption Rate (Total Sales/Months)	2.67	1.33	2.67		Increasing	X	Stable		Declining
Total # of Comparable Active Listings	8	14	15		Declining		Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	3.00	10.53	5.62		Declining		Stable	X	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Median Comparable Sales Price	180,000	175,000	220,000	X	Increasing		Stable		Declining
Median Comparable Sales Days on Market	62	78	67		Declining	X	Stable		Increasing
Median Comparable List Price	199,900	180,000	193,900		Increasing	X	Stable		Declining
Median Comparable Listings Days on Market	141	119	56	X	Declining		Stable		Increasing
Median Sale Price as % of List Price	100.00	96.04	98.83		Increasing	X	Stable		Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?		Yes	X	No		Declining	X	Stable	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.)

Seller paid concessions increased in 2010 through 2012, but have stabilized in 2013 with the lower inventory. When present, concessions are usually most common in entry-level property, and with new construction transactions. Concessions vary widely, but are typically in the 2% to 4% range, with over 6% uncommon.

Are foreclosure sales (REO sales) a factor in the market? ☒ Yes ☐ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosure activity, both in the Spokane region and nationally is expected to remain higher than historic "normal" levels through 2013. The inventory of distressed properties tends to keep prices lower. Foreclosures, REO, and short sales are a relatively small portion of the sales in the Spokane area, but still a significant factor in the market, accounting for approximately 1 in 4 sales in 2012. Minor discounting of lender owned (REO) or otherwise distressed property is common. Substantial discounting of a foreclosure or distressed property is rare, typically only when there is significant damage.

Cite data sources for above information.

The analysis above was compiled using Spokane MLS data. The appraisers comments are based on Spokane-Kootenai Market Forum data, recent publications and MLS data, discussions with appraisers and brokers, and the appraisers local market experience.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The data above indicates stability in closed sales and absorption when the current quarter is compared to the 7-12 months ago. The active listings have increased slightly when the current period is compared to 7-12 months ago. The result is a minor increase in housing supply when the current quarter (5.62 month housing supply) is compared to the prior 7-12 month time frame (3.00 month supply). The sales prices are higher when compared to 7-12 months ago, which is consistent with more extensive MLS data.

The above inventory analysis above has been presented and considered by the appraiser as part of the market trend analysis. The appraiser gives substantial weight to the 2013 Spokane MLS year-to-date reports, as the sample size is much larger, less easily skewed by a few sales or listings, and considered more reliable in determining overall market trends.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name: Not applicable

Subject Project Data				Overall Trend		
Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	0	0	0			
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	Increasing	Stable	Declining
Total # of Active Comparable Listings	0	0	0	Declining	Stable	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	0.00	0.00	0.00	Declining	Stable	Increasing

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Not applicable, the subject is not a cooperative or condominium.

Summarize the above trends and address the impact on the subject unit and project.

Not applicable, the subject is not a cooperative nor a condominium.

Signature

Signature

Appraiser Name F. Scott Thompson

Supervisor Name

Company Name Thompson Appraisals

Company Name

Company Address 15418 N Franklin Ct, Spokane, WA 99208

Company Address

State License/Certification # 1700893 State WA

State License/Certification #

State

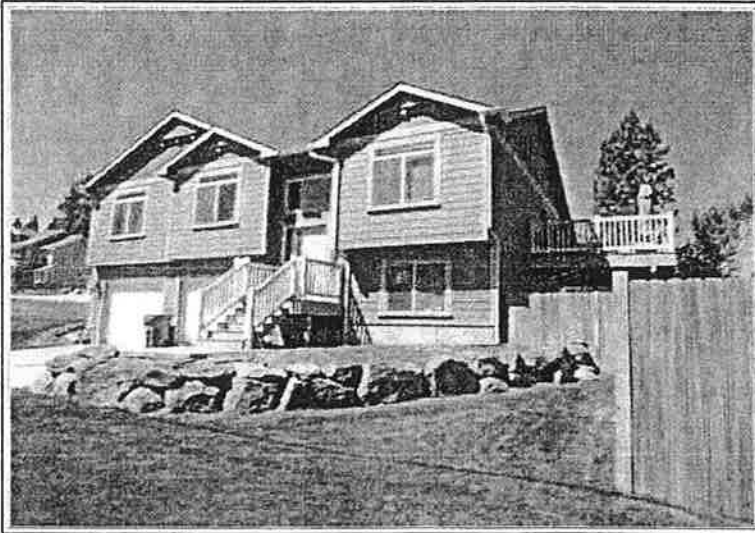
Email Address fscott29@comcast.net

Email Address

Thompson Appraisals
SUBJECT PHOTO ADDENDUM

File No. 13-07MAN
Case No. Loan# 137938 ILN

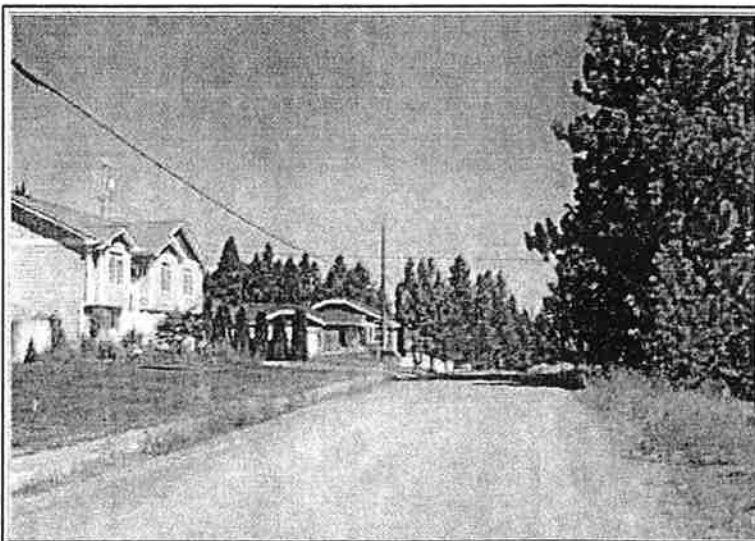
Borrower	Mans						
Property Address	1510 S Cochran St						
City	Spokane	County	Spokane	State	WA	Zip Code	99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019			



**FRONT OF
SUBJECT PROPERTY**
1510 S Cochran St
Spokane, WA 99224



**REAR OF
SUBJECT PROPERTY**
north side of house & yard areas



STREET SCENE
looking north, subject on left
Undeveloped state and city land on right

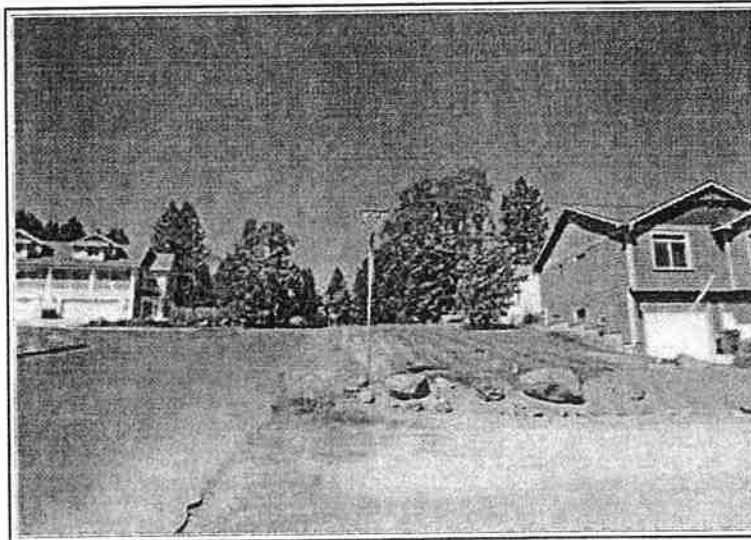
Thompson Appraisals
SUBJECT PHOTO ADDENDUM

File No. 13-07MAN
Case No. Loan# 137938 ILN

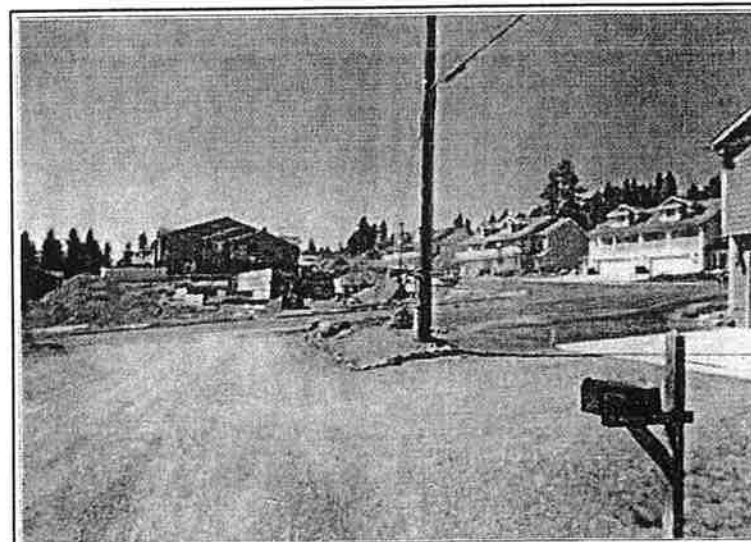
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



Front and south side of house
hardi-plank siding



Street scene, 16th Avenue
secondary arterial, low to moderate traffic

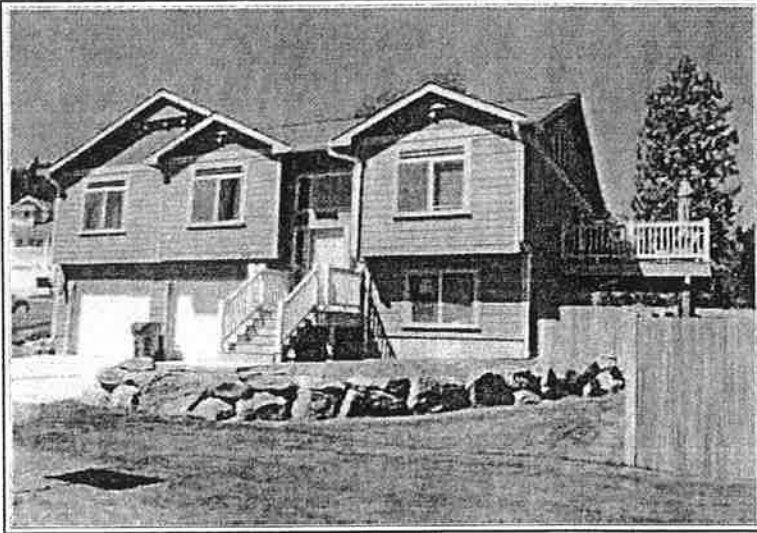


Looking south- stakes for future city
improvements (paving, curbs & sidewalks)

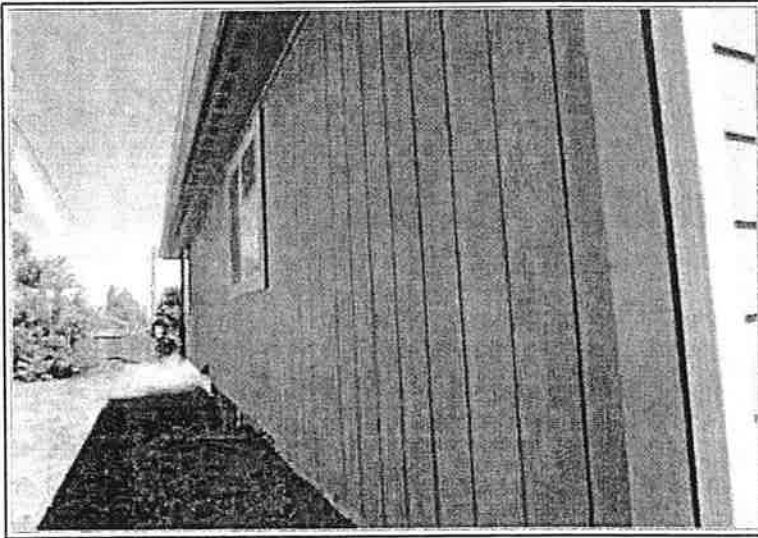
Thompson Appraisals
SUBJECT PHOTO ADDENDUM

File No. 13-07MAN
Case No. Loan# 137938 ILN

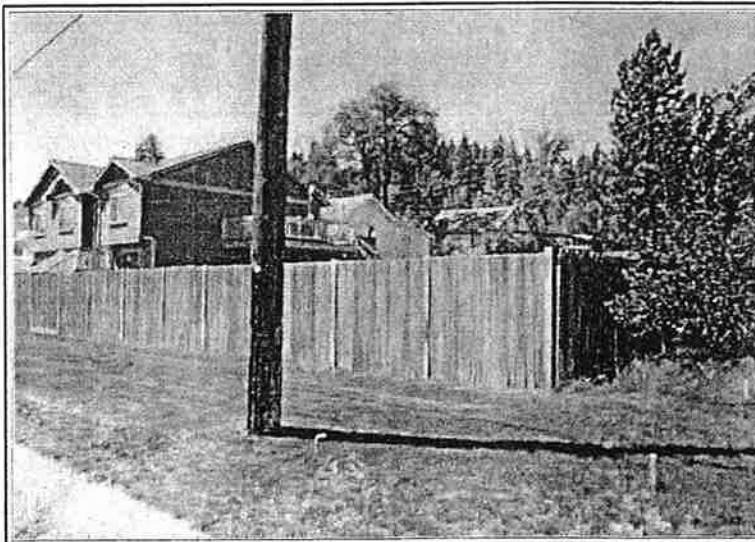
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



Front and north side of house
cem-fiber siding, composition roof



West side of dwelling
wood siding

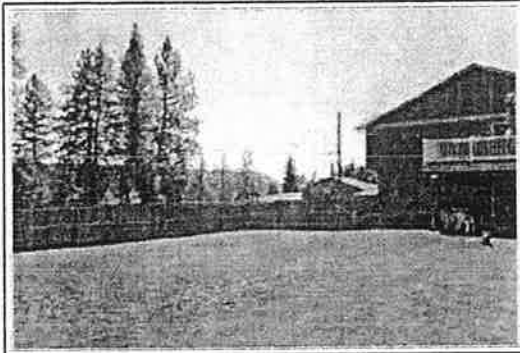


Northeast side of parcel
Spr system fence, landscaping finished in last few years

Thompson Appraisals
Subject Photos

File No. 13-07MAN
Case No. Loan# 137938 ILN

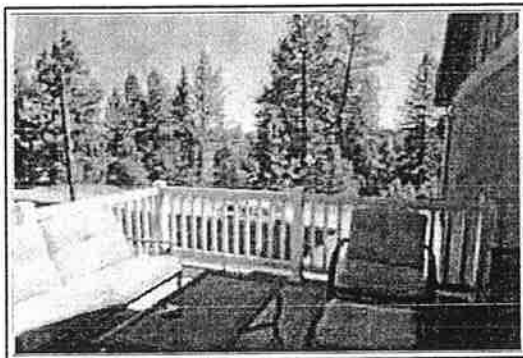
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City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



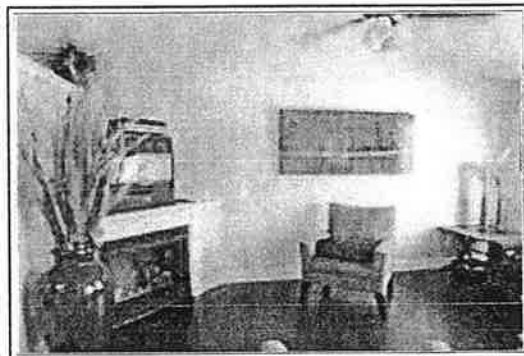
Fenced backyard, woods views east



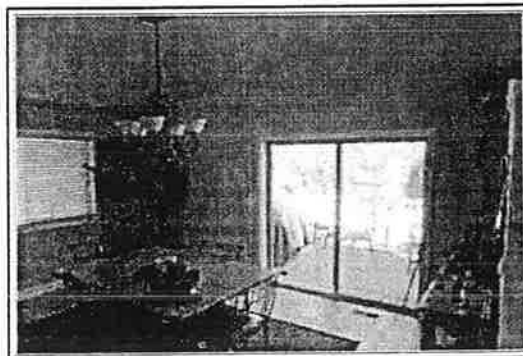
10' x 16' concrete patio



12' x 16' composite deck, public land & Fish Lake Trail across street



Living room with gas fp, recently installed laminate floors



Dining area- tile floors, sliding door to deck

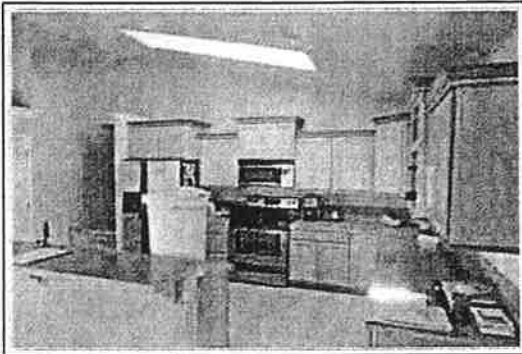


Kitchen- - tile floor, stainless steel appliances installed in 2009

Thompson Appraisals
Subject Photos

File No. 13-07MAN
Case No. Loan# 137938 ILN

Borrower	Mans						
Property Address	1510 S Cochran St						
City	Spokane	County	Spokane	State	WA	Zip Code	99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019			



Kitchen- laminate counter tops



Secondary bedroom



Bedroom- carpet floor coverings



Bathroom- tile floor, 1 piece FG tub/shower, laminate counters



Master bedroom with small walk-in closet

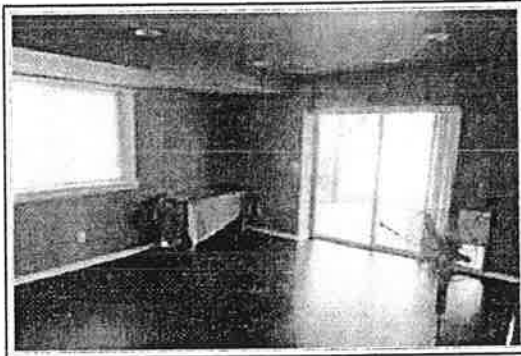


Master bathroom

Thompson Appraisals
Subject Photos

File No. 13-07MAN
Case No. Loan# 137938 ILN

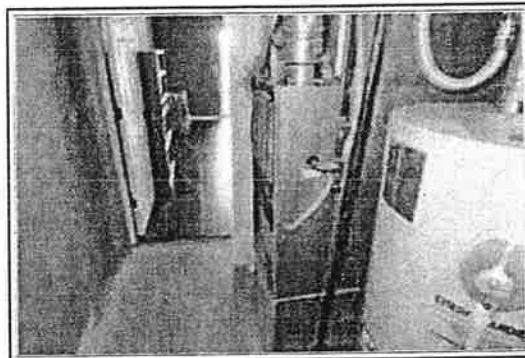
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union	Address	1620 N Signal Drive, Liberty Lake, WA 99019			



Basement rec room with door to patio- recently finished



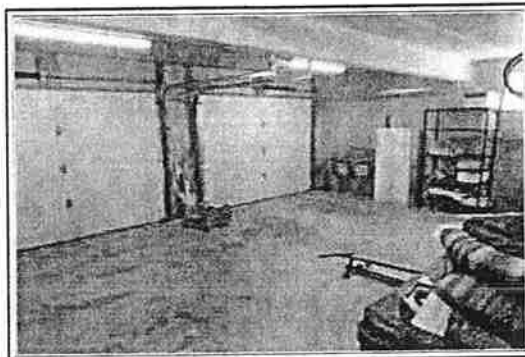
Bedroom with egress window (finished in 2012/2013)



Mechanical area



Basement bathroom with tile floor - finished in the last year



Built-in garage

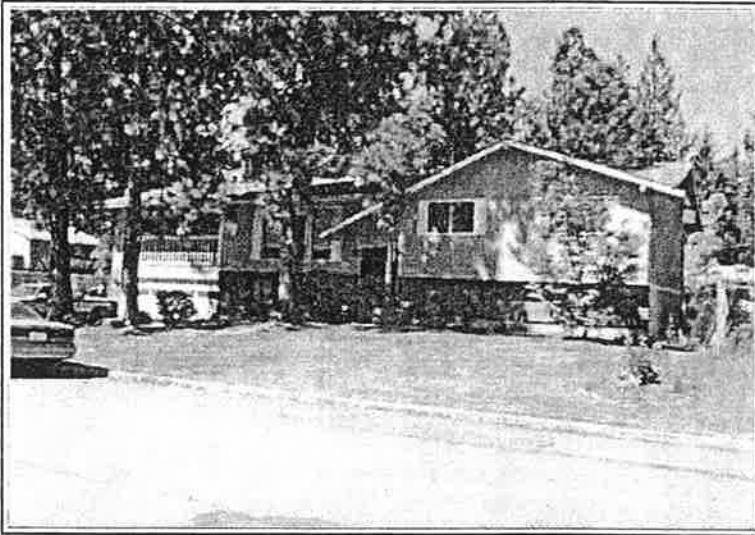


Front

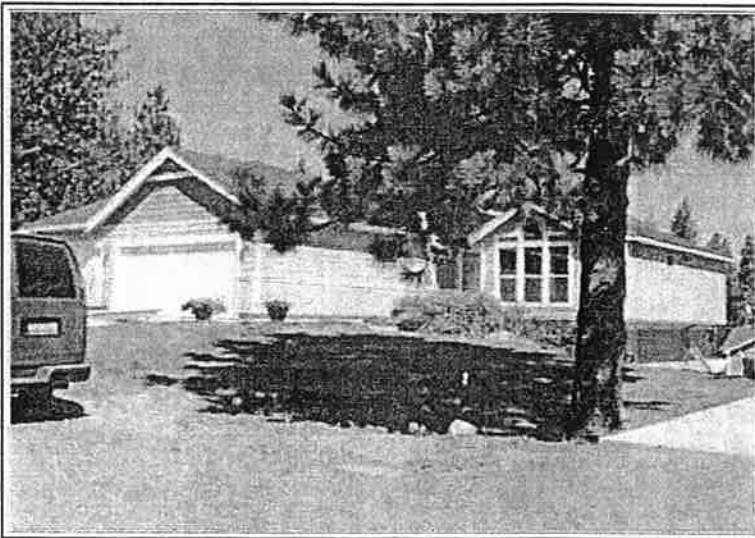
Thompson Appraisals
COMPARABLES 1-2-3

File No 13-07MAN
Case No. Loan# 137938 ILN

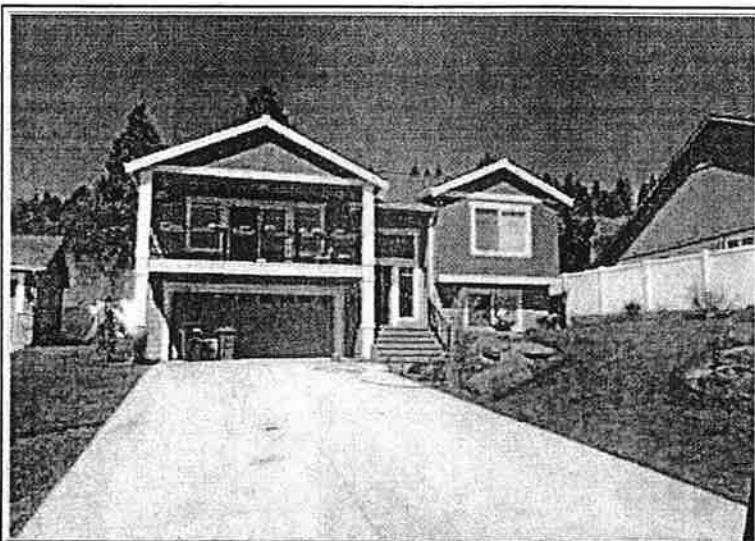
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



COMPARABLE SALE # 1
1606 S D St
Spokane, WA 99224



COMPARABLE SALE # 2
2612 W 15th Ave
Spokane, WA 99224

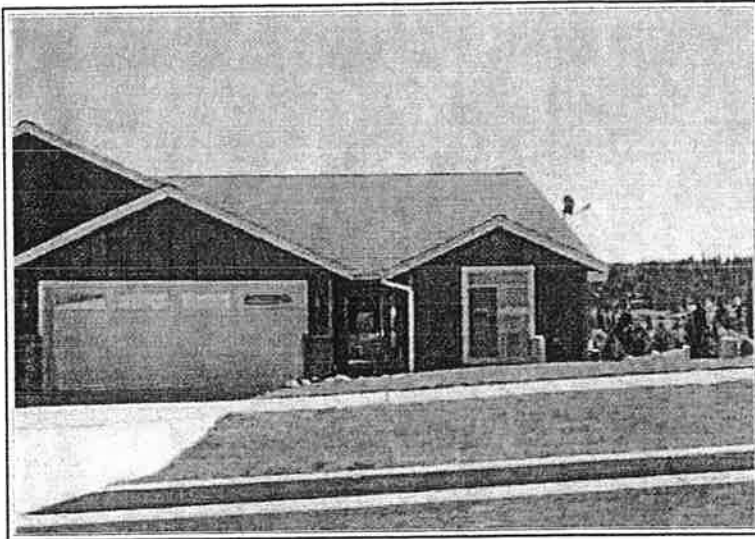


COMPARABLE SALE # 3
2020 S Canyon Woods Ln
Spokane, WA 99224

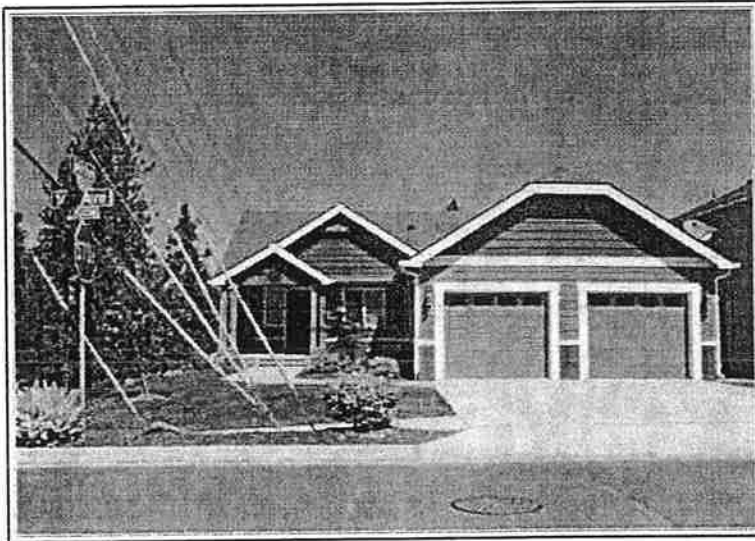
Thompson Appraisals
COMPARABLES 4-5-6

File No. 13-07MAN
Case No. Loan# 137938 ILN

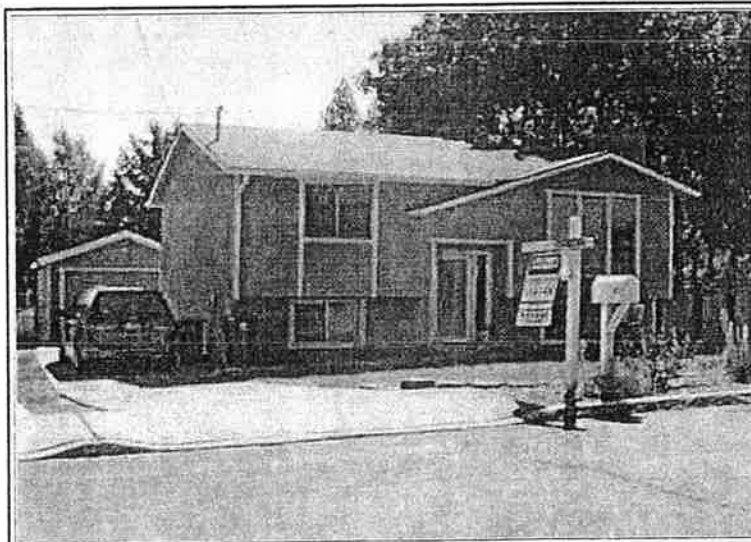
Borrower	Mans					
Property Address	1510 S Cochran St					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019		



COMPARABLE SALE # 4
1615 S Cochran St
Spokane, WA 99224



COMPARABLE SALE # 5
2726 W 16th Ave
Spokane, WA 99224



COMPARABLE SALE # 6
1717 S D St
Spokane, WA 99224

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 13-07MAN
Case No. Loan# 137938 ILN

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with condition severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 13-07MAN
Case No. Loan# 137938 ILN

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high-quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Requirements - Definition of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominately dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectation. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 13-07MAN

Case No. Loan# 137938 ILN

Abbreviation	Full Name	May Appear In These Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concession
CrtOrd	Court Ordered Sale	Sale or Financing Concession
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

ABBREVIATED ENTRY	VIEW FACTOR
Wtr	Water View
Pstrl	Pastoral View
Woods	Woods View
Prk	Park View
Glfvw	Golf Course View
CtySky	City Skyline View
Mtn	Mountain View
Res	Residential View
CtyStr	City Street View
Ind	Industrial View
PwnLn	Power Lines
LtdSght	Limited Sight
See Instruction Below	Other - Appraiser to enter a description of the view*

ABBREVIATED ENTRY	OVERALL VIEW RATING
N	Neutral
B	Beneficial
A	Adverse

* Other: If a view factor not on this list materially affects the value of the subject property, the appraiser must enter a description of the view associated with the property. The description entered must allow a reader of the appraisal report to understand what the view associated with the property actually is. Descriptors such as 'None', 'N/A', 'Typical', 'Average', etc., are unacceptable. Descriptions should be entered carefully because the same text will be represented in both the Site section and the comparable sales grid for the subject property. The text must fit in the allowable space.

