

April 5, 2018

RE: Request for appraisal cost estimate by April 12, 2018

To Whom It May Concern:

PacifiCorp is working with the Woodland School District to acquire real property in Cowlitz County, Washington and request a cost estimate for your firm to complete the valuation within four weeks of receiving a purchase order from PacifiCorp.

All real estate sales for the Woodland School District must adhere to the terms of RCW 28A.335.120. Specifically, the following:

(5)a market value appraisal by a professionally designated real estate appraiser as defined in *RCW 74.46.020 or a general real estate appraiser certified under chapter 18.140RCW.....

Appraiser Certification Requirements: Must be certified or licensed in Washington as a certified general Property appraiser, along with meeting the terms as defined in RCW 74.46.020 or a general real estate appraiser certified under chapter 18.140 RCW. A MAI designation is preferred.

Purpose: Appraisal is to establish market value of the subject Property. Market Value is defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

Property Specific Information: The Property is known as parcels ES2713002 & ES3402001 in Cowlitz County, Washington. The Property is further identified on Exhibit A.

General Requirements: The appraiser must provide an appraisal meeting the following requirements:

- Perform an inspection of the subject Property.
 - Include description of the neighborhood or surrounding area and primary use,
 - Include the physical characteristics of the Property being appraised
- In the appraisal report, include a sketch of the Property and provide the location and dimensions of any improvements. Also, it should include adequate photographs of the subject Property and comparable sales and provide location maps of the Property and comparable sales.
- In the appraisal report, include items:
 - The value being appraised (fair market value), and its definition
 - Appraised as if free and clear of contamination (or as specified),
 - The date of the appraisal report and the date of valuation,
 - The known and observed encumbrances, if any,
 - Title information,
 - Location,
 - Zoning,
 - Present use

- In the appraisal report, identify the highest and best use. If highest and best use is in question or different from the existing use, provide an appropriate analysis identifying the market-based highest and best use.
- Present and analyze relevant market information. Specific requirements for market information should include research, analysis, and verification of comparable sales. The report should note, if an inspection of the comparable sales were conducted or not.

Property Specific Elements, Features and Assumptions:

When a request for a supplemental appraisal or a modification of an accepted appraisal report is made more than 6 months after the delivery and approval of the report, a sum equal to 50% of the original fee paid for the report will be paid for the modification or supplemental appraisal. Modifications to reports and supplemental appraisals are to be performed in accordance with USPAP.

Intended use: This appraisal is to establish market value.

Intended users: The intended user of this appraisal report is PacifiCorp and Woodland School District.

Should you need any additional information please feel to contact me at: maggie.hodny@pacificorp.com or by phone at 503-813-6648. We look forward to hearing from you.

Sincerely,
Maggie Hodny
Pacific Power

Exhibit A

