

Commercial Revalue

2017 Assessment roll

WAREHOUSES

AREA 500

**King County, Department of Assessments
Seattle, Washington**

John Wilson, Assessor



King County

Department of Assessments

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every single taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year Assessor's appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Individual Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, Sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following are the basic steps employed for the income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate

tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure for and show the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies*, Table 2-3. www.IAAO.org

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 8441.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

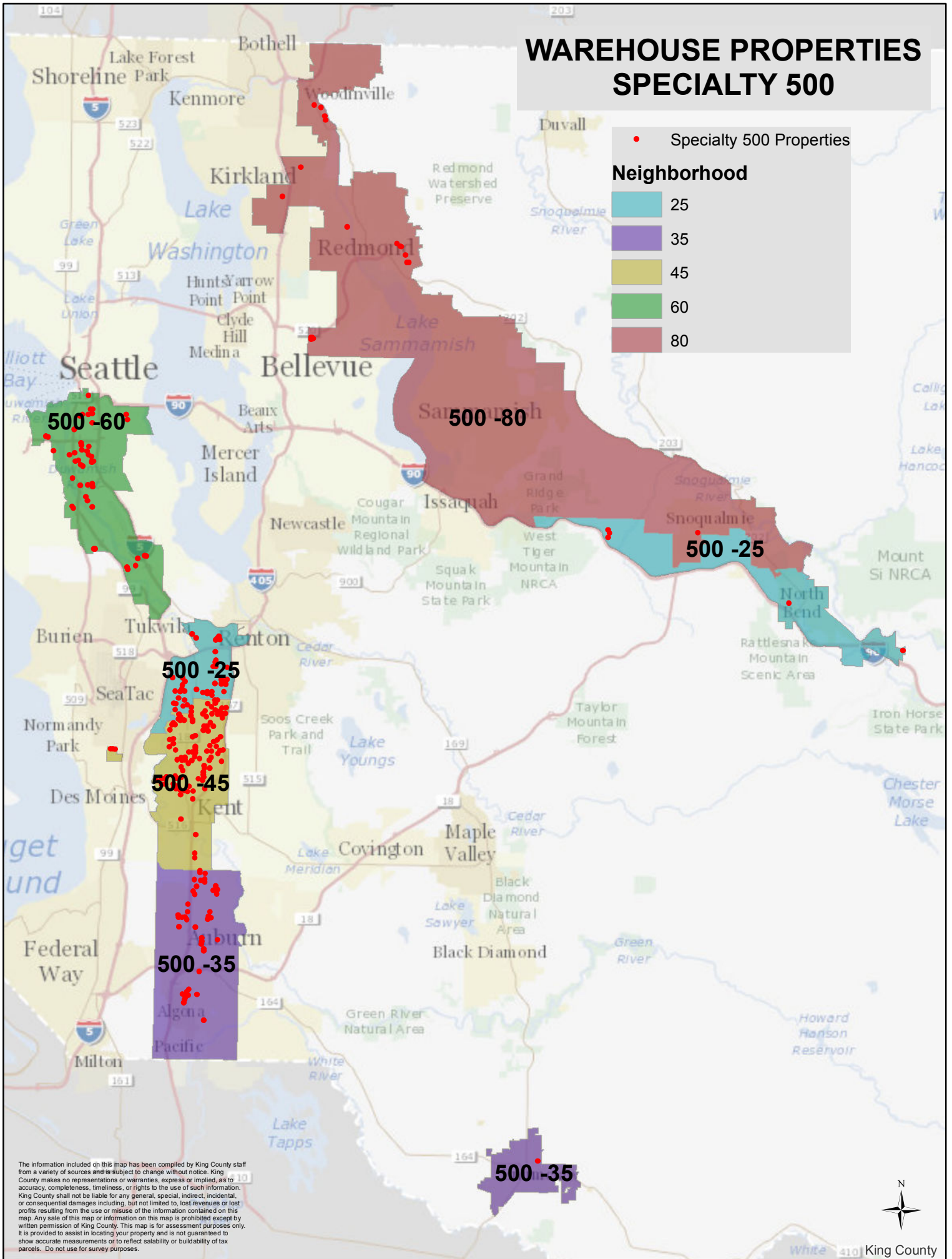
The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

WAREHOUSE PROPERTIES SPECIALTY 500

• Specialty 500 Properties

Neighborhood

25
35
45
60
80



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. This map is for assessment purposes only. It is provided to assist in locating your property and is not guaranteed to show accurate measurements or to reflect salability or buildability of tax parcels. Do not use for survey purposes.



Executive Summary Report

Appraisal Date 1/1/2017 – 2016 Assessment Roll – 2017 Tax Roll Year

Specialty Name: Warehouses (100,000 net square feet or larger,) Specialty Area 500

Sales - Improved Summary:

Number of Sales: 10

Range of Sale Dates: 1/01/2015 – 1/01/2016

Sales--Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2016 Value	\$19,432,200	\$27,028,200	71.80%	14.07%
2017 Value	\$25,209,700	\$27,028,200	93.10%	7.89%
Abs. Change	\$5,777,500		21.30%	-6.18%
% Change	29.73%		29.67%	-43.92%

*COD is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in analysis: All improved sales that were verified as good sales that did not have characteristic changes, such as change of use, major renovations or repairs, between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are properties that sold as a portion of bulk portfolio sales covering multiple geographic areas/neighborhoods; partial interest; leasehold interest; or have been segregated or merged since being purchased.

Total Population – Average Improved Parcel Summary Data

Total Population - Parcel Summary Data			
	Land	Improvements	Total
2016 Value	\$1,407,935,900	\$2,555,273,000	\$3,963,208,900
2017 Value	\$1,526,406,500	\$3,863,648,200	\$5,390,054,700
% Change	8.41%	51.20%	36.00%

Number of Parcels in the Ratio Study Population: 261; which includes vacant and improved parcels, excluding specialty and exempt parcels with government ownership.

