

City of Tenino

149 Hodgen Street South
Tenino, WA 98589

City Council Meeting
Tuesday, September 24, 2024 at 6:30 PM

Agenda

WORK SESSION

1. 6:30 pm Review of 9/24/2024 Council Agenda
- [2.](#) Council Priorities
New City Planner introduction
Property Surplus
3. Discussion of 10/8/2024 Council Draft Agenda

CALL TO ORDER

4. Flag Salute

AGENDA APPROVAL

- [5.](#) Agenda for the Regular Meeting of the 9/24/24.

Recommended Action: Motion to approve the agenda as presented.

APPROVAL OF MINUTES

- [6.](#) Meeting Minutes for 9/10/2024

Recommended Action: Motion to approve 9/10/2024 meeting minutes as presented.

CONSENT CALENDAR

- [7.](#) Consent Calendar September 11, 2024 through September 24, 2024 consisting of

Payroll Checks 32700/32701 & EFT's in the amount of \$62,688.99

Claims checks #32697 through #32733 and EFT's in the amount of \$109,433.96

for a grand total of \$172,132.95

Payroll Check #32699

Liquor Cannabis License: Tenino Eagles & Tenino Short Stop

Excusal of Council member Linda Gotovac

Recommended Action: Move to approve the consent calendar as presented.

EXECUTIVE SESSION

PRESENTATIONS

PUBLIC COMMENTS

PUBLIC HEARING

PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

8. Hidden Meadow Property Donation

Recommended Action: Motion to approve or deny property donation from Hidden Meadow HOA.

RESOLUTIONS

ORDINANCES

9. Ordinance 931 Budget Amendment

Recommended Action: Motion to accept first reading of Ordinance 931 Amending the 2024 Budget.

REPORTS

10. Outside Agency

1) Chamber of Commerce

2) Economic Development Council (EDC)

3) South Thurston Economic Development Initiative (STEDI)

4) ARCH Commission

5) Experience Olympia & Beyond (VCB)

6) Timberland Regional Library

11. Committees/Commissions

1) Civil Service Commission

2) Façade Improvement Grant Review Committee

3) Finance Committee

4) Planning Commission

5) Public Safety Committee

6) Public Works Committee

12. Staff

1) Chief of Police

2) Director of Public Works

3) Code Enforcement/Building Inspector

4) PARC Specialist

5) Clerk/Treasurer

6) Mayor

13. Liaisons

1) Bucoda/Tenino Healthy Action Team (BTHAT)

2) Solid Waste Advisory Board

3) TCOMM/911

4) Tenino School Board

5) Thurston Regional Planning Council (TRPC)

6) Transportation Policy Board

7) Thurston County Commissioner's Office

8) Legislature

PUBLIC COMMENTS 2

ANNOUNCEMENTS

ADJOURNMENT

File Attachments for Item:

2. Council Priorities

New City Planner introduction

Property Surplus

APPRAISAL OF REAL PROPERTY



LOCATED AT

798 Sussex Ave W
Tenino, WA 98589
SNYDER & STEVENS LOT 11 BLK 15

FOR

City of Tenino
149 Hodgden St S
Tenino, WA 98589

OPINION OF VALUE

180,000

AS OF

07/29/2024

BY

Rick Allender
Allender Appraisals, LLC
2727 Merideth Dr SW
Tenino, WA 98589-9386
(360) 388-0669
rick.allender@gmail.com

CONFIDENTIAL APPRAISAL REPORT

File No.: 74901501100

Property Address: 798 Sussex Ave W	City: Tenino	State: WA	Zip Code: 98589
County: Thurston		Legal Description: SNYDER & STEVENS LOT 11 BLK 15	
Tax Year: 2024		R.E. Taxes: \$ 4.46	Special Assessments: \$ 0
Current Owner of Record: City of Tenino		Assessor's Parcel #: 74901501100	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) Shop		Borrower (if applicable): N/A	
Market Area Name: Tenino		Map Reference: 36500	
HOA: \$ 0		Census Tract: 0126.20	

Intended Use: To establish a market value as of Date of inspection.	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
Intended User(s) (by name or type): City of Tenino	
Client: City of Tenino	
Address: 149 Hodgden St S, Tenino, WA 98589	
Appraiser: Rick Allender	
Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386	

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 85	PRICE (000)	AGE (yrs)	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 10	75 Low 0	2-4 Unit 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	760 High 140	Multi-Unit 2%	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	415 Pred 40	Comm'l 3%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			Vacant 5%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject neighborhood encompasses the area North to Tumwater, South to Centralia, East to Rainier and West to Rochester. Subject is located in an area of home consisting of a mixture of old and new, one and two story framed structures and average to good quality ramblers and manufactured homes on small to medium sized lots and acreage. Homes in the area have good access to schools, shopping, employment centers and arterials. Market appears steady in the area. No sales concessions are deemed necessary. Supply and demand appear to be in balance with marketing times estimated to be under 3 months if correctly priced. Present land use other 5% is bare undeveloped lots and acreage. Exposure time in retrospect is estimated to be under 3 months even if property is correctly priced for the market.

Dimensions: 50 x 130	Site Area: 6,500 sf
Zoning Classification: SF	Description: Single Family
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) See attached addenda.	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Residential	
Use as appraised in this report: Residential	
Summary of Highest & Best Use: The subject is zoned residential.	

	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PSE	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Tenino	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Tenino	Street Lights	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Tenino	Alley	Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X
FEMA Map # 53067C0476F	FEMA Map Date 06/19/2020
Site Comments: No apparent adverse or unfavorable easements, conditions, or encroachments noted. Subject is located near railroad tracks and had some train noise during inspection. Subject is also located near main road through the City of Tenino and some road noise was heard during inspection.	

General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None
# of Units 2.0 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Heating Forced Air
# of Stories 1.0	Exterior Walls Metal	Crawl Space None	Type Forced Air
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Metal	Basement None	Fuel Propane
Design (Style) Shops	Gutters & Dwnspnts. Aluminum	Sump Pump <input type="checkbox"/>	Cooling None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type None	Dampness <input type="checkbox"/>	Central _____
Actual Age (Yrs.) 74	Storm/Screens None	Settlement _____	Other _____
Effective Age (Yrs.) 30		Infestation _____	



CONFIDENTIAL APPRAISAL REPORT

File No.: 74901501100

DESCRIPTION OF IMPROVEMENTS (continued)	Interior Description		Appliances		Attic <input checked="" type="checkbox"/> None		Amenities		Car Storage <input checked="" type="checkbox"/> None		
	Floors	Concrete	Refrigerator	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	None	Woodstove(s) #	0	
	Walls	Wood / Metal	Range/Oven	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	None			
	Trim/Finish	None	Disposal	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Deck	None			
	Bath Floor	None	Dishwasher	<input type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch	None			
	Bath Wainscot	None	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	None			
	Doors	Metal / Wood	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	None			
			Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>					
	Finished area above grade contains:		Rooms		Bedrooms		Bath(s)		2,196 Square Feet of Gross Living Area Above Grade		
	Additional features: <u>Subject is two shops owned by City of Tenino. Shops appears to be in average condition with propane heat.</u>										
Describe the condition of the property (including physical, functional and external obsolescence): <u>An exterior inspection of all readily accessible areas was performed. Shops appear to be adequately maintained with no required repairs.</u>											

SALES COMPARISON APPROACH	SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.							
	FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
	Address	798 Sussex Ave W Tenino, WA 98589	2608 Scotlac Dr SW Olympia, WA 98512		1197 Lincoln Ave E Tenino, WA 98589		108 Centre St S Rainier, WA 98576	
	Proximity to Subject		5.70 miles NW		1.00 miles E		8.40 miles E	
	Sale Price	\$		\$ 157,500		\$ 162,500		\$ 145,000
	Sale Price/GLA	\$ /sq.ft.	\$ 218.75 /sq.ft.		\$ 80.29 /sq.ft.		\$ 251.74 /sq.ft.	
	Data Source(s)	Exterior Inspection	NWMLS # 2032441, CDOM 146		NWMLS # 1980394, CDOM 1		NWMLS # 1910517, CDOM 34	
	Verification Source(s)	Courthouse Record	Courthouse Records/NWMLS		Courthouse Records/NWMLS		Courthouse Records/NWMLS	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing Concessions	N/A	Arms Length Cash: \$0		Arms Length Cash: \$0		Arms Length Cash: \$0	
	Date of Sale/Time	N/A	07/20/2023		08/26/2022		04/27/2022	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Residential	Residential		Residential		Residential	
	Site	6,500 sf	28,806 sf		11,640 sf		5,600 sf	
	View	Residential	Residential		Residential		Residential	
	Design (Style)	Shops	Shop		Shop		Barber Shop	
	Quality of Construction	Average	Average		Average		Average	
	Age	74	44		25		73	
	Condition	Average	Average		Average		Average	
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count							
	Gross Living Area	2,196 sq.ft.	720 sq.ft.	+29,500	2,024 sq.ft.	+3,400	576 sq.ft.	+32,400
	Basement & Finished Rooms Below Grade	None N/A	None N/A		None N/A		None N/A	
	Functional Utility	Average	Average		Average		Average	
	Heating/Cooling	Forced Air	None	+3,000	None	+3,000	None	+3,000
Energy Efficient Items	Generator	None	+5,000	None	+5,000	None	+5,000	
Garage/Carport	None	None		None		None		
Porch/Patio/Deck	None	None		None		None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 37,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 11,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 40,400	
Adjusted Sale Price of Comparables			\$ 195,000		\$ 173,900		\$ 185,400	

CONFIDENTIAL APPRAISAL REPORT

Summary of Sales Comparison Approach See attached addenda.

Inspection Disclosure:

The appraiser is not a home inspector or a qualified environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental hazards. The appraiser performs a cursory inspection of those visible and accessible areas only and is not required to move anything that obstructs access or visibility. Mold, mildew, asbestos or other environmental hazards may be present in the home and only a home inspection professional or an environmental inspector can be considered qualified to recognize these potential hazardous materials.

Intended Use/Intended User:

This appraisal report is prepared for the sole use and exclusive use of the client named in this report. It is not to be relied upon by any other third party or parties for any purpose whatsoever without the express written permission of the appraiser. Because a borrower or third party may receive or obtain a copy of this appraisal, it does not mean that the borrower or third party is an intended user of this appraisal report, as this term is defined in the URAR.

Additional Comments:

Professional appraisal practices requires that the appraiser utilize the best comparable sales available as of the effective date of the appraisal. This includes sales within the most recent time frame and those within the closest proximity to the subject property. However, in some cases, the best sale comparisons are found in sales that are older and more distant than considered allowable by typical standards.

It should be noted that your appraiser has completed a thorough search of the market in the subject's location and has considered all of the recent sales in the subject's neighborhood and community. Every attempt has been made to compare and analyze sales within one year and one mile proximity to the subject property. However, in some cases, lack of truly comparable recent sales forces the appraiser to utilize older and/or more distant sales. If this is the case, the adjustments to these sales have been fully considered and based upon true market data.

The shop area was determined from Thurston County website.