Thompson Appraisals
Appraiser Resume

File No. 13-07MAN
Case No. Loan# 137938 ILN

Borrower	Mans						
Property Address	1510 S Cochran St						
City	Spokane	County	Spokane	State	WA	Zip Code	99224
Lender/Client	Spokane Teachers Credit Union	Address	1620 N Signal Drive, Liberty Lake, WA 99019				

F. Scott Thompson

EDUCATION

University of Montana, 1990 -1993, B.A. Degree in Anthropology
University of Montana, 1990 -1993, B.A. Degree in Geography
Spokane Falls Community College, 1987-1990, Spokane WA
Mead High School, Graduated 1987, Spokane WA

PROFESSIONAL DEVELOPMENT

Spokane-Kootenai Real Estate Market Forum, 5 hrs/per year - 1998 through 2013
Appraising Energy Efficiency in New Homes and Retrofits, S E E C., 3.5- hrs 2012
Appraisal Disclosures, McKissock, 5 hrs-2012
FHA Appraisal, McKissock, 7 hrs - 2012
Green Building for Appraisers, McKissock, 3 Hrs- 2012
Uniform Appraisal Standards Update Course, Appraisal Institute, 7 hrs - 2011
HVCC and the Future of Appraising, McKissock, 4 hrs - 2010
REO & Foreclosure Real Estate Issues, Nat Assn of Realtors, 7 5 hrs - 2010
Uniform Standards of Appraisal Practice, McKissock, 7 hrs -2009
Market Trend Analysis & the 1004MC, Canadian National Association of Appraisers 7hrs - 2009
GIS Applications for Real Estate Appraisal, Appraisal Institute, 7 hrs - 2008
National USPAP Update, McKissock, 7 hrs - 2007
Home Inspections, Spokane Association of Realtors, 7 hrs- 2007
Appraisal Trends, McKissock, 7 hrs - 2007
Uniform Standards of Appraisal Practice (USPAP), WAR, 8 hrs -2006
Uniform Appraisal Standards Update Course, McKissock, 7 hrs - 2005
Developing Appraisal Practice, McKissock, 10 Hrs -2005
Residential Construction, McKissock, 8 hrs-2004
Uniform Standards of Appraisal Practice (USPAP), McKissock, 7 hrs -2004
Appraising Nonconforming and Difficult Properties, McKissock, 8 hrs - 2003
Residential Property Construction and Inspection, Appraisal Institute, 8 hrs - 2002
Appraiser Liability, McKissock, 8 hrs - 2002
Uniform Standards of Appraisal Practice (USPAP), McKissock, 16 hrs - 2002
Meth Labs (effects on real estate), Spokane Association of Realtors, 3 hrs - 2001
New Analysis Tools & 21st Century Appraisal, Appraisal Institute, 8 hrs - 2000
Valuation of Detrimental Conditions, Appraisal Institute, 7 hrs - 2000
Appraising 2-4 Unit Income Properties, McKissock, 4 hrs - 2000
Regression Analysis, McKissock, 8 hrs -1999
Residential Design and Functional Utility, Appraisal Institute, 7hrs - 1999
Advanced Narrative Report Writing, Course 5000, Appraisal Institute, 40 hrs - 1998
Appraisal of Retail Properties, Appraisal Institute, 7 hrs - 1998
Farm & land Appraisal, McKissock, 15 hrs - 1998
Timberland Valuation, Appraisal Institute, 14 hrs -1997
Manufactured Housing Appraisal, Lincoln Graduate Center, 15 hrs - 1997
Home Inspections, National Association of Realtors - 7 hrs - 1997
Standards of Professional Practice (Ethics), Course 420, Appraisal Institute, 10 hrs - 1997
Standards of Professional Practice (USPAP), Course 410, Appraisal Institute, 15 hrs - 1997
Appraisal Review, Lincoln Graduate Center, 15 hrs - 1996
Sales Comparison Approach, National Association of Realtors, 15 hrs, 1995
Appraisal Procedures, Course 120, Appraisal Institute, 36 hrs, 1995
Real Estate Fundamentals, Rockwell Institute, 30 hrs - 1995
Professional Appraisal Standards (USPAP), Mycut RE School, 15 hrs - 1994
Cost and Income Approaches, National Association of Realtors, 15 hrs - 1994
Appraisal Principles, Course 110, Appraisal Institute, 36 hrs - 1993
Evaluation of Historical Structures, Anth 499, University of Montana, 30 hrs - 1992

EXPERIENCE

Thompson & Associates, Spokane, 1998 to Present. Owner / Appraiser
CPS Appraisal Services, Inc. Spokane, 1996 to 1998. Manager / Lead Appraiser
Northwest Charter Valuation, Spokane, 1993 to 1996. Appraiser


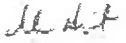
Washington counties of primary experience include: Spokane. Pend Oreille. Stevens. Lincoln and Whitman. Idaho coverage includes Kootenai, and Bonner Counties

In addition to formal education, pre-appraisal experience includes military - United States Marine Corps

PROFESSIONAL CERTIFICATIONS & AFFILIATIONS

Washington State Certified # 1700893
Idaho State Certified # CRA -162
Montana State Certified # 547 (Not active)
Member Spokane Association of Realtors & National Association of Realtors
FHA Approved, National Roster # J24YDL & 1700893
WA State Dept of Natural Resources (DNR) approved/contract appraiser
MSA Designation and Member, National Association of Master Appraisers
RAA Designation and Member, National Association of Realtors (Appraisal Division)

Borrower	Mans				
Property Address	1510 S Cochran St				
City	Spokane	County	Spokane	State	WA Zip Code 99224
Lender/Client	Spokane Teachers Credit Union		Address	1620 N Signal Drive, Liberty Lake, WA 99019	

STATE OF WASHINGTON			
DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION			
THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A			
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER			
F SCOTT THOMPSON THOMPSON & ASSOC 15418 N FRANKLIN COURT SPOKANE WA 99208			
Cert/Lic No. 1701893	Issued Date 05/14/1996	Expiration Date 11/24/2013	 Director

PL-630-150 (07/2004)

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED RESIDENTIAL APPRAISER

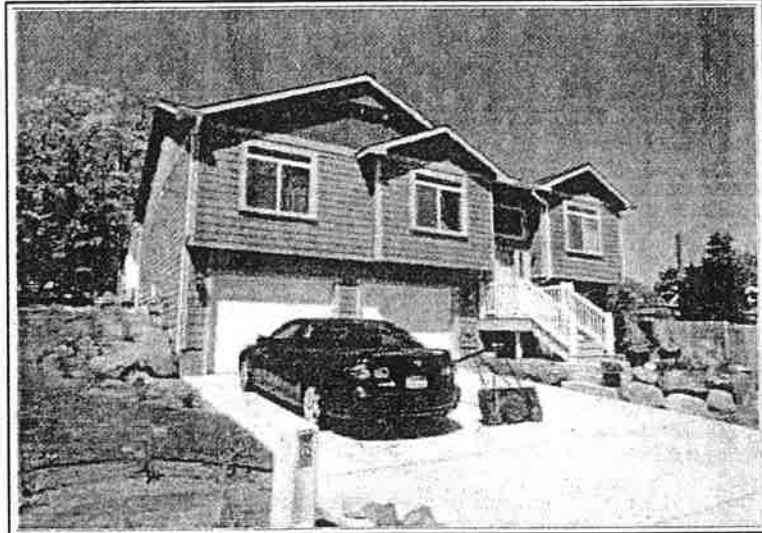
F SCOTT THOMPSON
15418 N FRANKLIN CT
SPOKANE WA 99208

Tana Cory
Chief, B.O.L.

CRA-162
Number

11/24/2013
Expires

**APPRAISAL REPORT
OF**



1510 S Cochran Street
Spokane, WA 99224

PREPARED FOR

Michele Mans
1510 S Cochran Street
Spokane WA 99224

AS OF

06/02/2014

PREPARED BY

Thompson Appraisals
15418 N Franklin Ct
Spokane, WA 99208

Thompson Appraisals
15418 N Franklin Ct
Spokane, WA 99208

06/05/2014

Michele Mans
1510 S Cochran Street
Spokane WA 99224

RE: Mans
1510 S Cochran Street
Spokane, WA 99224
File No. 14-06MAN
Case No. 2012099

Dear Michele Mans

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1510 S Cochran Street, Spokane, WA 99224

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 06/02/2014 is:

\$ 205,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: 

F. Scott Thompson

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Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																						
Property Address		1510 S Cochran Street			City		Spokane		State		WA		Zip Code		99224																																																																																																																																																																							
Borrower		Mans			Owner of Public Record		Mans		County		Spokane																																																																																																																																																																											
Legal Description															QUEEN ANNE ADD L13 B D																																																																																																																																																																							
Assessor's Parcel #		25252.0410			Tax Year		2014		R.E. Taxes \$		2.058																																																																																																																																																																											
Neighborhood Name		Southwest Spokane			Map Reference		MLS Grid 039		Census Tract		0039.00																																																																																																																																																																											
Occupant		<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> Vacant		Special Assessments \$		N/A		<input type="checkbox"/> PUD		<input type="checkbox"/> HOA \$		0		per year		per month																																																																																																																																																																		
Property Rights Appraised		<input checked="" type="checkbox"/> Fee Simple		<input type="checkbox"/> Leasehold		<input type="checkbox"/> Other (describe)																																																																																																																																																																																
Assignment Type		<input type="checkbox"/> Purchase Transaction		<input checked="" type="checkbox"/> Refinance Transaction		<input type="checkbox"/> Other (describe)																																																																																																																																																																																
Lender/Client		Michele Mans			Address		1510 S Cochran Street, Spokane WA 99224																																																																																																																																																																															
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?															<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No																																																																																																																																																																					
Report data source(s) used, offerings price(s), and date(s).															MLS, Assessor																																																																																																																																																																							
I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.															Not applicable. Not a purchase transaction.																																																																																																																																																																							
Contract Price \$															Date of Contract		Is the property seller the owner of public record?		<input type="checkbox"/> Yes		<input type="checkbox"/> No		Data Source(s)																																																																																																																																																															
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?															<input type="checkbox"/> Yes		<input type="checkbox"/> No																																																																																																																																																																					
If Yes, report the total dollar amount and describe the items to be paid.																																																																																																																																																																																						
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Neighborhood Description: The subject is located two miles southwest of downtown Spokane. The neighborhood is primarily single family land use, with homes in the area mixed, most built since 1980. The area is attractive for many buyers due to short commuting times to downtown and easy access to parks such as the Finch Arboretum, and recreational trails, including the recently completed Fish Lake Trail.																																																																																																																																																																																						
Market Conditions (including support for the above conclusions): Property values have been relatively stable with 2014 prices similar to those in 2013. MLS median and avg 2014 year-to-date sales indicate a 0-2% annual increases. The closed sales and active listings in 2014 is in balance. Typical marketing and exposure times for most property is 3 to 6 months. See attached MLS data and graphs, news reports & 1004MC.																																																																																																																																																																																						
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Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.																																																																																																																																																																																						
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FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		FEMA Flood Zone		Zone X		FEMA Map #		53063C 0539 D		FEMA Map Date		07/06/2010																																																																																																																																																																						
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The site has typical utilities for the area.																																																																																																																																																																																						
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.																																																																																																																																																																																						
The site borders 16th Ave to the south, a minor two lane, secondary arterial with low to moderate traffic volume. Paving, curbs and sidewalks were installed by the city in the last year along the south and east side of the parcel. The site is across the street from natural areas (city and state ownership) and paved Fish Lake Trail. There is active railroad tracks a block to the west. The property is buffered no negative impact. The site conforms well to the neighborhood.																																																																																																																																																																																						
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Finished area above grade contains:		5		Rooms		3		Bedrooms		2.0		Bath(s)		1.278		Square Feet of Gross Living Area Above Grade																																																																																																																																																																						
Additional features (special energy efficient items, etc.) The subject uses a forced air gas furnace for heating. There is a gas fireplace in the living room.																																																																																																																																																																																						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2:Kitchen-updated-one to five years ago;Bathrooms-not updated; The dwelling was built in 2006 by STS Construction. The house was not occupied until the current owner acquired the property in 2009 (per owner & MLS). The kitchen has tile floor coverings, stainless steel appliances, laminate counter tops and tile back splash. The basement was finished in 2012 (\$10k in costs, per owner). Minor landscaping (under \$500 in costs) has been completed by the owner in the last year.																																																																																																																																																																																						
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																																																						
No physical deficiencies or adverse conditions were noted that would affect the livability, structural integrity, or soundness of the property- based on the appraisal inspection and research.																																																																																																																																																																																						
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The property conforms well to the neighborhood. The split-entry floor plan provides typical utility and design.																																																																																																																																																																																						

Uniform Residential Appraisal Report

There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 184,999 to \$ 222,500	
There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 179,000 to \$ 232,000	
FEATURE	SUBJECT
Address	1510 S Cochran Street Spokane, WA 99224
Proximity to Subject	0.51 miles SW
Sale Price	\$ 189,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft. \$ 151.20 sq. ft.
Data Source(s)	Agent: Spokane MLS; DOM 40
Verification Source(s)	Assessor, Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment
Sale or Financing	ArmLth
Concessions	VA:0
Date of Sale/Time	s04/14:c03/14
Location	A:Res:BsyRd N:Res: -3,000
Leasehold/Fee Simple	Fee Simple
Site	7425 sf 9583 sf -1,000
View	N:Res:Woods N:Res: 0
Design (Style)	DT1:Split-Entry DT1:Split-Entry
Quality of Construction	Q3
Actual Age	8 35 +6,000
Condition	C2 C3 +5,000
Above Grade Room Count	Total Bdrms Baths 5 3 2.0
Gross Living Area	1,278 sq. ft. 1,250 sq. ft. 0
Basement & Finished	654sf621sfwo 650sf585sfwu 0
Rooms Below Grade	1r1r1b1.0ba0o 1r1r1b1.0ba0o -2,000
Functional Utility	Average
Heating/Cooling	FAU Gas/None FAU Gas /CAC -2,000
Energy Efficient Items	Average
Garage/Carport	2gb2dw 2gb2dw +3,000
Porch/Patio/Deck	Deck, Patio Lg Deck, Patio -500
Fireplaces	1 Fireplace 2 Fireplaces -1,000
Landscaping	Average
Net Adjustment (Total)	\$ 4,000 \$ 23,600 \$ -9,400
Adjusted Sale Price of Comparables	Net Adj: 2% Gross Adj: 10% \$ 193,000
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data source(s) Spokane County Assessor data, owner interview, Spokane MLS data.	
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data source(s) Spokane MLS data and Spokane County Assessor data.	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	Assessor, MLS
Effective Date of Data Source(s)	06/02/2014
Analysis of prior sale or transfer history of the subject property and comparable sales No transfer history or prior sales uncovered on the subject property in the last 36 months, per public record. The last sale of record on the subject was for \$175,000 on 05/08/2009, purchased as a distressed sale.	
The 2014 Spokane County Assessor tax valuation on the property in question was \$144,600, down from the \$152,000 tax assessment in 2013.	
Summary of Sales Comparison Approach The eight comparables indicate an adjusted value range from a low of \$193,000 to a high of \$207,500, with a weighted average of \$202,400.	
Sales Reconciliation: Closed sales 1, 2, 3, 4, 7 and 8, have been given additional weight. Comparables 5 and 6, similar split-entry active listings in the immediate area have been given secondary weight. Listing 5 is located adjacent to the subject property, built in the same year and appears to have built by the same builder (matched pair). All the comparables have generally similar adjacent city improvements (curb/streets/ sidewalks), there are slight differences (see photos), but all have generally similar market appeal with no direct adjustments warranted for minor off site improvements. See page 3 for additional comments and a summary of the adjustments.	
Indicated Value by Sales Comparison Approach \$ 205,000	
Indicated Value by: Sales Comparison Approach \$ 205,000 Cost Approach (if developed) \$ 206,400 Income Approach (if developed) \$ N/A	
Most consideration has been given to the Sales Comparison Approach as it best reflects typical buyer motivations. The Income Approach has not been developed due to few sales of similar rental properties. The Cost Approach is supportive and given substantial secondary weight due to the subject's recent 2006 construction, and low accrued depreciation.	
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal report is made "As Is" and is not subject to any repairs, alterations or conditions.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 205,000, as of 06/02/2014, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	SALES COMPARISON COMMENTS (SCOPE): The sources of information utilized to obtain and verify the data include the Spokane MLS, assessor data, personal files, inspections of both the subject and comparables, and conversations with agents and brokers familiar with the market. The subject's market area was first searched to uncover any recent comparables. This uncovered the eight comparables presented in this report which are representative of market activity in the SW Spokane area. Other sales were uncovered, considered but not utilized in the report due to more substantial differences in location, site characteristics, GLA, quality, design, and other factors. The comparables presented are the most recent and considered the best value indicators available. Adjustments discussed below have been made to account for significant differences between the subject and the comparables.										
	DATE OF SALE: The appraiser utilized slightly older 2013 sales due to a limited number of comparables in the area. No direct date of sale adjustments have been made to the slightly older sales due to relatively stable prices since the time of the sales. The appraiser has also added additional comparables and taken the market trends into consideration in the final reconciliation.										
	SITE: Adjustments are made for significant differences in site size and quality based on land sales analysis and extraction calculations.										
	AGE: Adjustments for age have been applied at \$500 per effective year age difference. Age adjustments are made to account for differences in incurable physical depreciation, typically long-lived items such as basic structure, plumbing, and electrical systems.										
	CONDITION: Adjustments have been made for differences in condition, based on the appraisers exterior inspection of the comparables, written information (MLS and Assessor), interior MLS images, and conversations with agents/brokers familiar with the property.										
	BR/BATH: Above grade bedroom adjustments have been made at \$500. bathrooms have been adjusted at \$3,000 per full bathroom.										
	GLA: Differences over 50 SF in gross living area have been made at \$20/per SF, rounded to the nearest \$100.										
	BASEMENT: Differences over 50 SF have been adjusted at \$6/SF. Finished areas have been adjusted an additional \$2,000 per room.										
	HEAT/COOLING: Adjustments have been made for substantial differences in heating or cooling systems, based on buyer preferences.										
	GARAGE: Garage spaces have been adjusted at \$3,000 per space.										
FIREPLACE: Fireplaces/stoves have been calculated at \$1,000 per unit. Adjustments based on estimated contributory value (not cost).											
NET/GROSS ADJUSTMENTS: The comparables may exceed recommended guidelines for adjustments. The adjustments were unavoidable due to differences in characteristics. Despite the adjustments the comparables are considered good value indicators.											
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae.)										
	Provide adequate information for the lender/client to replicate your cost figures and calculations.										
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The appraiser reviewed 28 land sales, and active listings of similar size and market appeal in the subject's area (MLS grids 039 & 101). The 10 most similar parcels are offered and sell in the \$24,500 - \$45,000 per site range. The subject site value, taking into consideration the minor external depreciation primarily from auto traffic, is estimated to be \$35,000 based on land sales analysis. The 2014 Spokane County Assessor site tax valuation was \$30,000 (down from \$50k in 2013).										
	ESTIMATED	REPRODUCTION OR	X REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	35,000					
	Source of cost data	Marshall and Swift		Dwelling	1,278	Sq. Ft. @ \$	94.50	= \$	120,771		
	Quality rating from cost service	Above Avg	Effective date of cost data	Inso date	Bsmt.	654	Sq. Ft. @ \$	58.20	= \$	38,063	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Deck, FP, Patio					8,600		
	The Cost Approach has been estimated utilizing the "Residential Cost Handbook" by Marshall and Swift, and adjusted with information from local contractors. Land to improvement ratio is typical for the area as is illustrated by the comparables extracted land values. Physical			Garage/Carport	480	Sq. Ft. @ \$	23.00	= \$	11,040		
	Depreciation has been estimated, based on the Age/Life Formula.			Total Estimate of Cost-new				= \$	178,474		
	Total economic life is based on 65 years			Less	Physical	8	Functional		External		
			Depreciation	14,278		0		0	= \$ /	14,278	
			Depreciated Cost of Improvements				= \$	164,196			
			As-is Value of Site Improvements				= \$	7,200			
Estimated Remaining Economic Life (HUD and VA only)			60	Years	Indicated Value By Cost Approach		= \$	206,400			
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae.)										
	Estimated Monthly Market Rent \$	N/A	X Gross Multiplier	N/A	= \$	N/A	Indicated Value by Income Approach				
	Summary of Income Approach (including support for market rent and GRM) The Income Approach is not utilized due to few sales of comparable rental properties, and a reliable GRM could not be developed. In addition it does not typically reflect the motivations of typical residential buyers.										
	PROJECT INFORMATION FOR PUDs (if applicable)										
	Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached										
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.										
	Legal Name of Project N/A										
	Total number of phases		N/A	Total number of units		Total number of units sold					
	Total number of units rented		N/A	Total number of units for sale		Data source(s)					
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.										
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.											
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. N/A											
PUD INFORMATION	Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. N/A										
	Describe common elements and recreational facilities. N/A										

Thompson Appraisal
EXTRA COMPARABLES 4-5-6

File No. 14-06MAN
Project # 2012099

Borrower	Mans
Property Address	1510 S Cochran Street
City	Spokane
County	Spokane
State	WA
Zip Code	99224
Lender/Client	Michele Mans
Address	1510 S Cochran Street, Spokane WA 99224

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	1510 S Cochran Street Spokane, WA 99224	1919 S Canyon Woods Lane Spokane, WA 99224	1504 S Cochran Street Spokane, WA 99224	1718 S Canyon Woods Lane Spokane, WA 99224
Proximity to Subject		0.28 miles S	0.03 miles N	0.20 miles S
Sale Price	\$	\$ 218,500	\$ 204,750	\$ 205,698
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 93.74 sq. ft.	\$ 160.84 sq. ft.	\$ 190.46 sq. ft.
Data Source(s)		Spokane MLS:Agent:DOM 14	Agent:Spokane MLS:DOM 236	Spokane MLS:Agent:DOM 13
Verification Source(s)		Assessor, Exterior Inspection	Assessor, Interior Inspection	Assessor, Exterior Inspection
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- \$ Adjustment	DESCRIPTION +/- \$ Adjustment	DESCRIPTION +/- \$ Adjustment
Sale or Financing		ArmLth	Listing	Listing
Concessions		Conv:0	No disc typ:0	No disc typ:0
Date of Sale/Time		s04/14:c04/14	Active	Active
Location	A:Res:BsyRd	A:Res:RRTracks	N:Res:	N:Res:
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	7425 sf	4792 sf	7425 sf	5663 sf
View	N:Res:Woods	N:Res:Woods	N:Res:Woods	N:Res:Woods
Design (Style)	DT1:Split-Entry	DT2:Contemp	DT1:Split-Entry	DT1:Split-Entry
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	8	1	8	1
Condition	C2	C1	C2	C1
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	5 3 2.0	7 3 2.1	5 3 2.0	4 2 1.0
Gross Living Area	1,278 sq. ft.	2,331 sq. ft.	1,273 sq. ft.	1,080 sq. ft.
Basement & Finished	654sf621sfwo	0sf	486sf437sfwo	783sf705sfwo
Rooms Below Grade	1rr1br1.0ba0o		1rr1br1.0ba0o	1rr1br1.0ba0o
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FAU Gas/None	FAU Gas/None	FAU Gas/CAC	FAU Gas/None
Energy Efficient Items	Average	Average	Average	Average
Garage/Carport	2qbi2dw	2qbi2dw	2qbi2dw	2qbi2dw
Porch/Patio/Deck	Deck, Patio	Sm Patio	Patio, Deck	Sm Deck
Fireplaces	1 Fireplace	None	1 Fireplace	None
Landscaping	Average	Average	Average	Fair/ Partial lands
Net Adjustment (Total)		\$ -17,700	\$ -4,000	\$ -300
Adjusted Sale Price of Comparables		Net Adj: -8% Gross Adj: 21% \$ 200,800	Net Adj: -2% Gross Adj: 3% \$ 200,750	Net Adj: 0% Gross Adj: 12% \$ 205,398
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales				
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer			09/13/2013	
Price of Prior Sale/Transfer			\$326,555	
Data Source(s)	Assessor, MLS	Assessor, MLS	Assessor (trustee deed)	Assessor, MLS
Effective Date of Data Source(s)	06/02/2014	06/02/2014	06/02/2014	06/02/2014
Analysis of prior sale or transfer history of the subject property and comparable sales As noted on page 2, comparable 5 is very similar to the subject in most aspects. It appears to have been built by the same builder as the subject and is one lot south of the subject (similar recent LID improvements). The open market listing (MLS# 201325472, 236 DOM) appears to be on the lower-end of the price range, in similar condition to the subject (an interior inspection was made by the appraiser) but is a lender owned/REO property. Lender owned property are often less appealing to buyers and often represent the lower-end of the typical value range.				
Summary of Sales Comparison Approach				
The appraiser has inspected all the comparables from the closest legal access.				