Conclusion and Recommendation

The values presented as a result of this report improve uniformity and equity; therefore, recommended they should be posted for the 2017 Assessment Year.

Identification of the Area

Name or Designation:

Specialty Area 500 – Warehouse Properties (over 100,000 net square feet)

Area 500 Neighborhoods

- **500-25** Renton, Tukwila, North Bend, Des Moines and Preston
- **500-35** Auburn, Algona, Enumclaw
- **500-45** Kent Valley, Des Moines
- **500-60** Seattle-south of Safeco Field
- **500-85** Eastside of the county (East of Lake Washington)

Maps

A general map of Area 500 neighborhoods is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Warehouse Specialty Description

From a broad perspective, the industrial real estate sector historically has been defined by warehouse, manufacturing and R&D (research and development) properties. Specialty 500 encompasses the classification of properties which broadly fall under the label of "warehouse," including storage, distribution, and transit buildings, and in some cases light industrial facilities, with at least a building area of 100,000 net rentable square feet. In general, these warehouse sub-classifications have commonalities from the standpoint of shared uses and many underlying physical building and spatial attributes.

Storage warehouses are utilitarian facilities that provide a proper environment for the purpose of storing goods and materials requiring protection from the elements. The majority of the building is storage use with office space occupying a small portion of the building, generally between 3% and 12% of the total building area.

Warehouses can range from a general purpose shell providing storage space with minimal lighting, plumbing and office space to complex, specialized operations. The design of the warehouse space should be planned to best accommodate the products to be safely stored and handled, as well as business service requirements. Warehouse design must support the loads of the materials to be stored, the associated handling equipment and software, receiving and shipping operations with associated trucking, and meet the physical and operational requirements of the operating personnel. With a focus on efficiency and functionality, warehouse layout would readily facilitate the present use and optimally have flexibility in adapting to future operations and storage needs.

Economics of modern commercial warehouses dictate a minimal turnaround time in processing goods, thus reducing operating costs. The creation of safe and comfortable working environments can additionally result in increased worker productivity. In a competitive real estate market, considerations reach beyond economics into the realm of building image with aesthetics, such as landscaping, becoming increasingly important, especially for corporate clients.

Many regional warehouse structures can be readily utilized for light industrial uses with minimal modifications. Light manufacturing activities are comprised of a variety of enterprises from assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or reprocessing of materials. A variety of industrial uses and activities can be housed within physical identical buildings. Many characteristics are not visible from the exterior of the building, such as well laid out circulation spaces, power, floor load, and floor levelness. Most structures housing light industrial uses have at least 15% to 20% office build-out. High ceilings heights afford mezzanine build out, generally for office use, while still maintaining adequate heights for warehouse functionality.

The warehouse distribution category is comprised of facilities constructed with the objective to store and distribute goods. In order to support the primary function of the movement of goods at high volumes and/or high frequencies, adequate loading capabilities are a necessity. Building features include dock-high or grade-level doors. Bays adjacent to the loading doors, generally exceeding 5,000 square feet, and clearance heights in excess of 20 feet facilitate the building's primary function. Distribution warehouses typically have more office/sales area than storage warehouses (approximately 15%) to accommodate breakdown and transshipment.

Distribution warehouse facilities may be constructed with refrigeration or cold storage systems that are integrated in the building structure rather than freestanding walk-in units. Warehouses with these features are defined by the basis of climate control service being rendered. Building characteristics may include interior loading and/or weather sealed exterior dock areas for temperature control. The purpose of the facility is to function as a stock warehouse for goods to be redistributed to retailers, wholesalers or shipped directly to consumers. Since the function of this type of warehouse distribution facility is specialized, fewer facilities are needed in each region to accommodate demand. A L:B (land to building) ratio of 2:1 is feasible if percentage of office to building ratio is on the lower end since parking requirements would be diminished with less office space.

"Big-box" properties are warehouse distribution centers larger than 300,000 square feet. Ceiling heights are 28 feet or greater to maximize the building's cubic volume the building's and precast or tilt-up concrete construction. This warehouse building type is in high demand by e-commerce retailers, wholesalers and third party logistic companies.

Buildings within the transit warehouse category are designed for loading, freight segregation and closed storage. Freight forwarding has an integral function in supply chain management. Intermodal methods of freight forwarding include the movement of goods between airplanes, truck, train, and boat. The rectangular shaped building creates

a cross-dock configuration for efficient flow-thru of freight. The building layout facilitates temporary closed storage, freight segregation and loading. A high quantity of docks in conjunction with dock high floors facilitates the transfer of cargo rather than the storage of cargo. The specialized design results in a low building to dock square foot ratio, which frequently lacks a warehouse component, additional facilities cater to transient personnel (10% to 20% of the building).

Warehouse Evolution

Two different building materials used to construct warehouses, tilt-wall concrete and prefabricated metal construction, have evolved from ugly and boxy structures to become more polished in appearance. Stone and brick are sometimes used as exterior coverings.

The tilt-wall is more durable, has built in noise reduction, and better fire protection. Whereas, the advantage of metal building construction is that it is more environmentally friendly and less expensive to construct. The new metal buildings are nearly 100 percent recyclable.

Developers are starting to build warehouses that are LEED certified. Many of the features supporting energy efficiency can be utilized in retrofitting existing structures. In the footprint of a large facility, it is difficult to obtain natural light. Newer structures can incorporate clear story glass in a saw tooth roofline to obtain natural light, similar to the design of historic warehouse buildings. Existing buildings can readily integrate energy efficient natural daylight fluorescent tubes into existing ceiling fixtures with occupancy sensors to control lighting for portions of the building only when needed. Vast roof tops of existing buildings make excellent locations for solar panels. Cooling and heating costs can be cut with the installation of integrated HVLS (high volume, low speed fans) to assist in controlling the temperature from floor to ceiling.

