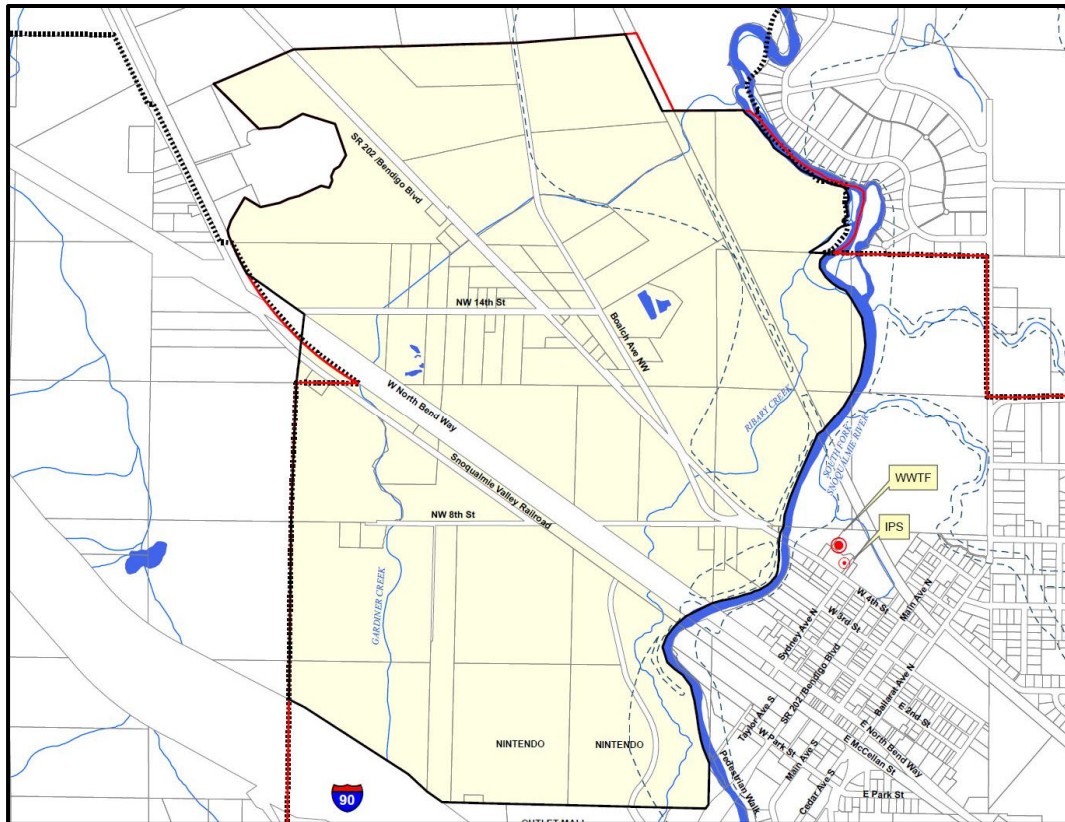


PRELIMINARY FEASIBILITY AND SPECIAL BENEFIT ANALYSIS MEADOWBROOK SEWER ULID

NORTH BEND, WASHINGTON



PREPARED FOR

MR. DOUG VAN GELDER, PE
CITY OF NORTH BEND
920 SE CEDAR FALLS WAY
NORTH BEND, WA 98045

PREPARED BY

SOVA CONSULTING
107 SPRING STREET
SEATTLE, WA 98104

SOVA PROJECT 20057

March 25, 2021

Mr. Doug van Gelder, P.E.
Development Project Manager
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

RE: Preliminary Feasibility and Special Benefit Analysis
Meadowbrook Sewer ULID
North Bend, WA

Dear Mr. Van Gelder:

In response to your request, we have completed a Preliminary Feasibility Study and Special Benefits Analysis for a Utilities Local Improvement District (ULID) for the Meadowbrook Sewer Project in North Bend, Washington. The purpose of this analysis is to provide our opinion of the anticipated special benefits accruing to the properties within the ULID area as a result of the proposed sewer project. The City of North Bend will use this report for decision making purposes in support of a potential ULID formation.

The project area includes most of the westerly portion of the City, west of the South Fork Snoqualmie River and north and west of the outlet malls. The project consists of a sewer network system that would serve both primary arterials that extend west toward the City limits, W. North Bend Way, in the vicinity of the Nintendo Headquarters and Tollgate Park, and along Bendigo Boulevard (SR-202) and Boalch Avenue. In addition to serving existing commercial uses along these arterials, it will also serve a mix of commercial and residential properties along NW 8th and NW 14th Streets. The ULID project includes the installation of low-pressure grinder/pump system sewer main lines throughout the study area to the Wastewater Treatment Facility (WWTF) at Bendigo Boulevard and Sydney Avenue N.

This analysis includes a study of historical and current land uses, sales activity, zoning, sensitive areas, recent long-range planning, and anticipated future development trends. The study area includes a wide variety of existing property types, with improvements of various ages, quality, condition, and utility. Complications in the analysis included the various zoning designations, building restrictions/effective moratoriums related to water rights and sewer access, and extensive creeks and associated wetland sensitive areas. Given these factors, we have considered the potential benefits to each of the subject properties based on their respective highest and best uses.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited

appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King County Assessor’s records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:

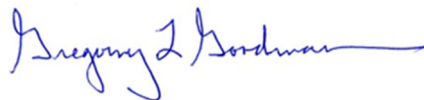
Meadowbrook Sewer LID	
Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

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

Sincerely,



Matthew Sloan, MAI, SRA



Gregory Goodman, MAI

SOVA Consulting

Enclosures

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

In addition to extraordinary assumptions and hypothetical conditions described in this report (if any), the following general assumptions and limiting conditions apply to this appraisal. Use of this report implies acceptance of the assumptions and conditions.

- A. No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. The property is free and clear of liens, encumbrances, and encroachments unless otherwise described. Title of the property is good and merchantable. The property is under responsible ownership and competent matters, with all associated entities acting in the best interest of themselves and the property. There are no pending or existing judgements or litigation against the property.
- B. There has been no significant change to the subject property and market conditions remained stable between the date of inspection, date of value, and transmittal date of this report, unless otherwise noted. Value conclusions are effective as of the date of value, and no responsibility is assumed for altered property characteristics or changing market conditions that occur after this date.
- C. The property is in compliance with all applicable building, environmental, zoning, and other federal, state, and/or local laws, regulations, and codes, including the Americans with Disabilities Act (ADA). We assume no pending or likely changes that may impact value unless specifically stated herein.
- D. Information provided by the client and other sources including surveys, legal descriptions, title reports, legal matters, soil/subsoil conditions, and available utilities including water rights are correct.
- E. There are no unapparent conditions that, if known, would impact the property's current or anticipated use(s) or market value. This includes but is not limited to soil stability, environmental contamination, structural conditions, and hazardous building materials that are not obvious to the naked eye and observable during a typical tour/inspection. No hazardous materials are currently or have previously been stored on the property.
- F. Sketches, maps, illustrations, depictions, or other exhibits developed by the appraiser(s) may not be to scale and have been included solely to assist the reader in visualizing and understanding the property.
- G. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts, known to us, have been withheld or overlooked. Property data obtained from public records, including parcel and building sizes, uses, zoning, and recorded documents is accurate. The allocation of real estate, personal property, and other consideration detailed on real estate tax affidavits is correct. Information provided by owners, brokers, developers, and other parties regarding the property, market conditions, and comparables is accurate.
- H. If land value and the contribution of building/site improvements are allocated in this report, the improvement value reflects their contribution to the subject site only. The concluded value of improvements cannot be used in conjunction with any other appraisal or analysis.
- I. Retrospective value opinions are effective as of the date of value, without consideration of events that were unknown or unlikely to have occurred between the date of the value and report date. Prospective value opinions require forecasts, projections, and estimates of future market conditions. These forecasts are based on current market conditions and likely/anticipated future changes and do not reflect that unexpected or unlikely events will occur.
- J. Possession of this report does not imply holder is an intended user. The appraisal report must be transmitted and considered in its entirety. No individual pages or portions of the analysis may be used or relied upon separately from other portions of the analysis. Holder(s) of this report have no right of publication or further distribution.
- K. Liability of SOVA Consulting is limited only to the client(s) and limited to the fee for the assignment. Unless specifically addressed in the contractual scope-of-work, the appraiser(s) are not required to provide further consultation, testimony, or participate in mediation, arbitration, or court proceedings.
- L. The appraiser(s) have no present or contemplated interest in the property and are not bias in any other way. Compensation for this assignment is in no way contingent on assignment results.

SUBJECT PHOTOS



NW 8th Street, west of North Bend Way, vicinity of Nintendo Headquarters (facing west)



NW 8th Street, west of North Bend Way and Nintendo Headquarters (facing east)

SUBJECT PHOTOS



Gardiner Creek @ NW 8th Street



Alm Way north of NW 8th Street (facing north)

SUBJECT PHOTOS



NW 8th Street, between North Bend Way and Bendigo Boulevard (facing east)



Ribary Creek at NW 8th Street

SUBJECT PHOTOS



Boalch Avenue NW



Existing industrial use

SUBJECT PHOTOS



Snoqualmie Valley Athletic Complex project (Phase I under construction)



Older residential use

SUBJECT PHOTOS



Rehabbed residential use on large lot



Vacant residential lot

PRELIMINARY SPECIAL BENEFIT STUDY - INTRODUCTION

Client

The Client for this assignment is the City of North Bend.

Intended Use/Users

The intended use of the report is for decision making purposes by the City of North Bend in support of a potential ULID formation, including determination of preliminary assessments, for the Meadowbrook Sewer Utility Local Improvement District (ULID) project. It is not intended for any other use. Intended users include the client's authorized employees, representatives, agents, and legal counsel. The appraisers do not intend use of this report by others.

Description of the Project – Meadowbrook Sewer

The project area includes much of the westerly portion of the City, west of the South Fork of the Snoqualmie River and north of I-90 and the outlet malls. This majority of this area consists of parkland and open space associated with Tollgate Park and a variety of creek and wetland sensitive areas, as well as commercial land and improved properties along W. North Bend Way, Bendigo Blvd N., and Boalch Avenue NW. Other uses in the area include single-family residential uses generally setback from the arterials along NW 14th Street and NW 8th Street.

In the before condition, there is no sewer improvements located in this area. Existing buildings are exclusively equipped with individual septic systems for waste collection. It is our understanding most septic systems have a life of approximately 30 years (or longer) with sufficient to good soils types and we are not aware of significant system failure trends that would suggest a shorter lifespan in this area. Properties in the ULID area generally have public water available, with service mains located in both W. North Bend Way and Bendigo Blvd N. Some parcels have private wells, particularly the single-family uses setback from the arterials.

We generally assume the project area to have public water available, though we recognize the need for new service lines (or extensions) in order to facilitate new or expanded development. Given the lack of sewer in this area, there has been an *effective* building moratorium for several years (excepting single family residential), as new structures and most uses are prohibited in commercial zones without connection to sewer. New homes can be developed with onsite septic systems, though no further subdivision of large lots is permitted.

We note several projects in planning phases at this time, namely the Snoqualmie Valley Athletic Complex and a Puget Sound Energy (PSE) training facility. The Snoqualmie Valley Athletic Complex is phased and cannot be completed (Phase II) until sewer is complete. The PSE training facility is not an economically motivated project intended to develop its site to the highest and best use. Other than a small office building, there has been no new development in this area since the Eastside Self Storage in 2005; most existing structures are much older. As compared to other areas of North Bend, the lack of infrastructure is apparent in the magnitude of new development.

In the after condition, the completed sewer project will allow for full development of this area to City of North Bend's zoning standards. Vacant commercial properties will have full ability to develop densities permitted in

the respective EP-1 or NB designations and residentially zoned parcels can subdivide into short plats (large lot CLDR zoning). Existing buildings/uses will have the opportunity to hookup to the sewer system, as aging septic systems need repair or replacement. The project is anticipated to enhance the development potential of individual properties in the study area and thus help in satisfying demand by providing readily developable areas in the overall neighborhood as well. Such a condition reflects the fact that an installed sewer system is a key component of necessary infrastructure for favorable development conditions.

Identification of the Subject Properties

The proposed ULID boundary is shown on a map on this report. It includes about 339 acres located in the westerly boundaries of the city limits. The northernmost point of the project begins with the tax parcels just south and east of Meadowbrook Farm and extending southeast towards the City Center, with the easterly project boundary consisting of the South Fork Snoqualmie River. There are a total of about 68 tax parcels within the ULID. 10 of these tax parcels are City-owned and used or as park/open space for Tollgate Farm/Meadowbrook Farm and a former railroad corridor. The remainder of the parcels encompass a variety of uses as either vacant land or improved properties with single family, commercial, and/or industrial uses.