Thompson Appraisal
EXTRA COMPARABLES 7-8-9

File No. 14-06MAN
Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address		1510 S Cochran Street, Spokane WA 99224	

SALES COMPARISON ANALYSIS

FEATURE		SUBJECT		COMPARABLE SALE # 7		COMPARABLE SALE # 8		COMPARABLE SALE # 9		
Address		1510 S Cochran Street Spokane, WA 99224		3507 W 21st Avenue Spokane, WA 99224		1615 S Cochran Street Spokane, WA 99224				
Proximity to Subject				0.74 miles SW		0.06 miles S				
Sale Price		\$		\$ 199,000		\$ 205,000		\$		
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 104.35 sq. ft.		\$ 141.38 sq. ft.		\$ sq. ft.		
Data Source(s)				Spokane MLS:DOM 211		Spokane MLS:DOM 62				
Verification Source(s)				Exterior Inspection, Assessor		Assessor, Exterior Inspection				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION +/- \$ Adjustment		DESCRIPTION +/- \$ Adjustment		DESCRIPTION +/- \$ Adjustment		
Sale or Financing				ArmLth		ArmLth				
Concessions				FHA:0		Conv:0				
Date of Sale/Time				s05/14;c05/14		s07/13;c05/13				
Location		A:Res:BsyRd		N:Res:		A:Res:RR tracks		0		
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple				
Site		7425 sf		9600 sf		4366 sf		+2,000		
View		N:Res:Woods		N:Res:		N:Res:		0		
Design (Style)		DT1:Split-Entry		DT2:Contemp		AT1:Rancher		+10,000		
Quality of Construction		Q3		Q4		Q3				
Actual Age		8		16		8				
Condition		C2		C4		C2				
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		5	3	2.0	6	3	2.1	5	3	2.0
Gross Living Area		1,278	sq. ft.	1,907	sq. ft.	-12,600	1,450	sq. ft.	-3,400	sq. ft.
Basement & Finished		654sf621sfwo		529sf317sfm		+800	1450sf1305sfm		-4,800	
Rooms Below Grade		1rr1br1.0ba0o		0rr1br0.0ba0o		+4,000	2rr1br1.0ba0o		-2,000	
Functional Utility		Average		Average		Average				
Heating/Cooling		FAU Gas/None		FAU Gas/CAC		-2,000		FAU Gas/CAC		-2,000
Energy Efficient Items		Average		Average		Average				
Garage/Carport		2qbi2dw		2qa2dw		0		2qa2dw		0
Porch/Patio/Deck		Deck, Patio		Deck, Patio				Sm Patio, Deck		+500
Fireplaces		1 Fireplace		1 Fireplace				1 Fireplace		
Landscaping		Average		Average				Below Average		+1,000
Net Adjustment (Total)				X + - \$ 3,700		X + - \$ 1,300		+ - \$ 0		
Adjusted Sale Price of Comparables				Net Adj: 2% Gross Adj: 22% \$ 202,700		Net Adj: 1% Gross Adj: 13% \$ 206,300		Net Adj: 0% Gross Adj: 0% \$ 0		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales										
ITEM		SUBJECT		COMPARABLE SALE # 7		COMPARABLE SALE # 8		COMPARABLE SALE # 9		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)		Assessor, MLS		Assessor, MLS		Assessor				
Effective Date of Data Source(s)		06/02/2014		06/02/2014		06/02/2014				
Analysis of prior sale or transfer history of the subject property and comparable sales Sale 8 is an attached (zero lot line) ranch style single family dwelling located less than a block north of the subject. An adjustment has been made by the appraiser to account for the differences in buyer preferences (under design/style). Buyers considering the subject would likely also consider comparable 8 due to similar locations, GLA and overall bedroom bathroom counts. Most buyers prefer detached single family without any common wall (noise and privacy, maintenance issues). Attached single family structures are typically slightly lower in cost to construct than detached dwellings due to clustering of utilities, construction efficiency and common wall.										
Summary of Sales Comparison Approach										

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that **ordered and will receive this appraisal report.**

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name

F. Scott Thompson

Company Name

Thompson Appraisal

Company Address

15418 N Franklin Ct

Spokane, WA 99208

Telephone Number

509-325-7352

Email Address

fscott29@comcast.net

Date of Signature and Report

06/05/2014

Effective Date of Appraisal

06/02/2014

State Certification #

1700893

or State License #

or Other (describe)

State #

State

WA

Expiration Date of Certification or License

11/24/2015

ADDRESS OF PROPERTY APPRAISED

1510 S Cochran Street

Spokane, WA 99224

APPRAISED VALUE OF SUBJECT PROPERTY \$ 205,000

LENDER/CLIENT

Name

No AMC

Company Name

Michele Mans

Company Address

1510 S Cochran Street

Spokane, WA 99224

Email Address

mlmans2000@yahoo.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street☐ Did inspect exterior of comparable sales from street

Date of Inspection

Thompson Appraisal
Before & After Method , LID Improvements Comments

File No. 14-06MAN
Project # 2012099

Borrower Mans

Property Address	1510 S Cochran Street						
City	Spokane	County	Spokane	State	WA	Zip Code	99224
Lender/Client	Michele Mans		Address 1510 S Cochran Street, Spokane WA 99224				

The appraiser recently completed a market value estimate on the subject property requested by a local lender, Spokane Teachers Credit Union. The market value of the property was estimated to be \$205,000 on 7/22/2013.

The owner (Michele Mans) recently contacted the appraiser to conduct a new appraisal on the subject property to provide a new market value estimate in order to establish any changes in the subject's market value since the July 2013 appraisal.

There have been significant street paving, curb & curb wall, drainage, driveway and sidewalk entrance improvements completed by the City of Spokane adjacent to the subject property since the July 2013 appraisal. Assessment information provided to the appraiser by the owner indicated a \$13,251.39 assessment for the subject's portion of the LID improvements (Project # 2012099). These improvements were installed by the City for many reasons, specifically explained to the owner as including emergency vehicle access, pedestrian access, storm water management, and erosion and air quality/dust control.

As can be confirmed and reviewed by the information in the two appraisal reports, other than some relatively minor landscaping upgrades by the owner, the subject property characteristics have not had any significant changes (positive or negative) since the time of the last appraisal - other than the adjacent LID improvements.

Market conditions have also been relatively stable since the time of the 2013 report, with both median and average year to date 2014 price changes reported between 0 and 2% based on Spokane MLS market data (see attached, pages 14, & 15). Property values and market conditions have been relatively stable in the subject's immediate area. The appraiser notes some apparent price weakness due to some discounted short sales and lender owned property in the area (such as comparable 5, also with LID improvements), keeping prices stable, with a market conditions having a negligible impact on value since the July 22, 2013 appraisal.

The difference (if any) in the past 2013 appraisal (before LID improvements) and the current 2014 market value estimate (after LID improvements) will provide the information on how the LID improvements have impacted the subject's market value using "before and after" method.

The past market value estimate on 07/22/2013 of the subject property was \$205,000, before LID improvements.
The current market value estimate as of 06/02/2014 is estimated to be \$205,000, after the LID improvements.

The estimated increase/decrease in market value of the LID is \$0 (\$205,000 before -\$205,000 after), based upon the before and after method. There has been no measurable change in market value on the subject property since the City of Spokane LID improvements have been completed.

The owner/client as requested the appraiser include a copy of the following (below) in the valuation. The LID/RCW information has been taken directly off the WA State website.

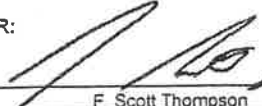
RCW 36.94.232

Local improvement districts and utility local improvement districts — Notice must contain statement that assessments may vary from estimates.

Any notice given to the public or to the owners of specific lots, tracts, or parcels of land relating to the formation of a local improvement district or utility local improvement district shall contain a statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property.

[1989 c 243 § 6.]

APPRAISER:

Signature: 
Name: F. Scott Thompson
Date Signed: 06/05/2014
State Certification #: 1700893
or State License #: _____
State: WA
Expiration Date of Certification or License: 11/24/2015

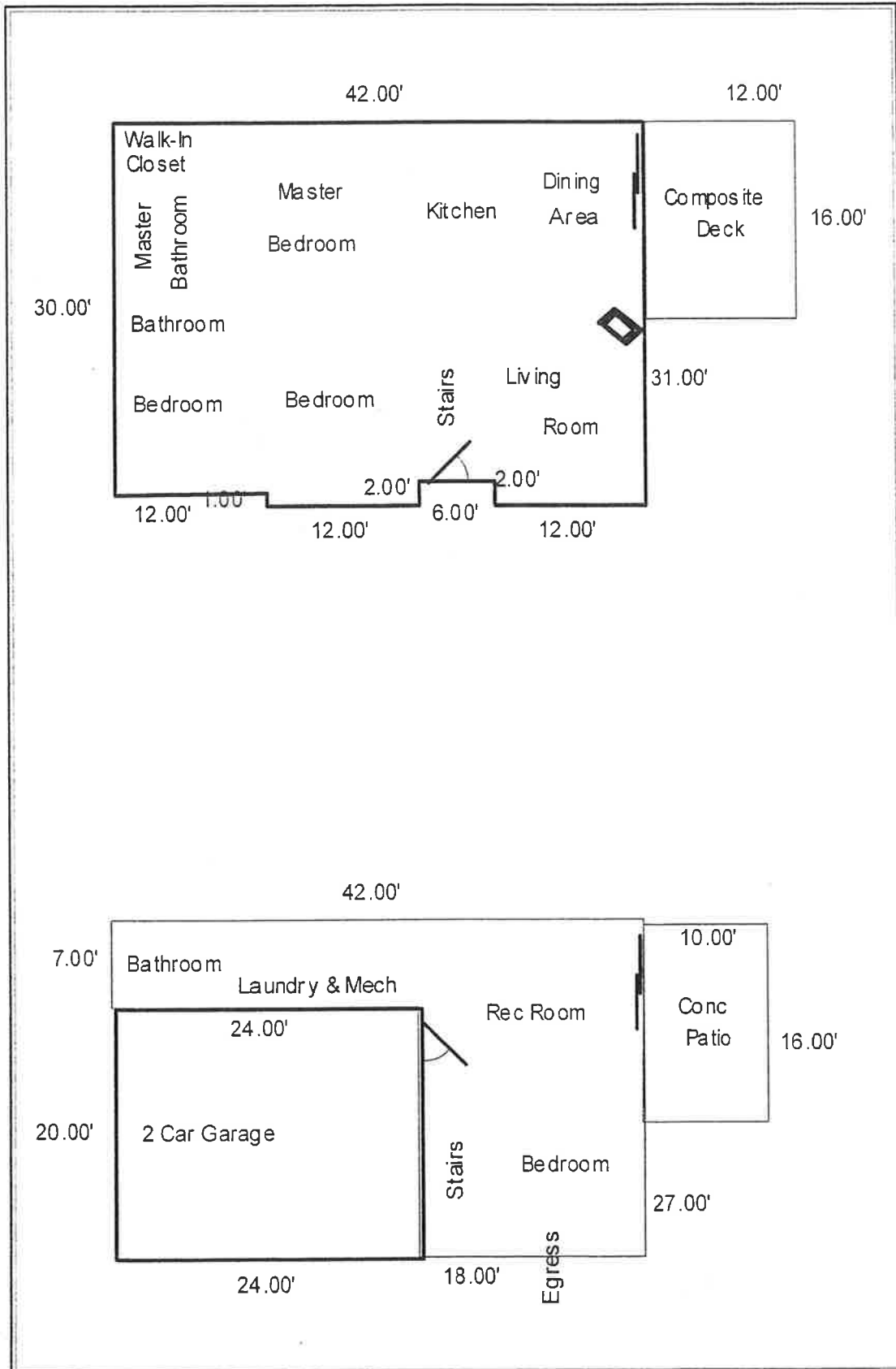
SUPERVISORY:

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Thompson Appraisal
SKETCH ADDENDUM

File No. 14-06MAN
 Project # 2012099

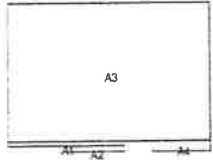
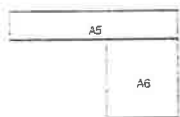



Borrower	Mans				
Property Address	1510 S Cochran Street				
City	Spokane	County	Spokane	State	WA
				Zip Code	99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224	



Thompson Appraisal
SKETCH ADDENDUM

File No. 14-06MAN
Project # 2012099

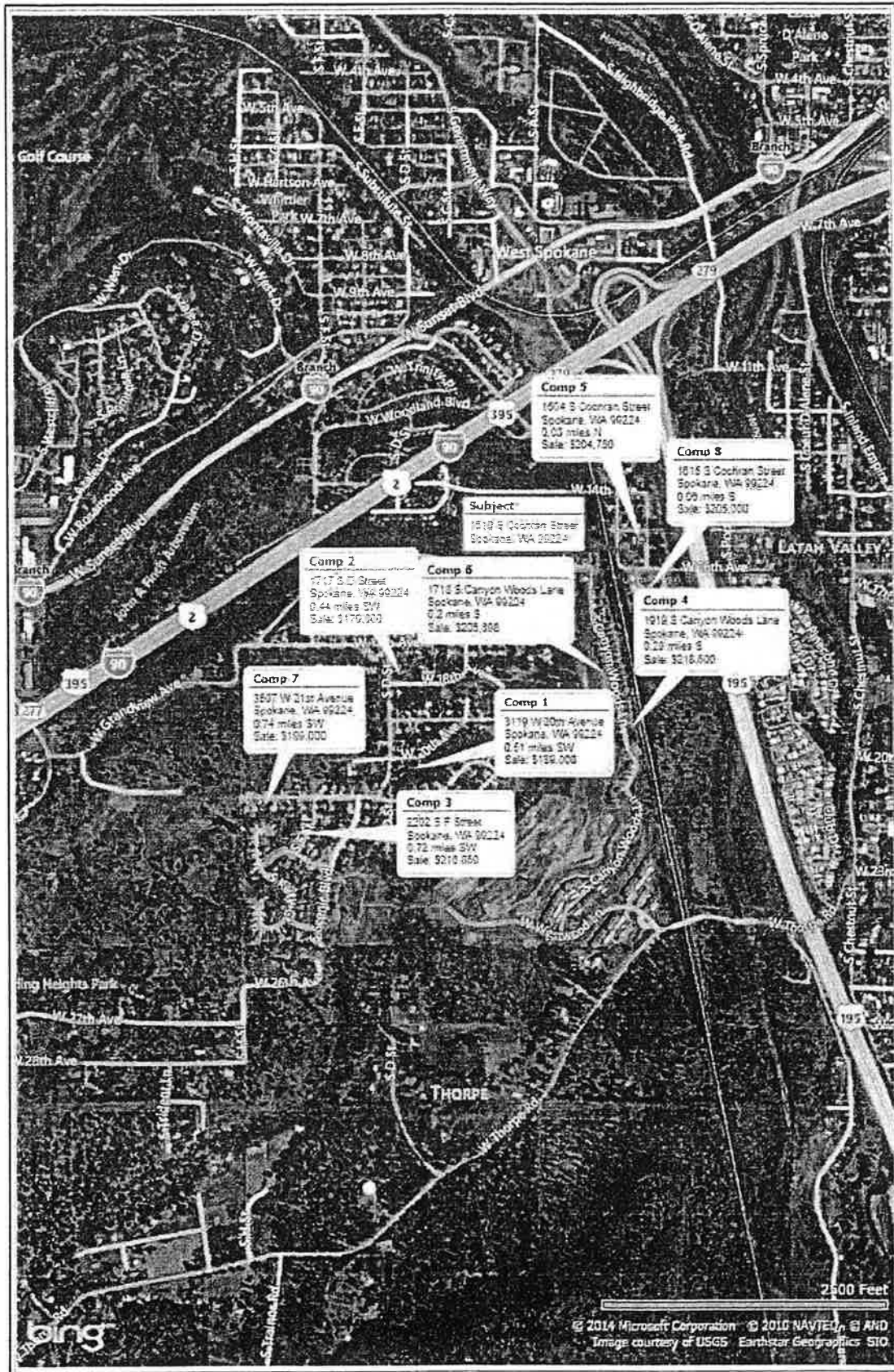
Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		

SKETCH CALCULATIONS		Perimeter	Area
	A1 : 24.0 x 1.0 =		24.0
	A2 : 12.0 x 1.0 =		12.0
	A3 : 42.0 x 29.0 =		1218.0
	A4 : 12.0 x 2.0 =		24.0
	First Floor		1278.0
	A5 : 42.0 x 7.0 =		294.0
	A6 : 18.0 x 20.0 =		360.0
	Basement		654.0
	Total Living Area		1278.0
	A7 : 24.0 x 20.0 =		480.0
	Built-In Garage		480.0
	Total Garage Area		480.0
	A8 : 12.0 x 16.0 =		192.0
	Deck		192.0
	A9 : 10.0 x 16.0 =		160.0
	Patio		160.0
	Total Patio/Deck Area		352.0

Thompson Appraisal
LOCATION MAP ADDENDUM

File No. 14-06MAN
Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



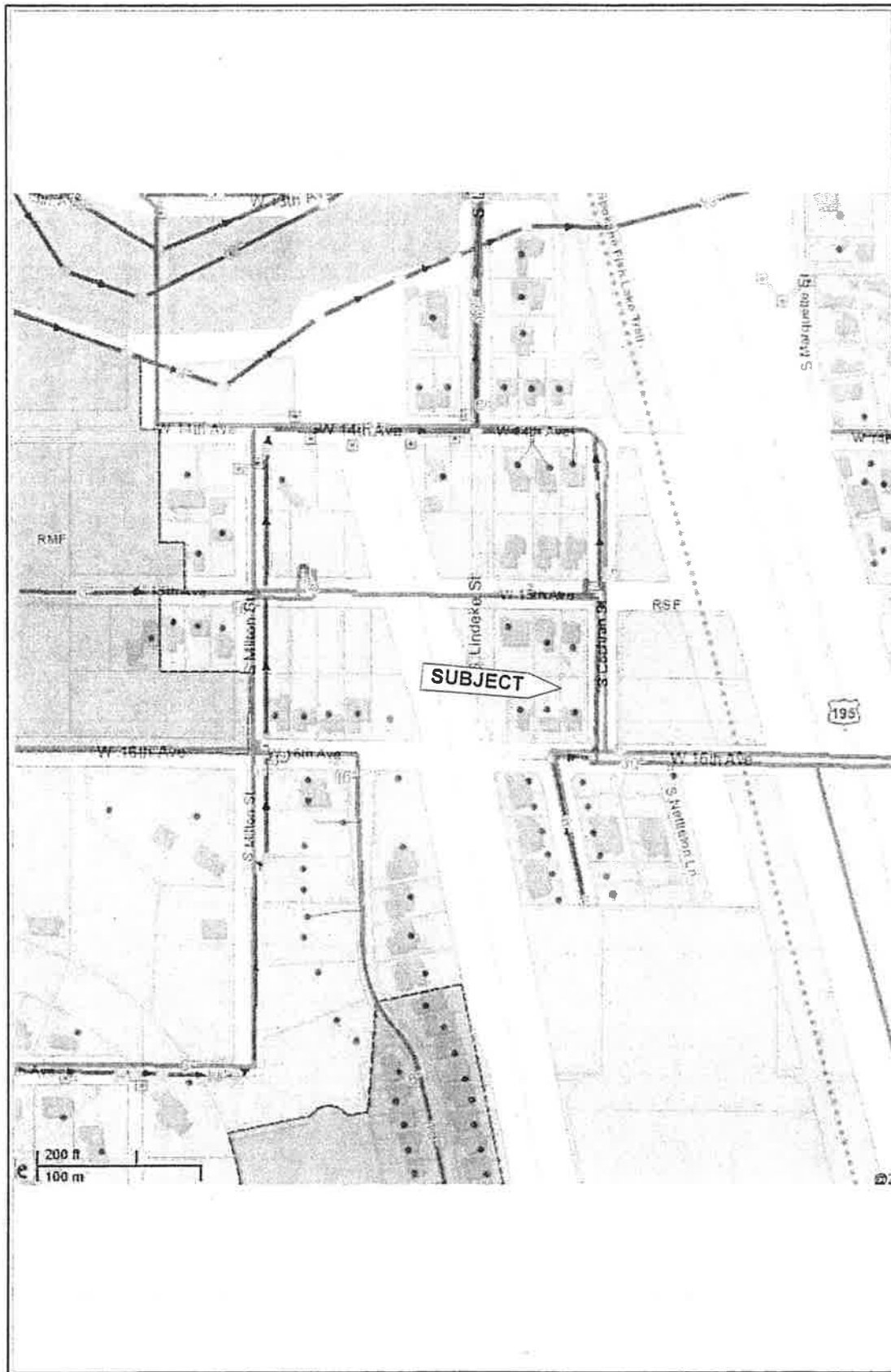
File No. 14-06MAN
Project # 2012099

An aerial photograph of a residential area with property boundaries and labels. The 'SUBJECT' property is highlighted with a white arrow pointing to a parcel labeled 25252-1402. Other labels include 'Railroad' and 'Fish Lake Trail'. The image shows a grid of property parcels, some with buildings, and a railroad line running horizontally across the middle. A road labeled 'Fish Lake Trail' runs vertically on the right side. The 'SUBJECT' property is located in the center-right area, adjacent to the railroad. Other property labels include 25252-0107, 25252-0410, 25252-0411, 25252-0412, 25252-0413, 25252-0414, 25252-0415, 25252-0416, 25252-0417, 25252-0418, 25252-0419, 25252-0420, 25252-0421, 25252-0422, 25252-0423, 25252-0424, 25252-0425, 25252-0426, 25252-0427, 25252-0428, 25252-0429, 25252-0430, 25252-0431, 25252-0432, 25252-0433, 25252-0434, 25252-0435, 25252-0436, 25252-0437, 25252-0438, 25252-0439, 25252-0440, 25252-0441, 25252-0442, 25252-0443, 25252-0444, 25252-0445, 25252-0446, 25252-0447, 25252-0448, 25252-0449, 25252-0450, 25252-0451, 25252-0452, 25252-0453, 25252-0454, 25252-0455, 25252-0456, 25252-0457, 25252-0458, 25252-0459, 25252-0460, 25252-0461, 25252-0462, 25252-0463, 25252-0464, 25252-0465, 25252-0466, 25252-0467, 25252-0468, 25252-0469, 25252-0470, 25252-0471, 25252-0472, 25252-0473, 25252-0474, 25252-0475, 25252-0476, 25252-0477, 25252-0478, 25252-0479, 25252-0480, 25252-0481, 25252-0482, 25252-0483, 25252-0484, 25252-0485, 25252-0486, 25252-0487, 25252-0488, 25252-0489, 25252-0490, 25252-0491, 25252-0492, 25252-0493, 25252-0494, 25252-0495, 25252-0496, 25252-0497, 25252-0498, 25252-0499, 25252-0500, 25252-0501, 25252-0502, 25252-0503, 25252-0504, 25252-0505, 25252-0506, 25252-0507, 25252-0508, 25252-0509, 25252-0510, 25252-0511, 25252-0512, 25252-0513, 25252-0514, 25252-0515, 25252-0516, 25252-0517, 25252-0518, 25252-0519, 25252-0520, 25252-0521, 25252-0522, 25252-0523, 25252-0524, 25252-0525, 25252-0526, 25252-0527, 25252-0528, 25252-0529, 25252-0530, 25252-0531, 25252-0532, 25252-0533, 25252-0534, 25252-0535, 25252-0536, 25252-0537, 25252-0538, 25252-0539, 25252-0540, 25252-0541, 25252-0542, 25252-0543, 25252-0544, 25252-0545, 25252-0546, 25252-0547, 25252-0548, 25252-0549, 25252-0550, 25252-0551, 25252-0552, 25252-0553, 25252-0554, 25252-0555, 25252-0556, 25252-0557, 25252-0558, 25252-0559, 25252-0560, 25252-0561, 25252-0562, 25252-0563, 25252-0564, 25252-0565, 25252-0566, 25252-0567, 25252-0568, 25252-0569, 25252-0570, 25252-0571, 25252-0572, 25252-0573, 25252-0574, 25252-0575, 25252-0576, 25252-0577, 25252-0578, 25252-0579, 25252-0580, 25252-0581, 25252-0582, 25252-0583, 25252-0584, 25252-0585, 25252-0586, 25252-0587, 25252-0588, 25252-0589, 25252-0590, 25252-0591, 25252-0592, 25252-0593, 25252-0594, 25252-0595, 25252-0596, 25252-0597, 25252-0598, 25252-0599, 25252-0600, 25252-0601, 25252-0602, 25252-0603, 25252-0604, 25252-0605, 25252-0606, 25252-0607, 25252-0608, 25252-0609, 25252-0610, 25252-0611, 25252-0612, 25252-0613, 25252-0614, 25252-0615, 25252-0616, 25252-0617, 25252-0618, 25252-0619, 25252-0620, 25252-0621, 25252-0622, 25252-0623, 25252-0624, 25252-0625, 25252-0626, 25252-0627, 25252-0628, 25252-0629, 25252-0630, 25252-0631, 25252-0632, 25252-0633, 25252-0634, 25252-0635, 25252-0636, 25252-0637, 25252-0638, 25252-0639, 25252-0640, 25252-0641, 25252-0642, 25252-0643, 25252-0644, 25252-0645, 25252-0646, 25252-0647, 25252-0648, 25252-0649, 25252-0650, 25252-0651, 25252-0652, 25252-0653, 25252-0654, 25252-0655, 25252-0656, 25252-0657, 25252-0658, 25252-0659, 25252-0660, 25252-0661, 25252-0662, 25252-0663, 25252-0664, 25252-0665, 25252-0666, 25252-0667, 25252-0668, 25252-0669, 25252-0670, 25252-0671, 25252-0672, 25252-0673, 25252-0674, 25252-0675, 25252-0676, 25252-0677, 25252-0678, 25252-0679, 25252-0680, 25252-0681, 25252-0682, 25252-0683, 25252-0684, 25252-0685, 25252-0686, 25252-0687, 25252-0688, 25252-0689, 25252-0690, 25252-0691, 25252-0692, 25252-0693, 25252-0694, 25252-0695, 25252-0696, 25252-0697, 25252-0698, 25252-0699, 25252-0700, 25252-0701, 25252-0702, 25252-0703, 25252-0704, 25252-0705, 25252-0706, 25252-0707, 25252-0708, 25252-0709, 25252-0710, 25252-0711, 25252-0712, 25252-0713, 25252-0714, 25252-0715, 25252-0716, 25252-0717, 25252-0718, 25252-0719, 25252-0720, 25252-0721, 25252-0722, 25252-0723, 25252-0724, 25252-0725, 25252-0726, 25252-0727, 25252-0728, 25252-0729, 25252-0730, 25252-0731, 25252-0732, 25252-0733, 25252-0734, 25252-0