Newer warehouse features include sophisticated materials-handling equipment, broadband connectivity access, and more distribution networks. A wide range of storage alternatives, picking alternatives, material handling equipment and software exist to meet the physical and operational requirements of the warehouse.

Changes in utility have occurred between older warehouses and those with more recent modern construction. Warehouses have evolved into taller structures to accommodate high-volume tenants achieve increased efficiency by providing more cubic volume. During the 1970s, the majority of structures were constructed with clear height of 20 feet. Buildings grew to in clear height to 24, 28 and 32 feet to provide better utility from a volume standpoint.

The latest evolution is 36 foot clear heights in distribution markets. Tenant demand would need to justify additional costs associated with building a taller structure. Demand to date has come primarily from consumer product, retail users, and e-commerce tenants. Currently, the decision to construct 36 foot clear height is market dependent. Not only does the developer have to realize an acceptable return on the additional investment to

construct a taller building, but the rent has to be cost effective for the tenant to increase their volume rather than increasing the floor square footage of their space.

The King County market, within Seattle's East Duwamish Manufacturing Industrial Center, the traditional one story industrial development is evolving with multi-story solution due to land size constraints. The East Duwamish MIC is a high density, high demand industrial area. Typical land to building ratios are among the lowest in King County (under 2:1,) with many sites under one acre. The availability of vacant, undeveloped land is increasingly rare. In order to obtain viable sites to accommodate new development, functionally obsolesced buildings are frequently considered teardowns. The first three story distribution warehouse development in the United States will be constructed on a site where obsolesced buildings have been removed.

Area Overview

The Puget Sound region is a growing major metropolitan area with a tight industrial market, land constraints affecting future development, and access to intermodal transportation systems.

During 2016, the warehouse sector continued to experience strong investor demand, including an influx of institutional capital. Warehouses are playing a key role in portfolios due to their ability to afford long term inflation protection emanating from low-volatility income generation and triple rent leasing structures. The less intensive capital nature of warehouse buildings from the standpoints of management, maintenance, relative ease of accommodating tenant turnover with minimal expense, increasing rental rates, and rising sales prices commanded contribute to warehouse properties being considered a prime, sought after real estate investment class. Storage warehouse and distribution properties are considered more efficient from both investment and operational standpoints, thus more desirable, than other types of industrial uses, such as flex-space (office parks), specialized industrial spaces, and heavy manufacturing.

According to Jones Lang LaSalle's 4th quarter Seattle-Bellevue Industrial Insight, 2016 was a record setting year for construction deliveries, as well as absorption, within the industrial sector in the Puget Sound area. "Over 4.4 million square feet was added to the market and 6.4 million square feet taken down. With limited supply of available quality space within the region, newly delivered product is being leased and absorbed at a fast pace." According to Kidder Mathews 4th quarter 2016 Seattle Industrial report, 44% of the new construction was pre-leased, which is a rarity in the Puget Sound industrial market. Demand will likely exceed supply for a least a couple of years as industrial occupancy drivers remain strong, with new construction predicted to have little impact on the existing market.

The limited inventory of newer warehouse buildings (five years old or less) in King County has resulted in increased sales prices. Although quality product is becoming increasingly limited, transaction volume and activity in King County continues to be strong. REITS, which are active players in the Puget Sound market, have started a trend

buying smaller and/or lower quality properties due to lack of available product. The Puget Sound's locational desirability based on accessibility through multiple modes of transportation (highway, rail, air, sea and port) contributes to the willingness of buyers to purchase buildings at a premium price despite the need for substantial renovations in order to modernize, modify and/or customize the space for their individual operations.

Well located, quality warehouse space is in high demand, with limited available supply for both renters and investors. Warehouse rents continued to increase significantly in 2016 throughout the Puget Sound area even as the construction pipeline expanded to meet increasing demand. The warehouse segment in King County continues to be strong with the market experiencing low vacancy rates well under 5%, and published capitalization rates as low as 4%. Significant year over year rental rate growth occurred, in excess of 30% on the upper end. Many tenants have been forced to compromise quality for location or locate in an inferior market in order to secure rental space.

The industrial sector's popularity with investors in part stems from industrial tenants searching to lease higher quality properties with modern features including high-dock doors with wider loading capabilities, 28 to 32 foot clear height ceilings, and state of the art sprinkler systems. Building features can impact the turnaround time for inventory, which in turn increases the bottom line. Therefore, tenants are willing to pay higher rent for properties that fit their criteria. An investor advantage of industrial properties is that typically expensive renovations or build-outs during tenants turnover are not a requirement this building sector. Developers and investors are taking note, and pushing up sales prices for both land and improvements, including warehouses smaller than 100,000 square feet.

In this low inventory environment, transactions are increasingly occurring via word of mouth, cold calling, offering properties to a select group of buyers with calls for bids, and open listings offering properties without a stated asking price rather than traditionally marketed listings. Investors want a solid foot hold in the Puget Sound market and have made a strong impact in the overall market in King County, especially in the Kent Valley market. Newer, modern existing warehouses are more plentiful in the Kent Valley since land is more readily available for development. South King County and Kent Valley, in particular, is considered a highly desirable location within proximity to multi-modal transport, with the cooperating ports of Tacoma and Seattle (Northwest Seaport Alliance,) the Seattle-Tacoma Airport, and rail. Kent also has a large pool of blue-collar and white-collar workers and a proximity to the headquarters of the huge players in this market like Costco and Amazon.

South King County contains the largest amount of industrial space in the entire state of Washington, with many new businesses coming to the Puget Sound relocating to this area. Helping to fuel growth in Puget Sound warehouse development is the fact that King County continues to be home to some of the largest, most recognized companies in the world. Many companies want and need to be near these giants either as competitors or to serve them directly.

According to the Marcus and Millichap second half 2016 Industrial Research Report, e-commerce is driving industrial space absorption. Millennials are emerging as a potent economic force and as a contributing factor behind the creation of new ways to distribute goods to consumers. Increased online shopping activity brought about by the steadily improving economic conditions and improving favorable economic outlooks from consumers, further drives growth in the construction and sale of distribution centers in the region.