Indicated Value by Sales Comparison Approach \$ 180,000

My research did 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): Courthouse Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	No sales or transfers of the subject property within the last three years. No other sales or transfers of the comparable sales within the last year from date of sale were found.
Date:		
Price:		
Source(s):		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): 2 similar sales were found within the subject neighborhood. Sales prices of similar properties ranged from \$82,000 to \$88,300 with the subjects's estimated value in the mid range.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	85,000
Source of cost data: National Building Cost Manual	DWELLING	2,196 Sq.Ft. @ \$	= \$
Quality rating from cost service: Average Effective date of cost data: 2024		Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	= \$
See attached sketch for measurements and doors.		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
	Garage/Carport	2,196 Sq.Ft. @ \$ 38.42	= \$ 84,370
	Total Estimate of Cost-New		= \$ 84,370
	Less Physical		
	Depreciation	16,874	= \$(16,874)
	Depreciated Cost of Improvements		= \$ 67,496
	"As-is" Value of Site Improvements		= \$ 30,000
			= \$
			= \$
Estimated Remaining Economic Life (if required): 30 Years	INDICATED VALUE BY COST APPROACH	= \$	180,000

CONFIDENTIAL APPRAISAL REPORT

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): Market actions of the buyers and sellers are best analyzed by the sales comparison approach. That approach is given the greatest weight in determining Market Value.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 180,000 Cost Approach (if developed) \$ 182,496 Income Approach (if developed) \$ _____

Final Reconciliation Market actions of the buyers and sellers are best analyzed by the sales comparison approach. That approach is given the greatest weight in determining Market Value.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Appraisal is "As Is".

No value was given to timber on property. Market value is based on inspection date of 07/29/2024.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 180,000, as of: 07/29/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.


Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Client Contact: Jen Scharber Client Name: City of Tenino

E-Mail: jscharber@cityoftenino.com Address: 149 Hodgden St S, Tenino, WA 98589

SIGNATURES

APPRaiser: 
 Appraiser Name: Rick Allender
 Company: Allender Appraisals, LLC
 Phone: (360) 388-0669 Fax: _____
 E-Mail: rick.allender@gmail.com
 Date of Report (Signature): 08/01/2024
 License or Certification #: 19110449 State: WA
 Designation: Certified Residential Appraiser
 Expiration Date of License or Certification: 12/21/2024
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 07/29/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

2. **Assumptions, Limiting Conditions & Scope of Work**

File No.: 74901501100

Property Address: 798 Sussex Ave W

City: Tenino

State: WA

Zip Code: 98589

Client: City of Tenino

Address: 149 Hodgden St S, Tenino, WA 98589

Appraiser: Rick Allender

Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 74901501100

Property Address: 798 Sussex Ave W	City: Tenino	State: WA	Zip Code: 98589
Client: City of Tenino	Address: 149 Hodgden St S, Tenino, WA 98589		
Appraiser: Rick Allender	Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of 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 that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

In accordance with 2024-2025 USPAP, I have performed no 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.

DEFINITION OF MARKET VALUE *:


Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite

to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Jen Scharber	Client Name: City of Tenino
E-Mail: jscharber@cityoftenino.com	Address: 149 Hodgden St S, Tenino, WA 98589

<p>APPRAISER</p>  <p>Appraiser Name: Rick Allender Company: Allender Appraisals, LLC Phone: (360) 388-0669 Fax: _____ E-Mail: rick.allender@gmail.com Date Report Signed: 08/01/2024 License or Certification #: 19110449 State: WA Designation: Certified Residential Appraiser Expiration Date of License or Certification: 12/21/2024 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 07/29/2024</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES

Supplemental Addendum

Borrower	N/A						
Property Address	798 Sussex Ave W						
City	Tenino	County	Thurston	State	WA	Zip Code	98589
Lender/Client	City of Tenino						

Summary of Sales Comparison Approach:

The subject is a .15 acre parcel located in Thurston County, in the City of Tenino. The subject has two shops with 2,196 square feet of shop are on a city lot with single family zoning. There is a propane heater. The shop is considered to be of average quality of construction and found to be in average condition.

NWMLS reports that values of homes similar to the subject have remained steady to increasing in the subjects marketing area for the past 36 months. Due to the age of selected comparable sales and current market trends no time adjustments were deemed necessary.

Shop was adjusted at \$20.00 per square foot which is typical to similar shops of this quality of construction, condition, and square footage in the neighborhood.

Heating systems were adjusted at \$3,000 and generators at \$5,000.

No value was assigned to any personal property.

The selected comparable sales are located across major highways. These highways do not create any value or marketability barriers. A typical buyer would find all the locations similar when making a buying decision.

2.

Subject Photo Page

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Subject Front
798 Sussex Ave W



Subject Rear



Subject Street

2.

Subject Photo Page

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Subject Alley



Subject Propane Tank

Comparable Photo Page

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Comparable 1
2608 Scotlac Dr SW



Comparable 2
1197 Lincoln Ave E



Comparable 3
108 Centre St S

2.

Comparable Photo Page

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



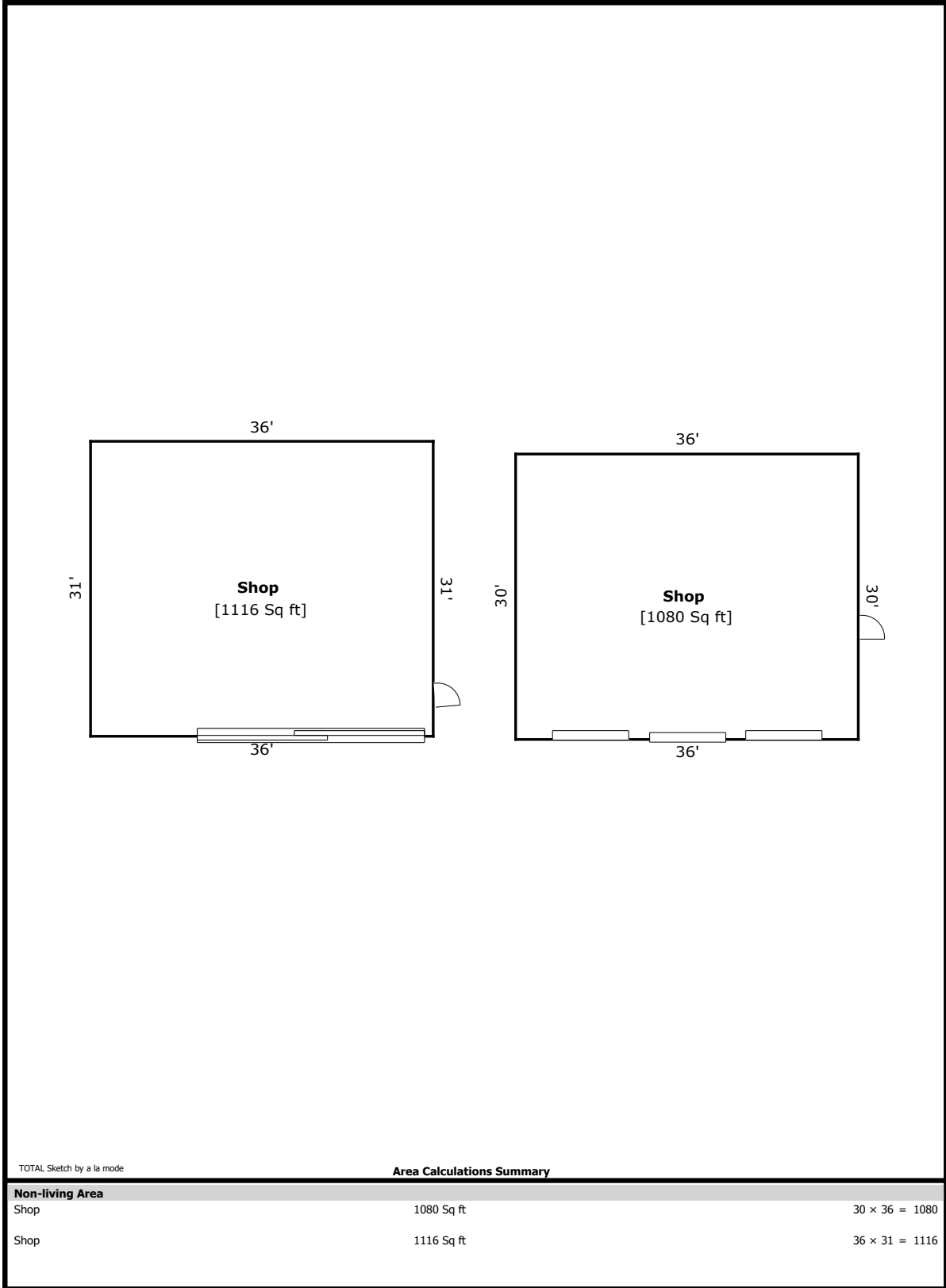
Comparable 4

18416 Albany St SW

2.

Building Sketch

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



566

66

DESCRIPTION AND EXPLANATION.

Snyder and Stevens
PLAT OF
Tennis.

Comprise all of that land situate in the County of Thurston State of Washington, particularly described as follows: all of the land in the Donation Land Claim located in Sections 11 and 12 of Township 36 North, Range One West.

The initial point of survey of this plat is at the southeast corner of the tract and at said initial point a monument of stone is planted marked X, said stone indicating the initial point.

Monuments of stone marked X are also planted at the intersections of street centers with street centers, at the intersections of streets centers with the boundaries of the land as shown on the plat by small circles.

The streets are described as follows: The street and of width is seventy feet. A and First streets are made fractional by the boundaries and are of the width shown.

The names of all the streets are shown upon said plat.

The blocks include such areas as are numbered and enclosed by a continuous broken line formed by the marginal lines of the streets shown upon said plat, and the marginal lines of said plat. Said blocks are numbered upon the plat in large black figures, and are subdivided into lots. All lots in each block are numbered on each plat block one upwards.

The lots are described as follows: The standard of size is 50 x 150 feet. All lots cut by the boundaries or by railroad rights of way or by the main channel of stream cut the channels. Measurements are shown by figures representing feet and decimals of feet.

Know all men by these presents, that we John Snyder and Ellen F. Snyder his wife, John B. Stevens and Sara B. Stevens his wife of Tacoma, Pierce County, Washington, do hereby declare the annexed Plat entitled Snyder and Stevens Plat of Tennis together with the description and explanation of the same herein set forth, to be a true plat of said tennis and we hereby declare to be correct in every particular, all highways shown or described above.

In Testimony Whereof, our hands and seals are hereunto set on this 14th day of August in the year one thousand eight hundred and ninety

In the presence of
 Leggie A. Davis
 Rufus J. Davis

John Snyder
 Ellen F. Snyder
 John B. Stevens
 Sara B. Stevens

State of Washington)
 County of Thurston)

Before me the undersigned, a duly qualified Notary Public in and for said County and State personally appeared John Snyder and Ellen F. Snyder his wife, John B. Stevens and Sara B. Stevens his wife to me known to be the persons described in and who executed the above instrument and acknowledged to me that the same was their free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of August, A.D. 1890.

R. J. Davis
 Notary Public in and for the State of Washington

The above plat and description are a correct delineation of Snyder and Stevens Plat of Tennis as the above has been surveyed by me.

Fred. B. Plummer

Filed at the request of John B. Stevens this 23rd day of August, A.D. 1890 at 5:15 O'clock P.M. and recorded on pages 66 & 67 of Volume 5 of Records of Plats.

John P. Furvell
 Auditor of County of Thurston, Washington
 B. of Charles D. Curtis
 Deputy

vacated by order
 of Co Commissioners
 June 13, 1932
 Anne Korman
 Co Auditor of Board
 Volume 12 Page 440 A. Commission Number

order of the Board of County
 Commissioners made July 11th 1906
 and the Board of Commissioners
 of Streets in Douglas & Stanton
 streets, under order of said
 Board of Commissioners, that
 that portion of Fifth Street from the
 railroad to the end of said Fifth Street
 and that portion of 5th Street from
 the railroad to Fifth Street; and all that
 portion of 5th Street from the railroad to
 Fifth Street, in Douglas & Stanton
 streets,
 be and is hereby vacated and official deal
 this 11th day of July, 1906.