Thompson Appraisal
SITE LOCATION MAP

File No. 14-06MAN
 Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		

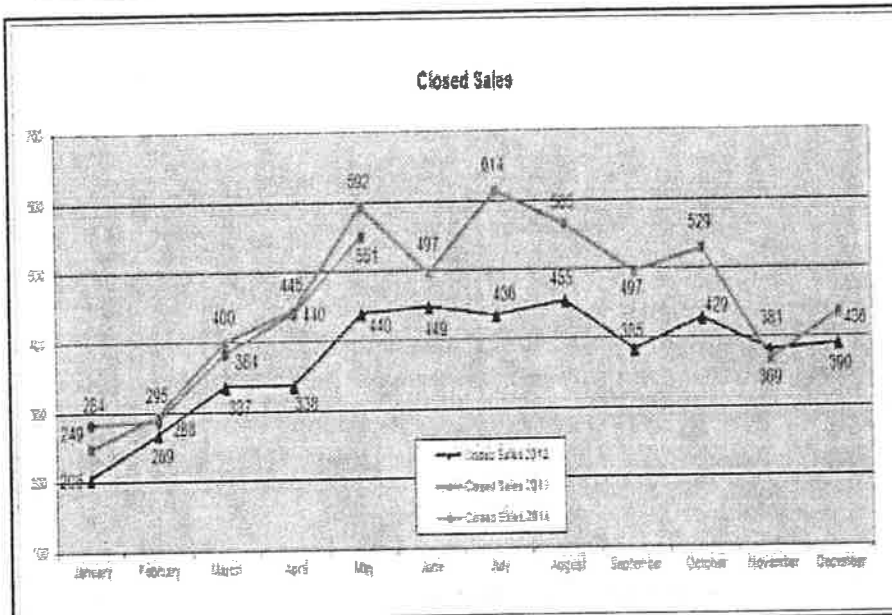


Thompson Appraisal
Spokane MLS Market Data

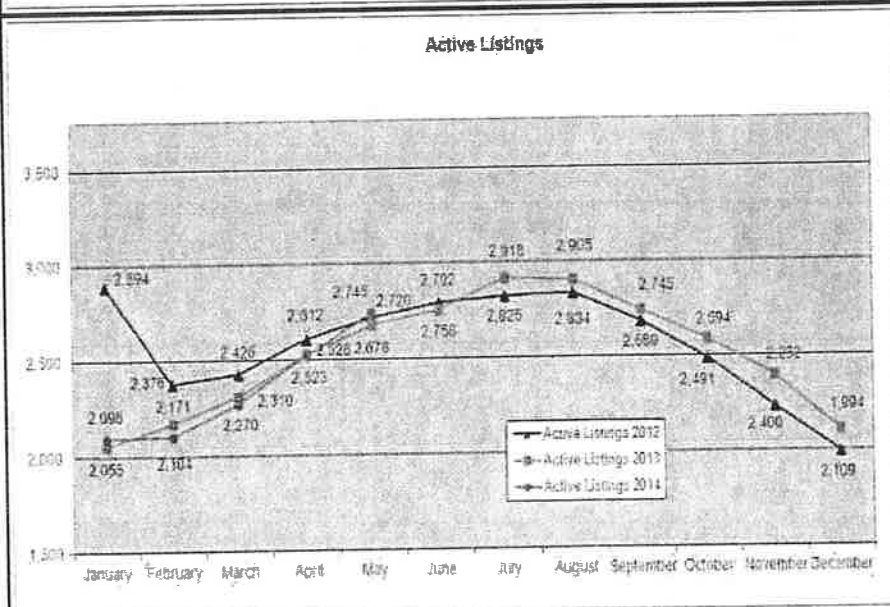
File No. 14-06MAN
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Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		

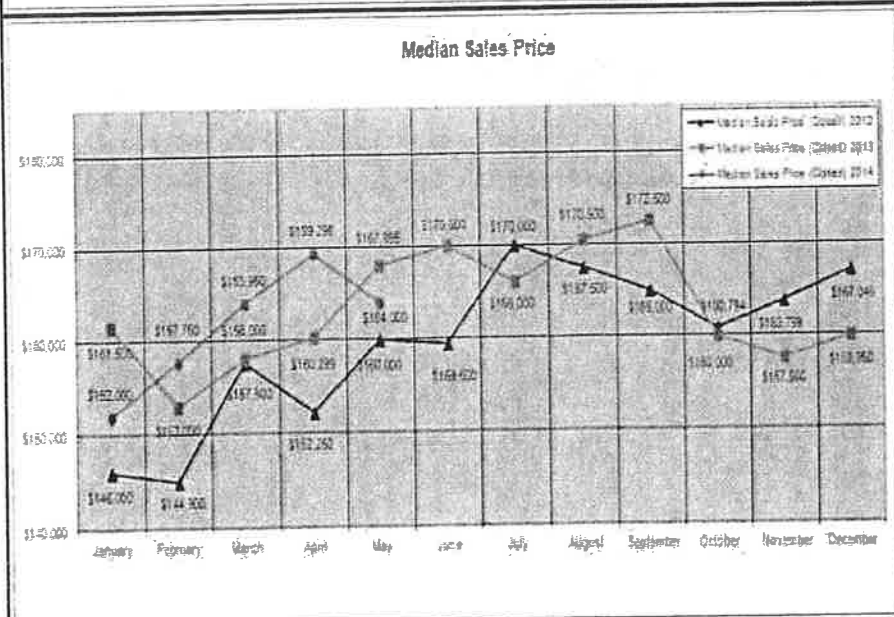
Closed sales by month
(data released June 2014)



Active Listings by month
data released June 2014

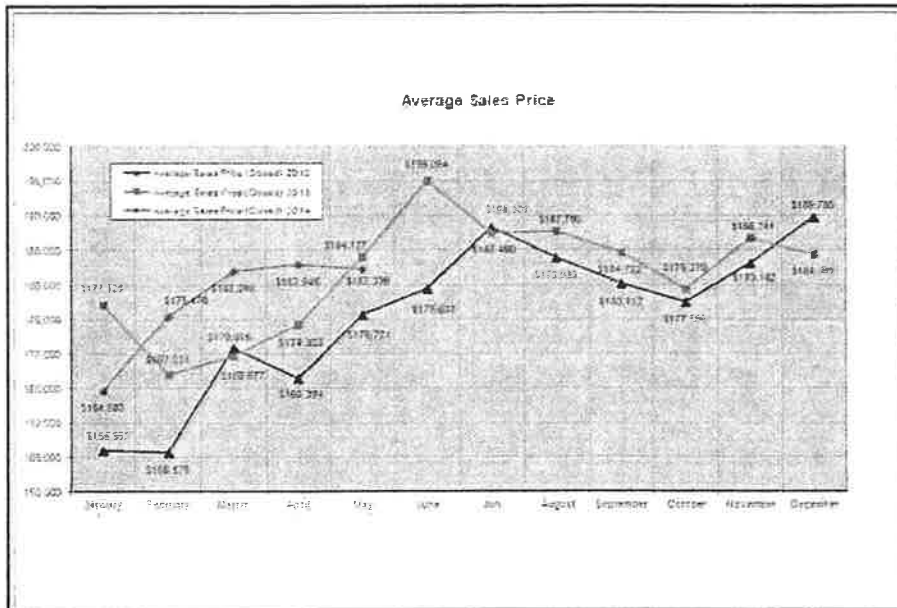


Median Sales Prices
data released June 2014



Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		

Spokane area average
Sales prices (June 2014)



PAGE A8 | TUESDAY, APRIL 8, 2014

Continued slow growth expected in home sales

384 homes sold locally in March

By Tom Sowa

tom.sowa@spokanejournal.com, (509) 459-5411

Total Spokane homes sales in March picked up by 31 percent compared to February, the Spokane Association of Realtors reported.

There were 384 homes sold in March, with the median price up 3.9 percent compared to the previous month.

"That March growth is positive, but at the same time, that's generally the way March is," said Rob Higgins, the association's executive officer. "February is typically a slow month

for us."

Said Higgins, "What's more important is that we keep seeing positive numbers."

In contrast, there were 400 homes sold in March 2013.

The strongest locations for home sales during March this year were Spokane Valley-Liberty Lake, with 120 sales. The next most active area was south Spokane, with 94 sales. Northwest Spokane County had 82 sales in March.

Higgins said most analysts predict the 2014 home market in Spokane will generally mirror the slow growth seen during 2013.

Underlining that point, Higgins cited 2014's first-quarter median sales price for Spokane - \$158,000 - which is nearly identical to the

\$157,950 median price from first quarter 2013.

For the first quarter of 2014, 955 single-family home sales were closed compared to 944 sales in 2013's first quarter, he said.

"That's a 1.2 percent increase and I'd like to see it be more," Higgins said.

As he did last year, Higgins said the key number that area Realtors care about is jobs. Once the job picture brightens, home sales will catch up, he said.

New-home sales are down 17.4 percent in the first quarter compared with a year ago.

There were 124 newly constructed homes sold in Spokane this year, compared with 150 during the first three months of 2013, the association reported.

Story idea or comment: (509) 459-5418; fax (509) 459-5482; email business@spokesman.com

Market Activity

Spokane Association of REALTORS® Residential Report

May closed sales of single family homes on less than one acre, including condos, totaled 551. May closed sales were up 25.2% over April closed sales. The average sales price for May was \$182,335 virtually the same average sales price as April's which was \$182,734. The median sales price for May was \$164,000 down 3% from April's median sales price of \$169,148.

Year to date sales slipped behind last year's total by 1.7%. Sales through May total 1,947 compared to 1,981 for the same period last year. The average sales price through May is \$178,745 up slightly, 1.8%, from last year's average sales price through May of \$175,611. The year to date median sales price is flat compared to median sales price last year, \$162,500 vs. \$161,300.

Inventory is up 8.8% over last month. Compared to last month as of this report inventory is at 1,743 compared to 1,603 last month. New construction closed sales total 239 through May compared to 290 through May last year, down 17.6%.

Residential Site Built and Condo in Spokane County

(On less than one acre)

MAY HOME SALES MARKET ACTIVITY

MLS Market Activity Report
released June 2014

Market Conditions Addendum to the Appraisal Report

Project # 2012099

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1510 S Cochran Street City Spokane State WA ZIP Code 99224

Borrower Mans

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	19	3	8	Increasing	Stable	X	Declining
Absorption Rate (Total Sales/Months)	3.17	1.00	2.67	Increasing	Stable	X	Declining
Total # of Comparable Active Listings	22	22	29	Declining	Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	6.94	22.00	10.86	Declining	Stable	X	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Median Comparable Sales Price	205,000	183,000	194,000	Increasing	Stable	X	Declining
Median Comparable Sales Days on Market	65	87	61	Declining	X	Stable	Increasing
Median Comparable List Price	209,900	206,600	209,900	Increasing	X	Stable	Declining
Median Comparable Listings Days on Market	120	137	67	X	Declining	Stable	Increasing
Median Sale Price as % of List Price	99.40	100.00	99.20	Increasing	X	Stable	Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	Yes	X	No	Declining	X	Stable	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller paid concessions increased in 2010 through 2012, but have stabilized in 2013 and 2014 with the lower inventory. When present, concessions are usually most common in entry-level property and with new construction transactions. Concessions vary widely but are typically in the 2% to 4% range, with over 6% uncommon.

Are foreclosure sales (REO sales) a factor in the market? ☒ Yes ☐ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosure activity, both in the Spokane region and nationally is expected to remain higher than historic "normal" levels through 2014. The inventory of distressed properties tends to keep prices lower. Foreclosures, REO, and short sales are a relatively small portion of the sales in the Spokane area, but still a significant factor in the market, accounting for approximately 1 in 4 sales. Minor discounting of lender owned (REO) or otherwise distressed property is common. Substantial discounting of a foreclosure or distressed property is rare, typically only when there is significant damage.

Cite data sources for above information.

The analysis above was compiled using Spokane MLS data. The appraisers comments are based on 2014 Spokane-Kootenai Market Forum data, recent publications and MLS data, discussions with appraisers and brokers, and the appraisers local market experience.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The data above indicates a decline in closed sales and absorption when the current quarter is compared to the 7-12 months ago. The active listings have increased slightly when the current period is compared to 7-12 months ago. The result is an increase in housing supply when the current quarter (10.86 month housing supply) is compared to the prior 7-12 month time frame (6.94 month supply). The listing prices are stable, the sales prices are slightly lower when compared to 7-12 months ago. The more extensive MLS data indicates general sales price stability.

The above inventory analysis above has been presented and considered by the appraiser as part of the market trend analysis. The appraiser gives substantial weight to the 2014 Spokane MLS year-to-date reports, as the sample size is much larger, less easily skewed by a few sales or listings, and considered more reliable in determining overall market trends. See attached MLS data, graphs and market reports.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Not applicable

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	0	0	0	Increasing	Stable		Declining
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	Increasing	Stable		Declining
Total # of Active Comparable Listings	0	0	0	Declining	Stable		Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	0.00	0.00	0.00	Declining	Stable		Increasing

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Not applicable, the subject is not a cooperative or condominium.

Summarize the above trends and address the impact on the subject unit and project.

Not applicable, the subject is not a cooperative nor a condominium.

Signature

Signature

Appraiser Name F. Scott Thompson

Supervisor Name

Company Name Thompson Appraisal

Company Name

Company Address 15418 N Franklin Ct, Spokane, WA 99208

Company Address

State License/Certification # 1700893

State WA

State License/Certification #

State

Email Address fscott29@comcast.net

Email Address

Thompson Appraisal
SUBJECT PHOTO ADDENDUM

File No. 14-06MAN
Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



**FRONT OF
SUBJECT PROPERTY**
1510 S Cochran Street
Spokane, WA 99224



**REAR OF
SUBJECT PROPERTY**
north side of house & yard areas
minor landscaping underway



STREET SCENE
looking north, subject on left
curb, sidewalk & paving recently finished

Thompson Appraisal
SUBJECT PHOTO ADDENDUM

File No. 14-06MAN
Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



Front and south side of house
hardi-plank siding, recent



Street scene, 16th Avenue
secondary arterial, looking east

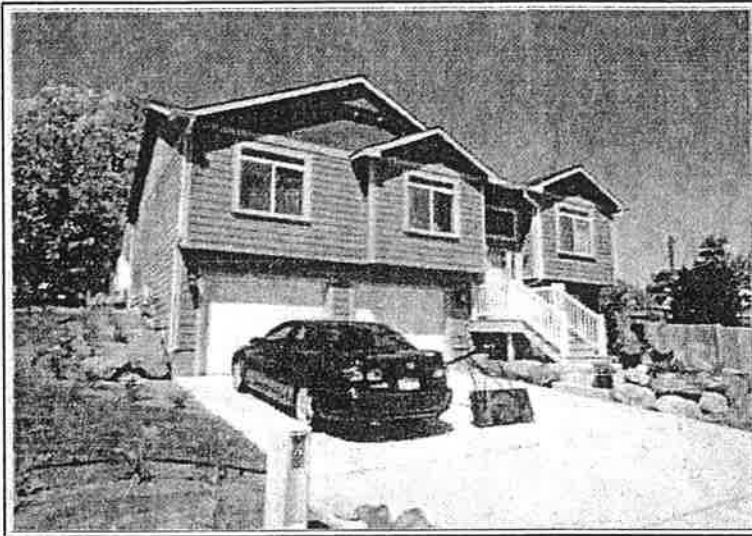


Looking south- subject on right
paving, curb & sidewalks recently installed

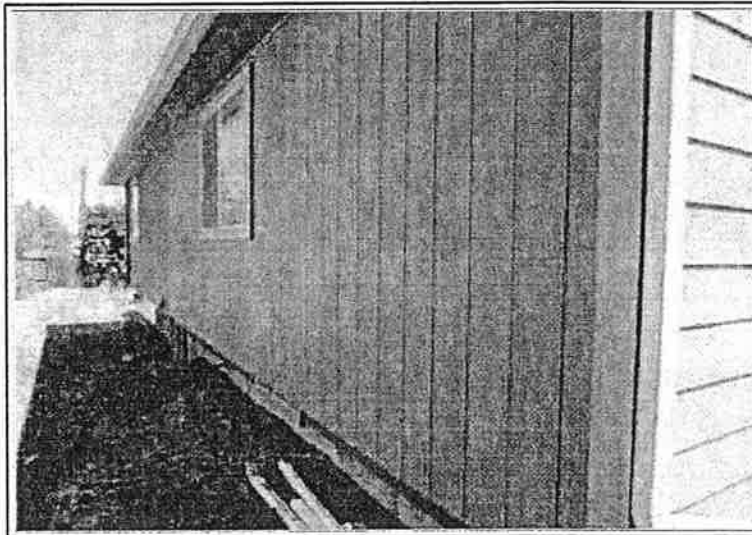
Thompson Appraisal
SUBJECT PHOTO ADDENDUM

File No. 14-06MAN
Project # 2012099

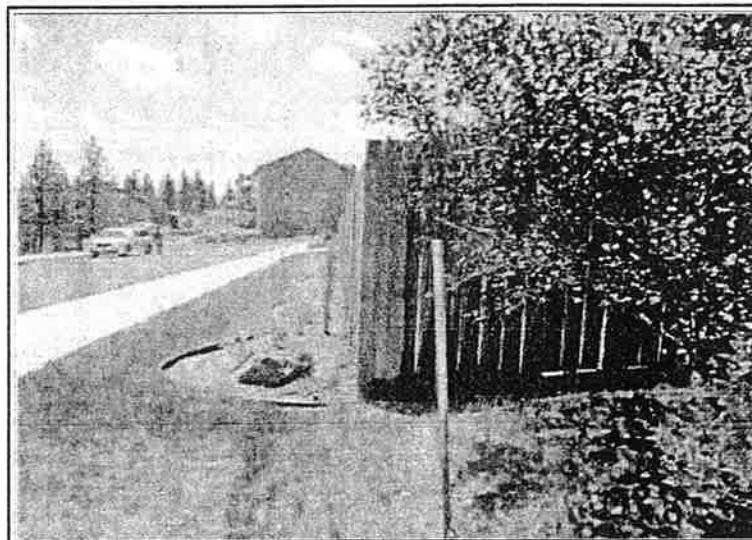
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City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



Front and south side of house
cem-fiber siding, composition roof



West side of dwelling
wood siding

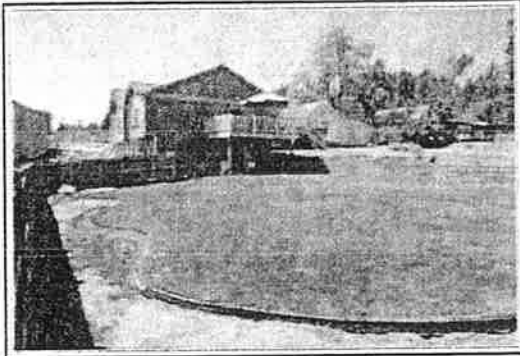


Northeast corner of parcel
vinyl fence

Thompson Appraisal
Subject Photos

File No. 14-06MAN
Project # 2012099

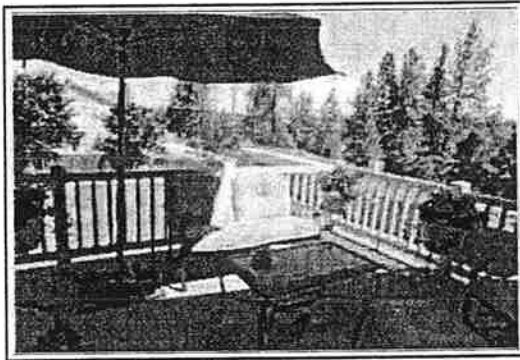
Borrower	Mans				
Property Address	1510 S Cochran Street				
City	Spokane	County	Spokane	State	WA Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224	



Fenced backyard



16th Ave, looking west sidewalk end shortly past subject site



12' x 16' composite deck, public land & Fish Lake Trail across street



Living room with gas fp, recently installed laminate floors



Dining area- tile floors with sliding door to deck



Kitchen- stainless steel appliances installed in 2009, tile floors

Thompson Appraisal
Subject Photos

File No. 14-06MAN
Project # 2012099

Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



Kitchen (cont)- laminate counter tops



Secondary bedroom



Bedroom- carpet floors



Main upper bath- tile floor, 1 pc FG tub/shower, laminate counters



Master bedroom- carpet floors, small walk-in closet in distance



Master bathroom- tile floors

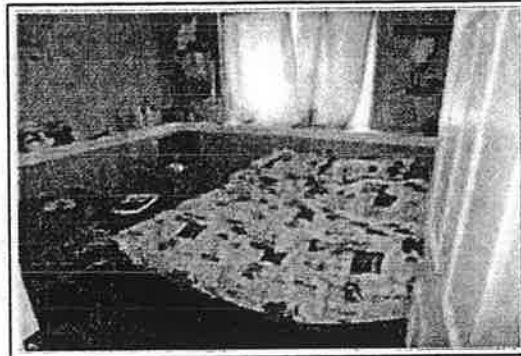
Thompson Appraisal
Subject Photos

File No. 14-06MAN
Project # 2012099

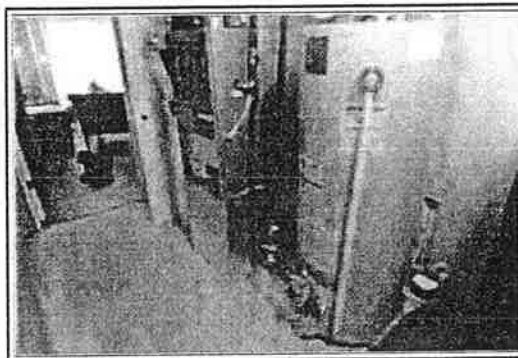
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Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



Basement rec room with slider to patio- finished in 2012



Bedroom with egress window (finished in early 2013~)