Amazon remains at the forefront of internet retailing and continues to exert a profound effect on industrial property construction and retailer strategies. The movement of more retail sales online and through warehouses and fulfillment centers is also creating potentially new strategies in the investment market for owners of properties near major population centers. According to a CNBC report, Amazon's growing e-commerce business, which accounted for just over half of the nation's online sales growth last year, up from 40 percent the previous year.

E-commerce retail is increasingly competing for customers on the basis of shipping time. In order to meet on-demand expectations, distribution centers need to be close to the larger population hubs like King County. Even outside the e-commerce realm, businesses live in age of need it now goods and services. Local governments favor distribution warehouses catering to internet sales due to large tax revenue generation for their area and the need for both high and low-skill workers. Despite significant automation, the e-commerce industry's effect on demand for labor has been magnified by its heavy employee counts and severe seasonal spokes as compared to non-fulfillment-driven operations. As a result, e-commerce-focused leasing can drive local demand for labor at a rate two or three times that of traditional warehousing operations.

The surge in shipments from e-commerce retailers have impacted long-term freight planning and economic development, and warehousing near and within urban areas. From 2010 to 2014, e-commerce was the third most active industrial sector, accounting for 16.1 percent of all "big-box" transactions nationally, just behind traditional retail and consumer non-durables (both with 16.7 percent). However, over the last two years, not only has e-commerce become the most active sector (22.5 percent), but the gap among the top three has widened.

E-commerce is a driver of industrial absorption and creating robust demand for big-box building in core industrial markets. As a result, big-box distribution centers have become one of the most sought after investment properties in the country. Owners of warehouse and distribution centers that can be adapted to the rapid movement of goods required in e-commerce may increasingly seek to test the new market demand. Repurposing older assets by development-minded parties may help fill the need for appropriate warehouse space.

Third-party logistics (abbreviated 3PL, or sometimes TPL) in logistics and supply chain management is defined as a company's use of third party businesses to outsource elements of their distribution and fulfillment services. Strong tenant demand persists in the region for last mile distribution centers. In the industrial sector, smaller urban infill

locations near major metropolitan areas, as retailers try to hit next-day and same-day delivery goals and need support facilities along their delivery routes. Some of the larger distribution warehouses in King County, especially in Seattle, are multi-tenant facilities housing “last mile” logistics companies looking to locate next to the population center.

Sale prices in King County are routinely above \$100 per square foot, with better quality buildings garnering up to \$200 per square foot. Real Capital Analytics noted that prices for industrial buildings in the Puget Sound Industrial market are averaging \$142 per square foot in the fourth quarter of 2016, up from \$122 per square foot in the fourth quarter of 2016.

According to Kidder Mathews, typical warehouse sales fall into the following ranges:

South King County	\$100-\$140	per square foot
Seattle	\$150-\$200	per square foot (better quality buildings)
Eastside	\$160-\$200 ¹	per square foot

¹Kidder Mathews, 4th Quarter 2016, page 2.

Analysis Process

Effective Date of Appraisal: January 1, 2017

Date of Appraisal Report: May 22, 2017

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000.00 is assigned to the improvements.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent, or tenant when possible. Current data was verified and corrected when necessary via field inspection.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2015 to 01/01/2016 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).

Neighborhood Descriptions

The 272 parcels comprising the warehouse specialty have been segmented into five distinct neighborhood regions. The regions are referred to by their geographic location.

South King County

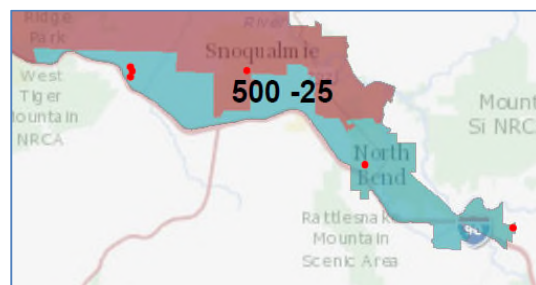
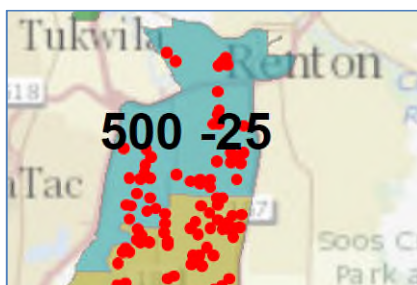
South King County houses the largest concentration of warehouse properties in both King County and Washington State. Seventy-five percent of the county's warehouse specialty properties are located within the three warehouse sub-markets in the south end, neighborhoods 25, 35, and 45. Kent, neighborhood 45, is the biggest submarket due to the valley's level topography and the availability of larger sized vacant pieces of land. Considering the locational benefits and parcel sizes available, industrial land in the Kent valley is among the least expensive in King County.

The South King County warehouse real estate market had significant absorption in 2015 and 2016, which in turn has driven vacancy rates down. The inventory of larger warehouses on the market at this time is limited. Institutional investors typically favor South King County due to its proximity to the major ports of Tacoma and Seattle, as well as the Seattle-Tacoma Airport.

Specialty Area 500-25

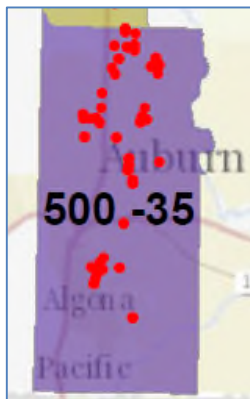
Specialty Area 500-25 includes Tukwila, Renton, North Bend, and Preston. Tukwila and Renton are just south and East of Seattle and the Port of Seattle. North Bend and Preston are further to the east along Interstate 90. Forty-five parcels are in Area 500-25, with distribution warehouses dominating this area.

A number of warehouses located within close proximity to Westfield Southcenter Mall in Tukwila have warehouse showrooms with retail merchandise, such as Macy's and JR Furniture.