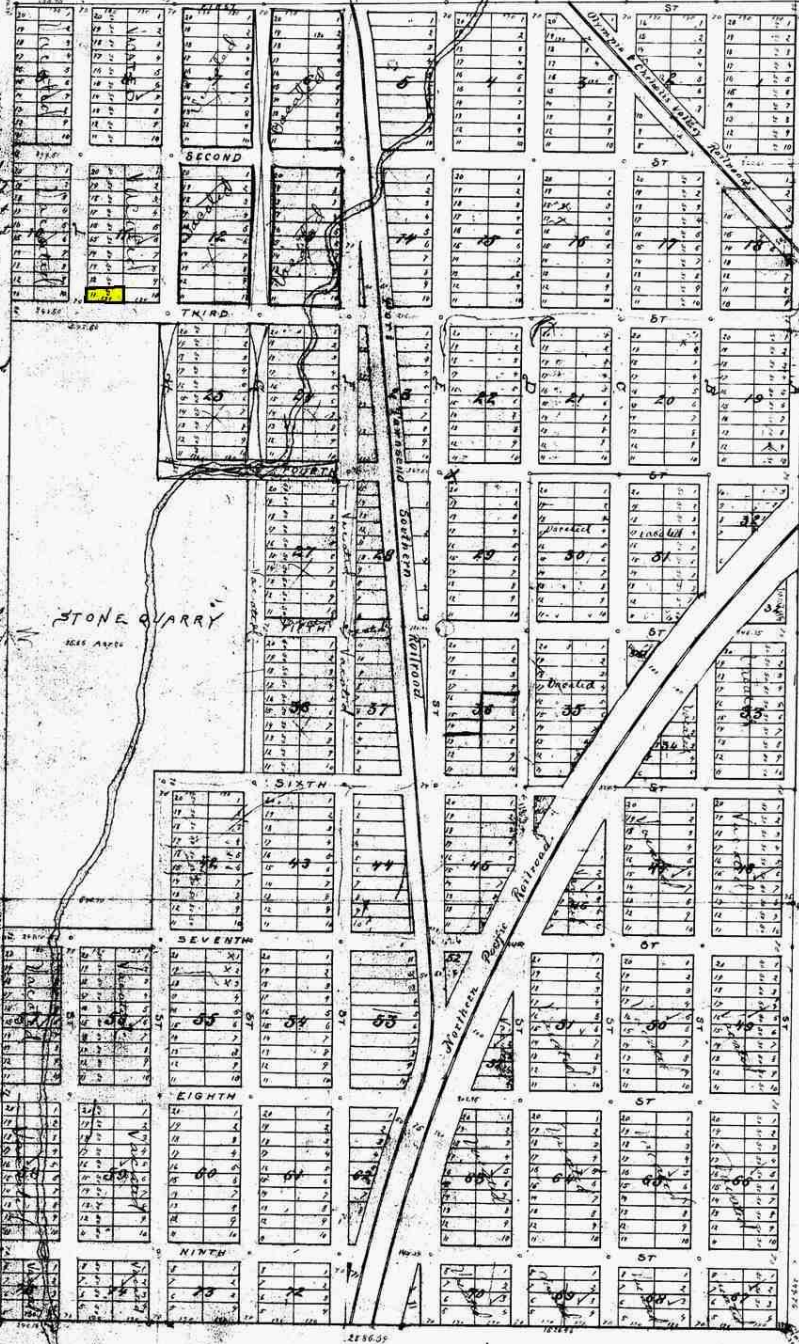
W. C. G. G. G.
 County Auditor

vacating lots 41 blocks of
 Stevens Plat of
 Douglas & Stanton streets, was vacated by the
 Board of County Commissioners
 under order made the 10th
 of August 1899, to wit
 lots 30, 31, 32, 33, 34 of Block

lots 35, 36, 37, 38, 39, 40, 41
 of Block 42, and
 lots 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of Block 43.

W. C. G. G. G.
 County Auditor

W. C. G. G. G.
 County Auditor



order of the Board of County
 Commissioners of
 Douglas & Stanton
 streets, under order of said
 Board of Commissioners, that
 that portion of Fifth Street from the
 railroad to the end of said Fifth Street
 and that portion of 5th Street from
 the railroad to Fifth Street; and all that
 portion of 5th Street from the railroad to
 Fifth Street, in Douglas & Stanton
 streets,
 be and is hereby vacated and official deal
 this 11th day of July, 1906.

W. C. G. G. G.
 County Auditor

The following lots of blocks of
 Douglas & Stanton streets, was vacated by the
 Board of County Commissioners
 under order made the 10th
 of August 1899, to wit
 lots 30, 31, 32, 33, 34 of Block

lots 35, 36, 37, 38, 39, 40, 41
 of Block 42, and
 lots 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of Block 43.

W. C. G. G. G.
 County Auditor

19

189-5

2.

Location Map

Borrower	N/A						
Property Address	798 Sussex Ave W						
City	Tenino	County	Thurston	State	WA	Zip Code	98589
Lender/Client	City of Tenino						



2.

Location Map

Borrower	N/A				
Property Address	798 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				





Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310



Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued: 6/7/2024 Policy Number: AAI010606-04 Previous Policy Number: AAI010606-03

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 171326
Named Insured: ALLENDER APPRAISALS, LLC.
2727 Merideth Dr SW
Tenino, WA 98589-9386
2. Policy Period: From: 08/01/2024 To: 08/01/2025
12:01 A.M. Standard Time at the address stated in 1 above.
3. Deductible: \$1000 Each Claim
4. Retroactive Date: 08/01/2021
5. Inception Date: 08/01/2021
6. Limits of Liability: A. \$1,000,000 Each Claim
B. \$1,000,000 Aggregate
7. Covered Professional Services (as defined in the Policy and/or by Endorsement):
Real Estate Appraisal and Valuation: Yes [X] No []
Residential Property: Yes [X] No []
Commercial Property: Yes [] No [X]
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes [X] No [] (If "yes", added by endorsement)
Right of Way Agent and Relocation: Yes [] No [X]
Machinery and Equipment Valuation: Yes [] No [X]
Personal Property Appraisal: Yes [] No [X] (If "yes", added by endorsement)
Real Estate Sales/Brokerage: Yes [] No [X] (If "yes", added by endorsement)
8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319
9. Annual Premium: \$702.00
10. Forms attached at issue: LIA002 (04/19) LIA WA (05/19) LIA012 (06/22) LIA021 (02/22) LIA122 (05/19) LIA131 (05/19) LIA164 (05/19) LIA169 (12/21)

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

06/07/2024

Date

LIA001 (05/22)

By

[Signature]

Authorized Representative

Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: ALLENDER APPRAISALS, LLC.

Policy Number: AAI010606-04

Effective Date: 08/01/2024

Customer ID: 171326

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

This endorsement modifies insurance provided under the following:

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

In consideration of the premium charged, it is agreed that Section IV, **DEFINITIONS (I) "Insured"** is amended to include:

"Insured" means:


The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date
Rick Allender	08/01/2024

All other terms, conditions, and exclusions of this Policy remain unchanged.

CERTIFICATE OF INSURANCE

Producer: LIA ADMINISTRATORS & INSURANCE SERVICES P.O. Box 1319 Santa Barbara, CA 93102-1319	Issue Date: 06/07/2024 This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.
---	---

Insured: 171326 ALLENDER APPRAISALS, LLC. 2727 Merideth Dr SW Tenino, WA 98589-9386 Fax Number: 000-000-0000	<p style="text-align: center;"><u>COMPANY AFFORDING COVERAGE</u></p> <p style="text-align: center;">Aspen American Insurance Company</p> <p style="text-align: center;"></p> <p style="text-align: center;">_____ Authorized Representative</p>
--	---

This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.

DISCLAIMER: This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI010606-04	08/01/2024	08/01/2025	Each Claim General Aggregate	\$ 1,000,000 \$ 1,000,000

Description of Operations/Locations/Special Items:
Professional Services as defined in the policy

Certificate Holder: ALLENDER APPRAISALS, LLC. 2727 Merideth Dr SW Tenino, WA 98589-9386	Cancellation: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
--	---

LIA0001 (11/97)

Insured Copy

Appraiser License



State of Washington
DEPARTMENT OF LICENSING
APPRAISER PROGRAM
PO Box 9021
Olympia, WA 98507-9021

RICK ALLENDER
2727 MERIDETH DR SW
TENINO WA 98589-9386

STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

RICK ALLENDER
2727 MERIDETH DR SW
TENINO WA 98589-9386

19110449	11/26/2019	12/21/2024	<i>Teresa Bernitsen</i> Teresa Bernitsen, Director
License Number	Issue Date	Expiration Date	

(R/7/19)

APPRAISAL OF REAL PROPERTY



LOCATED AT

748 Sussex Ave W
Tenino, WA 98589
SNYDER & STEVENS LOT 10 BLK 15

FOR

City of Tenino
149 Hodgden St S
Tenino, WA 98589

OPINION OF VALUE

155,000

AS OF

07/29/2024

BY

Rick Allender
Allender Appraisals, LLC
2727 Merideth Dr SW
Tenino, WA 98589-9386
(360) 388-0669
rick.allender@gmail.com

CONFIDENTIAL APPRAISAL REPORT

File No.: 74901501000

SUBJECT	Property Address: 748 Sussex Ave W	City: Tenino	State: WA	Zip Code: 98589	
	County: Thurston	Legal Description: SNYDER & STEVENS LOT 10 BLK 15			
	Assessor's Parcel #: 74901501000				
	Tax Year: 2024	R.E. Taxes: \$ 4.46	Special Assessments: \$ 0	Borrower (if applicable): N/A	
	Current Owner of Record: City of Tenino		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) Shop		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: Tenino		Map Reference: 36500	Census Tract: 0126.20		

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
	Intended Use: To establish a market value as of Date of inspection.			
	Intended User(s) (by name or type): City of Tenino			
Client: City of Tenino		Address: 149 Hodgden St S, Tenino, WA 98589		
Appraiser: Rick Allender		Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386		

MARKET AREA DESCRIPTION	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use		
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		OWNER 85	PRICE \$(000)	AGE (yrs)	One-Unit 85 %	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *		
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		TENANT 10	75	Low 0	2-4 Unit 5 %			
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		VACANT (0-5%)	760	High 140	Multi-Unit 2 %	* To: _____		
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		VACANT (>5%)	415	Pred 40	Comm'l 3 %			
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.					Vacant 5 %			

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject neighborhood encompasses the area North to Tumwater, South to Centralia, East to Rainier, and West to Rochester. Subject is located in an area of home consisting of a mixture of old and new, one and two story framed structures and average to good quality ramblers and manufactured homes on small to medium sized lots and acreage. Homes in the area have good access to schools, shopping, employment centers and arterials. Market appears steady in the area. No sales concessions are deemed necessary. Supply and demand appear to be in balance with marketing times estimated to be under 3 months if correctly priced. Present land use other 5% is bare undeveloped lots and acreage. Exposure time in retrospect is estimated to be under 3 months even if property is correctly priced for the market.

SITE DESCRIPTION	Dimensions: 50 x 130	Site Area: 6,500 sf	
	Zoning Classification: SF	Description: Single Family	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) The subject is zoned residential and can be rebuilt if destroyed.		
	Actual Use as of Effective Date: Residential		Use as appraised in this report: Residential
Summary of Highest & Best Use: The subject is zoned residential.			