Special Benefit Analysis Summary

There are a number of special benefit methodologies available to proportionally allocate project costs and/or special benefits for ULIDs including the (1) zone-termini/front foot method, (2) “land area charge” method, or (3) a complete special benefit study. The zone and termini and land area methods are best suited when the proposed project proportionally benefits parcels based on parcel size, lineal street frontage, or another calculatable characteristic. In this case, new sewer service will benefit the varying properties and uses differently. Because of the mix of land uses, zoning, sizes, and impact of critical areas such as streams/creeks and wetlands, benefits resulting from the proposed project are best measured through the special benefits method of assessment. This analysis directly measures the special benefits anticipated to the individual parcels due to the proposed ULID improvements. The ULID assessment are allocated according to the proportion of each parcel’s special benefits to total special benefits. Up to 100% of the special benefits can be assessed.

Special benefits are a specific, measurable increase in real property value in excess of any *general benefits* (benefiting the public at large) due to a public improvement project. The amount of the special benefits accruing to each property as a result of a local improvement is the difference between the fair market value of the property immediately before and immediately after the improvement. In other words, the difference between the fair market value of the property in its “before” condition (“without” the improvements) and its “after” condition (“with” the improvements) reflects the special benefits to the individual properties.

The primary special benefits to the properties in this analysis are the result of required infrastructure for new development, replacement of aging septic systems, ability to develop to the highest and best use allowed for by zoning or the Comprehensive Plan, area enhancements, and implementation of North Bend sewer plans/ and City, County, and State concurrency requirements. Without the project, improvements properties in the ULID are dependent on septic systems or are unable to develop due to an effective building moratorium related to sewer availability. This lack of utilities infrastructure precludes most of the vacant parcels from developing, resulting in stagnant market and value conditions particularly for the vacant commercial properties.

Properties can be assessed for no more than their respective conclusion of special benefits. In the case of the subject project, the value of special benefits is considerable, allowing more intensive uses than would otherwise be possible without the project. Our analysis study revealed varying levels of special benefits, with trends relating to highest and best use as vacant land or improved properties, ages of existing sanitation systems, and other characteristics.

As discussed in the *Special Benefits Analysis* section of this report, it is our opinion that properties analyzed as vacant are benefited most greatly, with properties improved to their highest and best use benefited to a lesser degree. The lower special benefits to improved properties are primarily due to their existing sanitation systems that provide for continued use and utility of the existing improvements, which in turn, provides value over and above that of the underlying site. Accordingly, the structures have extended useful lives with the likely future economic use of the property superior to that of vacant parcels. While improved properties will benefit similarly by increased underlying land values, the contribution of building improvements will delay their ability to capitalize from some elements of the special benefits, particularly those relating to development potential.

Scope of the Assignment

In preparing this study, we have conducted property and neighborhood inspections, analyzed historical land and improved sales, rents, operating expenses, construction costs, sanitation costs, and capitalization and yield rates. The development conditions of the properties within the ULID area were researched. Other cities with sewer system expansions in the Puget Sound area were also researched for market factors. As appropriate, the information gathered was analyzed utilizing all three approaches to value.

Various City of North Bend representatives provided us with project, neighborhood, and property information. Additional information was obtained from County, City, newspaper, internet, and other records, as well as neighborhood and property inspections.

In analyzing the ULID properties, the consultant did the following:

- Inspected the ULID properties (exterior inspections).
- Analyzed historical and current information from the ULID neighborhood or competitive neighborhoods in the North Bend/ Snoqualmie areas.
- Researched Costar, CBA, Metroscan, NWMLS, and King County databases.
- Researched SOVA Consulting in-house files existing database.
- Researched other sewer projects in Puget Sound.
- Reviewed all documents as cited throughout this report.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King

County Assessor's records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Date of Inspection/Analysis

The properties were inspected on multiple occasions between November 2020 and February 2021, with the most recent inspection on February 3, 2021. The effective date of this analysis is as of February 3, 2021. We note that due to the limited scope of this analysis, we did not inspect interiors of any subject buildings; property owners were not afforded the opportunity for joint inspection or to provide property information or records.

Legal Description/Ownership

Each property is identified by its King County Tax Account Number in the *ULID Property Summary Matrix* included in the *Addenda* to this report. With only limited exception, title reports were not provided. Absent a detailed title report for each of the subject properties within the study area, we assume no existing title conditions that would impact fee simple value on any of the subject properties.

Property Rights Analyzed

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

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*¹

Extraordinary Assumptions/Hypothetical Conditions

If there are extraordinary assumptions and/or hypothetical conditions used in this report, the use of these extraordinary assumptions and hypothetical conditions may have affected the assignment results.

Hazardous Materials

No information regarding the presence or absence of hazardous waste on any of the subject properties was provided. This analysis assumes the absence of any and all hazardous waste on the subject properties. The value conclusions contained in this report may be impacted if significant hazardous waste or contamination is present on any subject property.

Creeks, Wetlands, Sensitive Areas

We have been provided limited information regarding existing wetlands, streams, and corresponding buffers. We have relied primarily on mapping contained in the City of North Bend Comprehensive Plan, which identified areas of potential wetlands (a copy is included in the *Addenda* to this report). We have assumed this mapping to be correct and have calculated usable areas of most of the subject properties partially with this map. In several cases, updated information revealed the mapping to be incorrect and we adjusted our calculations accordingly.

¹ From *The Appraisal of Real Estate*, Thirteenth Edition, 2001, Appraisal Institute, page 69.

But in the absence of more detailed information, we have assumed this mapping is correct. Users of this analysis are cautioned that changes to assumed wetland areas would likely have an impact on the concluded before and after values. We note in several cases where potential wetlands impact properties developed to their highest and best use, we've assume the land has an unencumbered contribution for analysis purposes.

City and Neighborhood Description

North Bend is the easternmost incorporated area in King County, located along the I-90 Corridor about 30 miles east of Seattle and 20 miles from Bellevue. The accessibility of I-90 and favorable commuting characteristics, availability of vacant land, desirable recreational access and views, and lower/reasonably priced development land and single-family homes have together contributed to increase demand for property in the vicinity of North Bend and Snoqualmie; Snoqualmie is just west of North Bend and adjacent to the project area.

Access to the area is considered very good, with I-90 providing access to the Issaquah, Bellevue, and Seattle markets, as well as eastern markets from Snoqualmie Pass to Spokane and beyond. Highway 18 provides access between southwest King County and terminates roughly six miles west at I-90. The cities of Issaquah and Bellevue are located approximately 15 and 20 minutes west, respectively. These are the primary employment centers although Snoqualmie, Preston, and North Bend are becoming home to more companies due to the availability of land and lower costs. There are several significant projects along the I-90 Corridor and near the North Bend/Snoqualmie community which continue to push development east, notably the current expansion of the Costco Headquarters in Issaquah.

The City of North Bend had a 2010 Census population of 5,731 and an estimated 2020 population of 7,455 according to the Washington State Office of Financial Management, a 30% increase over the 10-year period. We note King County overall had an estimated population growth of only about 17% over the same period, highlighting the recent migration and/or disproportionate growth of North Bend relative to the County overall. Snoqualmie reported a 2000 and 2010 census population of 1,631 and 10,670, respectively, and an estimated 2020 population of 13,680. The primary reason for the substantial growth in Snoqualmie is the annexation and development of the master planned community known as Snoqualmie Ridge.

The North Bend area, upon resolution of the water rights issues and with sewer expansion, has vast potential for a growing residential market, as well as commercial and industrial expansion, as can be seen by the success of the Snoqualmie Ridge development just west of North Bend and in UGA planning. There is abundant land available for additional development. Given the expanding population of other nearby cities on the Eastside, it is expected that a continued demand for properties will increase for the foreseeable future.

Zoning and Other Development Conditions

The properties included within the ULID boundary are currently zoned under a variety of North Bend designations and are all within the City of North Bend's UGA boundaries. Based on our review, many of the properties in the ULID are affected by critical areas including wetlands, streams, floodway and floodplain, and geologic and erosion zones. This is expected due to the proximity of the South Fork Snoqualmie River, Ribary and Gardinier Creeks, and low-lying, flood prone areas. Based on limited available information obtained from City mapping, we estimated the unusable areas in order to calculate the developable areas where special benefits could accrue.

The subject zoning classifications considered in our analysis are briefly summarized below and identified in the *ULID Property Summary*. In addition to the underlying zoning, properties to the north of North Bend Way are also subject to the Urban Separatory Overlay District. More detail is available from City of North Bend's Planning Department.

NB – Neighborhood Business. *The NB zoning is general commercial in nature, but buildings are expected to be smaller in scale and operate on a less than 24-hour basis. The district must accommodate a variety of residential, limited fabrication and light manufacturing land uses, though residential uses are limited to second story or to rear of parcels that front North Bend Way. Development must incorporate traditional patterns and elements that are harmonious with North Bend's small-city character. Note additional limitations apply to all NB-zoned properties within the LID boundary due to the Urban Separator Overlay District, described below.*

EP-1 – Employment Park - 1. *The EP-1 zoning constitutes light industrial and limited commercial uses compatible with the immediate neighborhood. Uses are encouraged to capitalize on North Bend's geographic location and small-city character and include offices, light manufacturing, warehouse and distribution, and research and development, although retail and personal services are limited to a few select uses.*

POSPF – Parks / Open Space or Public Facilities. *POSPF areas are designed to recognize and designate areas for public parks, open space, trail and recreation including uses such as schools, community buildings, government offices and public facilities. Provisions should follow a comprehensive plan.*

CLDR – Constrained Low Density Residential. *The purpose of the CLDR designation is intended to provide for neighborhoods of predominately single-family uses. As opposed to the LDR designation, the CLDR district is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this zone shall not exceed two dwelling units per gross acre. Furthermore, large estate size lots, in excess of the 18,000sf minimum is the intent within the CLDR district.*

USOD - Urban Separator Overlay District. *The urban separator is an area of North Bend which is located in, among and around significant natural features that help to define the community's identity. The intent of the USOD is to ensure that development occurs consistent with the goals and policies of the comprehensive plan requiring the minimum build-out of the zoning district in which the parcel is located.*

All of the NB and CLDR properties must comply with both the underlying zoning and the USOD overlay, which further restricts allowable uses. For instance, while the NB zone allows for second-story residential, the USOD only allows residential uses for elderly accommodations and bed and breakfasts, limiting the subject area to only those uses.

SPECIAL BENEFIT ANALYSIS

Analysis Summary

Special benefits are the difference between the fair market value of the properties in their before condition (without the proposed sewer improvements) and their after condition (with the proposed sewer improvements). A variety of factors lead to this change in value, including contribution/desirability of existing improvements, zoning, development timing and potential, decreased development costs, reduced operating expenses, and market demand for property. A ULID allows property owners to utilize the public process, including participation by other owners, public financing, and repayment over time, for construction of significant infrastructure improvements that would not likely be feasible by each individual or a small subset of owners.

The following are the primary factors considered in determining the special benefits that will accrue to each property:

1. Physical inspection of the sites and existing improvements (exterior inspections) for all properties included in the study. General inspection of the surrounding properties and neighborhood.
2. Analysis of market values both before and after in the subject neighborhood or comparable areas for all parcels. Analysis included land sales, improved sales, and rent analysis of properties with characteristics similar ULID parcels both with and without a potential sewer connection.
3. Consideration of the location, access, sanitation system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel before completion of the ULID.
4. Consideration of the location, access, sewer system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel after completion of the ULID.
5. An analysis of the highest and best use of each property based on before and after property characteristics and assumptions, analysis and other factors, the probable value change of each parcel as a result of the completion of the ULID project was determined. Individual variations in special benefits occur due to differences in physical, locational, and other characteristics.
6. Where appropriate, we have considered larger parcel ownerships based on common title/ownership, physical contiguity, and current and likely future uses.