Specialty Area 500-35

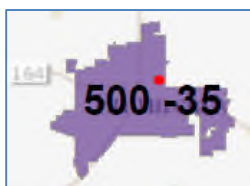
Specialty Area 500-35 includes predominantly Auburn, as well as Algona and one property in Enumclaw. Forty-six parcels are in Area 500-35. This area is populated by a large number of industrial parks offering a customized space to meet specific tenant



needs. Property types include incubator space, major cold storage space, and product distribution facilities. One of the largest warehouse parcels located in Auburn is the Safeway Distribution complex, comprised of nine buildings with over 1,150,100 square feet.

West Valley Highway North:

Panattoni Development, one of the largest commercial real estate development companies globally having developed over 175 million square feet, has purchased tax parcel #352204-9024 along the West Valley Highway North at South 287th Street in Auburn during November, 2016 for future construction of a 261,553 square foot distribution warehouse.

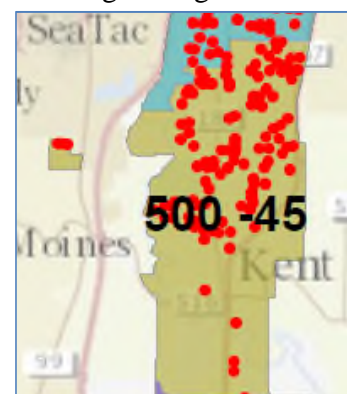


Specialty Area 500-45

Specialty Area 500-45 is comprised primarily of the Kent Valley and Des Moines to the west of Kent. The new development in Burien, outlined below, will also be placed in 500-45. This is the largest of the sub-areas with one hundred fourteen parcels. Level topography, good freeway and rail access, and the availability of a large labor pool contribute to distribution warehouses dominating this area. Light industrial manufacturing facilities, food service and cold storage warehouses are also located in this neighborhood.

Des Moines Creek Business Park:

The Port of Seattle had chosen Panattoni Development from a field of four companies to develop the Des Moines Creek Business Park project on 87 acres south of Seattle-Tacoma International Airport in the city of Des Moines. The development was hailed as the most important single economic development project in the city's fifty five year history. The vision of the development was to create a business park that will be well-positioned for large-scale airport-related commercial and light industrial users seeking a close-in location to the airport and seaport. The Port negotiated a long-term ground lease with Panattoni Development, one of the largest commercial real estate development companies in the world, having developed 175 million square feet of space globally. The development includes flexible-use, manufacturing, office, distribution and industrial business park buildings, with build-out expected in three phases. The city of Des Moines estimates the project will create more than 1,000 permanent jobs. This project also supports the Port's agenda to grow the benefits of Sea-Tac Airport by increasing the volume of air cargo and expanding local business.



Phase I, completed in 2016, was comprised of three buildings totaling over 550,000 square feet with storage, warehouse distribution, industrial and office uses. Panattoni Development sold the leasehold improvements December, 2016 (\$46,500,000 or \$84.24/SF).

Phase II is a Class A 300,000 square foot office building for the Federal Aviation Authority. This building falls within the scope of the Office Specialty.

Phase III includes two industrial buildings with approximately 150,000 square feet and 350,000 square feet. By completion in the first quarter of 2017, the buildings were 95% leased.

The project has expanded with another phase. Phase IV will be developed on land not owned by the Port of Seattle. Panattoni recently acquired two parcels to the west of the preceeding phases in 2017. The approxiamtely 22 acre site is expected to house two warehouse buildings, Building A, with 266,000 square feet, is said to be pre-leased, and Building B, with 246,000 square feet, is available. The buildings have an estimated completion date of 2018.

Western Distribution Services:

Bridge Development Partners is the first private developer to in Burien's Northeast Development Area (NERA). The NREA was created to bring suitable developers and end users to spur economic development to Burien with airport-compatible development and create a synergy between the goals of the private sector and public sectors, the city of Burien and the Port of Seattle. This is the first building to be developed in the NERA and the first facility within the warehouse specialty to be located in Burien.

The future tenant, Western Distribution Services, believes the location as an opportunity to create a new 241,000 square foot cold storage facility, with both chill and freeze capabilities, to serve the growing needs of an increasingly regulated food services sector. The proximity to the Seattle and Tacoma seaports and Sea-Tac Airport was essential to Western Distribution Services interest in Burien. Occupancy is expected during 2017.

Stryker Business Center:

In 2013, the IDS Real Estate Group bought 72 acres in Kent from The Boeing Company and has constructed several warehouses on the property. The area is called Stryker Business Center at Pacific Gateway. The project is named for the Stryker armored vehicle as Boeing was involved in the development of the military vehicle and Boeing allowed the venture to use the Stryker name.

The site is located on 216th Street and 59th Place South which is midway between the Seattle and Tacoma seaports. They demolished seven old buildings to redevelop the site into two large distribution warehouses. In early 2014, Amazon was the first tenant in the new 318,150 square foot building located at 20526 59th Place South, Kent. The adjacent

building located at 20308 59th Place South, with 120,599 square feet, was occupied by Brighton Best in 2015.

In the second phase of the Stryker Business Center, completed in 2016, Amazon is the sole tenant of an 830,000 square foot fulfillment center. Amazon's Kent fulfillment center is the third robotics facility in Washington, with employees working alongside innovative technologies. Amazon first tested the robots that follow wires embedded in the floor in their DuPont warehouse. These robots can pick up pallets weighing as much as 3,000 pounds and lift them 24 feet above the ground.

Amazon Fresh:

AmazonFresh is relocating to 20202 84th Avenue South, Kent from the Bellevue Spring District, which is undergoing a transition from a warehouse district to a 36 acre mixed use development in the Bel-Red corridor east of downtown Bellevue. Their new grocery fulfillment center will be located under two miles from Amazon's new Kent fulfillment centers. The former Office Max warehouse was purchased in December 2015 for \$14,875,000 (\$93.20/square foot). The 1982 building will be extensively remodeled to accommodate state-of-the-art technology incorporated into the Amazon fulfillment process, office space, refrigerated storage and dry storage areas, and updated amenities such as an expanded break room and locker room. The new facility is expected to launch operations during 2017.