Mechanical area



Basement bathroom with tile floor - finished in early 2013



Built-in garage

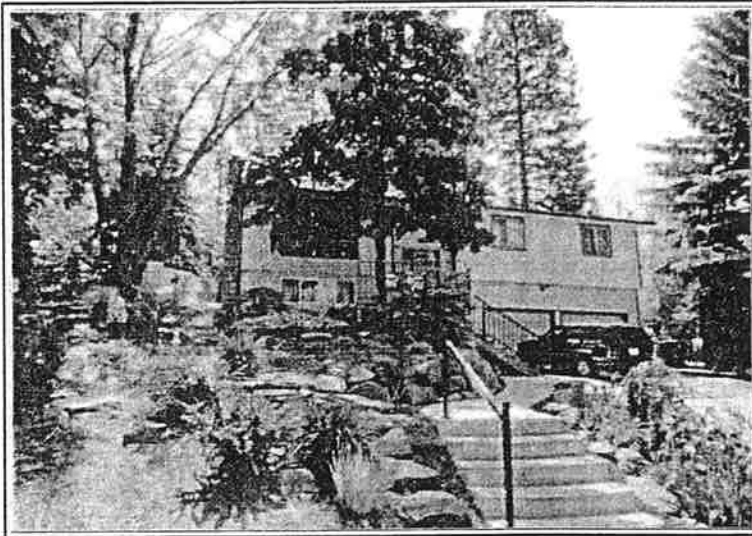


Front- some minor landscaping completed in 2014

Thompson Appraisal
COMPARABLES 1-2-3

File No. 14-06MAN
Project # 2012099

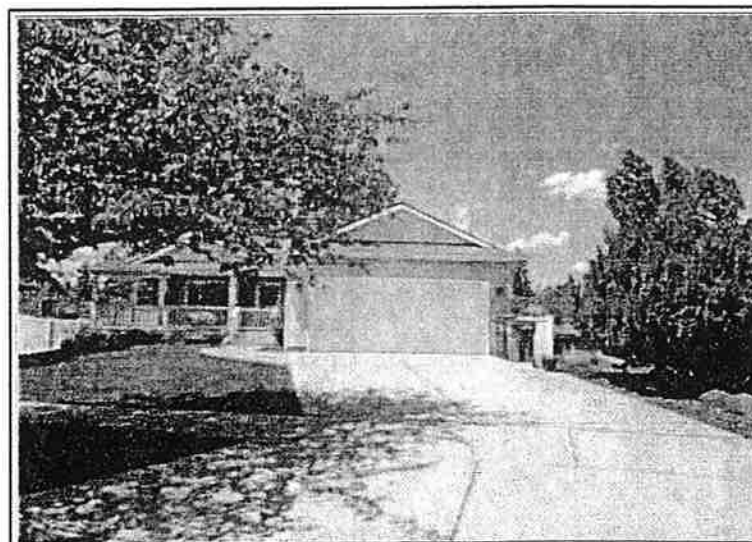
Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



COMPARABLE SALE # 1
3119 W 20th Avenue
Spokane, WA 99224



COMPARABLE SALE # 2
1717 S D Street
Spokane, WA 99224



COMPARABLE SALE # 3
2202 S F Street
Spokane, WA 99224

Thompson Appraisal
COMPARABLES 4-5-6

File No. 14-06MAN
 Project # 2012099

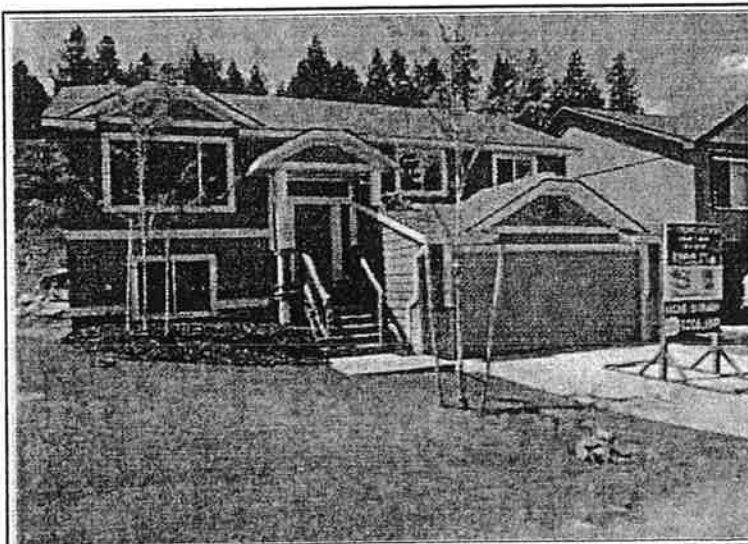
Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street. Spokane WA 99224		



COMPARABLE SALE # 4
 1919 S Canyon Woods Lane
 Spokane, WA 99224



COMPARABLE SALE # 5
 1504 S Cochran Street
 Spokane, WA 99224

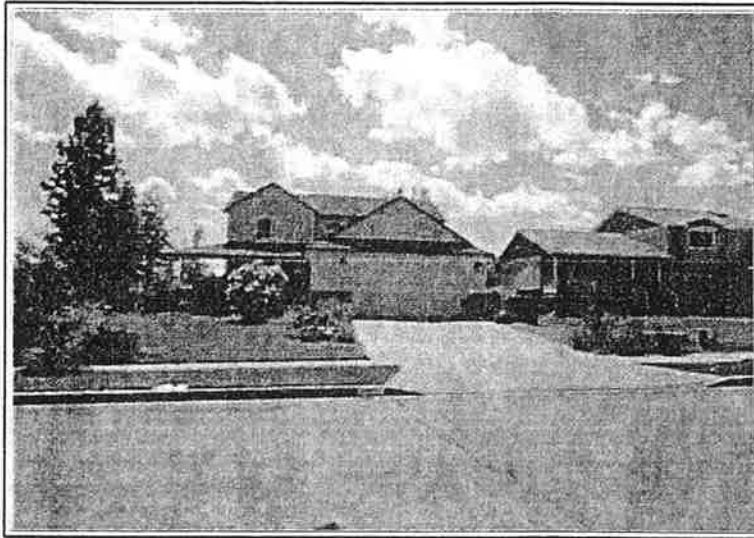


COMPARABLE SALE # 6
 1718 S Canyon Woods Lane
 Spokane, WA 99224

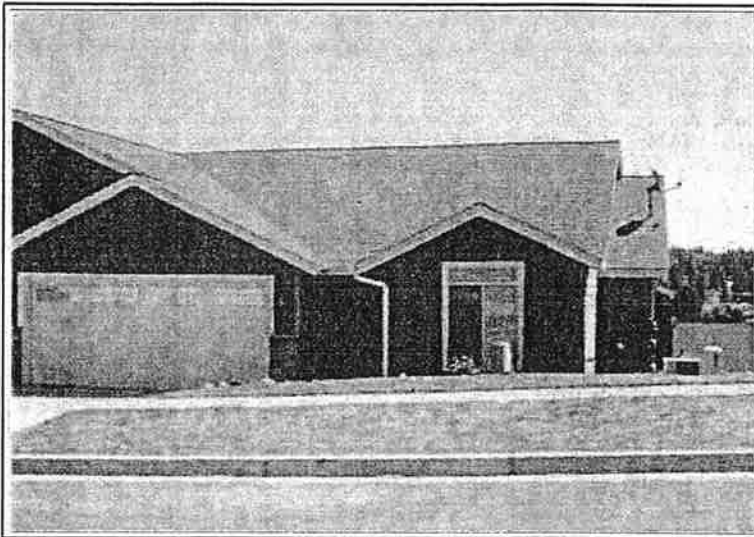
Thompson Appraisal
COMPARABLES 7-8-9

File No. 14-06MAN
Project # 2012099

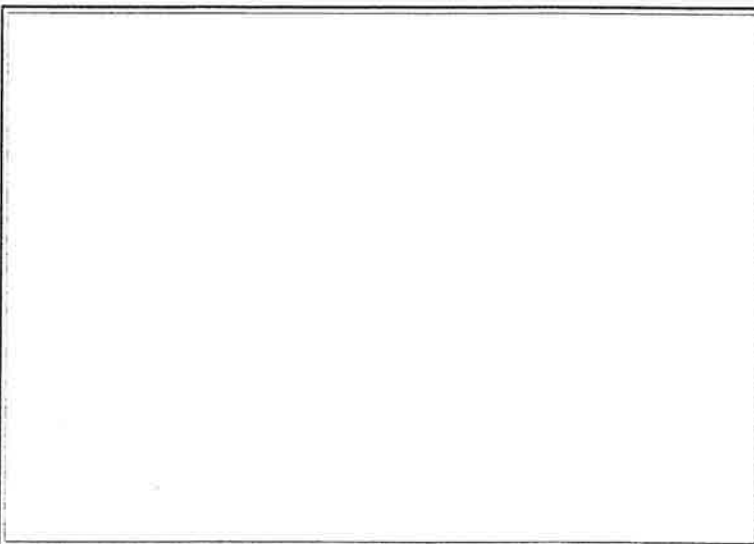
Borrower	Mans					
Property Address	1510 S Cochran Street					
City	Spokane	County	Spokane	State	WA	Zip Code 99224
Lender/Client	Michele Mans		Address	1510 S Cochran Street, Spokane WA 99224		



COMPARABLE SALE # 7
3507 W 21st Avenue
Spokane, WA 99224



COMPARABLE SALE # 8
1615 S Cochran Street
Spokane, WA 99224



COMPARABLE SALE # 9

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 14-06MAN
Project # 2012099

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with condition severe enough to affect the safety, soundness, or structural integrity of the improvements.

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 14-06MAN
 Project # 2012099

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high-quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Requirements - Definition of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominately dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectation. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 14-06MAN
 Project # 2012099

Abbreviation	Full Name	May Appear In These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Thompson Appraisal
Appraiser Resume

File No. 14-06MAN
Project # 2012099

Borrower Mans

Property Address 1510 S Cochran Street

City Spokane County Spokane State WA Zip Code 99224

Lender/Client Michele Mans Address 1510 S Cochran Street, Spokane WA 99224

F. Scott Thompson

EDUCATION

University of Montana, 1990 -1993, B.A. Degree in Anthropology
University of Montana, 1990 -1993, B.A. Degree in Geography
Spokane Falls Community College, 1987-1990, Spokane WA
Mead High School, Graduated 1987, Spokane WA

PROFESSIONAL DEVELOPMENT

Discounted Cash Flow Analysis, Appraisal Institute, 5 Hrs -2014
Spokane-Kootenai Real Estate Market Forum, 5 hrs/per year - 1998 through 2014
Uniform Appraisal Standards Update Course, McKissock, 7 hrs - 2013
Legal Descriptions and Surveys, McKissock, 2 hrs - 2013
Appraising Energy Efficiency in New Homes and Retrofits, S.E.E.C., 3.5- hrs 2012
Appraisal Disclosures, McKissock, 5 hrs-2012
FHA Appraisal, McKissock, 7 hrs - 2012
Green Building for Appraisers, McKissock, 3 Hrs- 2012
Uniform Appraisal Standards Update Course, Appraisal Institute, 7 hrs - 2011
HVCC and the Future of Appraising, McKissock, 4 hrs - 2010
REO & Foreclosure Real Estate Issues, Nat Assn of Realtors, 7.5 hrs - 2010
Uniform Standards of Appraisal Practice, McKissock, 7 hrs -2009
Market Trend Analysis & the 1004MC, Canadian National Association of Appraisers, 7hrs - 2009
GIS Applications for Real Estate Appraisal, Appraisal Institute, 7 hrs - 2008
National USPAP Update, McKissock, 7 hrs - 2007
Home Inspections, Spokane Association of Realtors, 7 hrs- 2007
Appraisal Trends, McKissock, 7 hrs - 2007
Uniform Standards of Appraisal Practice (USPAP), WAR, 8 hrs -2006
Uniform Appraisal Standards Update Course, McKissock, 7 hrs - 2005
Developing Appraisal Practice, McKissock, 10 Hrs -2005
Residential Construction, McKissock, 8 hrs-2004
Uniform Standards of Appraisal Practice (USPAP), McKissock, 7 hrs -2004
Appraising Nonconforming and Difficult Properties, McKissock, 8 hrs - 2003
Residential Property Construction and Inspection, Appraisal Institute, 8 hrs - 2002
Appraiser Liability, McKissock, 8 hrs - 2002
Uniform Standards of Appraisal Practice (USPAP), McKissock, 16 hrs - 2002
Meth Labs (effects on real estate), Spokane Association of Realtors, 3 hrs - 2001
New Analysis Tools & 21st Century Appraisal, Appraisal Institute, 8 hrs - 2000
Valuation of Detrimental Conditions, Appraisal Institute, 7 hrs - 2000
Appraising 2-4 Unit Income Properties, McKissock, 4 hrs - 2000
Regression Analysis, McKissock, 8 hrs -1999
Residential Design and Functional Utility, Appraisal Institute, 7hrs - 1999
Advanced Narrative Report Writing, Course 5000, Appraisal Institute, 40 hrs - 1998
Appraisal of Retail Properties, Appraisal Institute, 7 hrs - 1998
Farm & land Appraisal, McKissock, 15 hrs - 1998
Timberland Valuation, Appraisal Institute, 14 hrs -1997
Manufactured Housing Appraisal, Lincoln Graduate Center, 15 hrs - 1997
Home Inspections, National Association of Realtors - 7 hrs - 1997
Standards of Professional Practice (Ethics), Course 420, Appraisal Institute, 10 hrs - 1997
Standards of Professional Practice (USPAP), Course 410, Appraisal Institute, 15 hrs - 1997
Appraisal Review, Lincoln Graduate Center, 15 hrs - 1996
Sales Comparison Approach, National Association of Realtors, 15 hrs, 1995
Appraisal Procedures, Course 120, Appraisal Institute, 36 hrs, 1995
Real Estate Fundamentals, Rockwell Institute, 30 hrs - 1995
Professional Appraisal Standards (USPAP), Mycut RE School, 15 hrs - 1994
Cost and Income Approaches, National Association of Realtors, 15 hrs - 1994
Appraisal Principles, Course 110, Appraisal Institute, 36 hrs - 1993
Evaluation of Historical Structures, Anth 499, University of Montana, 30 hrs - 1992

EXPERIENCE

Thompson & Associates, Spokane, 1998 to Present. Owner / Appraiser
CPS Appraisal Services, Inc. Spokane, 1996 to 1998. Manager / Lead Appraiser
Northwest Charter Valuation, Spokane, 1993 to 1996. Appraiser

Washington counties of primary experience include: Spokane, Pend Oreille, Stevens, Lincoln and Whitman. Idaho coverage includes Kootenai, and Bonner Counties.

In addition to formal education, pre-appraisal experience includes military - United States Marine Corps

PROFESSIONAL CERTIFICATIONS & AFFILIATIONS

Washington State Certified # 1700893
Idaho State Certified # CRA -162
Montana State Certified # 547 (Not active)
Member Spokane Association of Realtors & National Association of Realtors
FHA Approved, National Roster # J24YDL & 1700893
WA State Dept of Natural Resources (DNR) approved/contract appraiser
MSA Designation (Cert# 8935). National Association of Master Appraisers
RAA Designation and Member, National Association of Realtors (Appraisal Division)

Borrower	Mans				
Property Address	1510 S Cochran Street				
City	Spokane	County	Spokane	State	WA Zip Code 99224
Lender/Client	Michele Mans	Address	1510 S Cochran Street, Spokane WA 99224		

STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A



CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

F SCOTT THOMPSON
THOMPSON & ASSOC
15418 N FRANKLIN COURT
SPOKANE WA 99208

Certi/Lic No.

1700893

Issued Date

02/14/1996

Expiration Date

11/24/2015

Pat Kohler
Pat Kohler, Director

PL 400-159 (6/9/93)

Bureau of Occupational Licenses

Department of Self Governing Agencies

The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED RESIDENTIAL APPRAISER

F SCOTT THOMPSON
15418 N FRANKLIN CT
SPOKANE WA 99208

Tana Cory
Tana Cory
Chief, B.O.L.

CRA-162
Number

11/24/2014
Expires

APPRAISAL COMPLIANCE ADDENDUM

File No. 14-06MAN
Project # 2012099

Borrower/Client <u>Mans</u>		Unit No.	
Address <u>1510 S Cochran Street</u>		Zip Code <u>99224</u>	
City <u>Spokane</u>	County <u>Spokane</u>	State <u>WA</u>	
Lender/Client <u>Michele Mans</u>			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of 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.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have performed the appraisal in conformity with the Uniform Standards of Professional Appraisal Practice and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et. seq.).

PRIOR SERVICES

- ☐ I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☒ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☒ I HAVE made a personal inspection of the property that is the subject of this report.
- ☐ I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

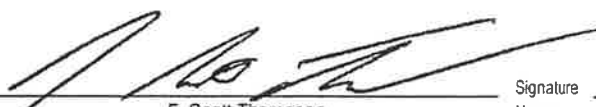
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The appraiser has completed recent appraisal services on the subject property, requested by a local lender (STCU) on 07/22/2013 to estimate the market value at that time. The owner recently contacted the appraiser to conduct a new market value estimate on the subject property to provide an estimate in market value change (if any) in the subject since the 2013 appraisal. There have been street, curb, drainage, and sidewalk improvements completed by the City of Spokane adjacent to the subject property since the 2013 appraisal. The difference in the past 2013 and the recent 2014 market value estimate will provide the owner with information on how the city LID improvements have impacted the subject's market value using "before and after" method.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 90-180 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name F. Scott Thompson
 Date of Signature 06/05/2014
 State Certification # 1700893
 or State License # _____
 State WA
 Expiration Date of Certification or License 11/24/2015
 Effective Date of Appraisal 06/02/2014

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior



BEFORE

RECEIVED

JUN 10 2014

B-1

HEARING EXAMINER

EXHIBIT NO. 15

RECEIVED

JUN 10 2014
8-2
HEARING EXAMINER



AFTER

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

6/25/2014

Clerk's File #

ORD C35119

Renews #**Submitting Dept**

CITY COUNCIL

Cross Ref #**Contact Name/Phone**

BEN STUCKART 625-6269

Project #**Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Final Reading Ordinance

Requisition #**Agenda Item Name**

0320 PURCHASING PREFERENCE FOR RECYCLED PRODUCTS

Agenda Wording

An ordinance relating to the establishment of purchasing and procurement preference for recycled products; adopting a new section 7.06.174 to chapter 7.06 of the Spokane Municipal Code.

Summary (Background)

This ordinance relates to the establishment of purchasing and procurement preference for recycled products, including recycled paper. The ordinance provides in part that all city departments shall purchase and/or use, where practicable, reusable products, recycled-content products and recyclable products.

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

MCDANIEL, ADAM

Study Session**Division Director****Other**

Finance

Finance

LESESNE, MICHELE

Distribution List**Legal**

PICCOLO, MIKE

For the Mayor

SANDERS, THERESA

Additional Approvals**Purchasing**



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

The ordinance also requires, whenever practicable, its vendors, contractors, and consultants to use reusable products, recycled-content products and recyclable products. Notice of the City's intent to procure goods, services or public works that comply with the provisions of this chapter regarding reusable products, recycled-content products and recyclable products shall be included in all request for bids or request for proposals. The City administration may adopt administrative policies to implement the provisions of this chapter, which may supplement but shall not conflict with the ordinance.

Fiscal Impact

Select **\$**

Select **\$**

Budget Account

#

#

Distribution List

ORDINANCE NO. C35119

AN ORDINANCE relating to the establishment of purchasing and procurement preference for recycled products; adopting a new section 7.06.174 to chapter 7.06 of the Spokane Municipal Code.

The City of Spokane does ordain:

Section 1. That there is adopted a new section 7.06.174 to chapter 7.06 of the Spokane Municipal Code to read as follows:

7.06.174 Purchasing and Procurement Preference for Reusable Products, Recycled-Content Products and Recyclable Products

- A. All city departments shall purchase and/or use, where practicable, reusable products, recycled-content products and recyclable products. The term “practicable” shall mean that the product performs adequately for its intended use and is available at a fair and reasonable price.
- B. City departments shall purchase and/or use only recycled-content paper for all imprinted letterhead, envelope and business card paper, file writing, photocopy paper, packaging papers, and printing papers. The City shall purchase recycled-content paper products through a single city department or a single purchase agreement whenever possible in order to maximize savings for the City.
- C. Departments shall publicize the City’s use of recycled paper by printing the word’s “Printed on Recycled Paper” or a recycled content logo on all letterhead, envelope and business card paper and on the title page of all reports printed on recycled paper, or by using recycled paper which is watermarked with the recycled content logo.
- D. The City shall require, whenever practicable, its vendors, contractors, and consultants to use reusable products, recycled-content products and recyclable products. Failure of a vendor, contractor, or consultant to specify how it will comply with this requirement may cause the City to determine that a bid is non-responsive. Notice of the City’s intent to procure goods, services or public works that comply with the provisions of this chapter regarding reusable products, recycled-content products and recyclable products shall be included in all request for bids or request for proposals.

- E. The City administration may adopt administrative policies to implement the provisions of this chapter, including the “Environmental Preferable Purchasing Policy,” which may supplement but shall not conflict with this chapter.
- F. The City’s preference for the purchase and use of reusable products, recycled-content products and recyclable products shall be included as a factor in the design and development of City capital improvement projects. All public works bid documents shall provide a statement relating to the criteria factor assigned to a bidder’s inclusion of reusable products, recycled-content products and recyclable products, including a statement as to standards by which the bidders are to respond.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

ORD C35125

Renews #**Submitting Dept**

ACCOUNTING

Cross Ref #**Contact Name/Phone**

PAM DOLAN X 6034

Project #**Contact E-Mail**

PDOLAN@SPOKANECITY.ORG

Bid #**Agenda Item Type**

First Reading Ordinance

Requisition #**Agenda Item Name**5600-RENAMING AND UPDATING LAW ENFORCEMENT INFORMATION
SYSTEMS FUND**Agenda Wording**

An ordinance renaming and updating the Law Enforcement Information Systems special revenue fund; amending SMC section 7.08.128.

Summary (Background)

Housekeeping to update the SMC for the name change to the Spokane Regional Emergency Communications Systems Fund (SRECS) that was adopted in 2009.

Fiscal Impact**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

DOLAN, PAM

Study Session**Division Director**

DOLAN, PAM

Other

Finance Comm 3/31/14

Finance

LESESNE, MICHELE

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For the Mayor

SANDERS, THERESA

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Additional Approvals

korlob@spokanecity.org

Purchasing

ORDINANCE NO. C35125

AN ORDINANCE renaming and updating the law enforcement information systems special revenue fund; amending SMC section 7.08.128.

The City of Spokane does ordain:

Section 1. That SMC section 7.08.128 is amended to read as follows:

**7.08.128 ~~((Law Enforcement Information Systems Fund))~~
Spokane Regional Emergency Communications Systems Fund**

- A. There is established in the City treasury a special revenue fund designated the ~~((“law enforcement information systems fund”))~~ “Spokane Regional Emergency Communications Systems (SRECS) fund” to be used for the operation of the City/County jail and records management (CAD/JMS/RMS) system. It also covers a portion of the personnel and operating expenses of the regional emergency communications systems department.
- B. The City shall deposit into and expend from this fund monies received from the one-tenth of one percent sales and use tax in Spokane County for emergency communications systems and facilities.
- C. This fund will receive fees from users of the system and will expend sums for administration and operation of the system in accordance with an interlocal cooperation agreement.

PASSED BY THE CITY COUNCIL on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date: _____

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

ORD C35126

Renews #**Submitting Dept**

PLANNING & DEVELOPMENT

Cross Ref #**Contact Name/Phone**

SCOTT CHESNEY 625-6061

Project #**Contact E-Mail**

SCHESNEY@SPOKANECITY.ORG

Bid #**Agenda Item Type**

First Reading Ordinance

Requisition #**Agenda Item Name**

0650 ORDINANCE RE-NAMING BRIDGE AVENUE

Agenda Wording

An ordinance re-naming a segment of Bridge Avenue for one block, between Lincoln and Monroe streets, to Summit Parkway.

Summary (Background)

On June 11, 2014, the City Plan Commission held a public hearing to obtain public comments on the proposed street re-naming. After review of written comments received, the City Plan Commission recommends approval of the proposed street name change.

Fiscal Impact**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

CHESNEY, SCOTT

Study Session**Division Director**

QUINTRALL, JAN

Other

PCED 6/16/14

Finance

LESESNE, MICHELE

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For the Mayor

SANDERS, THERESA

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bmyers@spokanecity.org

lcussins@spokanecity.org

mshannon@spokanecity.org

ORDINANCE NO. C35126

AN ORDINANCE re-naming a segment of Bridge Avenue, for one (1) block, between Lincoln and Monroe Streets, to "Summit Parkway."

WHEREAS, a roadway name shall be established or changed by Ordinance upon recommendation of the City Plan Commission, pursuant to the Spokane Municipal Code - Chapter 17D.050; and

WHEREAS, the City Plan Commission conducted a public hearing on June 11, 2014, to obtain public comments on the proposed street re-naming, and after close of public testimony, unanimously voted to recommend approval of the name change to the City Council of Spokane; -- Now, Therefore,

The City of Spokane does ordain:

1. Bridge Avenue, between Lincoln and Monroe Streets, shall be re-named "Summit Parkway", in alignment with the existing private street also named Summit Parkway; and
2. The City of Spokane shall pay for the installation and maintenance of the street signage, which is located in public right-of-way; and
3. The roadway shall remain a public road and the City will continue to maintain the roadway.

PASSED BY THE CITY COUNCIL ON _____, 2014.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

BRIEFING PAPER
City of Spokane
PCED Committee
Monday, June 16, 2014

Subject

Bridge Avenue to Summit Parkway Street Name Change
(Application Number Z1400026STNC)

Background

The City of Spokane has requested a street name change to rename a segment of Bridge Avenue for one block, between Lincoln and Monroe streets, to be designated Summit Parkway. A public hearing was held by the City Plan Commission to obtain public comment in consideration of this application on Wednesday, June 11, 2014. The Plan Commission voted unanimously to recommend approval of the street name change.