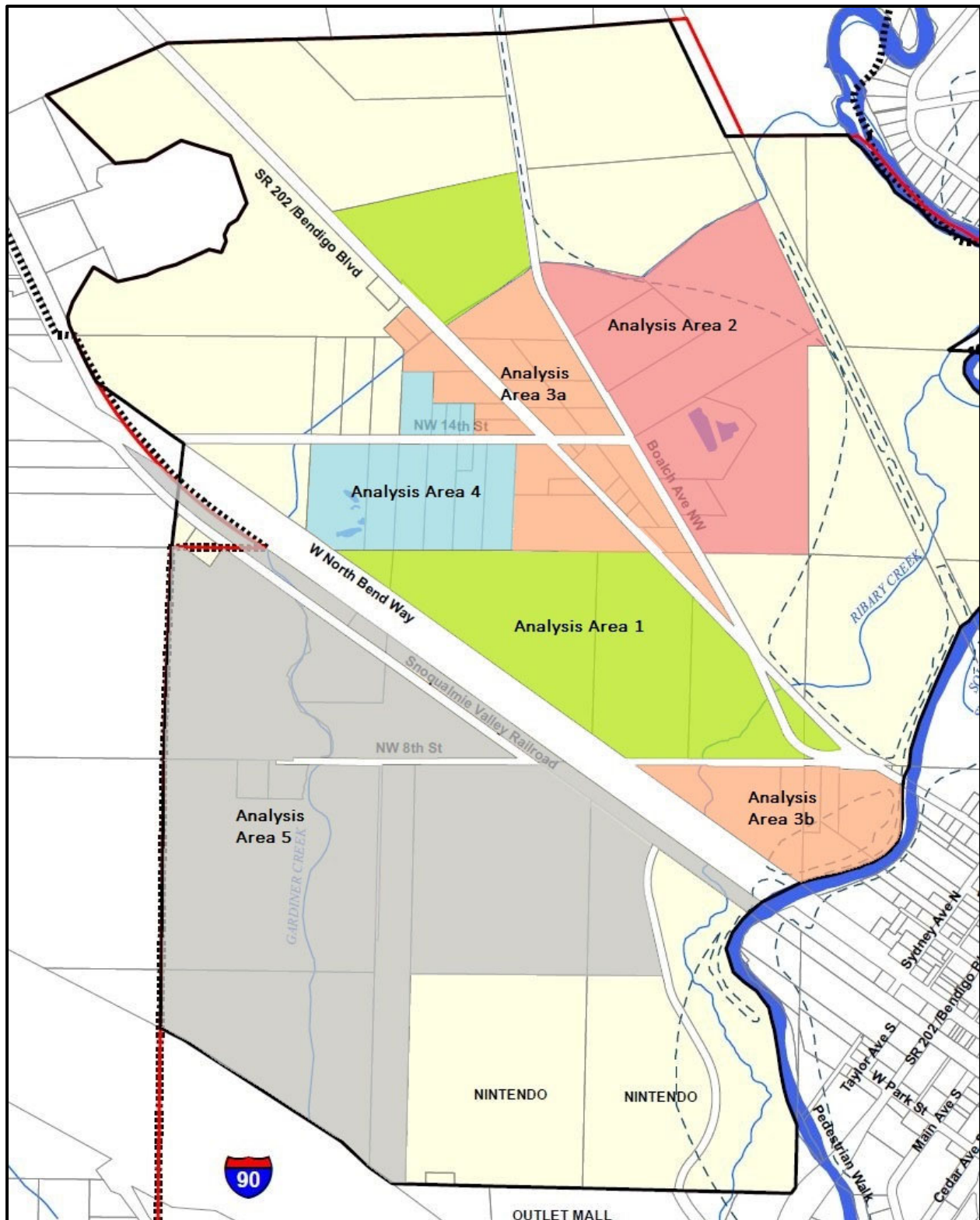
Analysis Areas

In order to efficiently and consistently analyze the subject properties, we have grouped the properties based primarily on their zoning designations, with additional consideration of current and likely future uses, location of planned sewer improvements, as well as other factors. In developing value estimates for each property, these *Analysis Areas* are used in the selection of comparables and study of special benefits, which are then applied consistently in order to achieve proportional results. A brief description of the characteristics within each Analysis Area is summarized as follows:

Analysis Area 1 (Parks and Open Space)

These parcels consist primarily of City and County owned properties that are zoned for and/or used as public parks and open space, specifically Tollgate Farm and one improve parcel of Meadowbrook Farm. These parcels are encumbered with wetlands, conservation deed restrictions that prevent most if not all economic development, are currently used as public parks/open space.

SUBJECT PARCELS/ANALYSIS AREAS MAP



space, and/or have the POSPF zoning designation. Because of the limited development potential of these parcels, there is little rationale for special benefits accruing to these parcels. One parcel/building of Meadowbrook Park will likely connect to sewer and has been included based on an estimated economic site area and contribution of the building improvements.

Analysis Area 2 (NB/USOD, Commercial Uses)

Analysis Area 2 consists of a small grouping of commercially zoned properties on the north/east side of Boalch Avenue. These parcels are improved with a church, multi-purpose quasi-industrial building, self-storage facility, and several small office buildings. The frontage of these parcels is assumed developable, though our review of delineated and/or potential wetland mapping available, aeriels, and other public information, suggests significant wetlands and critical areas occupying the northerly portion of particularly the larger sites.

Analysis Area 3 (NB/USOD, Commercial Uses)

Analysis Area 3 consists of two distinct areas of commercial zoning (a) to the south/west of Boalch Avenue NW and straddling both sides of North Bend Way and (b) on the south side of NW 8th Street between North Bend Way and Bendigo Boulevard adjacent to the South Fork Snoqualmie River. These parcels have a variety of current uses including single-family residential, commercial, and industrial, and several of the parcels are vacant. An assemblage of six vacant parcels is under development with Phase I of the Snoqualmie Valley Athletic Complex project, with a 75,000sf indoor athletic facility to be constructed in a future phase (dependent on sewer). Many of the properties have areas of potential wetlands, onsite streams, and/or are within the floodway.

Analysis Area 4 (CLDR/USOD, Residential Uses)

Analysis Area 4 consists of a clustering of residentially zoned (CLDR) parcels and SFR uses on both the north and south sides of NW 14th Street, to the west of Bendigo Boulevard. These properties range in size from about 18,000sf to more than five acres and with improvements ranging from older interim-use residences with little contribution to newly renovated homes of good to very good condition. Several of the properties on the south side of NW 14th Street (and one on the north) could be subdivided with additional home sites if sewer were available, though we note development of 14th Street to City standards and extension of city water or Water District service would be required. Several of the properties have potential areas of wetlands and large portions of the sites are within the 100-year floodplain, which has been considered in our conclusion of potential additional lots in the after condition.

Analysis Area 5 (EP-1, Industrial)

Analysis Area 5 consists of properties north and west of the Nintendo Headquarters and south of W. North Bend Way. They largely have Employment Park 1 designation that allows almost exclusively for industrial uses, though two tax parcels (one common ownership) are improved with a large single-family home. It also includes a portion of a railroad corridor located between North Bend Way and Alm Way, which is used by the Northwest Railway Museum for seasonal tourist train operations. This area is impacted by Gardinier Creek and has areas of steep slopes that impact usable areas.

Larger Parcel Analysis

Some of the parcels in the ULID boundary are owned in combination with others under single ownership, put to the same or complimentary uses, and are physically contiguous. Parcels with these characteristics have been analyzed as larger parcel ownerships based on Washington State Law and typical appraisal methodology.

Vacant/Improved Property Analysis

Because of the improved characteristics of a number of the parcels, we have researched comparable sales in order to develop our opinion of underlying land value in the before and after conditions. Some of the properties have existing improvements in place but were nevertheless determined to be underdeveloped due to the relative size, age, and/or condition of these improvements. These properties are considered interim uses and have been valued as if vacant.

Other properties have more significant improvements that will likely continue regardless of the proposed ULID project. These properties have been analyzed with a highest and best use as improved, some with excess land that could be developed within a reasonably foreseeable timeframe assuming the availability of sewer. We considered the before and after factors for these properties as improved, such as changes in neighborhood characteristics, market rents, vacancy, and other economic factors, including any excess land.

Valuation

Our opinion of special benefits is based in some part upon the premise that for most of the vacant/interim use properties in the ULID area, construction of some elements of the project/sewer improvements would be a prerequisite for development to their respective highest and best uses. Alternatively, this land would remain vacant, under effective moratorium conditions. The effective building moratorium is a result of the fact that no development is permitted on properties zoned for commercial uses without connection to sewer. Furthermore, the current zoning code indicates that no subdivision/short platting of sites zoned for residential uses is allowed without the provision of sewer. Such conditions support the premise that improvements to area's utilities infrastructure resulting from the ULID are necessary for development of the properties.

The project will impact property values positively by changing specific property characteristics such as the sanitation system provided by City, lifting of effective moratoriums, and neighborhood demand in the after condition. For the majority of the properties, these factors will, in turn, permit development of properties to more intensive uses and will make the properties more attractive in the marketplace compared to properties with relatively inferior infrastructure characteristics. For the properties valued as improved, special benefits result from the project due to the potential replacement for aging septic systems and increased desirability by buyers/investors, generally reflected by a reduction in capital expenditure risk, the potential for an increased underlying land value upon reversion and thus decrease in risk and associated capitalization rates.

Property Specific Analysis

The analysis that follows is based upon a review of comparable land and improved sales in the ULID boundary and comparable locations in North Bend, Snoqualmie, and other similar areas. These sales are relied upon to support the before and after values for the various parcels. Comparison of the before and after values yields a conclusion of special benefits for each property. Details of comparable sales used in this analysis are included in our files.

For analysis of the contributory values of the property improvements in the before and after conditions, we reviewed current construction costs, current rents, and improved property sales to support our conclusions. The values in the before and after conditions are greater than land value for the properties improved to their highest and best uses, including the contribution of the building and site improvements. The value differences varied

depending on the improvements' ages, sizes and zoning. Details of the appraisers' analysis is retained in our files.

Vacant Land/Interim Uses Analyzed as Vacant Land

Properties analyzed with a highest and best use as vacant included about 40 of the tax parcels in the ULID, due to either current vacant status or high land values relative to building and site improvement contribution. Overall values in the before and after conditions were based largely upon net usable site areas (gross areas adjusted for sensitive areas factors) and zoning designations.

All of the properties in the after condition are considered to have nearby access to the proposed sewer system, and the properties no longer bear the burden of septic system construction and maintenance upon development. Additionally, vacant commercial or interim-use properties are no longer impacted by the effective building moratorium and associated uncertainty and risk of when the properties can be put to an economic use. We analyzed property sales with sewers in similar neighborhoods and communities with similar zoning, as well as the costs of septic systems and the related land area requirements for drainage fields.

Our review of comparable land sales indicates consistent land values for the various commercial zoning (NB and EP-1) designations. Recent and historical sales generally reflect land values in the range of about \$2/sf to \$9/sf, with the lower end of the range reflecting larger acreage parcels with sensitive areas and more limited direct frontage/access. The high end of the range is for smaller lots sizes with superior access/exposure characteristics and/or with interim improvements to cover holding costs and/or generate some economic return during holding periods. Given the unique characteristics of the subject parcels, we generally conclude values at the lower end of the range in the before condition. In the after condition, we conclude an increase of about \$1/sf to \$2/sf for the EP-1-zoned properties and as much \$3/sf for NB-zoned properties along Bendigo Boulevard and North Bend Way.

For CLDR land, underlying land values on a \$/sf basis vary widely depending on lot size, as no parcels without sewer service are permitted for subdivision or short plat and thus they can support only a single residence regardless of size. Large parcel lots of several acres or more are concluded at \$2.50/sf to \$3.50/sf, while smaller lots of 15,000sf to 20,000sf reflecting much higher unit values of up to about \$10/sf. These values reflect that no additional subdivision or short plat is possible until sewer service is available. In the after condition, the larger lots can be short platted to achieve additional lots, with existing improvements either retained or removed. These properties are benefitted between \$1.50/sf to \$2.50/sf, depending on the existing configuration and/or onsite sensitive areas that may limit new lot potential. Our analysis results in benefits of about \$75,000 to \$90,000 per potential lot in most cases.

A low value of \$1/sf for most public areas park areas zoned POSPF is appropriate in both the before and after conditions, with no special benefits concluded.

Improved Single-Family Residences

Residential properties analyzed as improved include a wide variety of properties throughout the ULID area. Before values are determined using the Sales Comparison Approach, which was supported by the Cost Approach. Important factors in determining before values include the quality of building improvements, along with ages, building sizes, and site considerations. The continued utility and related cost factors for existing septic systems

were also considered. Our opinion is that properties in this condition increase in value in the after condition a minimum of \$10,000, with additional value resulting from larger building sizes and excess land.

Improved Commercial Uses

Other properties considered as improved were analyzed in the before condition similar to single-family residences in their before condition, considering land sizes and any building improvements, along with their quality, types, ages, sizes and number of units. For the after values, we concluded a 2% to 5% increase over the before values due to the contribution of the proposed sewer system, with a minimum value increase threshold concluded similar to the minimum residential value increases, due primarily to cost factors, with varying increases a result of the potential for excess land and the remaining economic life of the improvements. The higher indication is for properties with the potential for excess land and/or with more limited remaining economic life and will benefit from the sewer system when redeveloped.