UTILITIES	Electricity	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Provider/Description	Off-site Improvements	Street	Asphalt	Type	Public	Private	Topography	Level	
	Gas	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Other	Propane		Curb/Gutter	None					Size	Average
	Water	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	City of Tenino		Sidewalk	None					Shape	Rectangular
	Sanitary Sewer	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	City of Tenino		Street Lights	Public					Drainage	Appears adequate
	Storm Sewer	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	City of Tenino		Alley	Gravel					View	Residential
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)											

FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 53067C0476F	FEMA Map Date 06/19/2020
Site Comments: No apparent adverse or unfavorable easements, conditions, or encroachments noted. Subject is located near railroad tracks and had some train noise during inspection. Subject is also located near main road through the City of Tenino and some road noise was heard during inspection.			

IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement <input checked="" type="checkbox"/> None		Heating	
	# of Units	1.0 <input type="checkbox"/> Acc. Unit	Foundation	Concrete	Slab	Yes	Area Sq. Ft.		Type	Forced Air
	# of Stories	1.0	Exterior Walls	Metal	Crawl Space	None	% Finished		Fuel	Propane
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Metal	Basement	None	Ceiling		Cooling	None
	Design (Style)	Shop	Gutters & Dwnspts.	Aluminum	Sump Pump	<input type="checkbox"/>	Walls			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	None	Dampness	<input type="checkbox"/>	Floor		Central	
Actual Age (Yrs.)	17	Storm/Screens	None	Settlement	None	Outside Entry		Other		
Effective Age (Yrs.)	10			Infestation	None					

CONFIDENTIAL APPRAISAL REPORT

File No.: 74901501000

DESCRIPTION OF IMPROVEMENTS (continued)	Interior Description		Appliances		Attic <input checked="" type="checkbox"/> None		Amenities		Car Storage <input checked="" type="checkbox"/> None		
	Floors	Concrete	Refrigerator	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	None	Woodstove(s) #	0	
	Walls	Wood / Metal	Range/Oven	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	None			
	Trim/Finish	None	Disposal	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Deck	None			
	Bath Floor	None	Dishwasher	<input type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch	None			
	Bath Wainscot	None	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	Chain Link			
	Doors	Metal / Wood	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	None			
			Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>					
	Finished area above grade contains:		Rooms		Bedrooms		Bath(s)		1,296 Square Feet of Gross Living Area Above Grade		
	Additional features: Subject is a shop owned by City of Tenino. Shop appears to be in average condition with propane heat and back up generator.										
Describe the condition of the property (including physical, functional and external obsolescence): An exterior only inspection of all readily accessible areas was performed. Shop appears to be adequately maintained with no required repairs.											

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.													
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address		748 Sussex Ave W Tenino, WA 98589			2608 Scotlac Dr SW Olympia, WA 98512			1197 Lincoln Ave E Tenino, WA 98589			108 Centre St S Rainier, WA 98576		
Proximity to Subject					5.71 miles NW			0.97 miles E			8.38 miles E		
Sale Price		\$			\$ 157,500			\$ 162,500			\$ 145,000		
Sale Price/GLA		\$/sq.ft.			\$ 218.75 /sq.ft.			\$ 80.29 /sq.ft.			\$ 251.74 /sq.ft.		
Data Source(s)		Exterior Inspection			NWMLS # 2032441, CDOM 146			NWMLS # 1980394, CDOM 1			NWMLS # 1910517, CDOM 34		
Verification Source(s)		Courthouse Record			Courthouse Records/NWMLS			Courthouse Records/NWMLS			Courthouse Records/NWMLS		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
					+(-) \$ Adjust.			+(-) \$ Adjust.			+(-) \$ Adjust.		
Sales or Financing Concessions		N/A			Arms Length Cash: \$0			Arms Length Cash: \$0			Arms Length Cash: \$0		
Date of Sale/Time		N/A			07/20/2023			08/26/2022			04/27/2022		
Rights Appraised		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Location		Residential			Residential			Residential			Commercial		
Site		6,500 sf			28,806 sf			11,640 sf			5,600 sf		
View		Residential			Residential			Residential			Residential		
Design (Style)		Shop			Shop			Shop			Barber Shop		
Quality of Construction		Average			Average			Average			Average		
Age		17			44			25			73		
Condition		Average			Average			Average			Average		
Above Grade		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count													
Gross Living Area		1,296 sq.ft.			720 sq.ft.			2,024 sq.ft.			576 sq.ft.		
Basement & Finished Rooms Below Grade		None N/A			None N/A			None N/A			None N/A		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		F-Air/None			None			None			Radiant/None		
Energy Efficient Items		Generator			None			None			None		
Garage/Carport		None			None			None			None		
Porch/Patio/Deck		None			None			None			None		
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,600			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,400		
Adjusted Sale Price of Comparables					\$ 177,000			\$ 155,900			\$ 164,400		

CONFIDENTIAL APPRAISAL REPORT

Summary of Sales Comparison Approach See attached addenda.

Inspection Disclosure:

The appraiser is not a home inspector or a qualified environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental hazards. The appraiser performs a cursory inspection of those visible and accessible areas only and is not required to move anything that obstructs access or visibility. Mold, mildew, asbestos or other environmental hazards may be present in the home and only a home inspection professional or an environmental inspector can be considered qualified to recognize these potential hazardous materials.

Intended Use/Intended User:

This appraisal report is prepared for the sole use and exclusive use of the client named in this report. It is not to be relied upon by any other third party or parties for any purpose whatsoever without the express written permission of the appraiser. Because a borrower or third party may receive or obtain a copy of this appraisal, it does not mean that the borrower or third party is an intended user of this appraisal report, as this term is defined in the URAR.

Additional Comments:

Professional appraisal practices requires that the appraiser utilize the best comparable sales available as of the effective date of the appraisal. This includes sales within the most recent time frame and those within the closest proximity to the subject property. However, in some cases, the best sale comparisons are found in sales that are older and more distant than considered allowable by typical standards.

It should be noted that your appraiser has completed a thorough search of the market in the subject's location and has considered all of the recent sales in the subject's neighborhood and community. Every attempt has been made to compare and analyze sales within one year and one mile proximity to the subject property. However, in some cases, lack of truly comparable recent sales forces the appraiser to utilize older and/or more distant sales. If this is the case, the adjustments to these sales have been fully considered and based upon true market data.

The shop area was determined from Thurston County website.

Indicated Value by Sales Comparison Approach \$ 155,000

My research did 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): Courthouse Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No sales or transfers of the subject property within the last three years. No other sales or transfers of the comparable sales within the last year from date of sale were found.
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **2 similar sales were found within the subject neighborhood. Sales prices of similar properties ranged from \$82,000 to \$88,300 with the subjects's estimated value in the mid range.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	85,000
Source of cost data: National Building Cost Manual	DWELLING	1,296 Sq.Ft. @ \$	= \$
Quality rating from cost service: Average Effective date of cost data: 2024		Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	= \$
See attached sketch for measurements and doors.		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
	Garage/Carport	1,296 Sq.Ft. @ \$ 38.42	= \$ 49,792
	Total Estimate of Cost-New		= \$ 49,792
	Less Physical		
	Less Functional		
	Less External		
	Depreciation	8,300	= \$(8,300)
	Depreciated Cost of Improvements		= \$ 41,492
	"As-is" Value of Site Improvements		= \$ 30,000
			= \$
			= \$
Estimated Remaining Economic Life (if required): 50 Years	INDICATED VALUE BY COST APPROACH	= \$	155,000

CONFIDENTIAL APPRAISAL REPORT

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): Market actions of the buyers and sellers are best analyzed by the sales comparison approach. That approach is given the greatest weight in determining Market Value.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 155,000 Cost Approach (if developed) \$ 156,492 Income Approach (if developed) \$ _____

Final Reconciliation Market actions of the buyers and sellers are best analyzed by the sales comparison approach. That approach is given the greatest weight in determining Market Value.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Appraisal is "As Is".

No value was given to timber on property. Market value is based on inspection date of 07/29/2024.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 155,000, as of: 07/29/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.


Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Client Contact: Jen Scharber Client Name: City of Tenino

E-Mail: jscharber@cityoftenino.com Address: 149 Hodgden St S, Tenino, WA 98589

SIGNATURES

APPRaiser: 
 Appraiser Name: Rick Allender
 Company: Allender Appraisals, LLC
 Phone: (360) 388-0669 Fax: _____
 E-Mail: rick.allender@gmail.com
 Date of Report (Signature): 08/01/2024
 License or Certification #: 19110449 State: WA
 Designation: Certified Residential Appraiser
 Expiration Date of License or Certification: 12/21/2024
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 07/29/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

2. **Assumptions, Limiting Conditions & Scope of Work**

File No.: 74901501000

Property Address: 748 Sussex Ave W

City: Tenino

State: WA

Zip Code: 98589

Client: City of Tenino

Address: 149 Hodgden St S, Tenino, WA 98589

Appraiser: Rick Allender

Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 74901501000

Property Address: 748 Sussex Ave W	City: Tenino	State: WA	Zip Code: 98589
Client: City of Tenino	Address: 149 Hodgden St S, Tenino, WA 98589		
Appraiser: Rick Allender	Address: 2727 Merideth Dr SW, Tenino, WA 98589-9386		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of 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 that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

In accordance with 2024-2025 USPAP, I have performed no 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.

DEFINITION OF MARKET VALUE *:


Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite

to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Jen Scharber	Client Name: City of Tenino
E-Mail: jscharber@cityoftenino.com	Address: 149 Hodgden St S, Tenino, WA 98589

<p>APPRAISER</p>  <p>Appraiser Name: Rick Allender Company: Allender Appraisals, LLC Phone: (360) 388-0669 Fax: _____ E-Mail: rick.allender@gmail.com Date Report Signed: 08/01/2024 License or Certification #: 19110449 State: WA Designation: Certified Residential Appraiser Expiration Date of License or Certification: 12/21/2024 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 07/29/2024</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES

Supplemental Addendum

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				

Summary of Sales Comparison Approach:

The subject is a .15 acre parcel located in Thurston County, in the City of Tenino. The subject is a 1,296 square foot shop on a city lot with single family zoning. There is a propane heat and generator for the shop. The shop is considered to be of average quality of construction and found to be in average condition.

NWMLS reports that values of homes similar to the subject have remained steady to increasing in the subjects marketing area for the past 36 months. Due to the age of selected comparable sales and current market trends no time adjustments were deemed necessary.

Shop was adjusted at \$20.00 per square foot which is typical to similar shops of this quality of construction, condition, and square footage in the neighborhood.

Heating systems were adjusted at \$3,000 and generators at \$5,000.

No value was assigned to any personal property.

The selected comparable sales are located across major highways. These highways do not create any value or marketability barriers. A typical buyer would find all the locations similar when making a buying decision.

2.

Subject Photo Page

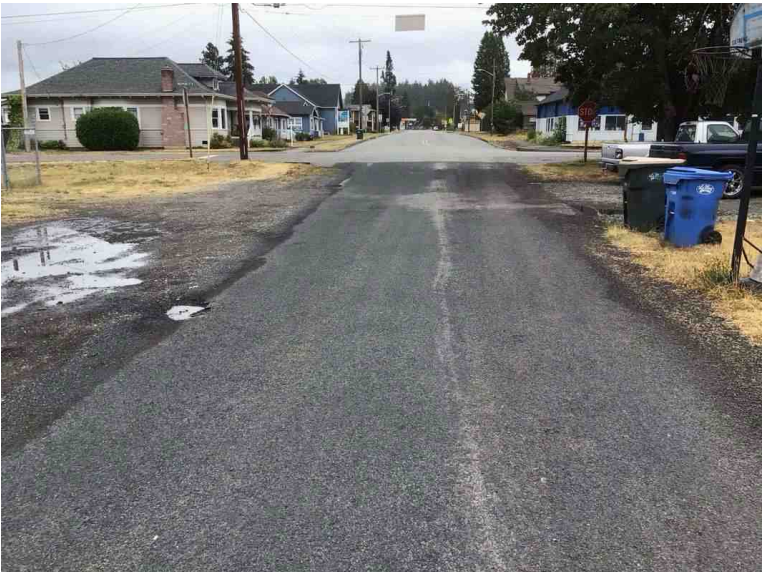
Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Subject Front
748 Sussex Ave W



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				

Subject Propane Tanks



Subject Generator



Subject Alley



Comparable Photo Page

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Comparable 1
2608 Scotlac Dr SW



Comparable 2
1197 Lincoln Ave E



Comparable 3
108 Centre St S

2.