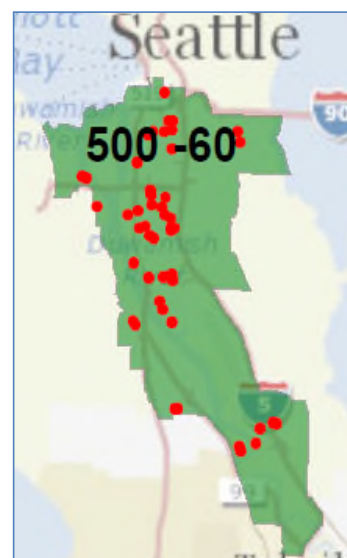
Blue Origin:

Blue Origin purchased a storage warehouse located at 21255 76th Avenue South, Kent on October, 2016 for \$12,412,288/\$102.36 per square foot. Their intentions upon purchase includes tearing down a portion of the 1974 building functioning as a service garage, and transform a portion of the warehouse space to high tech manufacturing.

Specialty Area 500-60

Specialty Area 500-60 is located in Seattle and the northern portion of unincorporated King County. The majority of the forty-eight parcels are located within the well-established, high demand industrial district referred to as the Duwamish Manufacturing Industrial Center along both sides of the Duwamish Waterway, which accounts for seventy-seven percent of Seattle's industrial zoned land. The buildings contain a mixture of industrial processing facilities, distribution warehouses, and truck terminals.

The close-in market of Seattle is the most established submarket. Historically building ownership was predominantly comprised of owner/user or local investor ownership. More recently, institutional investors have been gaining a foothold in this market. This high demand, dense area has a shortage of undeveloped land; therefore,



institutional investors have expanded their typical niche to purchased obsolesced buildings to tear down to redevelop the site or older buildings that are well situated.

The Duwamish MIC represents the oldest industrial location in the Puget Sound region, and is located adjacent to the southern portions of historic Pioneer Square (the original section of downtown Seattle) and the International District, both of which harken back to the 1800's. Industrial development started close to downtown Seattle near the turn of the twentieth century and over the years expanded to the south, incorporating what are now the Port of Seattle and the areas surrounding the Duwamish Waterway. Consequently, in the northern portion of this industrial district, many older properties are in need of renovation and redevelopment. Moving southbound, the properties consist of more recently constructed manufacturing and warehouse facilities ranging in age from new to 60 years old.

The buildings in this area are generally 50 to 100 years old and typically have lower ceilings and limited truck loading facilities because the sites are smaller and land is very expensive. Despite some of the buildings obsolescence due to age, the close proximity to freeways and waterways has helped this area thrive even during difficult economic times. Demand for industrial space in this area has remained high with influence from the Port of Seattle and the proximity to the I-5 freeway, Safeco Field, and Qwest Field. Due to the lack of available land in this neighborhood, there has been little new warehouse development, and as a result, vacancies, currently below 2%, are the lowest in King County. This neighborhood also has higher lease rates due to the proximity to the Port of Seattle, trains, and freeway.

6050 East Marginal Way South:

Prologis, a San Francisco based company that is an owner, operator and developer of industrial real estate focused on both global and regional markets across the Americas, Europe. They purchased an extraordinarily rare, large developable site of almost 14 acres in May, 2015 for \$24,500,000/\$41.08 per square foot of land at 6050 East Marginal Way South in Seattle. Due to land constraints in the East Duwamish MIC, even for a development on a larger site, the buyer is seeking permits to construct three-story 580,000 square foot warehouse distribution structure rather than the typical one-story warehouse developments elsewhere in King County. The three-story structure is expected to house lighter-scale warehouse operations. The building design will be the first of its kind in the U.S. and the anticipated configuration will look as if three warehouses are stacked on top of each other, with stacked loading bays and a ramp structure that will allow trucks to access the second level bay, and freight elevator access to the top floor. Multistory warehouses are already common in countries like Japan and Singapore, as well as elsewhere in Asia and Europe, where vacant land is scarce. The development potentially presents a new solution to diminishing industrial lands.

646 South Holgate Street:

Prologis purchased a 2.5 acre site in July, 2015 for \$8,100,000/\$77.13 per square foot of land in the heart of the East Duwamish MIC. The site improvements included a 1940s obsolesced truck terminal, small industrial building, and equipment shed. Prologis plans

to develop a 196,500 square foot industrial building containing warehouse, manufacturing and research development space at 646 South Holgate Street.

3301 South Norfolk Street:

Prologis purchased twenty-eight parcels from the Sabey Corporation in November, 2016 in two separate transactions. One transaction included twenty-seven parcels for a total sales price of \$78,880,000. The parcels were predominantly vacant with a land area of 1,475,603 square feet, and an industrial and a small office improvement totaling 293,187 square feet. The sales price calculates to \$53.46 per square foot from the land standpoint.

The second transaction sold for \$57,120,000 for one improved parcel with 714,095 square feet of building area amid a small compound of industrial and office use buildings occupied by the Associated Grocers situated on 1,090,771 square feet. The sales price calculates to \$79.99 per square foot for improvements, and \$52.37 per square foot from a land standpoint. The improvements are considered interim use.

These two sales represent the largest sales in the Seattle industrial market in 2016.