CONCLUSION

The *ULID Property Summary Matrix* is contained in the *Addenda* to this report, detailing the special benefits to each property, as well as summary property characteristics. The before values are given for each property, as well as the after values. The after value is subtracted from the before value to determine the estimated special benefits. The special benefits assessments are also provided on a per square foot of land area basis for comparative purposes.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:

Meadowbrook Sewer LID	
Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

The total cost of the project is anticipated at about \$7,452,000. In the State of Washington, up to 100% of the special benefits may be assessed to property owners, but the assessments cannot be greater than the special benefits. It is anticipated 100% of the project cost will be assessed to property owners, which reflects about 64% of the total special benefits.

CERTIFICATION

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

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

Date of Value: February 3, 2021



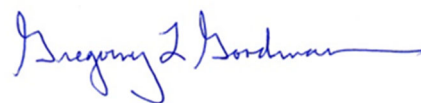
Matthew C. Sloan, MAI, SRA
State Cert. #27011-1101655

CERTIFICATION

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

14. The statements of fact contained in this report are true and correct.
15. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
16. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
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26. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Date of Value: February 3, 2021



Gregory Goodman, MAI
State Cert. #27011 1101089

ADDENDA

- Property Summary Matrix
- LID Boundary and Sewer Service Maps
- Sensitive Area Mapping
- Appraiser Qualifications

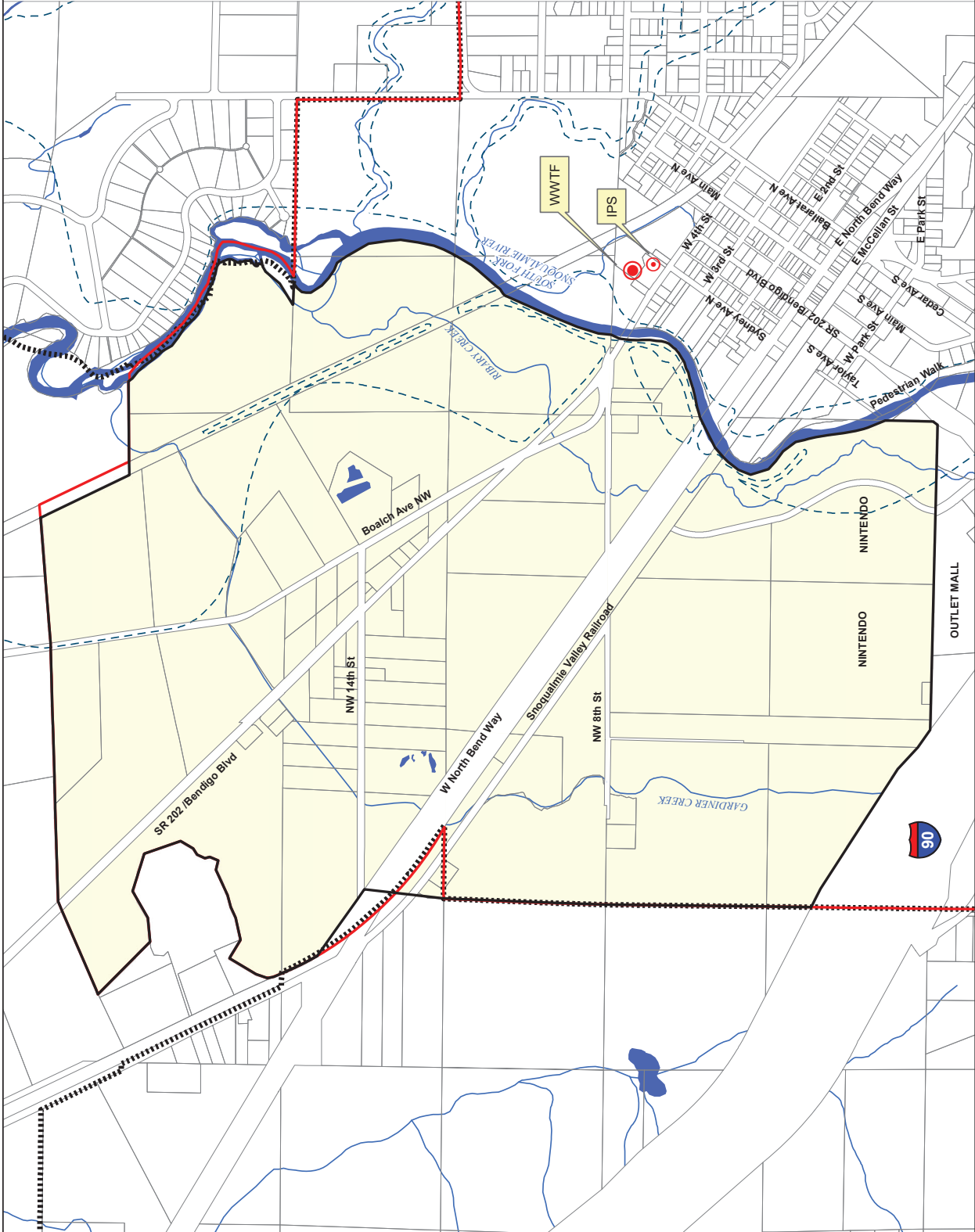
PROPERTY SUMMARY MATRIX

Meadowbrook Sewer ULID

Property Summary Matrix

LD No.	Leaser Parcel	Tax ID (APN)	Property Name	Property Address	Zoning	Current Use	HBLU	Gross Land Area (ft ²)	Net Land Area (ft ²)	Building Area (ft ²)	Year Built	Fee Simple Before	Fee Simple After	Special Benefit	SB %	S/F	CLDR Lots	Asst. Ratio	Prelim Assessment	Special Benefit Description
1	A	042308 9028	North Bend Animal Clinic	1615 Bendigo Blvd N	NB/USOD	Office	Improved	23,251	23,251	2,832	1974	\$693,824	\$621,939	\$18,115	3%	\$ 0.40		0.16%	\$11,620	Commercial Connection
2	A	052308 9057	North Bend Animal Clinic	1515 Bendigo Blvd N	NB/USOD	Vacant	Improved	21,505	21,505	1,505	1974	\$1,180,322	\$1,215,732	\$35,410	3%	\$ 0.55		0.30%	\$22,714	Commercial Connection
3	B	541870 0100	Boulevard North Office Building	4026 SE Snoqualmie North Bend	NB/USOD	Vacant	Improved	64,343	64,343	6,153	1972	\$466,145	\$652,603	\$186,458	40%	\$ 2.00		1.61%	\$119,606	Commercial Land
4	B	541870 0105	Kajis Maureen E	1439 Bendigo Blvd N	NB/USOD	SFR	Vacant	23,533	23,533	880	1950	\$484,051	\$557,223	\$113,172	25%	\$ 2.00	1	0.72%	\$72,596	SFR + Excess Land
5	B	541870 0111	Deena Pascale J	1234 NW 14th St	CLDR/USOD	Vacant	Improved	80,586	80,586	1,400	1932	\$140,060	\$205,060	\$25,000	14%	\$ 1.39		0.27%	\$6,415	SFR Connection
6	B	541870 0109	McRae Albert	*No Site Address*	CLDR/USOD	Vacant	Improved	18,006	18,006	2,420	1943	\$543,060	\$553,060	\$10,000	2%	\$ 0.56		0.09%	\$6,415	SFR Connection
7	B	541870 0110	Zuara Joseph & Jennifer	1226 NW 14th St	CLDR/USOD	SFR	Improved	18,006	18,006	2,200	1966	\$420,060	\$430,060	\$10,000	2%	\$ 0.56		0.09%	\$6,415	SFR Connection
8	B	541870 0113	Mundy Thea & Michael E	1148 NW 14th St	CLDR/USOD	SFR	Improved	18,006	18,006	1,070	1929	\$425,035	\$425,035	\$0	5%	\$ 1.43		0.09%	\$6,415	SFR Connection
9	B	541870 0112	Ingersoll William J	1108 NW 14th St	NB/USOD	SFR	Improved	33,938	33,938	6,767	1994	\$1,230,705	\$1,292,240	\$61,535	5%	\$ 1.43		0.53%	\$39,473	SFR Connection
10	B	541870 0020	Encompass Day Care	1407 Boalich Ave NW	NB/USOD	Daycare	Improved	38,075	38,075			\$2,059,975	\$3,089,963	\$1,029,988	50%	\$ 2.50		8.87%	\$660,698	Commercial Land
11	C	541870 0020	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	48,920	48,920											
12	C	541870 0020	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	43,833	43,833											
13	C	541870 0025	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	77,034	77,034											
14	C	541870 0030	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	77,034	77,034											
15	C	541870 0030	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	43,833	43,833											
16	C	042308 9036	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	83,503	83,503											
17	C	042308 9036	Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	185,630	120,630											
18	C	042308 9026	Calvary Mt St	1556 Boalich Ave NW	NB/USOD	Church	Improved	185,443	105,443	8,400	1972	\$1,367,215	\$1,435,576	\$68,361	5%	\$ 0.65		0.59%	\$43,851	Commercial Connection
19	C	042308 9027	Mount St Business Park	1546 Boalich Ave NW	NB/USOD	Industrial	Improved	265,998	137,398	59,452	1972	\$6,037,670	\$6,218,800	\$184,130	3%	\$ 1.32		1.56%	\$116,188	Commercial Connection
20	C	042308 9029	Snoqualmie Vly Youth Activities	1450 Boalich Ave NW	NB/USOD	Office	Vacant	869,553	124,553	2,604	2020	\$249,106	\$871,871	\$249,106	40%	\$ 2.00		2.14%	\$159,792	Commercial Land
21	C	541870 0081	Gregor Brandon J & Katie	1305 NW 14th St	CLDR/USOD	SFR	Improved	237,216	137,216	3,160	1991	\$1,112,256	\$1,386,688	\$274,432	25%	\$ 2.00	3	2.36%	\$90,986	SFR + Excess Land
22	C	541870 0080	Bendrol Pamela G	1305 NW 14th St	CLDR/USOD	SFR	Improved	124,561	94,561	1,480	1927	\$452,244	\$594,086	\$141,842	31%	\$ 1.50	2	2.14%	\$159,802	SFR + Excess Land
23	C	541870 0075	Andrus Corlan W & Rebecca L	1245 NW 14th St	CLDR/USOD	SFR	Improved	124,561	124,561	1,850	1947	\$853,903	\$1,103,025	\$249,122	29%	\$ 2.00	3	2.14%	\$152,855	SFR + Excess Land
24	C	541870 0070	Evans Thomas J	124,146	CLDR/USOD	SFR	Improved	124,146	119,146	1,560	1927	\$609,865	\$848,157	\$238,292	39%	\$ 2.00	3	2.05%	\$98,429	SFR + Excess Land
25	C	541870 0066	Dehline Norma	1135 NW 14th St	CLDR/USOD	SFR	Improved	106,722	76,722	1,220	1953	\$367,888	\$521,332	\$153,444	42%	\$ 2.00	2	1.32%	\$6,415	SFR Connection
26	C	541870 0065	Dehline Roger & Norma	1147 NW 14th St	CLDR/USOD	SFR	Improved	17,000	17,000	1,870	1934	\$431,000	\$441,000	\$10,000	2%	\$ 0.59	0	0.09%	\$6,415	SFR Connection
27	C	541870 0060	Fryer Christopher M & Sarah	1107 NW 14th St	CLDR/USOD	Vacant	Vacant	24,371	24,371											
28	C	541870 0055	Patterson Jenna L & Morley	1309 Bendigo Blvd N	NB/USOD	SFR	Improved	25,045	15,045	1,040	1958	\$121,855	\$160,365	\$38,510	4%	\$ 0.66		0.09%	\$31,266	Commercial Land
29	C	541870 0052	Kline Douglas & Jane	1015 NW 14th St	NB/USOD	SFR	Improved	86,684	66,684	2,520	1929	\$711,420	\$923,225	\$211,805	4%	\$ 0.66		0.09%	\$6,415	SFR Connection
30	D	541870 0050	La Tache LLC	1204 Bendigo Blvd N	NB/USOD	Industrial	Improved	29,830	29,830	8,960	1982	\$1,664,475	\$1,814,360	\$149,885	9%	\$ 2.04		1.29%	\$96,145	Commercial Connection
31	D	541870 0045	Moon Motor Cycle/Auto Repair	*No Site Address*	NB/USOD	Vacant	Vacant	12,508	12,508											
32	D	541870 0046	Moon Motor Cycle/Auto Repair	*No Site Address*	NB/USOD	Vacant	Vacant	17,244	17,244											
33	D	541870 0048	Moon Motor Cycle/Auto Repair	*No Site Address*	NB/USOD	Vacant	Vacant	17,244	17,244											
34	D	541870 0047	Moon Motor Cycle/Auto Repair	*No Site Address*	NB/USOD	Vacant	Vacant	17,244	17,244											
35	E	541870 0043	Chinook Lumber	1266 Bendigo Blvd N	NB/USOD	Industrial	Improved	13,713	13,713	4,020	1964	\$298,120	\$476,992	\$178,872	60%	\$ 3.00		1.54%	\$14,740	Commercial Land
36	E	541870 0041	The Welding Shop	939 NW 14th St	NB/USOD	Industrial	Improved	81,624	59,624	2,160	1974	\$120,765	\$193,224	\$72,459	60%	\$ 3.00		0.62%	\$46,480	Commercial Land
37	E	541870 0042	The Welding Shop	SE Snoqualmie-North Bend Rd	NB/USOD	Industrial	Vacant	44,924	44,924											
38	E	541870 0040	The Welding Shop	621 NW 14th St	NB/USOD	Industrial	Vacant	6,001	6,001	1,944	1934	\$12,700,000	\$12,954,000	\$254,000	2%	\$ 0.95		2.19%	\$162,931	Commercial Connection
39	E	042308 9012	Kramer Donald E & Georgia J	1410 Boalich Ave NW	NB/USOD	Industrial	Improved	3,228	3,228	648	1934	\$53,400	\$55,791	\$2,391	4%	\$ 2.00		1.12%	\$83,535	Commercial Land
40	F	042308 9025	Dizy Bee Investing LLC	1308 Boalich Ave NW	NB/USOD	Office	Vacant	65,113	65,113	2,032	1970	\$325,565	\$455,791	\$130,226	40%	\$ 2.00		1.40%	\$104,362	Commercial Land
41	F	042308 9023	New Parks Commercial LLC	1202 Boalich Ave NW	NB/USOD	Office	Vacant	691,347	81,347	4,290	1968	\$406,735	\$569,429	\$162,694	40%	\$ 2.00		1.40%	\$62,222	Commercial Land
42	F	052308 9048	RR Corridor	9300 394th Pl SE	EP1	Vacant	Vacant	147,000	97,000											
43	F	052308 9073	RR Corridor	41810 W North Bend Way	POSPF	Vacant	Vacant	191,664	141,664											
44	F	042308 9031	RR Corridor	SE 106th Pl	POSPF	Vacant	Vacant	127,630	127,630											
45	F	052308 9016	Power Substation	*No Site Address*	EP1	Vacant	Vacant	26,380	26,380											
46	F	052308 9016	Power Substation	*No Site Address*	EP1	Vacant	Vacant	1,061,406	486,406											
47	F	052308 9060	Tanner Electric Cooperative	1321 Alm Way	EP1	Vacant	Vacant	230,865	175,865											
48	F	052308 9059	Puget Western Inc	Bendigo Blvd N	EP1	Vacant	Vacant	387,709	347,709											
49	F	042308 9034	City of North Bend	Bendigo Blvd N	POSPF	Vacant	Vacant	42,247	42,247											
50	F	042308 9017	City of North Bend	1300 W North Bend Way	POSPF	Vacant	Vacant	28,000	28,000											
51	F	042308 9063	Toilgate Farm	*No Site Address*	POSPF	Public	Public	46,870	46,870											
52	F	042308 9013	Toilgate Farm	*No Site Address*	POSPF	Public	Public	911,017	911,017											
53	F	042308 9038	Toilgate Farm	*No Site Address*	POSPF	Public	Public	732,066	732,066											
54	F	042308 9014	Toilgate Farm	1925 Bendigo Blvd N	POSPF	Public	Public	437,462	437,462											
55	G	052308 9022	Maguire Julia Larome	325 NW 8th St	EP1	Public	Public	43,560	43,560	3,420	1961	\$866,744	\$876,744	\$10,000	1%	\$ 0.14		0.05%	\$6,415	SFR Connection
56	G	052308 9021	Maguire Julia Larome	*No Site Address*	EP1	Vacant	Vacant	47,004	27,004											
57	H	052308 9001	Bettes Victoria T	1307 940th Ave SE	EP1	Vacant	Vacant	1,084,465	534,465											
58	H	052308 9004	Bettes Victoria T	*No Site Address*	EP1	Vacant	Vacant	1,077,182	29,282											
59	H	052308 9002	Bettes Victoria T	*No Site Address*	EP1	Vacant	Vacant	1,433,740	237,740											
60	I	052308 9002	NINTENDO VACANT LAND	9999 SE 113th St	EP1	Vacant	Vacant	377,945	377,945											
61	I	052308 9064	NINTENDO VACANT LAND	725 NW 8th St	NB/USOD	SFR	Improved	354,142	129,142	2,170	1946	\$82,068	\$1,035,781	\$193,713	23%	\$ 1.50		1.67%	\$124,260	SFR + Commercial Land
62	I	052308 9063	NINTENDO VACANT LAND	505 NW 8th St	NB/USOD	Office	Vacant	32,66												