Comparable Photo Page

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



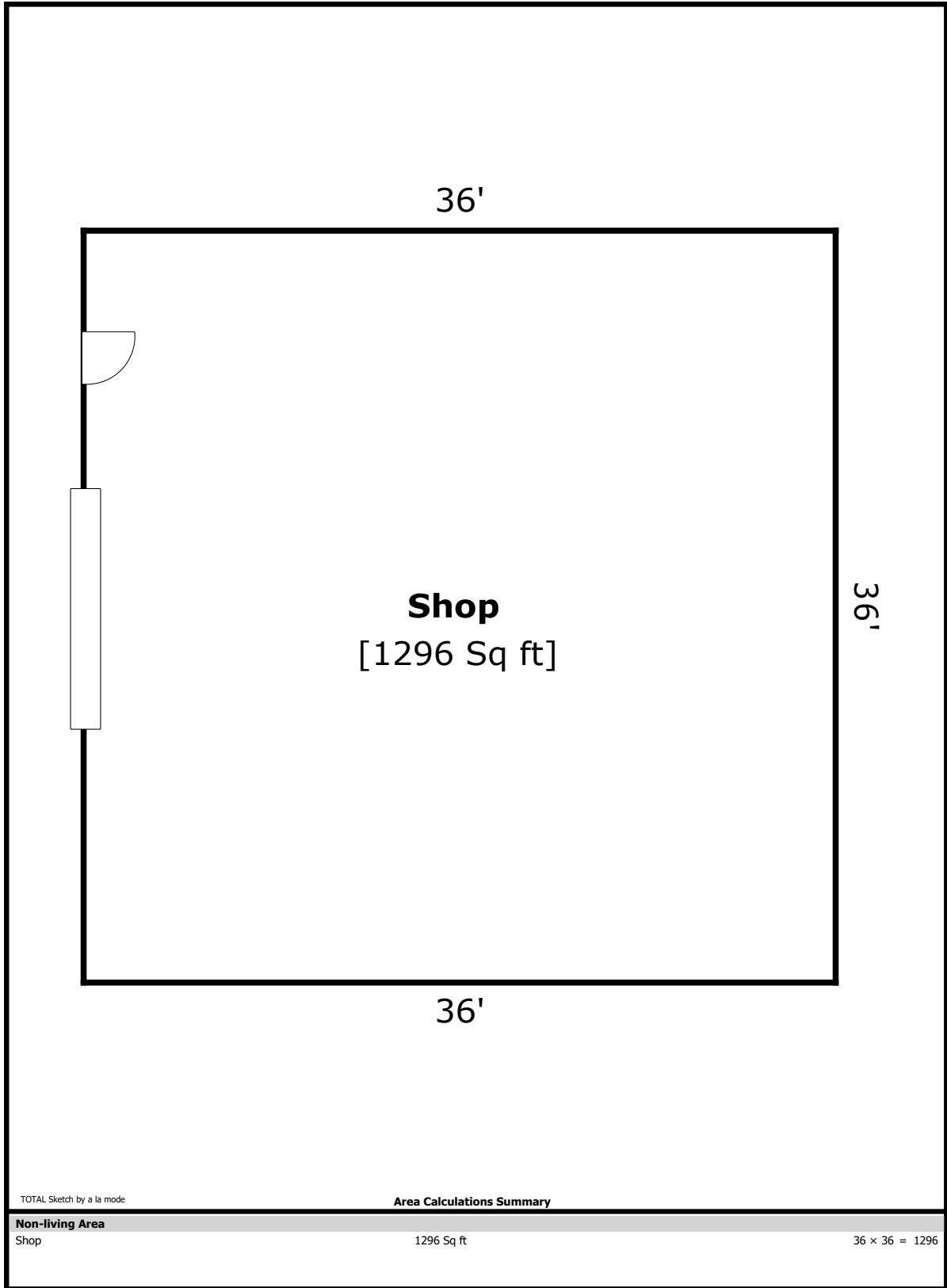
Comparable 4

18416 Albany St SW

2.

Building Sketch

Borrower	N/A		
Property Address	748 Sussex Ave W		
City	Tenino	County	Thurston
		State	WA
Lender/Client	City of Tenino	Zip Code	98589



TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area		
Shop	1296 Sq ft	36 x 36 = 1296

566

DESCRIPTION AND EXPLANATION.

Snyder and Stevens
PLAT OF
Tennis.

Comprise all of that land situate in the County of Thurston State of Washington, particularly described as follows: All of the land in Township 36 North, Range One West, located in Sections 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 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591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 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991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

In witness whereof, we have hereunto set our hands this 14th day of August in the year one thousand eight hundred and ninety
 In the presence of
 Leggie A. Davis
 Rufus J. Davis
 John Snyder
 Ellen F. Snyder
 John B. Stevens
 Susan B. Stevens

State of Washington
 County of Thurston
 Before me the undersigned, a duly qualified Notary Public in and for said County and State personally appeared John Snyder and Ellen F. Snyder his wife, John B. Stevens and Susan B. Stevens his wife to me known to be the persons described in and who executed the above instrument and acknowledged to me that the same was their free act and deed.
 In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of August, A.D. 1890.
 R. J. Davis
 Notary Public in and for the State of Washington

The above plat and description are a correct delineation of Snyder and Stevens Plat of Tennis as the above has been surveyed by me.
 Fred. G. Plummer

Filed at the request of John B. Stevens this 23rd day of August, A.D. 1890 at 5:15 O'clock P.M. and recorded on pages 66 & 67 of Volume 5 of Records of Maps.
 John P. Furvell
 Auditor of County of Thurston, Washington
 B. of Charles D. Griffiths
 Deputy

vacated by order
 of Co Commissioners
 June 13, 1932
 Anne Korman
 Co Auditor of Board
 Volume 12 Page 440 A. Commission Minutes

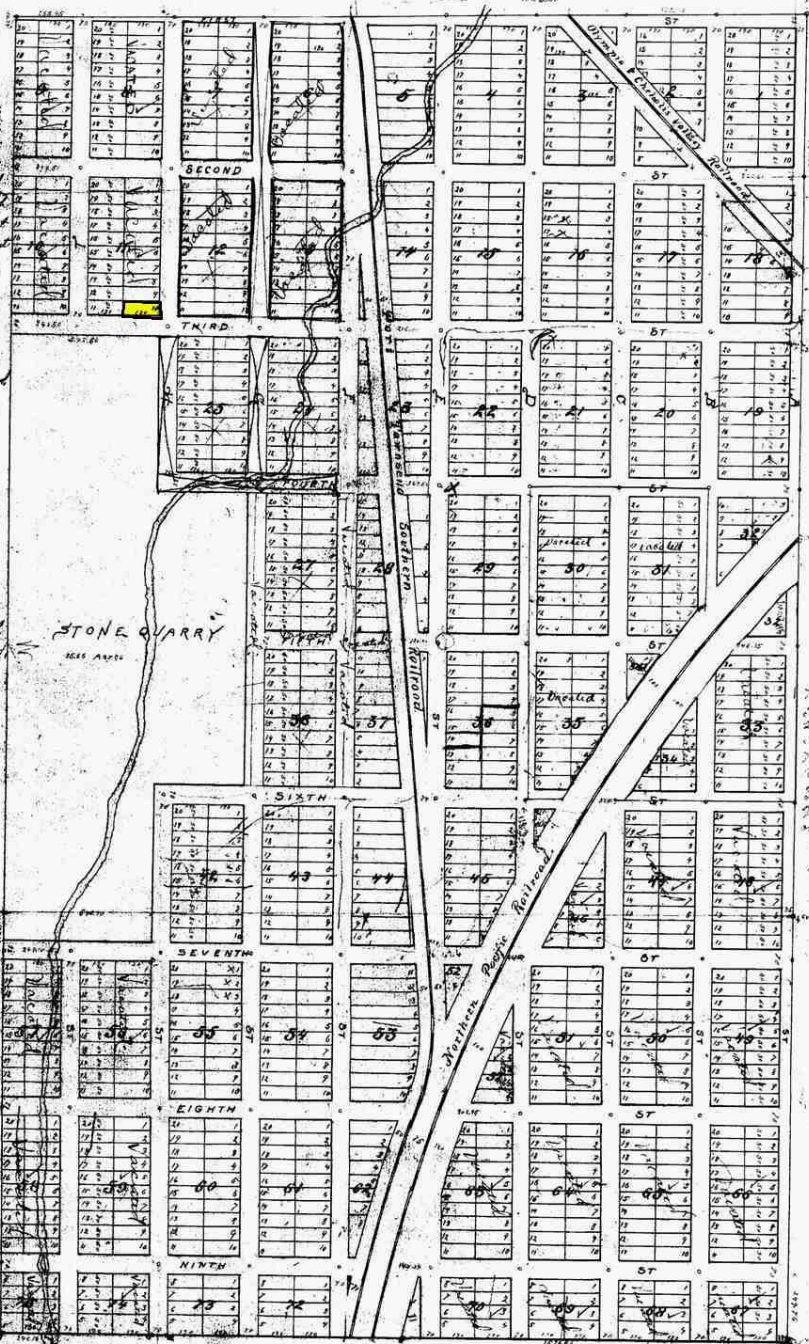
order of the Board of County
 Commissioners made July 11th 1906
 and the Board of Commissioners
 of Streets in Douglas & Stanton
 streets, under order of vacated
 that portion of Fifth Street from the Post
 and Southern Railway, right of way
 the end of said Fifth Street, and
 that portion of 5th Street from street
 to Fifth Street; and all that
 part of 5th Street from the street that
 street, in Douglas & Stanton
 streets.
 that was my hand and official seal
 this 17th day of July, 1906.
 J. S. Gault
 County Auditor



vacating lots 41 blocks of
 and the Stevens lot of
 same, were vacated by the
 Board of County Commissioners
 order made the 10th
 August 1899, to wit
 lots 30, 31, 35 & 41 of Block

was my hand and
 seal this 15th day of
 1899

R. H. Gault
 County Auditor



order of the Board of County Commissioners of
 the District of Columbia, made on the
 29th day of December 1912, said order
 vacated the following blocks, to wit
 blocks 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Charles A. Davis
 County Auditor
 H. H. ...
 Deputy

The following lots were vacated
 by the Board of County Commissioners
 on Monday, March 21, 1906, to wit
 lots 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