Impact

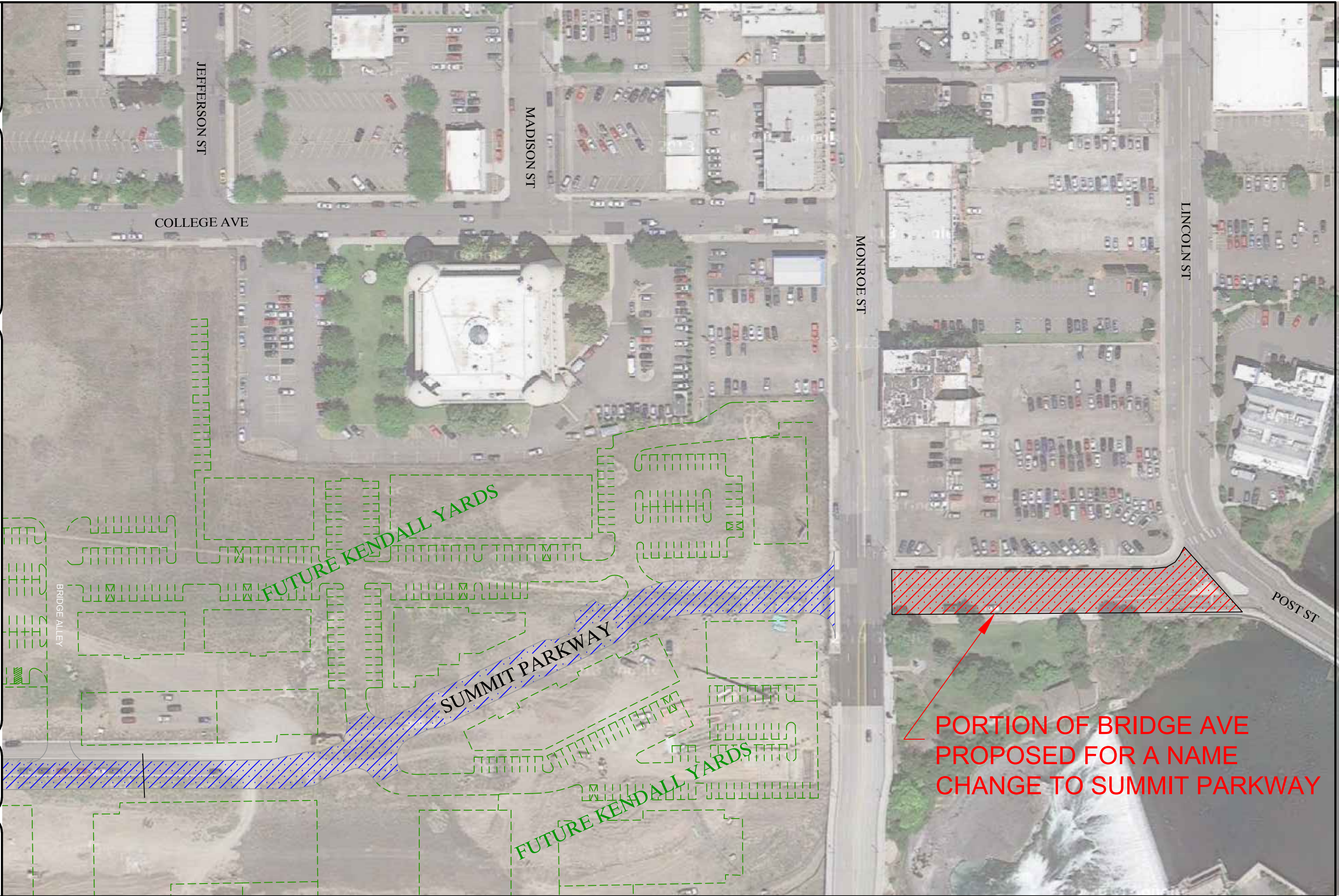
The changed name would help members of the public find their way and assist in the dispatching of emergency vehicles to the connecting street named Summit Parkway located on the west side of Monroe Street. There would be no impact to adjacent property owners because no addresses are assigned to structures or parcels along this segment of Bridge Avenue.

Action

Approval of the application requires a change to the roadway name by ordinance, subject to approval by the City Council, following the recommendation of the Plan Commission. An ordinance to approve the street name change of Bridge Avenue to Summit Parkway will be on the City Council agenda on July 21, 2014 (with City Council Briefing and first reading on July 7, 2014, and second reading on July 14, 2014).

Funding

Funding impacts include the cost of replacing the two existing Bridge Avenue street signs on each end of the block with new "Summit Pkwy" signs.



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD
SPOKANE, WA 99201
(509) 625-6300

BRIDGE AVE RENAMING
PROPOSED FROM BRIDGE TO SUMMIT

SCALE
NONE

DATE
06/05/14

PROJECT #
-
DESIGN TEAM
EJ



1. Describe the purpose or reason for the proposed street name change. In what way will the public's interest or public safety be served by the name change?

This application proposes to change the name of the segment of Bridge Avenue for one block, between Lincoln and Monroe Streets, to Summit Parkway, in order to match the name of the street intersecting Monroe Street to the west. The public interest and safety will be served by matching the street name with the continuing street across the intersection and thereby eliminate potential confusion on the part of visitors, delivery personnel, emergency response crews and residents.

2. What uses are located on the adjacent property and in the vicinity? Describe the character of the street proposed for the name change.

Public parking to the north, Veterans' Park and Centennial Trail to the south.

3. Is the proposed change consistent with the policy for naming streets found in Chapter 17D.050 of the Spokane Municipal Code? If so, how is it consistent?

Yes, it is an extension of the street on the other side of the intersection to the west of Monroe Street. It will provide greater continuity.

4. Does the proposed new street name duplicate a street name already in use within the Spokane Metropolitan Area?

Yes, it is an extension.

5. Is the proposed new street name consistent with the name of adjacent streets and streets with a common alignment?

Yes, it is an extension.

6. If the proposed name change is within a Planned Unit Development, will the proposed name of the private street be consistent with the names of surrounding public streets?

The segment to be renamed is not within a PUD.

7. Will the proposed street name result in an intersection with the same name (e.g., First Avenue and 1st Avenue) or create more than one intersection with the same names?

No.

Spokane City Plan Commission
Findings of Fact, Conclusion, and Recommendation
Proposed Street Name Change for a Segment of Bridge Avenue under the Spokane
Municipal Code chapter 17D.050 Roadway Naming.

A recommendation from the City Plan Commission to the City Council certifying that the Summit Parkway Street Name Change is in conformance with the Spokane Municipal Code.

Findings of Fact:

- A.** The City of Spokane, under the Spokane Municipal Code chapter 17D.050, is authorized to establish or change a roadway name by ordinance upon recommendation of the City Plan Commission.
- B.** The City of Spokane filed a proper and sufficient Street Name Change Application to rename the existing public street Bridge Avenue, for one block, between Lincoln and Monroe streets, to "Summit Parkway."
- C.** The proposed street name change was initiated and processed under the procedures set forth in SMC chapter 17D.050.
- D.** The City Plan Commission conducted a public hearing on June 11, 2014, to receive public comments on the proposed street renaming.
- E.** The City Plan Commission voted to recommend the proposed name of "Summit Parkway" and forward this recommendation to the City Council.

Conclusion:

The "Summit Parkway" street name change has been reviewed by the City Plan Commission and is found to be in conformance with the procedures, policy, and decision criteria for a street name change in Spokane Municipal Code chapter 17D.050.

Recommendation:

By a vote of **7** to **0**, the Plan Commission recommends to the City Council the approval of the proposed amendment to the Unified Development Code, with changes as deliberated.



Dennis Dellwo, President
Spokane Plan Commission
June 11, 2014

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

RES 2014-0079

Renews #**Submitting Dept**

FINANCE

Cross Ref #**Contact Name/Phone**

GAVIN COOLEY 6585

Project #**Contact E-Mail**

GCOOLEY@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

0410 - I/F LOAN FROM SPOKANE INVESTMENT POOL FOR PUBLIC SAFETY CAPITAL

Agenda Wording

A resolution of the City of Spokane Washington, relating to an interfund loan from the Spokane Investment Pool to the Asset Management Fund of \$26,000,000.00 of limited tax general obligation bonds 2014.

Summary (Background)

This resolution will create an interfund loan from the Spokane Investment Pool to the Asset Management Fund for purposes of issuing \$26,000,000.00 of LTGO Bonds in multiple series for the purchase of Public Safety Equipment, Vehicles and Apparatus. The term of the bond will be 10 years with interest rates established at the closing date of each loan series. The interest rates will be re-negotiated with the SIP at the end 5 years from the issuance of each bond.

Fiscal Impact**Budget Account**

Expense \$ 26,000,000.00

various 5901

Revenue \$ 26,000,000.00

various 5901

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

DUNIVANT, TIMOTHY

Study Session

Finance 06/02/2014

Division Director

DUNIVANT, TIMOTHY

Other

Public Safety 06/16/2014

Finance

LESESNE, MICHELE

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Additional Approvals

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Purchasing

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CITY OF SPOKANE, WASHINGTON

PUBLIC SAFETY EQUIPMENT AND APPARATUS
LIMITED TAX GENERAL OBLIGATION BONDS, SERIES [YEAR]

RESOLUTION NO. 2014-0079

A RESOLUTION of the City of Spokane, Washington, providing for the issuance and sale of Limited Tax General Obligation Bonds in the aggregate principal amount of not to exceed \$26,000,000; establishing an interfund loan facility from the Spokane Investment Pool to finance capital needs for public safety equipment, vehicles and apparatus; fixing the date, form, maturity, interest rate, terms and covenants of the bonds; establishing the provisions for drawing on the interfund loan established thereby; authorizing the sale and delivery of the bonds to the City, and providing for other matters properly relating thereto.

ADOPTED _____, 2014

PREPARED BY:

K&L GATES LLP
Spokane, Washington

CITY OF SPOKANE, WASHINGTON
PUBLIC SAFETY EQUIPMENT AND APPARATUS
LIMITED TAX GENERAL OBLIGATION BONDS, SERIES [YEAR]
RESOLUTION NO. 2014-____

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* This Table of Contents and the cover page are not a part of the following Resolution and are included only for the convenience of the reader.

CITY OF SPOKANE, WASHINGTON

RESOLUTION NO. 2014-_____

A RESOLUTION of the City of Spokane, Washington, providing for the issuance and sale of Limited Tax General Obligation Bonds in the aggregate principal amount of not to exceed \$26,000,000; establishing an interfund loan facility from the Spokane Investment Pool to finance capital needs for public safety equipment, vehicles and apparatus; fixing the date, form, maturity, interest rate, terms and covenants of the bonds; establishing the provisions for drawing on the interfund loan established thereby; authorizing the sale and delivery of the bonds to the City, and providing for other matters properly relating thereto.

WHEREAS, the City's Police Department and Fire Department do not presently have a predictable and reliable source of capital funding to meet ongoing and annual needs for public safety equipment, vehicles and apparatus; and

WHEREAS, the City will continue to pursue grant opportunities to fund the acquisition of public safety equipment, vehicles and apparatus as the primary source of revenue for funding these ongoing and annual needs; and

WHEREAS, the City Council desires to support a secondary capital funding methodology to provide a long-term, sustainable source of funding through the City's ongoing operational budget; and

WHEREAS, the current five year public safety capital plan identifies Police Department and Fire Department capital needs for equipment, vehicles and apparatus totaling approximately twenty-six million dollars (\$26,000,000); and

WHEREAS, pursuant to chapters 35.22, 39.36 and 39.46 RCW and Article XIII of the City Charter, the City is authorized to incur indebtedness and issue its general obligation bonds for the purpose of financing the acquisition of public safety equipment, vehicles and apparatus; and

WHEREAS, RCW 35.39.030(4) authorizes the City to invest its money in general obligation or utility revenue bonds or warrants of its own or of any other city or town in the state, and Sections 5.8.5 and 5.12.1 of the City's Administrative Policy and Procedure for Investments ("Investment Policy") further authorize the City Treasurer to invest in general obligation bonds or other bonds issued by the City as defined in Section 4.9 of the Investment Policy.

NOW THEREFORE, BE IT RESOLVED by the City Council as follows:

Section 1. Definitions. As used in this resolution the following words shall have the following meanings:

Adjustment Date means the fifth anniversary of the date of the issuance of any Term Bond.

Annual Debt Service for any fiscal year or calendar year means the sum of the interest and principal due in such year on the Bonds. If the interest rate on any such Bonds is other than a fixed rate, the rate applicable at the time of the computation shall be used.

Asset Management Fund means the City's existing special fund of the same name into which all revenues collected for and allocated to the payment of the principal and interest on the Bonds, shall be deposited into a separate account for such purpose; and into which the principal proceeds received from the sale and delivery of the Bonds and all draws thereon shall be paid

into a separate account within the Asset Management Fund and used to pay the costs of the Projects.

Bonds means the series of City of Spokane Public Safety Equipment and Apparatus Limited Tax General Obligation Bonds, issued pursuant to this resolution in the aggregate principal amount of not to exceed \$26,000,000.

Bond Owner or Registered Owner means the City of Spokane, as payee, for the benefit of the Spokane Investment Pool.

Bond Registrar means the Treasurer or any successor appointed by the Treasurer.

Bond Year means the twelve (12) month period beginning on the date of issuance of the Bonds.

City means the City of Spokane, Spokane County, Washington, a first class city duly organized and existing under the laws of the State of Washington and its City Charter.

City Council means the general legislative authority of the City as the same shall be duly and regularly constituted from time to time.

Draw or Draws means incremental draws on the Bonds as requested by the City.

Draw Period means the period during which the City may draw on the principal loan amount established hereunder, beginning on the date of issuance of the Bonds and ending five (5) years later, subject to early termination, as provided in Section 4 of this resolution.

Loan Draw Record means the administrative record kept by the SIP to record the date and dollar amounts of the Draws on the Bonds made by the City.

Maturity Date means a date not to exceed ten years from the date of issuance of each Term Bond, but in no event a date later than fifteen (15) years from the date of issuance of the Bonds.

Outstanding Principal Balance of the Bonds means on any particular day the aggregate of all funds that the City has drawn from the SIP under the Bonds to that day, less the aggregate of all principal payments on the Bonds made by the City on or before that day.

Permitted Investments means any investments of City funds permitted under the laws of the State of Washington as amended from time to time.

Projects mean the plan for the acquisition of public safety capital needs for equipment, vehicles and apparatus as specified and adopted in Section 2 of this resolution.

SIP means the Spokane Investment Pool.

SIP Internal Lending Rate means an interest rate formula for the interfund lending of funds from the Spokane Investment Pool, calculated on the date of any Draw or any Adjustment Date as follows: (Yield for U.S. Treasury Bond of Similar Maturity) + (Spread for Liquidity, Quality and Costs of Administration) = SIP Internal Lending Rate.

Term Bond means any borrowing outstanding on the multiple draw loan established hereunder that the City converts to a fixed rate term loan pursuant to the provisions of Section 3 of this resolution.

Treasurer means the Treasurer of the City, or any successor to the functions of the Treasurer.

Rules of Interpretation. In this resolution, unless the context otherwise requires:

(a) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this resolution, refer to this resolution as a whole and not to any particular article, section, subdivision or clause hereof, and the term “hereafter” shall mean after, and the term “heretofore” shall mean before, the date of this resolution;

(b) Words of the masculine gender shall mean and include correlative words of the feminine and neuter genders and words importing the singular number shall mean and include the plural number and vice versa;

(c) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(d) Any headings preceding the text of the several articles and Sections of this resolution, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this resolution, nor shall they affect its meaning, construction or effect;

(e) All references herein to “articles,” “sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof.

Section 2. Plan of Capital Acquisitions. The City hereby specifies and adopts a plan for annual replacement of the capital equipment needs of the Police Department and the Fire Department over a period of five (5) years through the scheduled acquisition of equipment, vehicles and apparatus identified in the 2014 5 Year Public Safety Capital Funding Plan (the “Projects”)

The Projects will be undertaken in accordance with specifications and contracts for acquisition approved by the Mayor, Council or their designees from time to time.

It is hereby provided that the Projects shall be subject to such changes and additions as may be authorized by the Council during the annual budget process. Presently, the estimated cost of the Projects does not exceed \$26,000,000 over the 5 year scheduled acquisition period.

Section 3. Authorization and Description of Bonds and Term Bonds. To finance costs of the Projects, the City shall issue a series of Limited Tax General Obligation (“LTGO”) bonds of the City to the Spokane Investment Pool (the “SIP”) in the aggregate principal amount of not to exceed \$26,000,000 (the “Bonds”) to establish an interfund loan facility with the SIP of not to exceed \$26,000,000; provided that the principal amount due and owing thereunder shall be measured by the total Drawings made, as evidenced by the Loan Draw Record attached to the Bonds. The Term Bonds shall be designated the “City of Spokane Public Safety Equipment and Apparatus Limited Tax General Obligation Bonds, Series [Year].” The Bonds shall be dated as of the date of delivery to the SIP, shall be in the denomination of not to exceed the amount of a Draw, shall be fully registered as to principal and interest, shall be numbered in such manner and with any additional identification as the Bond Registrar deems necessary for identification, and shall mature on the Maturity Date.

Each Term Bond shall bear interest at the applicable SIP Internal Lending Rate in effect on the date of a Draw. Interest on each Term Bond shall be calculated on the basis of a year of 365/366 days and actual days elapsed. Each Term Bond shall be amortized to create approximately level debt service based on semiannual payments of principal and interest, with final payment of principal and all accrued interest on the applicable Maturity Date. Interest on each Term Bond shall be adjusted on the applicable Adjustment Date to the SIP Internal Lending Rate in effect on the Adjustment Date.

Section 4. Sale of Bonds; Issuance of Term Bonds.

(a) *Approval of Sale.* The City Council hereby approves the SIP’s offer to purchase the Bonds and Term Bonds and establish an interfund loan for the benefit of the Police Department and Fire Department for the capital acquisition purposes and on the terms set forth

in this resolution. The proper City officials are hereby authorized and directed to do everything necessary for the prompt execution and delivery of the Bonds to the City of Spokane for the benefit of the Spokane Investment Pool.

(b) *Draws on the Interfund Loan Facility.* During the Draw Period, requests for draws on the interfund loan facility established hereunder may be made in writing in a form provided by or acceptable to the Chief Finance Officer of the City and shall provide SIP with no less than thirty (30) days notice of the intent to draw on the facility.

(c) *Issuance of Term Bonds.* Upon payment of any Draw request, the City shall immediately convert the Draw amount to a Term Bond. Each Term Bond shall specify the principal amount, the issue date (which shall be the date of the Draw), the SIP Internal Lending Rate and the applicable Maturity Date, which shall not exceed ten (10) years from the date of issuance of the Term Bond. On or prior to the Draw date, the SIP shall provide the City with an amortization schedule for the Term Bond and the applicable amount remaining available on the Bonds established hereunder.

At no time shall the Outstanding Principal Balance exceed \$26,000,000 and only the Outstanding Principal Balance shall be used for purposes of determining compliance with the diversification requirements set forth in Section 5.11 of the City's Investment Policy.

(d) *Option to Terminate Draw Period.* At its sole discretion, the SIP may terminate the Draw Period on August 1 of any year. The SIP must give notice to the City by July 1 of each year, beginning July 1, 2015, if it intends to terminate the Draw Period on the succeeding August 1 (the "Early Termination Date"). The Outstanding Principal Balance as of the Early Termination Date may be paid in full on the Early Termination Date or may be converted to a Term Loan in accordance with the provisions of this resolution, at the option of the City.

Section 5. Application of Bond Proceeds; Draws. The proceeds of draws on the Bonds shall be expended solely to pay the costs of the Projects and pay the costs of issuing the Bonds, as authorized herein. Following the execution and delivery of the Bonds, the City shall notify the SIP in writing each time that a Draw is required to pay costs of the Project. The SIP will then notify the Treasurer of its intent to transfer a Draw (including the dollar amount of the Draw and the date on which the Draw amount will be transferred to the City). Draws can be made on the Bonds for a period of five years after the effective date of this resolution.

There has previously been created in the office of the Treasurer a special fund known as the Asset Management Fund (the “Project Fund”). The proceeds of draws on the Bonds shall be paid into the Project Fund to provide for the payment of costs of the Projects and the payment of expenses incidental thereto. The Treasurer may invest any funds in the Project Fund temporarily in Permitted Investments that will mature prior to the date on which such money shall be needed. Earnings on such investments shall accrue to the benefit of the Project Fund. The proceeds of any Draw shall be expended solely to pay the costs of the Project or pay costs of issuance of the Bonds.

The Bonds are not intended to be a revolving obligation; the aggregate principal amount outstanding under the Bonds and any Term Bonds may never exceed \$26,000,000, and principal amounts repaid may not be reborrowed. The available principal of the Bonds shall be disbursed as borrowings from time to time by the SIP upon request from the City (each such disbursement herein referred to as a “Draw”), as provided in this resolution. Draws shall be recorded on the Loan Draw Record attached to the Bonds, or in such other form as the City and the SIP may agree.

Section 6. Pledge of Funds and Credit. To pay principal of and interest on the Bonds and Term Bonds as the same shall become due, the City hereby irrevocably covenants that it will deposit money in the Asset Management Fund in amounts sufficient to pay the principal of and interest on the Bonds and Term Bonds. The full faith, credit and taxing power of the City are hereby irrevocably pledged for the prompt payment of such principal and interest.

Section 7. Registration and Payments. The Treasurer shall act as authenticating agent, paying agent and registrar for the Bonds and Term Bonds (collectively, the “Bond Registrar”). Both principal of and interest on the Bonds and Term Bonds shall be payable in lawful money of the United States of America. Payments of principal of and interest on the Bonds and Term Bonds shall be paid by interfund transfer, check, wire or electronic transfer. Final payment of all principal of and interest on the Bonds and Term Bonds shall be paid upon presentation and surrender of the Bonds or Term Bonds to the Bond Registrar. The Bonds and Term Bonds are not transferable.

Section 8. Prepayment. At the option of the City, the Outstanding Principal Balance may be prepaid, in whole or in part, at any time, with prepayments to apply first to interest and then to principal. At the option of the City, any Term Bond may be prepaid, in whole or in part, on any semiannual payment date, with prepayments to apply first to interest and then to principal.

Section 9. Execution and Authentication of Bonds and Term Bonds. The Bonds and Term Bonds shall be executed on behalf of the City with the manual or facsimile signature of the Mayor and attested with the manual or facsimile signature of the Treasurer. In case any of the officers who shall have signed or attested the Bonds shall cease to be such officer before

such Bonds have been actually issued and delivered, such Bonds shall be valid nevertheless and may be issued by the City with the same effect as though the persons who had signed or attested such Bonds had not ceased to be such officers.

Only Bonds that bear a Registration Certificate in the form set forth in Section 10 hereof, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this resolution. Such Registration Certificate shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this resolution.

In case either of the officers who shall have executed the Bonds shall cease to be an officer or officers of the City before the Bonds shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bonds may nevertheless be authenticated, delivered and issued and upon such authentication, delivery and issuance, shall be as binding upon the City as though those who signed the same had continued to be such officers of the City. The Bonds may also be signed and attested on behalf of the City by such persons as at the actual date of execution of the Bonds shall be the proper officers of the City although at the original date of the Bonds any such person shall not have been such officer of the City.

UNITED STATES OF AMERICA

NO. R-__ \$26,000,000
(or as much thereof as is
shown on the attached
Loan Draw Record)

INTEREST RATE: Variable, as described herein, and subject to conversion to fixed rates for Term Bonds, as described herein

REGISTERED OWNER: CITY OF SPOKANE, WA for the benefit of the SPOKANE INVESTMENT POOL

PRINCIPAL AMOUNT: TWENTY SIX MILLION AND NO/100 DOLLARS (or as much thereof as is shown on the attached Loan Draw Record)

This Bond is issued under authority of Resolution No. _____, adopted by the City Council on July __, 2014 (the “Bond Resolution”), to pay a portion of the costs of acquiring public safety equipment, vehicles and apparatus (the “Projects”). Capitalized terms not otherwise defined in this Bond shall have the meanings given such terms in the Bond Resolution.

11

The cumulative total of all draws on the interfund loan secured by the Bond (including any Term Bonds) may not exceed \$26,000,000.

Both principal of and interest on this Bond are payable in lawful money of the United States of America. Upon final payment of all installments of principal and interest thereon, this Bond shall be submitted to the Treasurer of the City (the "Bond Registrar") for cancellation and surrender. Installments of principal of and interest on this Bond shall be paid by interfund transfer or by check or draft mailed on the date such principal and interest is due or by electronic funds transfer made on the date such interest is due to the registered owner or nominee at the address appearing on the Bond Register.

This Bond is not transferable.

The City reserves the right to prepay principal of this Bond in advance of the scheduled payments set forth above, in whole or in part, at any time, with no prepayment penalty in accordance with the terms of the Bond Resolution.

To pay installments of principal of and interest on this bond as the same shall become due, the City hereby irrevocably covenants that it will deposit funds in the City's Asset Management Fund in amounts sufficient to pay such principal and interest. The full faith, credit and taxing power of the City are hereby irrevocably pledged for the prompt payment of such principal and interest.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Registration Certificate hereon shall have been manually signed by the Bond Registrar.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this Bond does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Spokane, Spokane County, Washington, has caused this Bond to be signed by the manual or facsimile signature of the Mayor and Treasurer of the City, as of the _____ day of _____, 2014.

CITY OF SPOKANE,
WASHINGTON

By _____/s/_____
Mayor

ATTEST:

_____/s/_____
City Treasurer

CERTIFICATE OF AUTHENTICATION

Date of Authentication: July __, 2014

This bond is a Public Safety Equipment and Apparatus Limited Tax General Obligation Bond, Series [Year] of the City dated July __, 2014 described in the within-mentioned Bond Resolution.

TREASURER of the City of Spokane, as
Bond Registrar

By _____
The Loan Draw Record shall be substantially in the following form:

CITY OF SPOKANE, WASHINGTON
PUBLIC SAFETY EQUIPMENT AND APPARATUS
LIMITED TAX GENERAL OBLIGATION BONDS, SERIES [YEAR]

LOAN DRAW RECORD

	Draw Date	Draw Amount	Draw Total
Draw No. 1	_____	_____	_____
Draw No. 2	_____	_____	_____
Draw No. 3	_____	_____	_____
Draw No. 4	_____	_____	_____
Draw No. 5	_____	_____	_____
Draw No. 6	_____	_____	_____
Draw No. 7	_____	_____	_____
Draw No. 8	_____	_____	_____
Draw No. 9	_____	_____	_____
Draw No. 10	_____	_____	_____
Draw No. 11	_____	_____	_____
Draw No. 12	_____	_____	_____

Section 11. Ongoing Disclosure. The Bonds are not subject to Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934, and the City makes no undertaking regarding ongoing disclosure with respect to the Bonds.