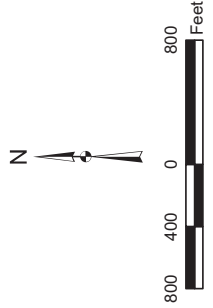
LID BOUNDARY AND PROPOSED SEWER SERVICE MAPS

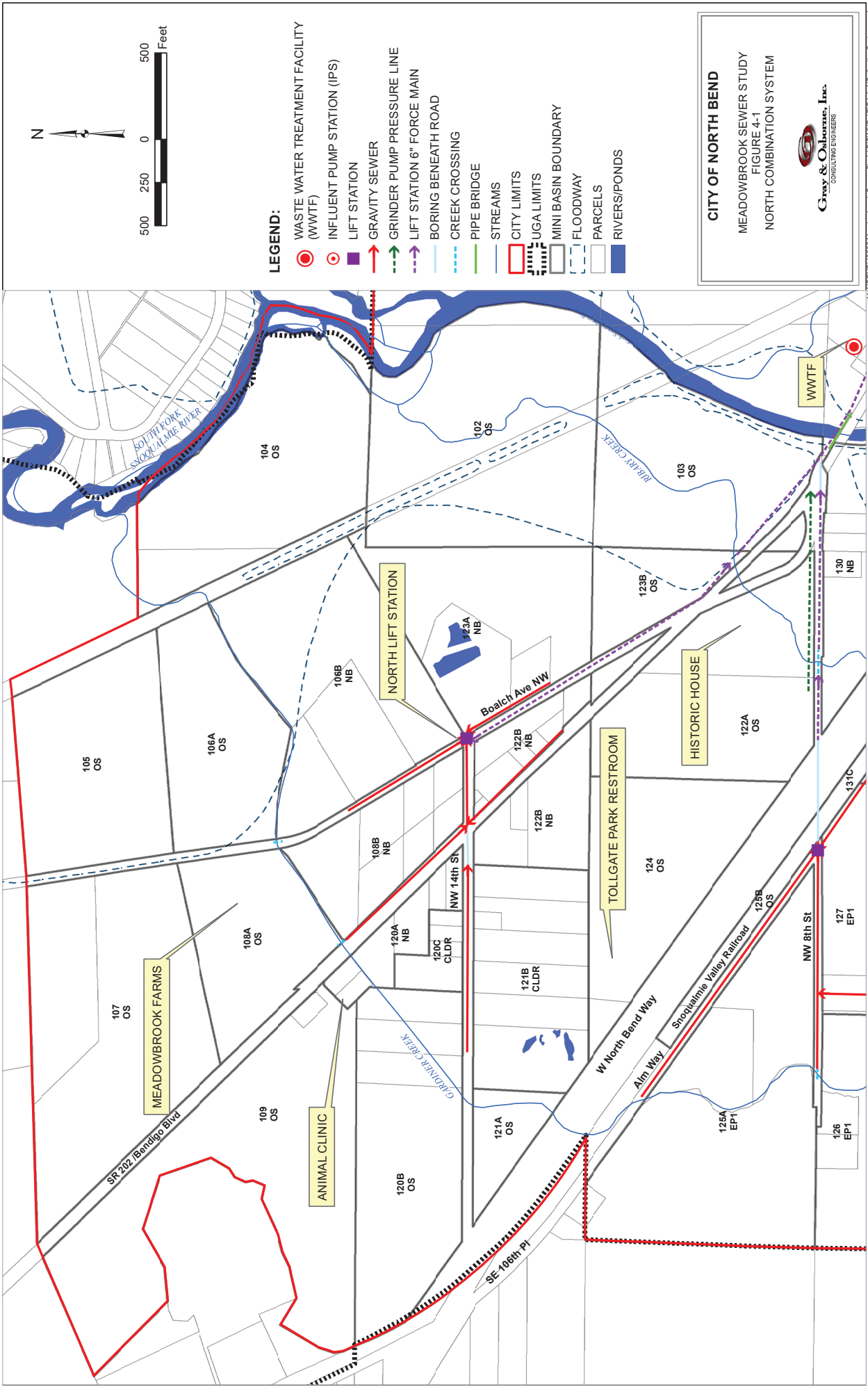


LEGEND:

- WASTE WATER TREATMENT FACILITY (WWTF)
- INFLOW PUMP STATION (IPS)
- ▭ STUDY AREA BOUNDARY
- ▭ CITY LIMITS
- ▭ UGA LIMITS
- ▭ PARCELS
- ▭ FLOODWAY
- ▭ RIVERS/PONDS
- ▭ STREAMS

CITY OF NORTH BEND
 MEADOWBROOK SEWER STUDY
 FIGURE E-1
 STUDY AREA




LEGEND:

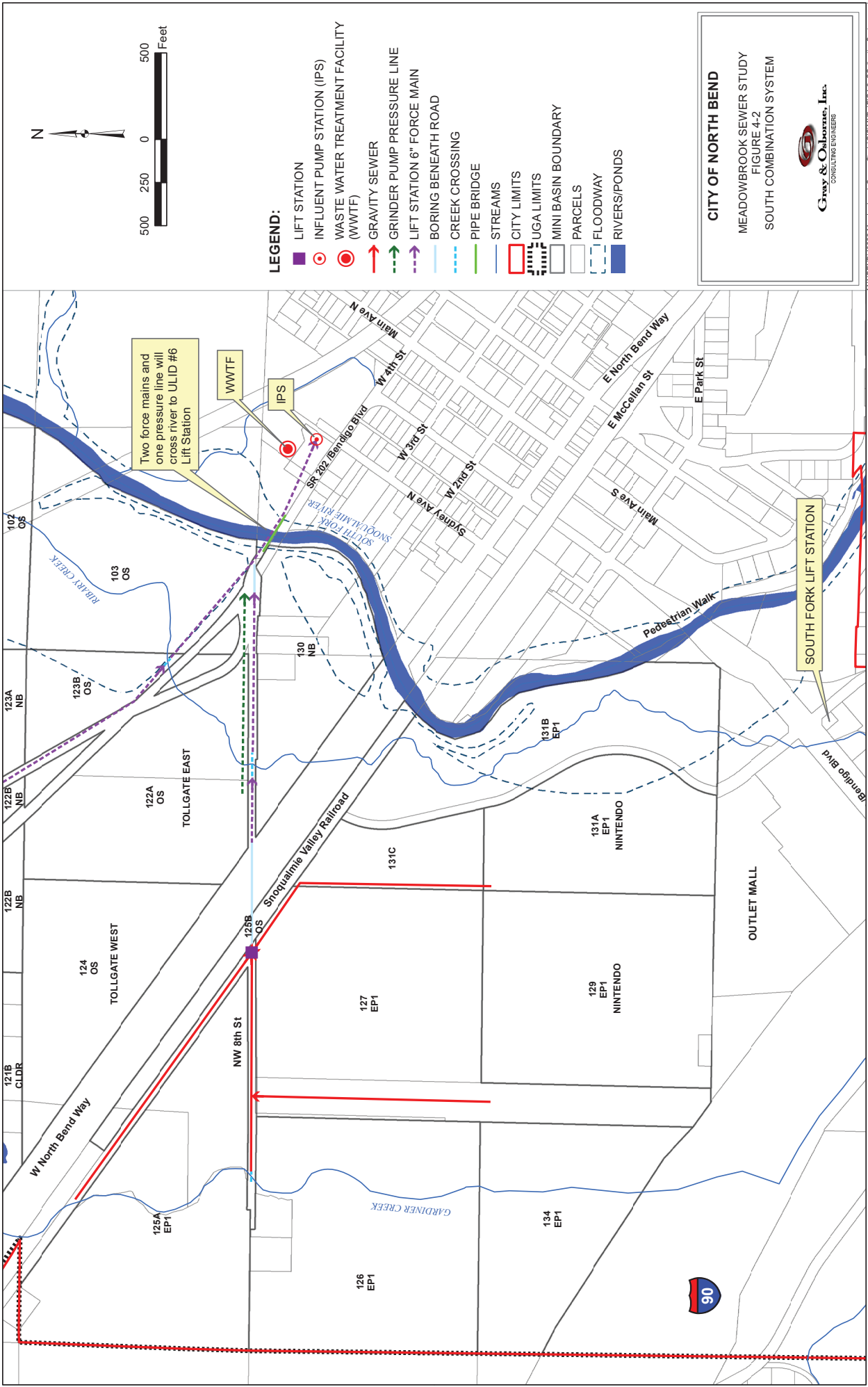
- WASTE WATER TREATMENT FACILITY (WWTF)
- INFLUENT PUMP STATION (IPS)
- LIFT STATION
- GRAVITY SEWER
- GRINDER PUMP PRESSURE LINE
- LIFT STATION 6" FORCE MAIN
- BORING BENEATH ROAD
- CREEK CROSSING
- PIPE BRIDGE
- STREAMS
- CITY LIMITS
- UGA LIMITS
- MINI BASIN BOUNDARY
- FLOODWAY
- PARCELS
- RIVERS/PONDS