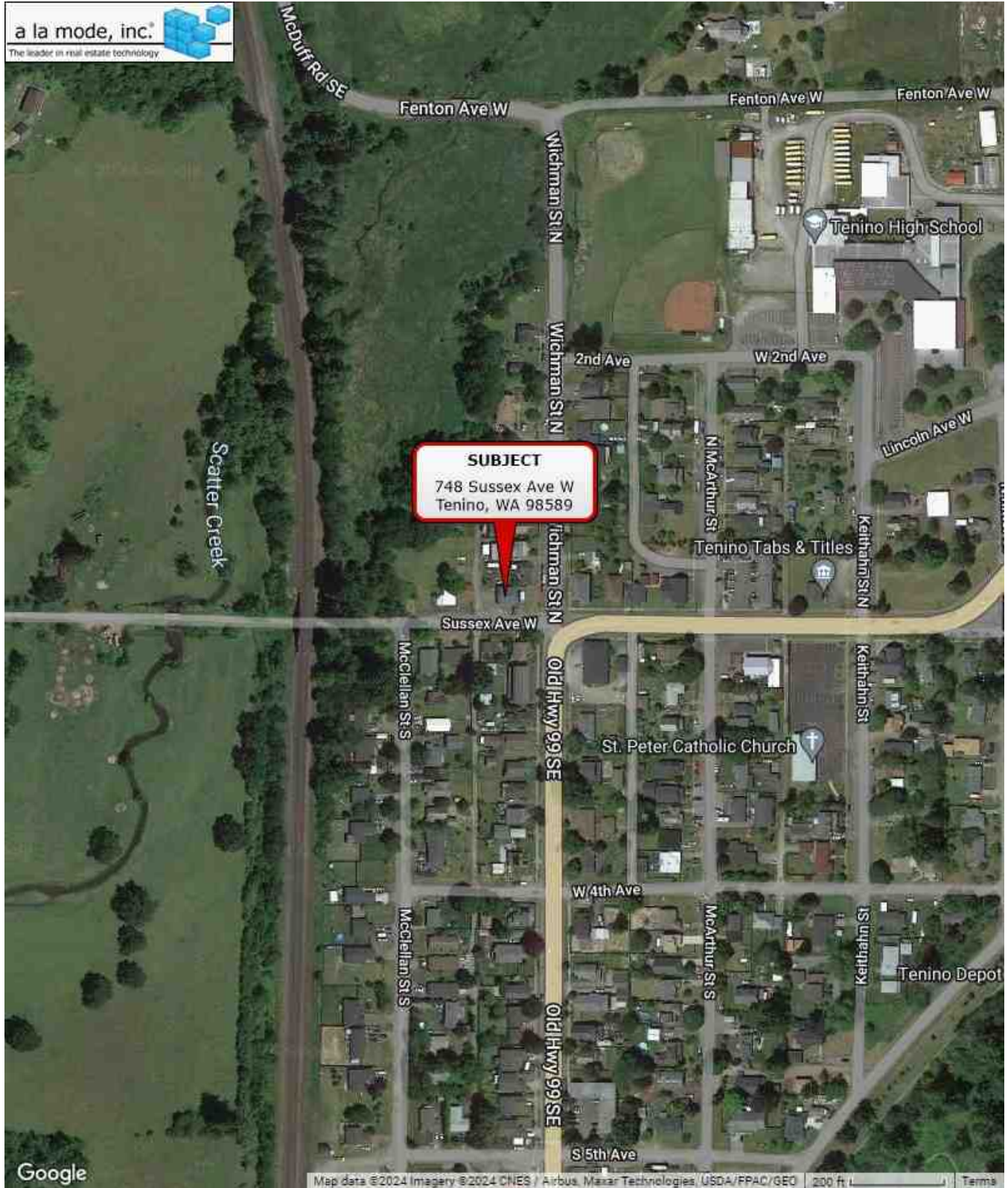


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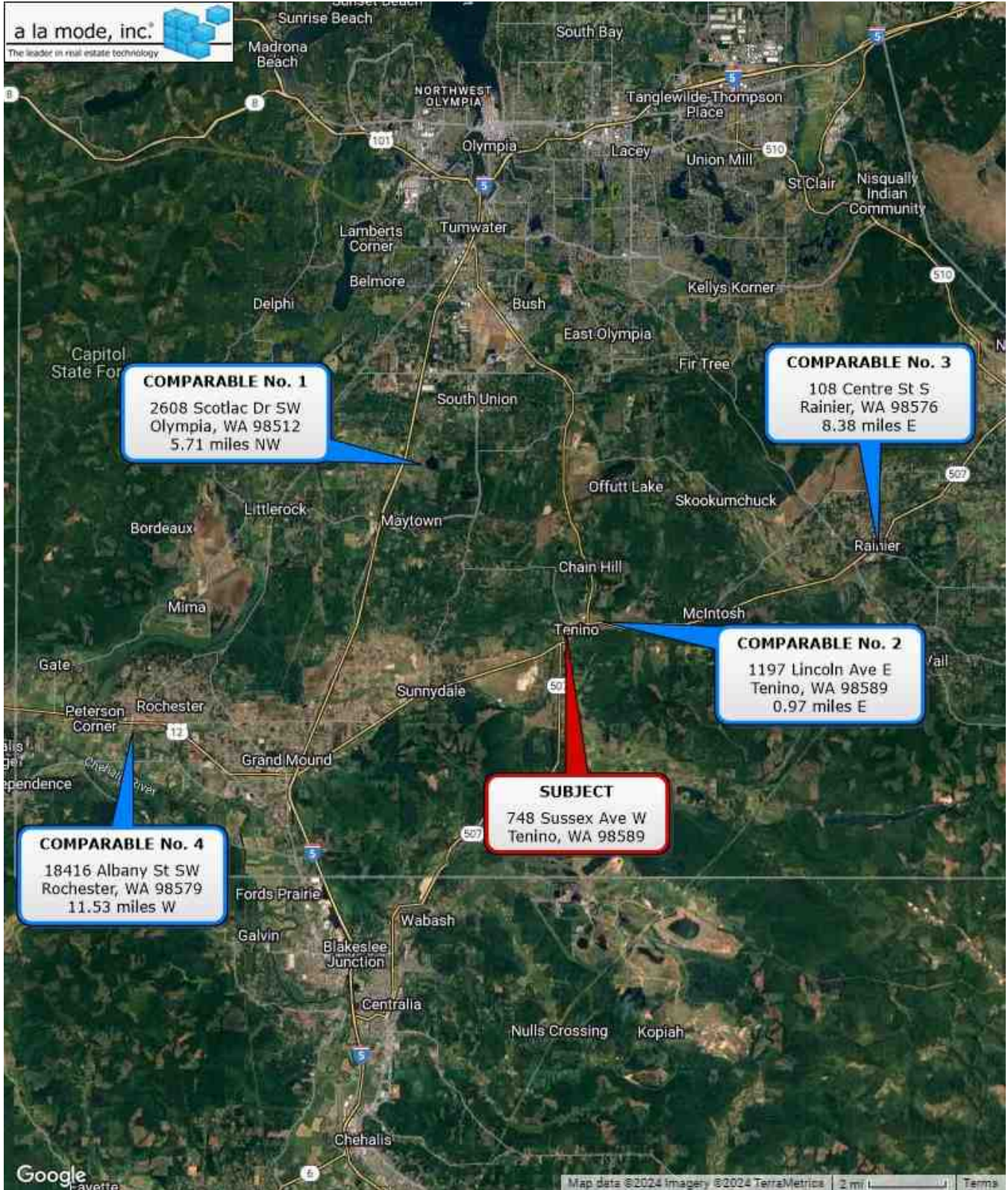
Location Map

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				



Location Map

Borrower	N/A				
Property Address	748 Sussex Ave W				
City	Tenino	County	Thurston	State	WA Zip Code 98589
Lender/Client	City of Tenino				





Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310



Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued: 6/7/2024 Policy Number: AAI010606-04 Previous Policy Number: AAI010606-03

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 171326
Named Insured: ALLENDER APPRAISALS, LLC.
2727 Merideth Dr SW
Tenino, WA 98589-9386
2. Policy Period: From: 08/01/2024 To: 08/01/2025
12:01 A.M. Standard Time at the address stated in 1 above.
3. Deductible: \$1000 Each Claim
4. Retroactive Date: 08/01/2021
5. Inception Date: 08/01/2021
6. Limits of Liability: A. \$1,000,000 Each Claim
B. \$1,000,000 Aggregate
7. Covered Professional Services (as defined in the Policy and/or by Endorsement):
Real Estate Appraisal and Valuation: Yes [X] No []
Residential Property: Yes [X] No []
Commercial Property: Yes [] No [X]
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes [X] No [] (If "yes", added by endorsement)
Right of Way Agent and Relocation: Yes [] No [X]
Machinery and Equipment Valuation: Yes [] No [X]
Personal Property Appraisal: Yes [] No [X] (If "yes", added by endorsement)
Real Estate Sales/Brokerage: Yes [] No [X] (If "yes", added by endorsement)
8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319
9. Annual Premium: \$702.00
10. Forms attached at issue: LIA002 (04/19) LIA WA (05/19) LIA012 (06/22) LIA021 (02/22) LIA122 (05/19) LIA131 (05/19) LIA164 (05/19) LIA169 (12/21)

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

06/07/2024

Date

By

[Signature]

Authorized Representative

LIA001 (05/22)

Page 1 of 1

Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: ALLENDER APPRAISALS, LLC.

Policy Number: AAI010606-04

Effective Date: 08/01/2024

Customer ID: 171326

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

This endorsement modifies insurance provided under the following:

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

In consideration of the premium charged, it is agreed that Section IV, **DEFINITIONS (I) "Insured"** is amended to include:

"Insured" means:


The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date
Rick Allender	08/01/2024

All other terms, conditions, and exclusions of this Policy remain unchanged.

CERTIFICATE OF INSURANCE

Producer: LIA ADMINISTRATORS & INSURANCE SERVICES P.O. Box 1319 Santa Barbara, CA 93102-1319	Issue Date: 06/07/2024 This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.
---	---

Insured: 171326 ALLENDER APPRAISALS, LLC. 2727 Merideth Dr SW Tenino, WA 98589-9386 Fax Number: 000-000-0000	<p style="text-align: center;"><u>COMPANY AFFORDING COVERAGE</u></p> <p style="text-align: center;">Aspen American Insurance Company</p> <div style="text-align: center;">  <hr/> Authorized Representative </div>
--	---

This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.

DISCLAIMER: This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI010606-04	08/01/2024	08/01/2025	Each Claim General Aggregate	\$ 1,000,000 \$ 1,000,000

Description of Operations/Locations/Special Items:
Professional Services as defined in the policy

Certificate Holder: ALLENDER APPRAISALS, LLC. 2727 Merideth Dr SW Tenino, WA 98589-9386	Cancellation: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
--	---

LIA0001 (11/97)

Insured Copy

Appraiser License



State of Washington
DEPARTMENT OF LICENSING
APPRAISER PROGRAM
PO Box 9021
Olympia, WA 98507-9021

RICK ALLENDER
2727 MERIDETH DR SW
TENINO WA 98589-9386

STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

RICK ALLENDER
2727 MERIDETH DR SW
TENINO WA 98589-9386

19110449	11/26/2019	12/21/2024	<i>Teresa Bernitsen</i> Teresa Bernitsen, Director
License Number	Issue Date	Expiration Date	

(R/7/19)

File Attachments for Item:

5. Agenda for the Regular Meeting of the 9/24/24.

Recommended Action: Motion to approve the agenda as presented.

City Council Meeting Tuesday, September 10, 2024

Minutes

WORK SESSION

Mayor Watterson convened the work session at 6:30 pm with

PRESENT

Councilmember Elaine Klamn
Councilmember John O'Callahan
Councilmember Jason Lawton
Councilmember Jeff Eisel

ABSENT

Councilmember Linda Gotovac

1. 6:30 pm Review of 9/10/2024 Council Agenda

Councilmember Eisel questioned the Broker Agreement and if they should postpone this until the next meeting for additional information.

Mayor Watterson advised Council he would bring forth the Hidden Meadows donation of land request to the next meeting for a yea or nay to accepting.