Specialty Area 500-80

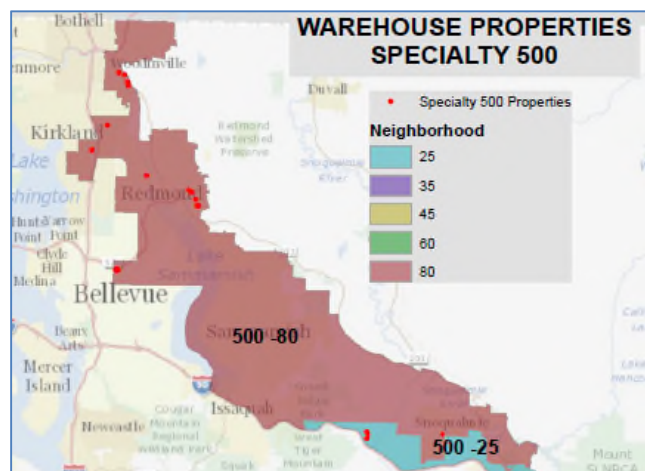
Specialty Area 500-80 includes represents the vast geographic area on the Eastside of King County east of Lake Washington. The cities encompassed are Bellevue, Kirkland, Redmond, Woodinville, and Snoqualmie. Specialty area 500-80 has the smallest parcel count at nineteen parcels. The Eastside has benefited greatly from population growth and an influx of high technology companies. This area is a mix of older and newer warehouse. Many of the older warehouses have small bays and at-grade door distribution.

Totem Lake Center:

Totem Lake Center is located in Kirkland at 12521 128th Lane Northeast. The 171,684 warehouse distribution center constructed in 1996 was recently purchased in June, 2016 for \$28,011,797/\$163.16 per square foot. Permits for over \$1,000,000 have since been taken out to remodel the existing office, factory and production spaces.

The Reserve at Woodinville:

In August, 2016, Panattoni purchased the almost 12 acre site to develop two industrial buildings with a total of over 200,000 square feet. They are currently pre-leasing the property and plan to fully lease the Class A project and sell the development.



Physical Inspection Identification

WAC 458-07-015 requires each property to be physically inspected at least once during a 6-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. During the current revalue year, inspection of Neighborhood 60, Seattle, was conducted.

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure uniform assessment of properties based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. The resulting data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity.

Recommended IAAO Standards on Ratio Studies	
Appraisal Level	0.90 to 1.10
Coefficient of Dispersion	Under 15.0
Price Related Differential	0.98 to 1.03

IAAO July 1990

A Preliminary Ratio Study was completed prior to the application of the 2017 recommended values that benchmarks the current assessment level using 2016 posted assessment values. The results are discussed in the Appraisal Level and Appraisal Uniformity sections.

Appraisal (Assessment) Level

Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios where the weights are proportional to the sales prices. In addition, the weighted mean also is the ratio of the average assessed value to the average sales price. The weighted mean gives

equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. Although weighted mean is an important statistic in its own right, it has an integral role in the computation of the Price Related Differential (PRD,) a measure of uniformity between low and high value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 500 shows a weighted mean ratio of 0.718 which is below the IAAO guidelines, indicating that the current assessment level, as measured using recent sales, is well below the acceptable range.

Appraisal (Assessment) Uniformity

Measures of dispersion or variability relate to the uniformity of the ratios. Generally, the most useful measure of uniformity is the Coefficient of Dispersion (COD.) The COD measures the absolute average percentage deviation of the ratios from the median ratio within the sales ratio study and indicates how tightly the ratios are clustered around the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. A lower number represents better uniformity. Area 500's preliminary ratio study shows a COD of 18.9 indicates that the current level of assessment uniformity, as measured using recent sales, falls above the acceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. It is the differential between arithmetic mean of ratios, and the weighted mean of ratios, where the sales prices themselves represent the weight. A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. It is the differential between arithmetic mean of ratios, and the weighted mean of ratios, where the sales prices themselves represent the weight.

The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data where assessment level decreases with increases in sales price. As the PRD approaches 1.00, it is a greater indication that specific property ratios of sale-price to assessment-level are falling within the acceptable range, rather than just the arithmetic mean of the entire population being in the acceptable range. Thus, it is a measurement of property-specific assessment level, as well as an indicator of the uniformity within the pool of recent sales.

The preliminary ratio study for Specialty Area 500 shows a PRD of 1.01, which falls within recommended IAAO guidelines. There is an indication that the current level of assessment uniformity as measured using recent sales leans towards regressivity to the lower priced sales, indicating that assessment level slightly decreases with increases in

value. Value related inequities between low and high value properties indicate high value properties are moderately under appraised relative to low valued properties.

The preliminary ratio study PRD results fall within the IAAO standards for uniformity. However, the COD falls above the acceptable range in the preliminary ratio study. The two measures test appraisal uniformity differently. The COD provides the measure of variation of individual assessments around the median. The PRD measures the variation of the assessment of property groups in relation to each other.

Scope of Data

Land Value

Land Sales, Analysis, Conclusions

Geographic appraisers are responsible for the determination of the assessed valuation for land. Analysis and application of land value occurs during every annual revaluation cycle with each individual industrial property assigned to the geographic area in which it is situated. A list of vacant sales used and those considered not reflective of market are contained in the respective geographic appraiser reports.

Improved Parcel Total Values

Sales Comparison Approach Model Description

Fourteen improved sales in the subject area, dating from April 1, 2015 to November 22, 2016 were considered good, fair market transactions, which were reflective of market conditions at the time of sale and considered in the overall analysis. Ten of the sales were considered in the “modeling-analysis” and included in the ratio study. Sale parcels where the improvements or use changed after the sale were not included in the ratio study. Because these changes occurred subsequent to purchase, a current assessed value would no longer accurately reflect property characteristics in existence at the time of sale for purposes of comparison; therefore, not considered representative for purposes of broad consideration in value placement and statistical analysis. However, they are utilized as market value indications based upon existing property characteristics at the time of sale.

All sales were verified with a knowledgeable party and inspected when possible. The model for the Sales Comparison Approach was based on characteristics from the Assessor’s records including location, effective age, building quality, net rentable area, and use. Sales with location, characteristics and utility most similar to the subject properties generally received primary consideration. Improved commercial sales within geographic areas were also reviewed for relative comparison.