CITY OF NORTH BEND

MEADOWBROOK SEWER STUDY
FIGURE 4-1
NORTH COMBINATION SYSTEM



Gray & Osborne, Inc.
CONSULTING ENGINEERS

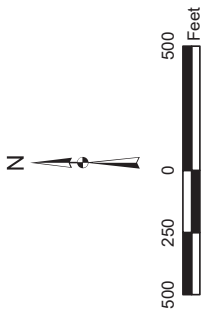
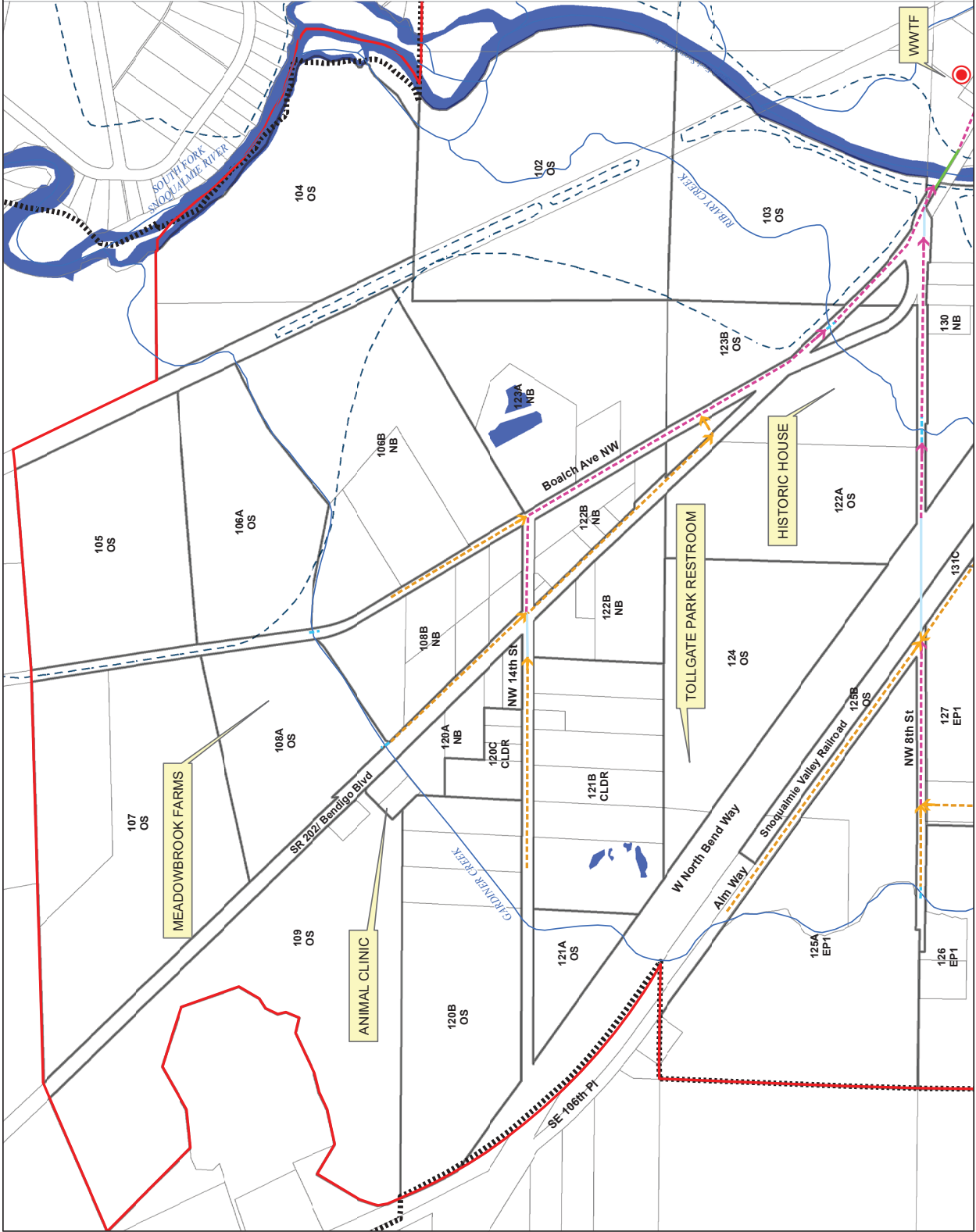


LEGEND:

- LIFT STATION
- INFLUENT PUMP STATION (IPS)
- WASTE WATER TREATMENT FACILITY (WWTF)
- GRAVITY SEWER
- GRINDER PUMP PRESSURE LINE
- LIFT STATION 6" FORCE MAIN
- BORING BENEATH ROAD
- - - CREEK CROSSING
- PIPE BRIDGE
- STREAMS
- CITY LIMITS
- UGA LIMITS
- MINI BASIN BOUNDARY
- PARCELS
- FLOODWAY
- RIVERS/PONDS

CITY OF NORTH BEND
 MEADOWBROOK SEWER STUDY
 FIGURE 4-2
 SOUTH COMBINATION SYSTEM

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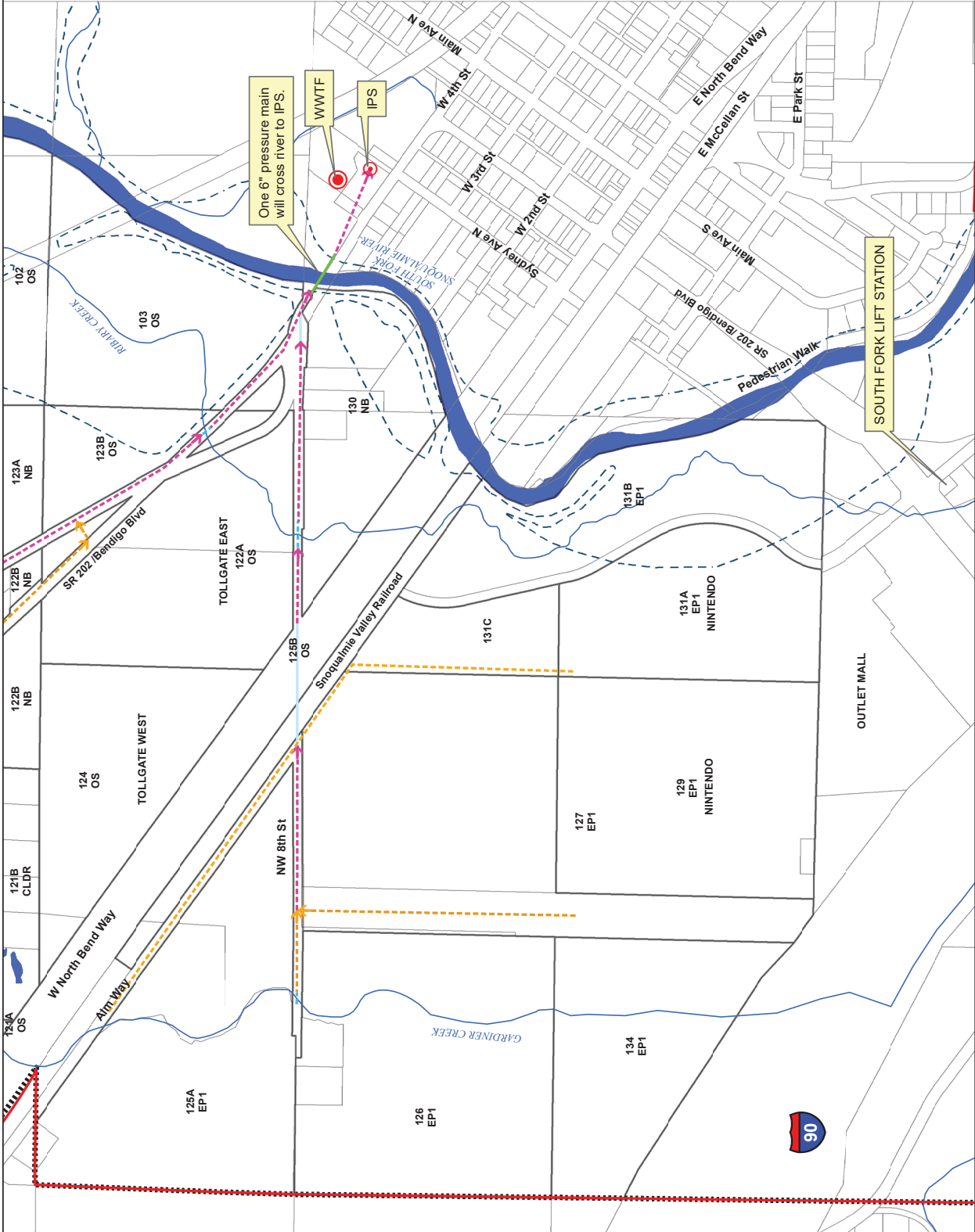


LEGEND:

- WASTE WATER TREATMENT FACILITY (WWTF)
- INFLUENT PUMP STATION (IPS)
- 4" PRESSURE MAIN
- 6" PRESSURE MAIN
- BORING BENEATH ROAD
- CREEK CROSSING
- PIPE BRIDGE
- STREAMS
- ▭ CITY LIMITS
- ▭ UGA LIMITS
- ▭ MINI BASIN BOUNDARY
- ▭ FLOODWAY
- ▭ PARCELS
- ▭ RIVERS/PONDS

CITY OF NORTH BEND
 MEADOWBROOK SEWER STUDY
 FIGURE 4-3
 NORTH GRINDER SYSTEM

Gray & Osborne, Inc.
 CONSULTING ENGINEERS



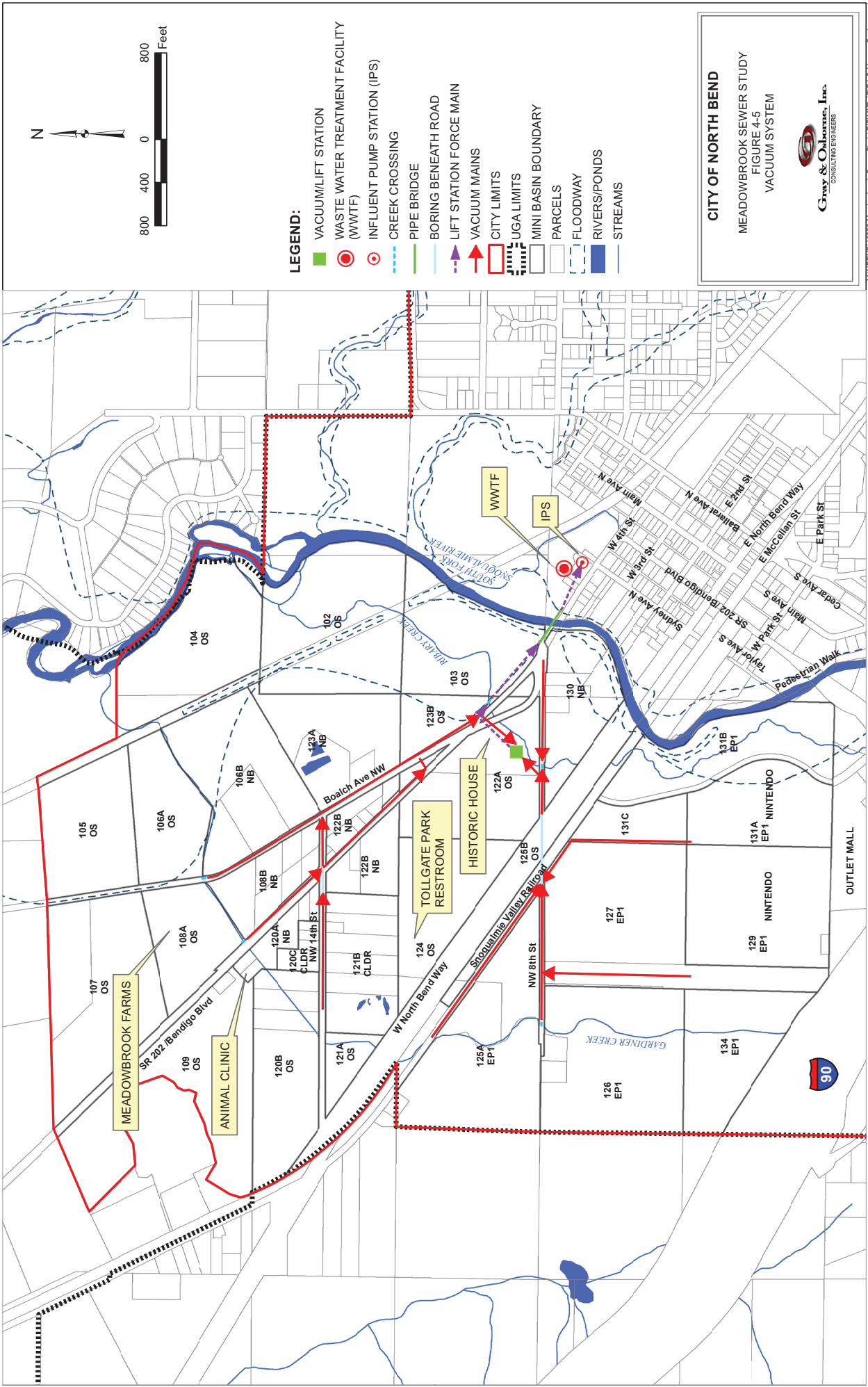
LEGEND:

- WASTE WATER TREATMENT FACILITY (WWTF)
- INFLUENT PUMP STATION (IPS)
- 4" PRESSURE MAIN
- 6" PRESSURE MAIN
- BORING BENEATH ROAD
- CREEK CROSSING
- PIPE BRIDGE
- STREAMS
- CITY LIMITS
- UGA LIMITS
- MINI BASIN BOUNDARY
- PARCELS
- FLOODWAY
- RIVERS/PONDS

CITY OF NORTH BEND
 MEADOWBROOK SEWER STUDY
 FIGURE 4-4
 SOUTH GRINDER SYSTEM



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LEGEND:

- VACUMLIFT STATION
- WASTE WATER TREATMENT FACILITY (WWTF)
- INFLUENT PUMP STATION (IPS)
- CREEK CROSSING
- PIPE BRIDGE
- BORING BENEATH ROAD
- LIFT STATION FORCE MAIN
- VACUUM MAINS
- CITY LIMITS
- UGA LIMITS
- MINI BASIN BOUNDARY
- PARCELS
- FLOODWAY
- RIVERS/PONDS
- STREAMS

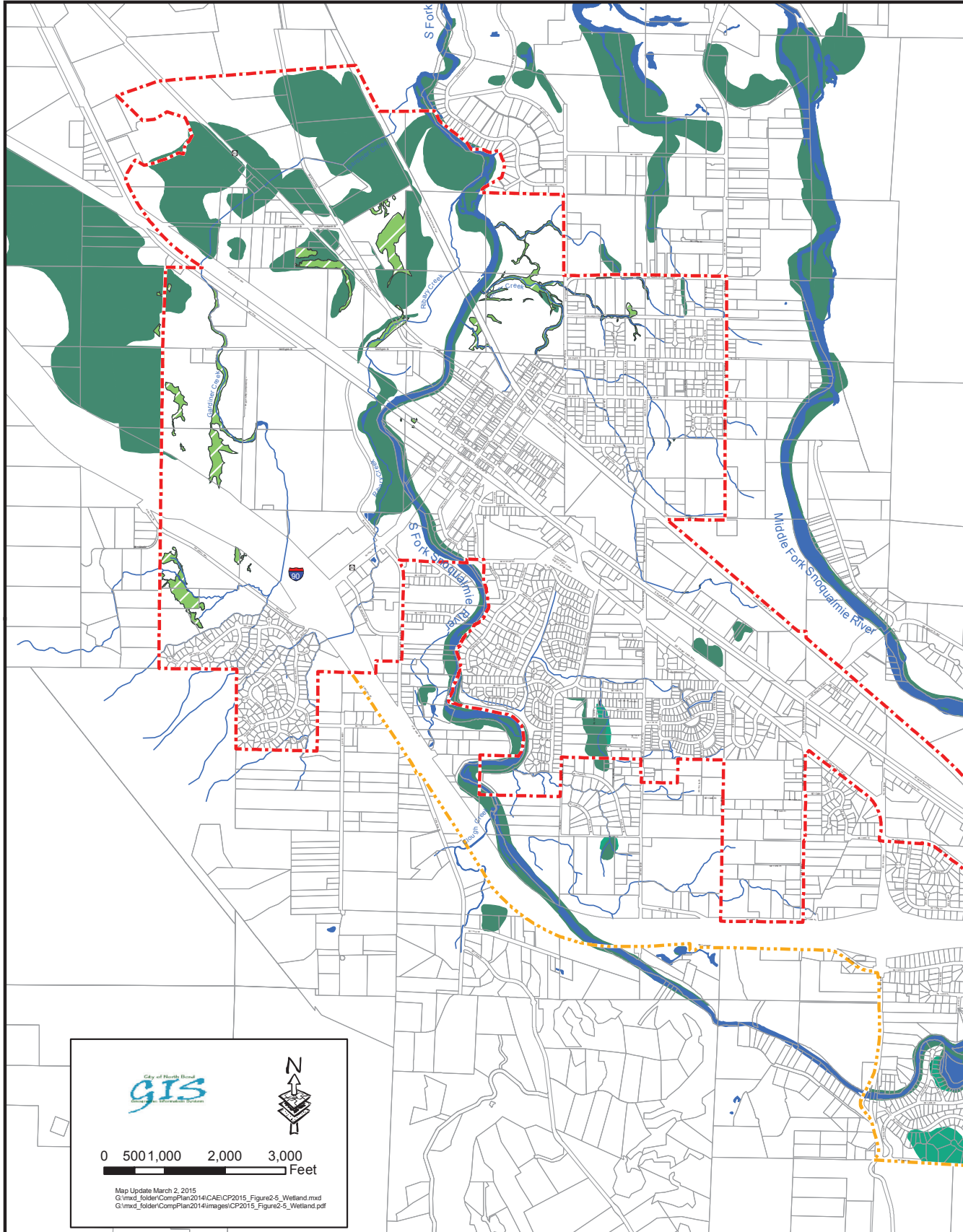
CITY OF NORTH BEND

MEADOWBROOK SEWER STUDY
FIGURE 4-5
VACUUM SYSTEM



M:\NBEND\1822 Meadowbrook Sewer Study\GIS\MXDs\FIG-5_VacuumSystem.mxd









SENSITIVE AREA MAPPING

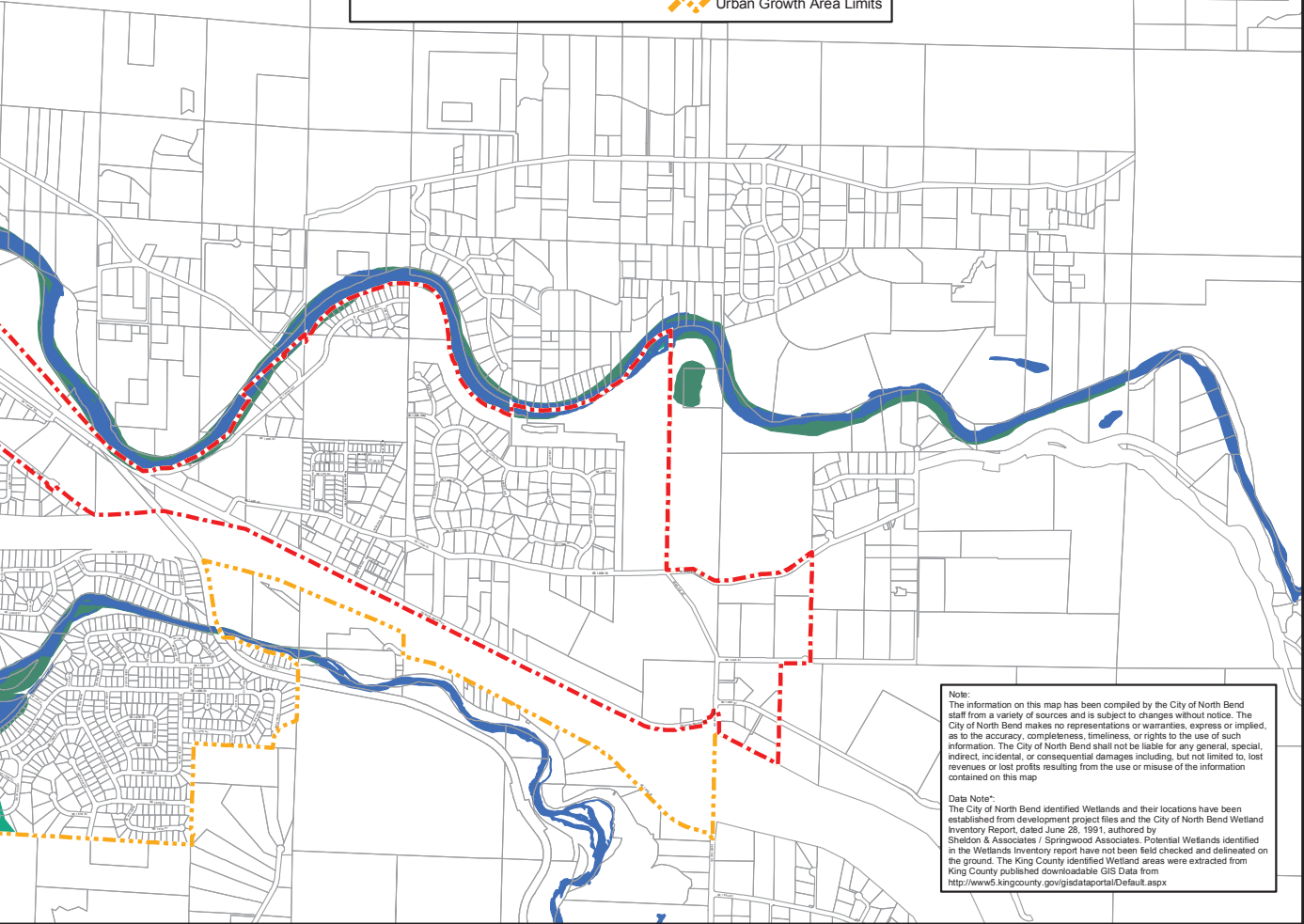




City of North Bend Comprehensive Plan 2015 Wetland Area Map Figure 2-5

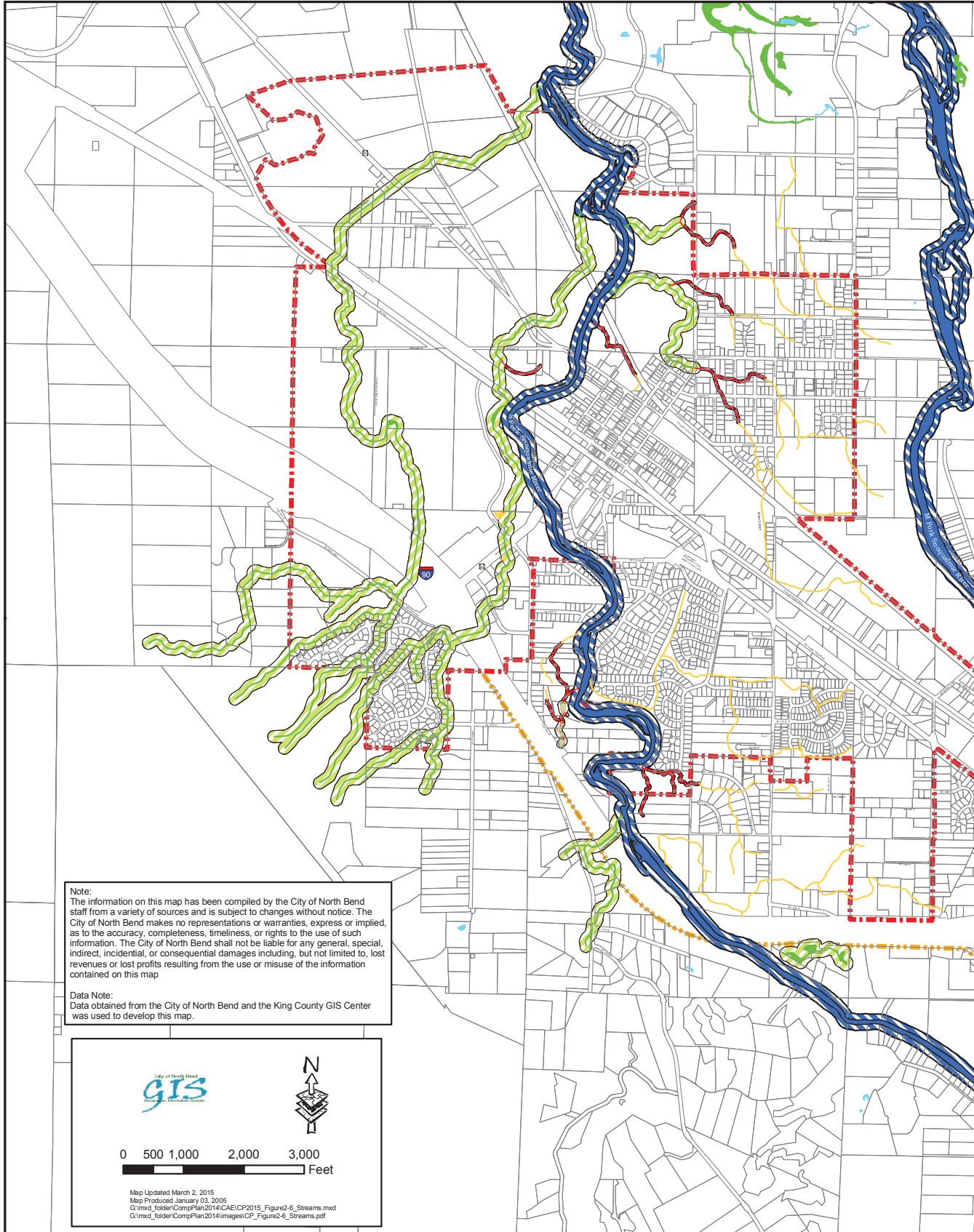
Legend


	Delineated Wetland Areas identified by the City of North Bend		Creeks and Streams
	Potential Wetland Areas identified by the City of North Bend*		Lakes and Rivers
	Wetland Areas identified by King County		Parcel Boundaries
			City Limits
			Urban Growth Area Limits



Note:
The information on this map has been compiled by the City of North Bend staff from a variety of sources and is subject to changes without notice. The City of North Bend makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. The City of North Bend shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.











Data Note:
The City of North Bend identified Wetlands and their locations have been established from development project files and the City of North Bend Wetland Inventory Report, dated June 28, 1991, authored by Sheldon & Associates / Springwood Associates. Potential Wetlands identified in the Wetlands Inventory report have not been field checked and delineated on the ground. The King County identified Wetland areas were extracted from King County published downloadable GIS Data from <http://www5.kingcounty.gov/gisdataportal/Default.aspx>






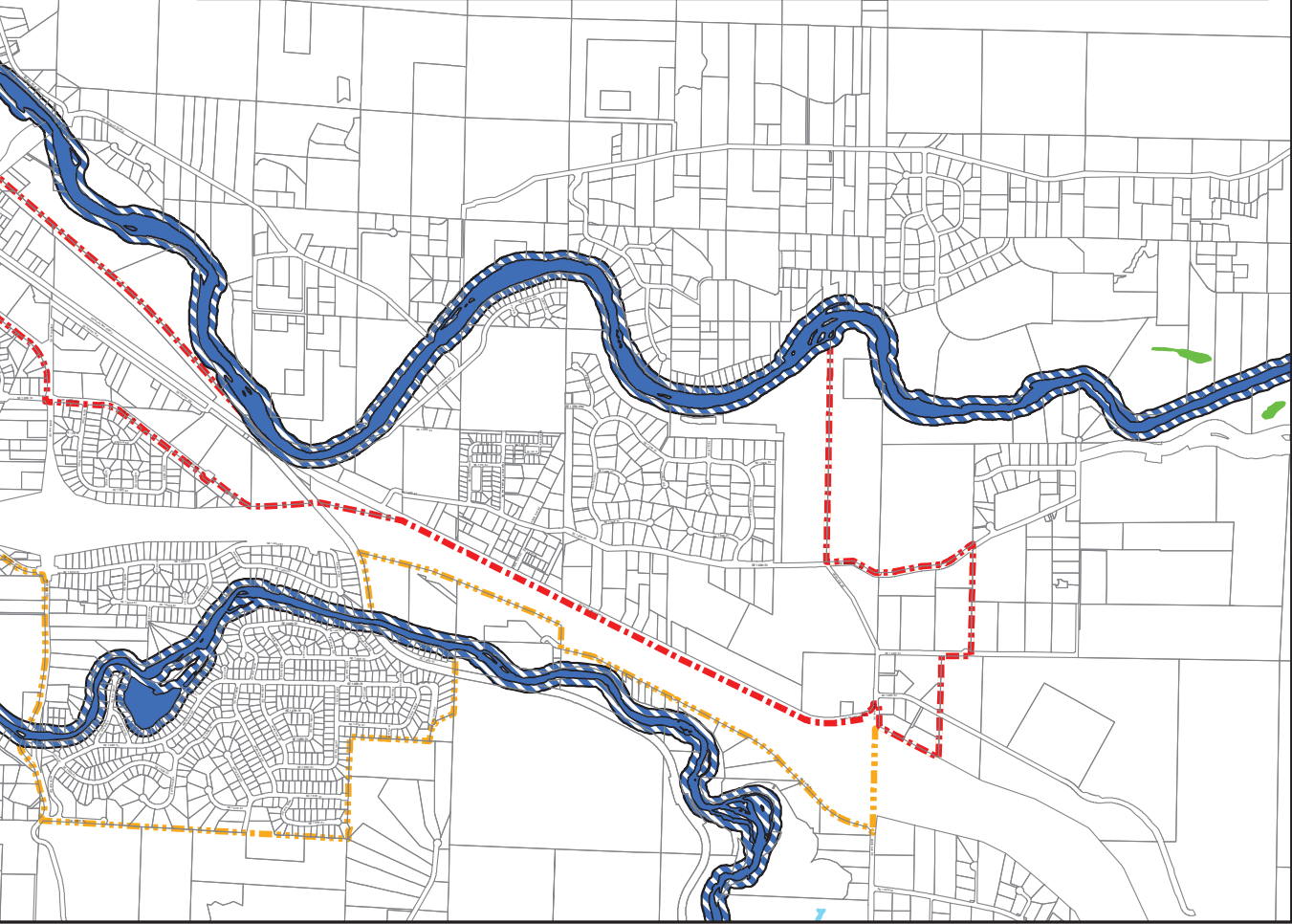

City of North Bend
Comprehensive Plan 2015
River and Stream Map
Figure 2-6

Legend

Critical Area Ordinance (CAO) Water Type As Defined By City of North Bend Municipal Code and Washington Administrative Code 222-16-030

 Shorelines Type S Stream  Fish Type F Water Type F Stream  Non-Fish Perennial Type Np Water	<p>Shorelines of State (rivers over 20 cfs, marine shorelines and lakes over 20 acres) including periodically inundated areas of their associated wetlands.</p> <p>All non-shorelines of the state, streams, lakes, ponds, or other impoundments that have a surface area of 0.5 acres or greater and that have fish or fish habitat.</p> <p>All segments of natural waters within the bankfull width of defined channels that are perennial nonfish habitat streams</p>	 Non-Fish Seasonal Type Ns Water Type Ns Stream  Conveyance Type C Water Type C Water	<p>Within a quarter mile of a stream with salmonids. Seasonal, non-fish habitat streams and are not located downstream from any stream reach that is Type Np water</p> <p>Non-stream drainages regulated for flood and storm conveyance</p>	 Unknown Water Type  Type S Stream Buffer 100'  Type F Stream / Water Buffer 100'  Type Np Stream / Water Buffer 50'  Type Ns Stream / Water Buffer 25'
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 North Bend City Limits
 Urban Growth Area Limits
 Parcels



QUALIFICATIONS OF GREGORY GOODMAN, MAI

Principal – SOVA Consulting, 2019 – Present

Principal – Valbridge Property Advisors, 1999 – 2019

Experience

Involved in the real estate field since February of 1999. Appraisal experience includes a wide variety of appraisal assignments, consisting of vacant and improved commercial, industrial, residential and mixed use properties. Examples of the wide variety of properties appraised include: large scale mixed use projects comprised of retail, office and residential uses, subdivisions, sensitive area properties, rail and utility corridors, lake bedlands, shopping centers, auto dealerships, as well as more typical commercial, industrial and residential improved properties.