A new planner will be taking over for Dan Penrose with his guidance. She will be moving from the East side and has experience with the state rules.

The budget is progressing with Springbrook's assistance to have correct numbers for 2025.

2. Council Priorities

Ag Park Lots

Hidden Meadow Property Donation

New City Planner

Mayor Watterson advised Council he would bring forth the Hidden Meadows donation of land request to the next meeting for a yea or nay to accepting.

A new planner will be taking over for Dan Penrose with his guidance. She will be moving from the East side and has experience with the state rules.

The budget is progressing with Springbrook's assistance to have correct numbers for 2025.

3. Discussion of 9/24/2024 Council Draft Agenda

Hidden Meadows land donation.

CALL TO ORDER

Mayor Watterson convened the regular meeting at 7:30 pm with

PRESENT

Councilmember Elaine Klamn
 Councilmember John O'Callahan
 Councilmember Jason Lawton
 Councilmember Jeff Eisel

ABSENT

Councilmember Linda Gotovac.

4. Flag Salute

AGENDA APPROVAL

5. Agenda for the Regular Meeting of the 9/10/24.

Recommended Action: Motion to approve the agenda as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
 Councilmember Eisel.

Motion passes 4/0.

APPROVAL OF MINUTES

6. Meeting Minutes for 8/27/2024

Recommended Action: Motion to approve 8/27/2024 meeting minutes as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
 Councilmember Eisel.

Motion passes 4/0.

CONSENT CALENDAR

7. Consent Calendar August 28, 2024 through September 10, 2024 consisting of

Payroll Checks 32653/32654 & EFT's in the amount of \$69,718.76

Claims checks #32655 through #32696 in the amount of \$211,949.88

for a grand total of \$281,688.64

Claims Check #32630 in the amount of \$104,807.33 voided due to a duplicate payment.

Excusal of Council Member Gotovac.

Liquor Cannabis License: None

Recommended Action: Move to approve the consent calendar as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
Councilmember Eisel.

Motion passes 4/0.

EXECUTIVE SESSION

None

PRESENTATIONS

None

PUBLIC COMMENTS

None

PUBLIC HEARING

None

PROCLAMATIONS

Mayor Watterson read into the record a Proclamation for First Responders day.

8. Proclamation for National Voter Registration Month

Recommended Action: Motion to approve Proclamation for National Voter Registration Month

Mayor Watterson read the proclamation into the record.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
Councilmember Eisel.

Motion passes 4/0.

OLD BUSINESS

None

NEW BUSINESS

9. Amendment No.2 Enviromental Review on Ag Park

Recommended Action: Motion to approve Amendment No. 2.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 4/0.

10. Broker Agreement with Kidder Mathews for Ag Park Lots

Recommended Action: Motion to approve Lease Listing Agreement with Kidder Mathews for Tenino Ag Park lots

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 4/0.

RESOLUTIONS

None

ORDINANCES

None

REPORTS

11. Outside Agency

1) Chamber of Commerce

2) Economic Development Council (EDC)

3) South Thurston Economic Development Initiative (STEDI)

4) ARCH Commission

5) Experience Olympia & Beyond (VCB)

6) Timberland Regional Library

2) **Economic Development Council (EDC):** They will have their meeting next Thursday 5:00 pm at the Kodiak Room.

3) **South Thurston Economic Development Initiative (STEDI):** Next week

6) **Timberland Regional Library:** Mayor Watterson reported he had a meeting for them to possibly purchase the building.

12. Committees/Commissions

- 1) Civil Service Commission
- 2) Façade Improvement Grant Review Committee
- 3) Finance Committee
- 4) Planning Commission
- 5) Public Safety Committee
- 6) Public Works Committee
- 3) Finance Committee: Meeting next week.
- 4) Planning Commission: Meet Wednesday 9/11 at 6:00 pm

13. Staff

- 1) Chief of Police
- 2) Director of Public Works
- 3) Code Enforcement/Building Inspector
- 4) PARC Specialist
- 5) Clerk/Treasurer
- 6) Mayor
- 3) **Code Enforcement/Building Inspector:** We have had a total of 60 permits taken out to date. Parkside Elementary playground cover has been finalized and approved for use. Edward Jones' commercial building has been approved to be issued. The Ag Park N Bldg has passed all pre-cover inspections and has begun drywall installation. Code Enforcement has included inspections and abatement notices to property owners in violation of yard maintenance and overgrown vegetation for Tenino.
- 6) **Mayor:** Mayor Watterson has been busy with the Budget, met with Dan Penrose regarding the change in Planners.

14. Liaisons

- 1) Bucoda/Tenino Healthy Action Team (BTHAT)
- 2) Solid Waste Advisory Board
- 3) TCOMM/911
- 4) Tenino School Board
- 5) Thurston Regional Planning Council (TRPC)

6) Transportation Policy Board**7) Thurston County Commissioner's Office****8) Legislature**

1) Bucoda/Tenino Healthy Action Team (BTHAT): Councilmember Eisel reported they are between meetings.

2) Solid Waste Advisory Board: Councilmember Klamn reported they are going to have a Borrow Event as well as trash and recycle. They are reviewing different topics. November 20th they will be hosting a Fix it Fair.

4) Tenino School Board: Councilmember Lawton reported school started on 9/4/2024. Both girls and boys Soccer Teams won their first games. The 1st football game is at home.

5) Thurston Regional Planning Council (TRPC): Councilmember O'Callahan reported they are working on getting a work program subcommittee.

PUBLIC COMMENTS 2

None

ANNOUNCEMENTS

Mayor Watterson reported he is still working with Verizon on the lease agreement, but is getting some flack from Verizon.

ADJOURNMENT

Mayor Watterson adjourned the meeting at 8:45 pm.

File Attachments for Item:

6. Meeting Minutes for 9/10/2024

Recommended Action: Motion to approve 9/10/2024 meeting minutes as presented.

**City Council Meeting
Tuesday, September 10, 2024**

Minutes

WORK SESSION

Mayor Watterson convened the work session at 6:30 pm with

PRESENT

Councilmember Elaine Klamn
Councilmember John O'Callahan
Councilmember Jason Lawton
Councilmember Jeff Eisel

ABSENT

Councilmember Linda Gotovac

1. 6:30 pm Review of 9/10/2024 Council Agenda

Councilmember Eisel questioned the Broker Agreement and if they should postpone this until the next meeting for additional information.

Mayor Watterson advised Council he would bring forth the Hidden Meadows donation of land request to the next meeting for a yea or nay to accepting.

A new planner will be taking over for Dan Penrose with his guidance. She will be moving from the East side and has experience with the state rules.

The budget is progressing with Springbrook's assistance to have correct numbers for 2025.

2. Council Priorities

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New City Planner

Mayor Watterson advised Council he would bring forth the Hidden Meadows donation of land request to the next meeting for a yea or nay to accepting.

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 Councilmember John O'Callahan
 Councilmember Jason Lawton
 Councilmember Jeff Eisel

ABSENT

Councilmember Linda Gotovac.

4. Flag Salute

AGENDA APPROVAL

5. Agenda for the Regular Meeting of the 9/10/24.

Recommended Action: Motion to approve the agenda as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
 Councilmember Eisel.

Motion passes 4/0.

APPROVAL OF MINUTES

6. Meeting Minutes for 8/27/2024

Recommended Action: Motion to approve 8/27/2024 meeting minutes as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
 Councilmember Eisel.

Motion passes 4/0.

CONSENT CALENDAR

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for a grand total of \$281,688.64

Claims Check #32630 in the amount of \$104,807.33 voided due to a duplicate payment.

Excusal of Council Member Gotovac.

Liquor Cannabis License: None

Recommended Action: Move to approve the consent calendar as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
Councilmember Eisel.

Motion passes 4/0.

EXECUTIVE SESSION

None

PRESENTATIONS

None

PUBLIC COMMENTS

None

PUBLIC HEARING

None

PROCLAMATIONS

Mayor Watterson read into the record a Proclamation for First Responders day.

8. Proclamation for National Voter Registration Month

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Mayor Watterson read the proclamation into the record.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton,
Councilmember Eisel.

Motion passes 4/0.

OLD BUSINESS

None

NEW BUSINESS

9. Amendment No.2 Environmental Review on Ag Park

Recommended Action: Motion to approve Amendment No. 2.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 4/0.

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Recommended Action: Motion to approve Lease Listing Agreement with Kidder Mathews for Tenino Ag Park lots

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Voting Yea: Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 4/0.

RESOLUTIONS

None

ORDINANCES

None

REPORTS

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- 4) **Tenino School Board**
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5) Thurston Regional Planning Council (TRPC): Councilmember O'Callahan reported they are working on getting a work program subcommittee.

PUBLIC COMMENTS 2

None

ANNOUNCEMENTS

Mayor Watterson reported he is still working with Verizon on the lease agreement, but is getting some flack from Verizon.

ADJOURNMENT

Mayor Watterson adjourned the meeting at 8:45 pm.

File Attachments for Item:

7. Consent Calendar September 11, 2024 through September 24, 2024 consisting of Payroll Checks 32700/32701 & EFT's in the amount of \$62,688.99

Claims checks #32697 through #32733 and EFT's in the amount of \$109,433.96

for a grand total of \$172,132.95

Payroll Check #32699

Liquor Cannabis License: Tenino Eagles & Tenino Short Stop

Excusal of Council member Linda Gotovac

Recommended Action: Move to approve the consent calendar as presented.



Washington State
Liquor and Cannabis Board
PO Box 43098,
Olympia WA 98504-3098, (360) 664-1600

RECEIVED

SEP 12 2024

CITY OF TENINO

MAYOR OF TENINO/CITY OF TENINO
PO BOX 4019
TENINO, WA 98589



Washington State
Liquor and Cannabis Board
PO Box 43098

Olympia WA 98504-3098, (360) 664-1600
www.lhq.wa.gov Fax #: (360) 753-2710

September 06, 2024

Dear Local Authority:
RE: Liquor License Renewal Applications in Your Jurisdiction - Your Objection Opportunity

Enclosed please find a list of liquor-licensed premises in your jurisdiction whose liquor licenses will expire in about 90 days. This is your opportunity to object to these license renewal requests as authorized by RCW 66.24.010 (8).

1) Objection to License Renewal

To object to a liquor license renewal: fax or mail a letter to the Washington State Liquor and Cannabis Board (WS-LCB) Licensing Division. This letter must:

- o Detail the reason(s) for your objection, including a statement of all the facts upon which your objection or objections are based. You may include attachments and supporting documents which contain or confirm the facts upon which your objections are based.
- o Please note that whether a hearing will be granted or not is within the Board's discretion per RCW 66.24.010 (8)(d).

Your letter or fax of objection must be received by the Board's Licensing Division at least 30 days prior to the license expiration date. If you need additional time you must request that in writing. Please be aware, however, that it is within the Board's discretion to grant or deny any requests for extension of time to submit objections. Your request for extension will be granted or denied in writing. If objections are not timely received, they will not be considered as part of the renewal process.

A copy of your objection and any attachments and supporting materials will be made available to the licensee, therefore, it is the Local Authority's responsibility to redact any confidential or non-disclosable information (see RCW 42.56) prior to submission to the WSLCB.

2) Status of License While Objection Pending

During the time an objection to a renewal is pending, the permanent liquor license is placed on hold. However, temporary licenses are regularly issued to the licensee until a final decision is made by the Board.

3) Procedure Following Licensing Division Receipt of Objection

After we receive your objection, our licensing staff will prepare a report for review by the Licensing Director. The report will include your letter of objection, as well as any attachments and supporting documents you send. The Licensing Director will then decide to renew the liquor license, or to proceed with non-renewal.