Section 12. Prior Acts. All acts taken pursuant to the authority of this resolution but prior to its effective date are hereby ratified and confirmed.

Section 13. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bonds.

Section 14. Effective Date. This resolution shall become effective immediately upon its adoption.

PASSED by the City Council of the City of Spokane, Washington, at a regular meeting thereof, held on July __, 2014.

CITY OF SPOKANE
Spokane County, Washington

Ben Stuckart, Council President

David Condon, Mayor

ATTEST:

Terri L. Pfister, Clerk

(SEAL)

APPROVED AS TO FORM:

Nancy Isserlis, City Attorney

Laura McAloon, Bond Counsel

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

ORD C35122

Renews #**Submitting Dept**

FINANCE

Cross Ref #**Contact Name/Phone**

TIM DUNIVANT 625-6845

Project #**Contact E-Mail**

TDUNIVANT

Bid #**Agenda Item Type**

Emergency Budget Ordinance

Requisition #**Agenda Item Name**

0410 - EBO RE: PUBLIC SAFETY CAPITAL

Agenda Wording

Amending Ordinance No. C-35062 and appropriating funds in the Asset Management Fund, FROM: Various Accounts, \$26,000,000; TO: Various Accounts, same amount.

Summary (Background)

This ordinance establishes the budget for Fire and Police capital as outlined in the bond resolution. The funds will be used to purchase public safety equipment, vehicles and apparatus. The source of funds will be through interfund loans from the Spokane Investment Pool.

Fiscal Impact**Budget Account**

Revenue \$ 26,000,000

Various Accounts - See Ordinance

Expense \$ 26,000,000

Various Accounts - See Ordinance

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

DUNIVANT, TIMOTHY

Study Session**Division Director**

DUNIVANT, TIMOTHY

OtherFinance Committee
06/02/14**Finance**

LESESNE, MICHELE

Distribution List**Legal**

DALTON, PAT

gcooley@spokanecity.org

For the Mayor

SANDERS, THERESA

ssimmons@spokanecity.org

Additional Approvals

pdolan@spokanecity.org

Purchasing

kbustos@spokanecity.org

ORDINANCE NO C35122

An ordinance amending Ordinance No. C-35062, passed the City Council November 25, 2013, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2014, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2014, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2014 budget Ordinance No. C-35062, as above entitled, and which passed the City Council November 25, 2013, it is necessary to make changes in the appropriations of the Asset Management Fund which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Asset Management Fund, and the budget annexed thereto with reference to the Asset Management Fund, the following changes be made:

From:	5901-79125	Asset Management Fund	
	99999-38111	Interfund Loans Received	17,502,883
	5901-79115	Asset Management Fund	
	99999-38111	Interfund Loans Received	8,497,117
			<u>\$ 26,000,000</u>
To:	5901-79125	Asset Management Fund	
	94000-56404	Vehicles	16,965,019
	94000-59951	Reserve for Budget Adj.	537,864
	5901-79115	Asset Management Fund	
	94000-56404	Vehicles	8,236,000
	94000-59951	Reserve for Budget Adj.	261,117
			<u>\$ 26,000,000</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to budget for the purchase of Public Safety capital purchases, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

7/2/2014

Clerk's File #

RES 2014-0081

Renews #**Submitting Dept**

CITY COUNCIL

Cross Ref #**Contact Name/Phone**

BEN STUCKART 625-6269

Project #**Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

0320 PUBLIC SAFETY CAPITAL FUNDING PLAN

Agenda Wording

A resolution regarding the City Council's support for funding public safety capital equipment, vehicles and apparatus.

Summary (Background)

The Fire and Police departments have recurring needs to replace and replenish outdated equipment, vehicles and apparatus, which are critical to providing the ongoing operational support necessary for the City's public safety departments. Historically, the capital needs for the Fire Department have been addressed through voter approved bonds. There has been no sustained sources of capital for Fire Department equipment and apparatus since the last bond approved by the voters in 1999.

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

MCDANIEL, ADAM

Study Session**Division Director****Other****Finance**

DUNIVANT, TIMOTHY

Distribution List**Legal**

DALTON, PAT

For the Mayor

SANDERS, THERESA

Additional Approvals**Purchasing**



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

The Police Department has relied on intermittent, non-sustainable funding identified through each budget cycle rather than upon voter approved bonds for their capital needs. The current situation for the City's public safety departments does not create a predictable and reliable source of funding for equipment, vehicles and apparatus to meet ongoing needs. The City Council desires to support a capital funding methodology to provide a long-term, sustainable source of funding through the City's ongoing operational budget. The current identified five year public safety capital needs for equipment, vehicles and apparatus are approximately twenty-six million dollars. The 2014 one percent property tax increase together with the banked one percent from 2013 taken in 2014 have both been committed to current and future public safety capital.

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

Distribution List

Resolution No. 2014-0081

A resolution regarding the City Council's support for funding public safety capital equipment, vehicles and apparatus.

WHEREAS, both the Fire Department and Police Department have recurring needs to replace and replenish outdated equipment, vehicles and apparatus; and

WHEREAS, while these needs are capital in nature, they are critical to providing the ongoing operational support necessary for the City's public safety departments; and

WHEREAS, historically, the capital needs for the Fire Department have been addressed through voter approved bonds with the last bond being approved by the voters in 1999. A subsequent bond in 2009 failed. Since that time there have been no sustained sources of capital for Fire Department equipment and apparatus; and

WHEREAS, the Police Department has not historically relied upon voter approved bonds for their capital needs, but rather on intermittent, non-sustainable funding identified through each budget cycle; and

WHEREAS, the current situation for the City's public safety departments does not create a predictable and reliable source of funding for equipment, vehicles and apparatus to meet ongoing needs; and

WHEREAS, Mayor Condon and the City Council desire to support a capital funding methodology to provide a long-term, sustainable source of funding through the City's ongoing operational budget; and

WHEREAS, the current identified five year public safety capital needs for equipment, vehicles and apparatus are approximately twenty-six million dollars. The 2014 one percent property tax increase together with the banked one percent from 2013 taken in 2014 have both been committed to current and future public safety capital.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE that the City Council supports the plan to commit the annual one percent property tax increases available to the City in 2015 and 2016 as well as a commitment to match these increases with other General Fund resources. These funds would be used to service debt on Public Safety equipment, vehicles and apparatus. Such debt would be provided through borrowings from the Spokane Investment Pool.

ADOPTED by the City Council this _____ day of July, 2014.

City Clerk

Approved as to form:

Assistant City Attorney

**Agenda Sheet for City Council Meeting of:**

07/14/2014

Date Rec'd

6/25/2014

Clerk's File #

RES 2014-0076

Renews #**Submitting Dept**

PLANNING & DEVELOPMENT

Contact Name/Phone

SCOTT CHESNEY 625-6061

Contact E-Mail

SCHESNEY@SPOKANECITY.ORG

Agenda Item Type

Hearings

Agenda Item Name

0650 - IMPLEMENTS ORDINANCE C35027

Cross Ref #**Project #****Bid #****Requisition #****Agenda Wording**

A resolution approving a Development Agreement between the City and Dale M. Kleist and Ann L. Kleist, husband and wife, Timothy J. Carlberg and Julie A. Carlberg, as tenants in common, and TJRE, LLC, a Washington Limited Liability Company relating

Summary (Background)

On September 23, 2013, the City Council adopted Ordinance C35027, approving an application to amend the City's Comprehensive Plan Land Use Map from "Office" and "Residential 4-10" to "CC-Core" for 0.64 acres (27,878 sq. ft.) located at the Northeast corner of 32nd Avenue and Grand Boulevard, and also amending the City's zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center" (CC-1, DC)".

Fiscal Impact

Neutral \$

Select \$

Select \$

Select \$

Budget Account

#

#

#

#

Approvals**Dept Head**

CHESNEY, SCOTT

Division Director

QUINTRALL, JAN

Finance

LESESNE, MICHELE

Legal

RICHMAN, JAMES

For the Mayor

SANDERS, THERESA

Council Notifications**Study Session****Other**

PCED 6/16/2014

Distribution List

tblack@spokanecity.org

jrichman@spokanecity.org

dhume@spokane-landuse.com

Purchasing

lhattenburg@spokanecity.org



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

to Ordinance C35027 Approving a Comprehensive Plan Amendment application.

Summary (Background)

The City Council conditioned its approval on the applicant entering into a binding development agreement in two respects: (1) the parking lot shall be located in the easterly portion of the site, and the buildings shall be located within only the westerly four lots of the site; and (2) vehicular ingress and egress from the site along 32nd Avenue is not permitted, or as an alternative, access to 32nd Avenue is limited to an egress point only that is designed to prevent left turns eastbound onto 32nd Avenue.

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

Distribution List

BRIEFING PAPER
City of Spokane
Planning & Development Services
July 2014

Subject

On September 23, 2013, the City Council adopted Ordinance C35027, approving an application to amend the City's Comprehensive Plan Land Use Map from "Office" and "Residential 4-10" to "CC-Core" for 0.64 acres (27,878 sq.ft.) located at the Northeast corner of 32nd Avenue and Grand Boulevard (map on reverse), and also amending the City's zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center" (CC-1, DC)". The City Council conditioned its approval on the applicant entering into a binding development agreement in two respects: (1) the parking lot shall be located in the easterly portion of the site and the buildings shall be located within only the westerly four lots of the site; and (2) vehicular ingress and egress from the site along 32nd Avenue is not permitted, or as an alternative, access to 32nd Avenue is limited to an egress point only that is designed to prevent left turns eastbound onto 32nd Avenue.

Staff has worked with the applicant to draft a development agreement that is consistent with the conditions imposed by the City Council's approval.

At the request of Council, information about appeal timing (section 6.17) has been added as well as an additional condition. This additional condition (section 3.5.4 in the Development Agreement) requires the developer to notify the neighborhood on application for a building permit. The purpose of this condition is to give the neighborhood the opportunity to review the site plan for compliance with the conditions of the development agreement and applicable city codes.

Background

Development Agreements are authorized under Chapter 17A.060 and RCW 36.70B.170. The execution of a development agreement in and of itself is an administrative act, as opposed to a quasi-judicial or legislative act, and is a proper exercise of the City's police power and contract authority.

The applicant has briefed the Comstock Neighborhood Council on this issue meeting on March 19, 2014.

Action

This item will be coming forward for council action on July 14.



RESOLUTION NO. 2014-0076

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND DALE M. KLEIST AND ANN L. KLEIST, husband and wife, TIMOTHY J. CARLBERG AND JULIE A. CARLBERG, as tenants in common, and TJRE, LLC, a Washington Limited Liability Company, RELATING TO ORDINANCE C35027 APPROVING A COMPEHENSIVE PLAN AMENDMENT APPLICATION.

WHEREAS, DALE M. KLEIST AND ANN L. KLEIST, husband and wife, TIMOTHY J. CARLBERG AND JULIE A. CARLBERG, as tenants in common, and TJRE, LLC, a Washington Limited Liability Company (collectively, the “**Owners**”) own that certain real property described in the development agreement attached hereto as **Exhibit A** (the “Development Agreement”), which property is located in the City of Spokane, Washington (hereafter the “Property”);

WHEREAS, Owners represent that they are vested with ownership or control over the Property;

WHEREAS, on September 23, 2013, the City Council adopted Ordinance No. C35027 (the “Ordinance”, a copy of which is attached hereto as **Exhibit B**) approving Owners’ application to amend the comprehensive plan land use designation and zoning for the Property, subject to the requirement for Owners to enter into a development agreement with the City addressing the matters set forth in the Ordinance;

WHEREAS, Development Agreements are specifically authorized by RCW 36.70B.170 through .210 and Chapter 17A.060 SMC as a proper exercise of the City’s police power;

WHEREAS, the Development is consistent with the requirements of the City’s Comprehensive Plan, the City’s development standards and land use application procedures, and other applicable development regulations;

WHEREAS, Notice of Application of the related comprehensive plan land use plan map amendment, a SEPA checklist, and announcement of the public comment period were published in the Spokesman-Review, together with subsequent notices relating to a SEPA DNS, Plan Commission and City Council hearing processes, all as indicated in the Ordinance;

NOW, THEREFORE - - it is hereby resolved by the Spokane City Council;

1. The foregoing recitals and the contents of the attached Development Agreement are hereby adopted as the Council’s findings in support of this Resolution.
2. The Development Agreement is hereby approved and the Mayor is hereby authorized to execute it on behalf of the City.

ADOPTED by the Spokane City Council this _____ day of _____, 20____.

City Clerk

Approved as to form:

Assistant City Attorney

Exhibit A

Development Agreement

Exhibit B

Ordinance C35027

When recorded return to:
City of Spokane
Attn: Planning Services Department
808 W Spokane Falls Blvd
Spokane, WA 99201

DEVELOPMENT AGREEMENT

This Development Agreement (this “**Agreement**”) is entered into by and between the CITY OF SPOKANE, a Washington Municipal Corporation (the “**City**”) and DALE M. KLEIST AND ANN L. KLEIST, husband and wife, TIMOTHY J. CARLBERG AND JULIE A. CARLBERG, as tenants in common, and TJRE, LLC, a Washington Limited Liability Company (collectively, the “**Owners**”), referred to collectively as “**Parties**.”

RECITALS

A. **WHEREAS**, Owners own that certain real property which is located East of Grand Blvd. and between 31st and 32nd Avenue in the Comstock Neighborhood of the City of Spokane, Washington, which is legally described as LOTS 2, 5, 6 AND 7, BLOCK 14, COOK'S 4TH ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 73, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, and which property is further described in **Exhibit “A”**, attached hereto and incorporated by reference herein (hereafter the “**Property**”);

B. **WHEREAS**, Dwight J Hume, on behalf of Owners, filed an application with the City of Spokane to change the Comprehensive Plan land use map designations for the Property from “Residential 4-10” and “Office” to “CC Core” and the zoning map’s corresponding designation from “RSF” and “O-35” to “CC1-DC” (collectively, “**the Carlberg Amendment**”);

C. **WHEREAS**, on September 23, 2013, the City Council conducted a public hearing on the Carlberg Amendment and others concurrently;

D. **WHEREAS**, on September 23, 2013, the City Council passed Ordinance C35027 (the “**Ordinance**”) approving the Carlberg Amendment, subject to a number of conditions including a requirement that Owners enter into a binding Development Agreement within one year of the effective date of the Council’s approval that includes certain design and development principles.

E. **WHEREAS**, the Owners have advised the City that Owners kept the Comstock Neighborhood Council, (CNC) and its representatives informed regarding this Development Agreement, by offering progress reports in attendance at their monthly meetings;

F. **WHEREAS**, the CNC has been informed of the proposed language of the Development Agreement;

G. **WHEREAS**, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits and has the authority to enter into Development Agreements pursuant to RCW 36.70B.170(1);

H. **WHEREAS**, The City has promulgated regulations for Development Agreements in Section 17A.060 of the Spokane Municipal Code (SMC) and this Agreement is prepared in accordance with those provisions;

I. **WHEREAS**, the City and the Owners desire to enter into this Development Agreement to formally incorporate the conditions enunciated in Ordinance C35027 as development standards applicable to the Property; and

J. **WHEREAS**, this Agreement will provide increased predictability to both the Owner and the City for the future development of the Property;

NOW, THEREFORE, based on the foregoing Recitals, the Parties agree as follows:

TERMS

1. **Development Agreement:** This Agreement is a Development Agreement to be implemented in accordance with SMC 17A.060 *et seq* and RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Owners, their successors and assigns, and the City upon the City's approval by ordinance or resolution following a public hearing.
2. **Effective Date and Duration of Agreement:** This Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties, provided that any time periods specified in this Agreement shall be tolled pending final resolution of any appeal of any city, state or federal land use decisions necessary to commence or complete development on the Property consistent with this Agreement ("**Effective Date**"). Unless terminated earlier as provided herein, this Agreement shall remain in effect until amended in writing by the City or until the land use designations established by the Ordinance are modified by further City Council legislative action, whichever first occurs (hereinafter, "**Term**").
3. **Zoning Designation and Development Standards:**

3.1 Pursuant to Ordinance C35027, the execution of this Agreement shall satisfy the requirement for Owners to enter into a binding development agreement within the time specified in the Ordinance, the parties agreeing that all conditions set forth in the Ordinance having been satisfied and that Owners may develop the Property pursuant to the land use designation and zoning set forth in the Ordinance, subject to the limitations in this Agreement and all relevant State and local regulations including without limitation the Spokane Municipal Code ("Land Use Approval"). This Agreement shall not be construed as a waiver of conditions that would otherwise apply in the development of the Property.

3.2 Based upon the substantial investment that will be necessary to develop and the desire by the City and the Owners for predictable Development Standards throughout the development of the Property (which could be several years), unless otherwise specified herein or through an amendment of this Agreement by mutual agreement of the Parties, during the Term, including the reservations of authority set out in Sections 3.3 and 3.4, the Owners shall have a vested right to develop, construct and repair the Property in accordance with and to the extent of the General Development Standards (which are defined in Section 3.3 below), except as otherwise provided in the Specific Development Standards described in Section 4, and subject to the conditions of this Agreement. Following the expiration or lawful termination of this Agreement, all land use applications affecting the Property shall be governed by the land use designations and regulations in effect for the Property at the time such application is filed with the City. Except as may be specifically set forth herein, nothing in this Agreement shall be construed as a waiver of any conditions of development approval.

3.3 Except as specifically provided otherwise in this Agreement, development of the Property shall be subject to the “General Development Standards”, which means the presently adopted ordinances of the City of Spokane that are in effect on the Effective Date of this Agreement and applicable to properties within the “CC1-DC” zone which govern the permitted uses of land, the density, design and intensity of use, including, but not limited to division of property. Amendments made from time to time by the City to the General Development Standards shall apply to the Property, provided such amendments are applicable city-wide to all properties within the “CC1-DC” zone.

3.4 Pursuant to RCW 36.70B.170, the City reserves the right to impose new or different regulations to the extent required by a serious threat to public health and safety.

3.5 Notwithstanding any other provision of this Agreement, the following shall apply to the development of the Property.

3.5.1 Regulations, which are strictly procedural and not substantive, relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

3.5.2 Regulations, other than land use and zoning standards addressed in Paragraph 3.2 above, governing construction standards and specifications, in effect at the time of permit submittal typically enforced, administered and interpreted by the City of Spokane.

3.5.3 Regulations which the City and Owners mutually agree, by written consent, can be applied to development of the Property.

3.5.4 In addition to any applicable notice requirements found in the General Development Standards, prior to submitting a building permit application for new building construction, Owners shall provide written notice together with a copy of the proposed site plan(s) (or directions to where such site plan(s) may be viewed online) to owners of record, as shown by the most recent Spokane County assessor’s record, of property located within a four-hundred-foot radius of any portion of the boundary of the

subject property and to any person who has made a written request to the City to receive such notice, including any registered and officially recognized neighborhood organization representing the surrounding area which has requested such notice, and shall post a sign on the property that substantially complies with the requirements of SMC 17G.060.120(B), indicating that a proposed site plan is available for review and where it can be reviewed, and shall certify at time of building permit application submittal that such notices have been provided.

4. Specific Development Standards:

4.1 The following Specific Development Standards identified in this paragraph shall apply to any development on the Property:

4.4.1 Project Description

The project consists of the westerly six (6) lots of a block bounded by 31st Avenue on the North, 32nd Avenue on the South and Grand Boulevard on the west (the “Project Area”) with the building area to be located within the westerly four (4) lots of the Project Area and parking to be located within the easterly two (2) lots of the Project Area and/or within portions of the westerly four (4) lots. (Note, Lots 3 & 4, Block 14 are part of the Ownership but not part of this Development Agreement, but are included for purposes of distinguishing among the westerly four (4) lots and easterly two (2) lots of the six-lot Project Area).

4.4.2 Mitigating Measures

A DNS was issued for the zone change on July 29, 2013. In addition, the Council conditioned approval of the Ordinance upon Owners entering into a binding development agreement between the City and Owners to ensure that development and use of the Property is done in a way that adequately buffers and provides reasonable transition into the single-family land uses to the east as expressed above in Sub-Section 4.4.1. See Ordinance #C-35027.

4.4.3 Development Standards

Development of the Property shall be consistent with the development standards set forth in Title 17 of the Spokane Municipal Code, including without limitation the General Development Standards, and this Agreement shall not be interpreted as a waiver of any conditions or standards set forth in said Title 17 or General Development Standards. In addition, development of the Property shall be subject to the following requirements and limitations:

- 1) Building footprint, including any appurtenances associated with drive thru uses, is limited to within the westerly 4 lots subject to the performance standards of the CC-1 DC zone – i.e., there shall be no building footprint, including any appurtenances associated with drive thru uses, in Lots 2 and 7, Block 14, Cook’s

4th Addition, according to Plat recorded in Volume “D” of Plats, page 73, in the City of Spokane, Spokane County, Washington.

- 2) Outdoor activity areas such as restaurant seating should be screened from adjacent residential and located on the westerly four lots.
- 3) Access to 32nd Avenue shall be limited to egress only and shall be designated to prohibit left turn movements onto 32nd from the Property. This shall be accomplished through signage, traffic direction improvements, or other appropriate measures acceptable to the City that meet this intent. Egress and right turn only movements onto 32nd Avenue from the Property are allowed.

This list shall not be interpreted as a waiver of any requirement set forth in the General Development Standards.

4.4.4 Pre-requisites to Development and Use

No development permits will be issued on this property until the following action is taken:

- 1) This development Agreement is adopted by the City Council in accordance with Chapter 36.70B RCW and Spokane Municipal Code Section 17A.060;

5. Transportation Fees

5.1. Mitigation of Off-Site Transportation Impacts. Project specific impacts will be evaluated and mitigated according to the City’s normal procedures and ordinances. In addition, development of the Property shall be subject to the assessment and payment of transportation impact fees according to Chapter 17D.075 SMC.

6. Miscellaneous

6.1 Effect of Delay. In addition to any specific provisions of this Agreement, performance by either party of its obligations hereunder shall be excused during any period of delay caused at any time before termination or expiration of this Agreement by reason of acts of God or civil commotion, riots, strikes, picketing, or other labor disputes, national shortages of materials or supplies, or damage to work in process by reason of fire, floods, earthquake, or other casualties or any other cause beyond the reasonable control of the delaying party. Further, if any City approvals required hereunder shall be unreasonably delayed beyond the normal time period through no fault of Owners or their assigns, the term of this Agreement shall be extended by a period equal to the time of the delay.

6.2 Non-Waiver. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the Parties' rights hereunder to enforce the same, nor shall any waiver by the party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

6.3 Covenants Run with the Land. During the term of this Agreement, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable law. Each covenant to do or refrain from doing some act on the Property hereunder, (a) is for the benefit of such properties and is a burden upon the Property, (b) runs with the Property, and (c) is binding upon each successive owner during its ownership of Property or any portion thereof, and each person having any interest therein derived in any manner through any owner of the property or any portion thereof, and shall benefit such party and the Property hereunder, and each other person succeeding to an interest in such Property.

6.4 Relationship of Parties. It is understood and agreed by the Parties hereto that the contractual relationship created between the Parties hereunder is that Owners are an independent contractor and not an agent of City. Nothing contained herein or in any document executed in connection herewith shall be construed as making City and Developer joint venturers or partners. Owners shall defend, indemnify and hold City and its officers and employees harmless from and shall process and defend at its own expense all claims, demand or lawsuits for damages arising in whole or in part from the Land Use Approval and this Agreement.

6.5 Amendments. This Agreement may only be amended in writing signed by the City and the Owners.

6.6 Recordation of Agreement. Owner shall cause this Agreement and any amendment(s) or termination to it to be recorded with the Spokane County Auditor.

6.7 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable by a court of competent jurisdiction the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement or the rights and obligations of the Parties have been materially altered or abridged.

6.8 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of Washington. If any portion of the Spokane Municipal Code is deemed to be inconsistent with any provisions of this Agreement, the provisions of this Agreement shall prevail.

6.9 Assignment.

6.9.1 The Parties acknowledge that development of the Property may involve sale, conveyance, or assignment of all or portions of the Property to third parties who will own, develop and/or occupy portions of the Property and buildings thereon. Subject to Paragraph 6.3

above, Owners shall have the right from time to time to assign or transfer all or any portion of its respective interests, rights, or obligations under this Agreement or in the Property to other parties acquiring an interest or estate in all or any portion of the Property, including a transfer of all interests through foreclosure (judicial or non-judicial) or by deed in lieu of foreclosure. Consent by the City shall not be required for any assignment or transfer of rights pursuant to this Agreement.

6.9.2 In any such transfer or assignment, the transferee or assignee shall agree in writing to assume the obligations herein pertaining to the Property transferred or assigned, and shall thereafter be entitled to all interests and rights and be subject to all obligations under this Agreement, and Owners who have so transferred or assigned its rights, shall be thereupon be deemed released of liability under this Agreement for the property transferred or assigned, whether or not such release is expressly stated in such transfer or assignment; provided, however, that such Owners shall remain liable for any breach that occurred prior to the transfer or assignment of rights to another party and for those portions of the Property still owned by such Owners; and, provided further, nothing in this Paragraph 6.9.2 shall be construed as limiting the effect of Paragraph 6.3 of this Agreement in the event of such transfer or assignment.

6.10 No Third Party Beneficiary. This Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement, except as otherwise contemplated under RCW 36.70B.170 through .210.

6.11 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and shall constitute one and the same instrument. All Exhibits hereto are hereby incorporated by specific reference into this Agreement, and their terms are made a part of this Agreement as though fully recited herein.

6.12 Voluntary Agreement. The Parties hereby represent and acknowledge that this Agreement is given and executed voluntarily and is not based upon any representation by any of the Parties to another Party as to the merits, legal liability, or value of any claims of the Parties or any matters related thereto.

6.13 Conflicts. No officer, employee or agent of the City who exercises any function or responsibilities in connection with the authorization, permitting, or approval of the Development, nor any member of the immediate family of any such officer, employee or agent, shall have any personal financial interest, direct or indirect, in this Agreement, either in fact or in appearance. The Developer shall comply with all state conflict of interest laws, statutes and regulations as they shall apply to all Parties and beneficiaries under this Agreement, as well as to officers, employees or agents of the City.