Valuations have been performed for acquisitions in fee, leased fee and leasehold interests, as well as various partial interests including conservation easements, utility easements, subsurface easements and air rights easements. Numerous appraisal assignments performed have been associated with condemnation of all or a part of a property and involved mediation and other litigation support work. Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Snohomish, Kitsap, Thurston, Whatcom, Skagit, and Island Counties.

Education

University of Washington, Seattle, Washington:

BA Degree in Business Administration with concentrations in Finance and Information Systems, December of 1998.

Appraisal Institute

Recent continuing education coursework includes:

- Basic and Advanced Condemnation courses
- Appraising Environmentally Contaminated Properties
- UASFLA (Yellow Book) course
- Attacking and Defending an Appraisal in Litigation
- Valuation of Easements and other Divided Interests

Select Client List

Government/Public Agencies

City of Auburn
City of Bellevue
City of Bellingham
City of Bothell
City of Edmonds
City of Everett
City of Kent
City of Kirkland
City of North Bend
City of Puyallup
City of Redmond
City of Renton

City of SeaTac
City of Sumner
City of Seattle
City of Tukwila
City of University Place
Covington Water District
Edmonds School District
Jefferson County
King County Dept. of Transportation
King County Open Space
King County Public Works
Monroe Public Schools

GREGORY GOODMAN, MAI, CONTINUED

Attorneys-at-Law

Cairncross & Hempelmann
Davis Wright Tremaine
Foster Pepper
Graham & Dunn
Hanson, Baker, Ludlow & Drumheller
K&L Gates
Lane, Powell, Spears & Lubersky
Lasher, Holzapfel, Sperry & Ebberson

Perkins Coie
Riddell Williams
Short, Cressman & Burgess
Stella Pitts and Associates
Tousley Brain Stephens
Washington State Attorney General's Office
Williams & Williams

Private Sector

Burlington Northern Santa Fe
Cadman, Inc.
Cascade Land Conservancy
Certified Land Services
Clise Properties Inc.
David Evans and Associates
Deposit & Associates
Development Services of America
Evergreen Center Associates
Greenwell/Renton LLC
Jefferson Land Trust
Johnson Underwood Properties
Kittitas Conservation Trust
Lakeside Industries
Lynden Incorporated
Master Park

McDonald's Corporation
Nature Conservancy
Newmark Realty Capital
New Ventures Group
Palmer Coking Coal
Pharos Corporation
Port Blakely Communities
Puget Sound Energy
Puget Western
Quadrant
San Juan Preservation Trust
Seattle Art Museum
Seattle Pacific University
Staubach
Stellar Holdings, Inc.

Financial Institutions

Anchor Savings Bank
Bank of America
Charter Bank
Frontier Bank
Timberland Bank

Toyota Financial Services
Sterling Savings Bank
Union Bank
US Bank

State Certification Number – General:
Expiration:

27011-1101089
12/02/21

QUALIFICATIONS OF MATTHEW C. SLOAN, MAI, SRA

Principal – SOVA Consulting, 2019 – Present

Principal – Valbridge Property Advisors, 2000 – 2019

Experience

Matt Sloan, MAI, SRA, has nearly 20 years of experience working directly with a wide variety of agencies, earning his MAI designation in 2016 and SRA in 2019. Experience includes an extensive history of large right of way projects throughout the region, focused on valuation-related consulting but also including many aspects of the public project development process including project scoping/impact analysis, project budgeting, sensitivity and risk analysis, federal funding participation, key appraiser and appraisal management activities. His practice focuses on appraisal and valuation issues relating partial acquisitions, easements, and specialized studies of damages and special benefits related to commercial, industrial and residential properties. He has also worked on large Local Improvement Districts (LIDs) and performed a wide variety of other specialized studies.

Education

University of Washington, Seattle, Washington:

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

City University, Seattle, Washington:

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

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

Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing. Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing.

Select Client List:

Sound Transit	Port of Seattle
Puget Sound Energy	City of Seattle
King County	Pierce County
Miller Nash Graham & Dunn	Preston Gates
CH2M Hill	Universal Field Services
RESGroup NW	Washington State Department of Transportation
City of Bellevue	Snohomish County
Skagit County	Ellis Li McKinstry
Enslee Best	HDR Engineering
LaBonde Land	Abeyta & Associates

State Certification Number – General:

27011-1101655

Expiration:

03/04/22