4) Procedure if Board Does Not Renew License

If the Board decides not to renew a license, we will notify the licensee in writing, stating the reason for this decision. The licensee also has the right to request a hearing to contest non-renewal of their liquor license. RCW 66.24.010 (8)(d). If the licensee makes a timely request for a hearing, we will notify you.

The Board's Licensing Division will be required to present evidence at the hearing before an administrative law judge to support the non-renewal recommendation. You may present evidence in support of your objection or objections. The administrative law judge will consider all of the evidence and issue an initial order for the Board's review. The Board members have final authority to renew the liquor license and will enter a final order announcing their decision.

5) Procedure if Board Renews License Over Your Objection

If the Board decides to renew the license over your objection, you will be notified in writing. At that time, you may be given an opportunity to request a hearing. An opportunity for a hearing is offered at the Board's discretion. If a hearing is held, you will be responsible for presenting evidence before an Administrative Law Judge in support of your objection to license renewal. The Board's Licensing Division will present evidence in support of license renewal. The licensee may also participate and present evidence if the licensee desires. The administrative law judge will consider all of the evidence, and issue an initial order for the Board's review. The Board members have final authority to renew the liquor license and will enter a final order announcing their decision.

For questions about this process, contact the WSLCB Licensing Division at (360) 664-1600 or email us at localauthority@sp.lcb.wa.gov.

Sincerely,

Rebecca Smith

Rebecca Smith, Director,
Licensing and Regulation, Division

LIQ 864 07/10

C091080-2

WASHINGTON STATE LIQUOR AND CANNABIS BOARD

DATE: 09/06/2024

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF TENINO
(BY ZIP CODE) FOR EXPIRATION DATE OF 20241231

LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	PRIVILEGES
1. FRATERNAL ORDER OF EAGLES TENINO AERIE NO. 564	FRATERNAL ORDER OF EAGLES TENINO AERIE 564 349 SUSSEX AVE TENINO WA 98589 0000	357548	PRIVATE CLUB - SPIRITS/BEER/WINE
2. T90 GAS AND FOOD LLC	TENINO SHORT STOP 319 WICHMAN ST S TENINO WA 98589 9332	362006	GROCERY STORE - BEER/WINE

Consent Calendar September 11, 2024 through September 24, 2024 consisting of:

- **Payroll Checks 32700/32701 & EFT's in the amount of \$62,688.99**
- **Claims Checks #32697 through #32733 and EFT's in the amount of \$109,443.96.**

for a grand total of \$172,132.95,

Payroll check #32699 voided due to a misprint.

a) Liquor & Cannabis License:

CHECK REGISTER

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3912	09/24/2024	Claims	5	32720	Thomas & Sheylee Rosebraugh	150.00	
3913	09/24/2024	Claims	5	32721	SCJ Alliance	19,290.75	
3914	09/24/2024	Claims	5	32722	Scheibmeir, Kelly & Nelson PS	900.00	
3915	09/24/2024	Claims	5	32723	South Sound Interpreting & Srvcs	180.50	
3916	09/24/2024	Claims	5	32724	Lauren Stanton	75.00	
3917	09/24/2024	Claims	5	32725	Rodell Sunga	150.00	
3918	09/24/2024	Claims	5	32726	City Of Tenino	2,055.05	
3919	09/24/2024	Claims	5	32727	The Artisan Acorn	2,499.99	
3920	09/24/2024	Claims	5	32728	Thomas L. Meyer	2,250.00	
3921	09/24/2024	Claims	5	32729	Thurston Co Env Health	64.00	
3922	09/24/2024	Claims	5	32730	WA State Auditor	3,477.50	
3923	09/24/2024	Claims	5	32731	Wells Fargo Vendor Fin Serv	475.54	
3924	09/24/2024	Claims	5	32732	Sandra Wiedenhoceft	400.00	
3925	09/24/2024	Claims	5	32733	Wilson Parts Corporation	17.01	
						93,438.93	
						1,153.98	
						27,553.77	
						29,621.99	
						6,770.73	
						13,593.55	
						172,132.95	
						Claims:	109,443.96
						Payroll:	62,688.99

WE, the members of the City Council of the City of Tenino, Thurston County, Washington, DO
 HEREBY certify that the merchandise or services listed above have been received and that the above
 listed vouchers and the related checks have been reviewed and approved for payment by the Tenino City
 Council.

DATED this _____ day of _____ 2024.

 Clerk/Treasurer

 Mayor

 Councilmember

 Councilmember

 Councilmember

 Councilmember

 Councilmember

CHECK REGISTER

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3777	09/12/2024	Payroll	5	EFT	WA State Dept of Retirement Systems	14,620.92	Pay Cycle(s) 09/05/2024 To 09/05/2024 - LEOFF II; Pay Cycle(s) 09/05/2024 To 09/05/2024 - PERS II; Pay Cycle(s) 08/20/2024 To 08/20/2024 - LEOFF II; Pay Cycle(s) 08/20/2024 To 08/20/2024 - PERS II
3812	09/20/2024	Payroll	5	EFT	Robert A Auderer	2,799.97	
3813	09/20/2024	Payroll	5	EFT	Veronica A Barnes	1,934.16	
3814	09/20/2024	Payroll	5	EFT	Troy LK Cannon	2,972.01	
3815	09/20/2024	Payroll	5	EFT	Rene Durand	2,069.89	
3816	09/20/2024	Payroll	5	EFT	Brent L Gibbs	2,621.24	
3817	09/20/2024	Payroll	5	EFT	Drew Johnson	2,840.29	
3819	09/20/2024	Payroll	5	EFT	Aaron Lee	3,423.90	
3820	09/20/2024	Payroll	5	EFT	Patrick H Maguire	2,081.32	
3821	09/20/2024	Payroll	5	EFT	Alec C McClelland	2,554.12	
3823	09/20/2024	Payroll	5	EFT	Kylie (Tobias) Mumma	97.80	
3824	09/20/2024	Payroll	5	EFT	Cole Plaja	1,666.16	
3825	09/20/2024	Payroll	5	EFT	Jason M Plaja	2,276.91	
3826	09/20/2024	Payroll	5	EFT	Jessica Reeves-Rush	1,467.44	
3827	09/20/2024	Payroll	5	EFT	Maria Rodriguez	1,808.85	
3828	09/20/2024	Payroll	5	EFT	Eden E Rush	90.29	
3829	09/20/2024	Payroll	5	EFT	Jennifer N Scharber	2,715.41	
3830	09/20/2024	Payroll	5	EFT	Courtney N Sheldon	1,425.27	
3831	09/20/2024	Payroll	5	EFT	Christine Vermeer	113.69	
3832	09/20/2024	Payroll	5	EFT	Ronin Wachter-Parent	82.75	
3926	09/24/2024	Payroll	5	EFT	Timberland Bank	12,443.56	941 Deposit for Pay Cycle(s) 09/20/2024 - 09/20/2024
3927	09/24/2024	Payroll	5	EFT	WA State Dept of Retirement Systems	410.00	Pay Cycle(s) 09/20/2024 To 09/20/2024 - Deferred Comp
3768	09/11/2024	Claims	5	32697	Gwen Chase	200.00	
3769	09/11/2024	Claims	5	32698	Brenden R Houx	75.00	
3835	09/20/2024	Claims	5	32699	Ross H Kershaw		Misprinted check
3822	09/20/2024	Payroll	5	32700	Angelina Molinar	90.29	
3818	09/20/2024	Payroll	5	32701	Ross H Kershaw	82.75	
3894	09/24/2024	Claims	5	32702	ALS Group USA, Corp	860.00	
3895	09/24/2024	Claims	5	32703	Constance Bell	75.00	
3896	09/24/2024	Claims	5	32704	Robin Carter	150.00	2024 RR Days
3897	09/24/2024	Claims	5	32705	Cindy Compton	150.00	
3898	09/24/2024	Claims	5	32706	Kennedy Court	300.00	
3899	09/24/2024	Claims	5	32707	DPI Legal & Classified Publishing	30.00	
3900	09/24/2024	Claims	5	32708	Gibbs & Olson Inc	53,576.30	
3901	09/24/2024	Claims	5	32709	JBM Mechanical	5,035.95	
3902	09/24/2024	Claims	5	32710	Joe Enbody	1,500.00	
3903	09/24/2024	Claims	5	32711	Bill Lenker	100.00	
3904	09/24/2024	Claims	5	32712	Lewis County Chemical	150.70	
3905	09/24/2024	Claims	5	32713	Elena Licxandru	75.00	
3906	09/24/2024	Claims	5	32714	Corey & Kyla Moore	150.00	
3907	09/24/2024	Claims	5	32715	Mountain Mist Water	45.84	
3908	09/24/2024	Claims	5	32716	BusinessOffice Providence	8.00	
3909	09/24/2024	Claims	5	32717	Puget Sound Energy	3,992.94	
3910	09/24/2024	Claims	5	32718	Quill	183.01	
3911	09/24/2024	Claims	5	32719	Right Systems Inc	10,800.88	

File Attachments for Item:

9. Ordinance 931 Budget Amendment

Recommended Action: Motion to accept first reading of Ordinance 931 Amending the 2024 Budget.

ORDINANCE NO. 931

AN ORDINANCE FOR THE CITY OF TENINO, WASHINGTON AMENDING THE BUDGET FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024

WHEREAS, on December 12, 2023, the City Council adopted Ordinance No. 929 adopting the Budget for the year 2024; and

WHEREAS, the City needs to adjust for actual figures to several instances where actual revenues and expenditures vary from projected revenues and expenditures; and

WHEREAS, the City now desires to amend the budget for the year 2024,

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF TENINO, WASHINGTON AS FOLLOWS

Section 1. The Clerk Treasurer is hereby directed to take the following actions no later than October 13, 2024:

- A. Bring the General Fund to the actual starting balance of -\$393,671.13.
- B. Bring the beginning balance of Quarry Pool Fund (002) -\$6,185.07.
- C. Bring the City Street Fund (101) actual beginning balance of -\$213,329.67.
- D. Bring the Special Revenue Fund (102) actual beginning balance of \$59,288.80.
- E. Bring the Contingency Fund (109) actual beginning balance of \$94,800.39.
- F. Bring the Municipal Capital Improvement fund (310) to actual beginning balance of \$99,586.82. Adjust the projected Revenues \$2,220,344.87 and projected Expenditures \$2,493,610.26.
- G. Bring the Water Fund (401) actual beginning balance to \$329,871.94.
- H. Bring the Water Capital Improvement Fund (402) actual beginning balance of \$1,050,089.51.
- I. Bring Stormwater Fund (403) actual beginning balance to \$38,128.18.
- J. Bring the Sewer Fund (410) actual beginning balance to \$51,374.84.
- K. Sewer Capital Improvement fund (421) actual Beginning Balance of \$1,221,898.91.
- L. Conduct and interfund transfer from the Sewer fund (410) to Sewer Capital improvement fund (421) in the amount of \$363,123.64.
- M. Bring the Sewer Reserve fund (422) to beginning balance of \$136,346.54.
- N. Bring the SWWAIP Trust fund (601) to -\$26,780.82.

Section 2. This ordinance shall be in full force and effective five (5) days from and after its passage, approval, and publication as provided by law.

PASSED by the City Council and approved by the Mayor, at a regularly scheduled public meeting on this 8th day of October, 2024.

Dave Watterson, Mayor

ATTEST:

Jen Scharber, Clerk/Treasurer

Approved as to form:

Brent Dille, City Attorney

First Reading: September 24, 2024
Second Reading: October 8, 2024