6.14 Authority. The undersigned covenant and represent that they are fully authorized to enter into and to execute this Agreement.

6.15 Termination. This Agreement shall be deemed terminated and of no further effect upon the entry of a final judgment (and the exhaustion of all appeals setting aside such final judgment), voiding or annulling the Land Use Approval or the ordinance approving this

Agreement. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder.

6.16 Non-Enforcement not Waiver. Failure by any one of the Parties to enforce this entire Agreement or any provision of it with regard to any provision contained herein shall not be construed as a waiver by that party of any right to do so.

6.17 Appeal. Without limiting any appeal rights, and subject to SMC 17G.060.210, a person with standing, as defined in Washington land use case law, may appeal to the hearing examiner a project permit or project permits issued pursuant to this Agreement by filing with the permit application department a written appeal within fourteen days of the date of the written decision on the project permit.

CITY OF SPOKANE, WASHINGTON

By (person signing) _____
Title _____

Attest:

Approved as to form:

Clerk

Assistant City Attorney

Owners of Record

Dale M Kleist, Owner Lot 2, Block 14

Ann L. Kleist, Owner Lot 2, Block 14

TJRE LLC, Owner Lot 5, Block 14

Timothy J Carlberg, Owner Lot 6 & 7, Block 14

Julie A Carlberg, Owner Lot 6 & 7, Block 14

STATE OF WASHINGTON)
County of Spokane) ss.

I certify that I know or have satisfactory evidence that _____ and TERRI L. PFISTER, are the persons who appeared before me and said persons acknowledged that they signed this document, on oath stated that they were authorized to sign it and acknowledged it as the _____ and the City Clerk, respectively, of the CITY OF SPOKANE, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: _____

Notary Public in and for Washington State,
residing at _____

My appointment expires _____

STATE OF WASHINGTON :
 : ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this _____ day of _____, 20_____, _____ signed this instrument,
(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a _____ of _____
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane

My commission expires: _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this _____ day of _____, 20_____, _____ signed this instrument,
(Print name)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this _____ day of _____, 20_____, _____ signed this instrument,
(Print name)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

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Notary Public in and for the State of

Washington, residing at Spokane
My commission expires: _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

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(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a _____ of _____
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

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Washington, residing at Spokane
My commission expires: _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

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(Print name)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

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Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: _____

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this _____ day of _____, 20_____, _____ signed this instrument,
(Print name)

and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: _____

EXHIBIT “A”

THE PROPERTY Legal Description

Legal Description:

LOTS 2, 5, 6 AND 7, BLOCK 14, COOK'S 4TH ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 73, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Owners of Record:

Title is vested in:

Lot 2

DALE M. KLEIST AND ANN L. KLEIST, HUSBAND AND WIFE AND TIMOTHY J. CARLBERG AND JULIE A. CARLBERG, AS TENANTS IN COMMON, AS TO LOT 2;

Lot 5

TJRE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO LOT 5;

Lots 6 & 7

TIMOTHY J. CARLBERG AND JULIE A. CARLBERG, AS TENANTS IN COMMON, AS TO LOTS 6 AND 7

**Agenda Sheet for City Council Meeting of:**

09/16/2013

Date Rec'd	DocDate
Clerk's File #	ORD C35027
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING & DEVELOPMENT
Contact Name/Phone	KEN PELTON 625-6063
Contact E-Mail	KPELTON@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650 - ORDINANCE Z1200044

Agenda Wording

An Ordinance relating to Application #Z1200044COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" and "Residential 4-10" to "CC-Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard;

Summary (Background)

This Application for Comprehensive Plan Land Use Map Amendment is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on August 14, 2013 to consider this amendment and has recommended approval of the amendment. Plan Commission Findings & Conclusions are attached.

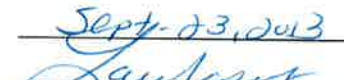
<u>Fiscal Impact</u>		<u>Budget Account</u>	
Neutral	\$	#	
Select	\$	#	
Select	\$	# BudgetAccount3	
Select	\$	#	
<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	CHESNEY, SCOTT	<u>Study Session</u>	
<u>Division Director</u>	QUINTRALL, JAN	<u>Other</u>	PC 8/14/13 - PCED
<u>Finance</u>	LESESNE, MICHELE	<u>Distribution List</u>	
<u>Legal</u>	BURNS, BARBARA	lhattenburg@spokanecity.org	
<u>For the Mayor</u>	SANDERS, THERESA	jrichman@spokanecity.org	
<u>Additional Approvals</u>		schesney@spokanecity.org	
<u>Purchasing</u>		kpelton@spokanecity.org	
		dhume@spokane-landuse.com	

FIRST READING OF THE ABOVE ORDINANCE

WAS HELD ON

9/16/2013

AND FURTHER ACTION WAS DEFERRED


CITY CLERKPASSED BY
SPOKANE CITY COUNCIL
SPOKANE CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

and amending the zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center" (CC-1, DC)."

Summary (Background)

Fiscal Impact

Select \$

Select \$

AmtType7 \$ Amount7

AmtType8 \$ Amount8

Budget Account

#

#

Budget7

Budget8

Distribution List

Email16

Email17

Email18

Email19

Email20

Email21

Email22

Email23

ORDINANCE NO. C35027

AN ORDINANCE RELATING TO APPLICATION #Z1200044COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" AND "RESIDENTIAL 4-10" TO "CC-CORE" FOR .64 ACRES LOCATED AT THE NORTHEAST CORNER OF 32ND AVENUE AND GRAND BOULEVARD; AND AMENDING THE ZONING MAP FROM "OFFICE (O-35)" and "RESIDENTIAL SINGLE FAMILY (RSF)" TO "CENTERS & CORRIDORS TYPE 1, DISTRICT CENTER" (CC-1, DC)."

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z1200044COMP was timely submitted to the City for consideration during the City's 2013 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1200044COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" and "Residential 4-10" to "CC-Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard; and amending the zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center (CC-1, DC); and

WHEREAS, staff requested comments from agencies and departments on December 12, 2012, and a public comment period ran from April 22, 2013 to June 22, 2013; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 1, 2013; and

WHEREAS, the Spokane City Plan Commission held workshops regarding the proposed Comprehensive Plan amendments on May 8, 2013, May 22, 2013 and June 12, 2013; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on July 29, 2013 for the

Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on August 13, 2013; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the August 14, 2013 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, July 31 and Wednesday, August 7, 2013; and

WHEREAS, notice was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on July 30, 2013; and

WHEREAS, staff report found that Application Z1200044COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on August 14, 2013 for the Application Z1200044COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1200044COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 8 to 0 to recommend approval of Application Z1200044COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of Application. Application Z1200044COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Residential 4-10" and "Office" to "Center and Corridor – Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard as shown in Exhibit A, subject to the owner(s) of the property entering into a binding development agreement within one year of the effective date of this ordinance.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "RSF" and "O-35" to "CC-1, DC" for this same area as shown in Exhibit B, subject to the owner(s) of the property entering into a binding development agreement within one year of the effective date of this ordinance.

4. Approval Conditions for Development Agreement. The approval granted by this ordinance is conditioned upon the applicants entering into a binding development agreement that has been mutually executed between the City and the applicants and which is consistent with the requirements of chapter 36.70B RCW and Spokane Municipal Code chapter 17A.060, and sufficient to bind the applicants and applicants' successor and assigns with respect to development of the property identified in Exhibits A and B and addressing the transition between site development and the RSF zoned property to the east of the site and the traffic issues on 32nd Avenue as follows:
- a. The parking lot shall be located in the easterly portion of the site and the buildings shall be located within only the westerly four lots of the site.
 - b. Vehicular ingress and egress from the site along 32nd Avenue is not permitted, or as an alternative, access to 32nd Avenue is limited to an egress point only that is designed to prevent left turns eastbound onto 32nd Avenue.
5. Expiration Date. The approvals granted by this ordinance shall expire and the Land Use Designation and Zoning Category shall revert back to the original designations as stated in Sections 2 and 3 herein above if, within one (1) year from the effective date of this ordinance, the conditions set forth in Section 4 of this ordinance have not been satisfied.
6. This ordinance shall become effective thirty (30) days after its enactment; provided, no development permits may be issued for the property until all conditions of approval have been satisfied including the mutual execution of a development agreement between the city and the applicants addressing the terms set forth in section 4 herein above and the approval of the same by the City Council by Ordinance or Resolution.



Attest:

City Clerk

PASSED BY THE CITY COUNCIL ON September 23, 2013.

Ben Stuckart
Ben Stuckart, Council President

Approved as to form:

Assistant City Attorney

David A. Conley

Mayor

10/4/2013

Date

11-03-2013

Effective Date

Comprehensive Plan Amendment Z1200044COMP- Carlberg Exhibit A- Proposed Land Use

DATE: August, 2013
USER: Planning & Development

Legend

Parcels- Carlberg
Z1200044

Parcels

Proposed LandUse

Residential 4-10

Residential 15-30

Residential 15+

Office

CC Core

Institutional

Street



THIS IS NOT A LEGAL DOCUMENT
This information is provided for informational purposes only. It is not intended to be used as a legal document. The information is subject to change without notice. The information is provided as a service to the public and is not intended to be used as a legal document. The information is provided as a service to the public and is not intended to be used as a legal document.

31st

32nd

Grand

Office

R 15-30

Institutional

Comprehensive Plan Amendment Z1200044COMP- Carlberg Exhibit B- Proposed Zoning

DATE: August, 2013
USER: Planning & Development

Legend

Parcels- Carlberg
Z1200044

Parcels

Proposed Zoning

Center and Corridor Type 1

Center and Corridor Type 2

Office

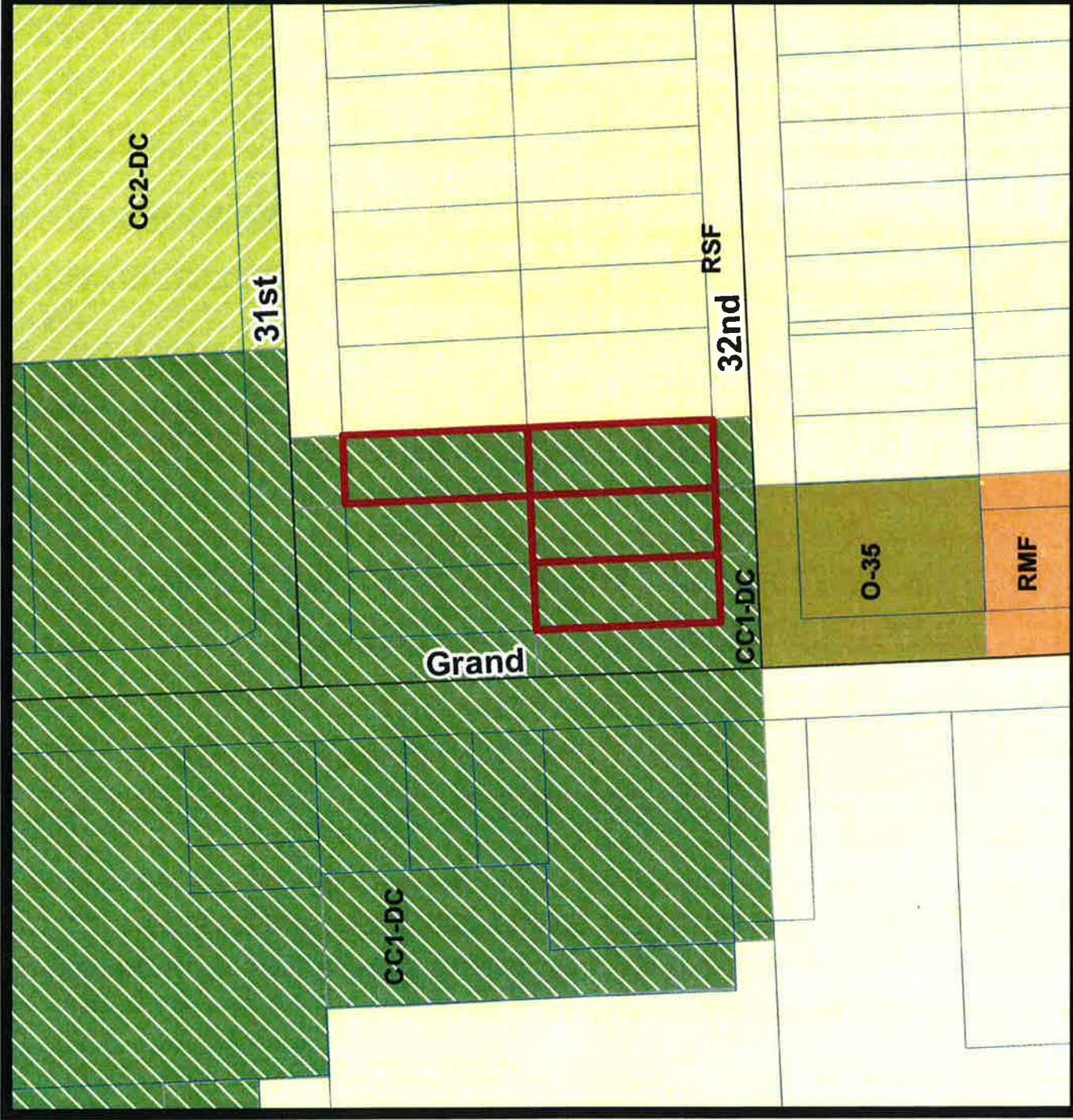
Residential Medium-Density

Residential Single-Family

Street



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to revision. It is not intended to be used as a legal document. It is intended to provide a general overview of the project area and its location within the city of Grand Rapids, Michigan. It is not intended to be used as a legal document. It is intended to provide a general overview of the project area and its location within the city of Grand Rapids, Michigan.



**STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
FILE NO. Z1200044-COMP CARLBERG**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: This proposal is to change the land use of two parcels from "Office" to "CC Core" and to change the land use on two additional parcels from "Residential, 4 to 10 units per acre" to "CC Core". The approximate combined size of the four lots is .64 acres. The applicant owns two additional parcels adjacent to this proposal that are designated "CC Core" on the City of Spokane Land Use Map. If approved, the zoning for all four parcels would be Centers & Corridors, Type 1 – District Center (CC1-DC).

II. GENERAL INFORMATION:

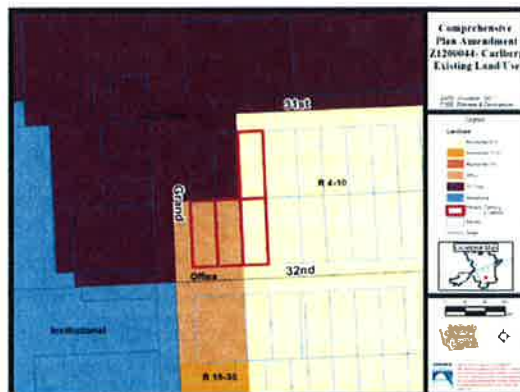


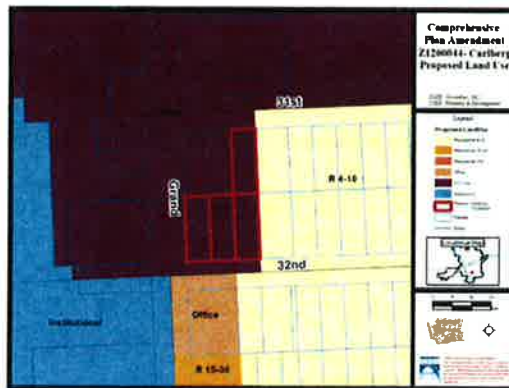
Agent:	Dwight Hume
Applicant/Property Owner(s):	Tim Carlberg
Location of Proposal:	This proposal is generally located on the east side of S. Grand Blvd between E. 31 st Avenue and E. 32 nd Avenue extending east 3 parcels in depth to the east. The parcel numbers are 35322.1602; 35322.1607; 35322.1606; and 35322.1605. The parcel addresses are 614 E. 31 st Avenue; 603, 607, and 611 E. 32 nd Avenue. (NW ¼ of Section 32, T25N, R42.W.M.)
Existing Land Use Plan Designation:	Office and Residential 4 to 10 units per acre
Proposed Land Use Plan Designation:	CC Core (Centers & Corridors Core)
Existing Zoning:	O-35 (Office 35ft height limit) and RSF (Residential Single Family)
Proposed Zoning:	CC1-DC (Centers & Corridors Type 1, District Center)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on July 29, 2013. The appeal period closed on August 13, 2013.

Enabling Zoning:	SMC 17G. 020, Comprehensive Plan Amendment Procedure
Plan Commission Hearing Date:	August 14, 2013
Staff Contact:	Tirrell Black, AICP, Assistant Planner; tblack@spokanecity.org

III. FINDINGS OF FACT:

- A. Site Description: The parcels contain single family residences. The parcels are located to the east of an existing commercial building and an espresso stand. The sites with an address on 31st Avenue face Manito Shopping Center and property owned by Washington Trust Bank. The sites with an address on 32nd Avenue are across the street from a dental office. Across Grand Street is a US Postal Office. To the south of 32nd Avenue on the west side of Grand is an entrance to Sacajawea Middle School.
- B. Project Description: This proposal is to change the land use of two parcels from "Office" to "CC Core" and to change the land use on two additional parcels from "Residential, 4 to 10 units per acre" to "CC Core". The approximate combined size of the four lots is .64 acres. The applicant owns two additional parcels in this vicinity that are designated "CC Core" on the City of Spokane Land Use Map. If approved, the zoning for all four parcels would be Centers & Corridors, Type 1 – District Center (CC1-DC).
- C. Existing Land Use Plan Map Designations



D. Proposed Land Use Plan Map**E. Zoning and Land Use Designation History:**

These parcels are located in a section of the city that was annexed in December 1907. The zoning designation in 1929 was single-family residential. On the 1975 zoning map, the property is zoned as a commercial zone (B2) to the north and a multi-family zoning (R3) in the southern section. The zoning categories were updated in 2005 as part of the Grand District planning process to Office (O-35) and CC1-DC. These zone categories are reflective of the current land use plan map designations of Office and CC-Core.

F. Adjacent Land Use:

The current uses of adjacent properties include the Manito Shopping Center to the immediate north of the site (across East 31st Avenue). To the east of the site are single-family residences. To the south of the site, there is a dental office and a single family residence. To the west of the site, across South Grand Boulevard, is located a US Post Office and another small commercial building.

G. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.**H. Procedural Requirements:**

- Application was submitted on October 30, 2012;
- Applicant was provided Notice of Application on April 22, 2013;
- Notice of Application was posted, published, and mailed on April 29, 2013, which began a 60 day public comment period;
- A SEPA Determination of Non Significance was issued on July 29, 2013;
- Notice of Public Hearing was posted and mailed by July 30, 2013;
- Notice of Public Hearing was published on July 31, 2013 and August 7, 2013;
- Hearing Date is scheduled with the Plan Commission on August 14, 2013.

IV. DEPARTMENT REPORTS and PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file.

No written public comment has been received on this proposal.

V. CONCLUSIONS

SMC 17G.020.030 provides the criteria for decisions on amendments to the Comprehensive Plan. Following the review criteria is an analysis of the consistency of the proposal with the review criteria.

SMC 17G.020.030 Review Criteria

The following is a list of considerations that shall be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, and by the plan commission and city council in determining whether a criterion for approval has been met.

A. Regulatory Changes.

Amendments to the Comprehensive Plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

Relevant facts: The proposal is consistent with the Growth Management Act, and the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code.

B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

Relevant facts: The "Legislative findings" included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the "Legislative findings" follows:

RCW 36.70A.010, Legislative findings.

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"). The proposed change as recommended by staff would be consistent with these goals.

Based on the evaluation provided in this report, staff concludes that the application is consistent with the Growth Management Act.

C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

Relevant facts: This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made to indicate that this proposal creates issues with public services and facilities.

Staff concludes that this criterion is met.

D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

Relevant facts: Staff has concluded that this criteria is not applicable to this proposal. There are no funding shortfall implications.

E. Internal Consistency.

The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Relevant facts: The proposal does not result in the need for other amendments to the Comprehensive Plan amendments or development regulations.

The applicant provided applicable Goals and Policies from the Comprehensive Plan to support their request for Land Use Plan Map Amendment, including the following:

Goal "LU 3 Efficient Land Use" Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

Policy "LU 3.2 Centers and Corridors" states: *Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourages a mix of uses and activities around which growth is focused.* The discussion for this policy is lengthy, but during the District Center discussion, a general size of 30 to 50 square blocks is mentioned. Using a simple calculation of a block as 300x300 feet or 2.06 acres, a small District Center might be 61 acres in size. It is also to be noted that the difference between thirty and fifty square blocks is dramatic and meant to be conceptual guidance language, not in itself an inflexible definition.

Policy LU 3.2 discussion also mentions encouraging building height as a feature of redevelopment. The current size of the Manito District Center is CC-Core Land Use Plan Map designation is 31.70 acres (including right-of-way). This proposal is to increase the CC-Core zoning by .64 acres which is a small increase.

This area is adjacent to Manito Shopping Center, adjacent to Grand Boulevard and directly served by Spokane Transit Bus Line 44. The property owner, Mr. Carlberg, currently owns six adjacent parcels: two with CC1-DC zoning, 2 with Office zoning and 2 with RSF zoning. The aggregated parcels are an incentive to redevelop this property. The applicant has stated that the current land use map plan designations and associated zoning pattern is a hindrance to redevelopment of this property in the future. Staff agrees that a unified zoning designation is a benefit to site redevelopment possibilities.

Staff concludes that this criterion is met.

F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

Relevant facts: This amendment will not impact regional consistency.

G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

i. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

ii. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

Relevant facts: This site is located adjacent to an area already designated CC-Core (Manito Shopping Center). Two of the parcels in common ownership are already designated CC-Core. The other four parcels under common ownership (6 in total) are in two other land use map designations and zoning categories. Allowing for a combined aggregated property located within one zoning category allows the zoning ordinance to operate more effectively on this property if it becomes redeveloped.

Staff concludes that this criterion is met.

H. SEPA.

SEPA review must be completed on all amendment proposals.

1. Grouping.

When possible, the SEPA review process should be combined for related land

use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

Relevant facts: The application has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of information contained with the environmental checklist, the written comments from local and State departments and agencies concerned with land development within the city, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance (DNS) was issued on July 29, 2013.

Staff concludes that this criterion is met.

I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

Relevant facts: A Trip Generation and Distribution Letter (TGDL) was prepared by Sunburst Engineering dated January 30, 2013. This was reviewed by City of Spokane Engineering Division of Developer Services and no capacity issues with traffic were identified that need to be addressed at this level of planning. Any specific site development impacts will be addressed at time of building permit, when and if that occurs. All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal.

Staff concludes that this criterion is met.

J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

Relevant facts: This criterion is not applicable.

K. Consistent Amendments.

1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from

feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan. Examples of such findings could include:

- a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- b. the capacity to provide adequate services is diminished or increased;
- c. land availability to meet demand is reduced;
- d. population or employment growth is significantly different than the plan's assumptions;
- e. plan objectives are not being met as specified;
- f. the effect of the plan on land values and affordable housing is contrary to plan goals;
- g. transportation and/or other capital improvements are not being made as expected;
- h. a question of consistency exists between the comprehensive plan and its elements and chapter 36.70A RCW, the countywide planning policies, or development regulations.

Relevant facts: This proposal is a request for a Comprehensive Plan Land Use Plan Map amendment, not a policy adjustment.

Staff concludes that this criterion is not applicable to this proposal.

2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

- a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Relevant facts: The applicable Comprehensive Plan Policies have been addressed previously in Criterion E. above.

Staff concludes that the proposed amendment and recommended additional staff changes are consistent with the Comprehensive Plan.

- b. The map amendment or site is suitable for the proposed designation;

Relevant facts: This site is adjacent to Manito Shopping Center, Grand District Center, Grand Boulevard, and is directly served by STA Route 44. Staff finds that it is a suitable site.

- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

Relevant facts: Staff finds that the proposed amendment and staff recommended amendments are consistent with the Comprehensive Plan policies as discussed above.

Staff concludes that this amendment and staff recommendations would implement the Comprehensive Plan better than the current land use plan designation.

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language

changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

Relevant facts: The applicant has requested a corresponding change in the zoning classification to occur if the change to CC-Core Land Use Plan Map designation is made. The applicant has requested CC1-DC zoning which matches the surrounding zoning designation. This zoning designation has development standards set in Spokane Municipal Code section 17C.122.

L. Inconsistent Amendments.

1. Review Cycle.

Because of the length of time required for staff review, public comment, and plan commission's in-depth analysis of the applicant's extensive supporting data and long-term trend analysis, proposals that are not consistent with the comprehensive plan are addressed only within the context of the required comprehensive plan update cycle every seven years pursuant to RCW 36.70A.130(4)(C) and every other year starting in 2005.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

2. Adequate Documentation of Need for Change.

- a. The burden of proof rests entirely with the applicant to provide convincing evidence that community values, priorities, needs and trends have changed sufficiently to justify a fundamental shift in the comprehensive plan. Results from various measurement systems should be used to demonstrate or document the need to depart from the current version of the comprehensive plan. Relevant information may include:
- b. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- c. the capacity to provide adequate services is diminished or increased;
- d. land availability to meet demand is reduced;
- e. population or employment growth is significantly different than the plan's assumptions;
- f. transportation and/or other capital improvements are not being made as expected;
- g. conditions have changed substantially in the area within which the subject property lies and/or Citywide;
- h. assumptions upon which the plan is based are found to be invalid; or
- i. sufficient change or lack of change in circumstances dictates the need for such consideration.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

3. Overall Consistency.

If significantly inconsistent with the current version of the comprehensive plan, an amendment proposal must also include wording that would realign the

relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

VI. RECOMMENDATIONS

STAFF CONCLUSION: Staff recommends that this Comprehensive Plan Land Use Map Amendment request be approved. Following approval of the requested change to CC-Core designation on the Land Use Plan Map, staff recommends approval of the requested change in zoning to CC1-DC.