Given the smaller sample size, these sales were not representative of all stratifications within each specialty neighborhood, but were used in support of income and cost methodologies applied to valuation models. These sales, with examination of the surrounding geographical area sale patterns, and review of surveys and forecasts referenced herein, support the assumption of improving market conditions for valuation adjustment.

Sales Comparison Calibration

Although a number of improved sales occurred from 2016 through 2017, the Sales Comparison Approach was primarily used as a guideline in broader support of assessed value due to limited sales within some stratifications and neighborhoods. Together with income and cost modeling, the Sales Comparison Approach provides the basis and support for assessed values in Specialty Area 500.

The sales statistics assisted in calibrating the coefficients applied in the Income Approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates.

When utilizing the Income Approach, sale prices assist in establishing general upper and lower market boundary ranges for Specialty Area 500. Neighborhoods were treated independent from one another when dictated by the market. In conjunction with market rent surveys, sale price per square foot of improved net rentable area help set the income parameters and capitalization rates driving the income models developed for the various neighborhoods.

Cost Approach Model Description and Cost Calibration

The Marshall & Swift cost modeling system, built into the Assessor's Real Property application, is calibrated to the Western Region and the Seattle area and adjusted on an annual basis. Depreciation was based on studies done by Marshall & Swift Valuation Service. The Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. Due to the difficulty in accurately determining the depreciation of older warehouse properties, the cost approach to value was given the least weight in the final reconciliation of values. However, cost estimates were relied upon for valuing on-going new construction where comparable sales data and/or sufficient income and expense information is not available.

Income Capitalization Approach Model Description

The Income Approach is considered a reliable approach to valuation in Specialty Area 500 where relevant income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and outside sources.

Warehouse structures house a variety of uses, including distribution, light manufacturing, storage, and open office space. Age and utility influence value, and are reflected in the valuation process. At the high end are newer properties offering greater utility, efficiency, quality of construction and appearance to the market.

In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

Income Calibration

Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the warehouse property. Values were applied based on various characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Location, use, quality, effective age and net rentable area were among factors considered for adjustment. Since sales, in some cases, may not be sufficient in number, valuation may rely on sales with a change of use, older sales, geographic neighborhood sales when relevant, and those in competing neighborhoods to complete.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, as well as appraiser judgment.

Income parameters were derived from the market place through various methodology including direct inquiry with property owners and tenants, the sales verification process, as well as listings, and published sources (i.e. CBRE, Colliers, Kidder Matthews, CoStar, and Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Income tables were developed and then applied to the population. Variables utilized within the tables were derived from multiple sources, including direct inquiry, market surveys and studies, and then subsequently applied to property data. A majority of the properties in Specialty Area 500 were valued utilizing an Income Approach (Direct Capitalization method.) The Income Approach, with support from the Sales Approach, was considered a reliable approach to valuation throughout Specialty Area 500 for improved properties where income and expense data was available.

Application of a Land to Building Ratio guideline of 2:1 to improved properties, based on appraiser judgment, was employed in the valuation of improved properties in order to maximize highest and best use as reflected by the market. The guideline is supported by the typical land to building ratios of properties located in Area 35. Further corroboration determined by the results a countywide study noted the average F.A.R. is .47 for all of urban King County commercial and mixed-use zones, and .46 for industrial zones (King County Buildable Lands Presentation reflecting Commercial/Industrial Development Activity: 1996-2000, 11/29/2009).

Income: Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the commercial property.

Income parameters were derived from the market place through various methodology including direct inquiry with property owners and tenants, the sales verification process, as well as listings, and published sources (i.e. CBRE, Colliers, Kidder Matthews, and Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the Assessor used triple net expenses.

Capitalization Rates: During the verification process of market sales, an attempt was made to ascertain the capitalization rate. Additionally, capitalization rate data was collected from local and regional Pacific Northwest published market surveys (CBRE, RERC.)

The effective age and condition of each building contributes to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1930, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following tables demonstrate ranges of capitalization rates and trends compiled with information that is collected on a local and broad regional scale. This information is reconciled with data specific to the real estate market in development of the income model. The range of lease and capitalization rates in the income model reflects the range of property characteristics in each area.

SEATTLE / REGIONAL CAP RATES				
Source	Date	Location	Industrial	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2016)			CBRE professional's opinion of where cap rates are likely to trend in the 2 nd 1/2 of 2016 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.00% - 4.25% 5.00% - 6.00% 4.50% - 5.25% 5.75% - 7.75% 5.50% - 6.25% 7.25% - 8.50%	Class A Class A – Value Added Class B Class B – Value Added Class C Class C – Value Added
IRR: Viewpoint for 2016	Year-end 2016	West Region	5.93%	<u>Institutional Grade Properties</u> Industrial

SEATTLE / REGIONAL CAP RATES				
Source	Date	Location	Industrial	Remarks
Colliers	4th QTR 2016	Seattle Puget Sound	6.00%	Industrial
CoStar	Year-End 2016	Puget Sound	7.16% 6.46% 5.98% 9.41%	Building Size < 25,000 SF Building Size 25,000 SF – 99,000 SF Building Size 100,000 SF – 249,000 SF Building Size >250,000 SF
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2016			1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle West Region	5.50% 4.00% - 8.50% 4.00% - 9.00% 5.50% - 9.50%	Warehouse – 1 st Tier Properties Warehouse – 1 st Tier Properties Warehouse – 2 nd Tier Properties Warehouse – 3 rd Tier Properties
PWC / Korpaz	4Q 2016	Pac. NW	5.10%	Warehouse – 3.75% - 7.00%
ACLI	4Q 2016	Seattle – Bellevue - Everett MSA	7.30%	All Classes
		Pacific Region	5.77%	All Classes

Income Approach Calibration

Income tables were developed to represent each neighborhood within the area for purposes of direct income capitalization. The tables were calibrated setting economic base rents, vacancy rates, expenses, and capitalization rates by using adjustments based on size, effective year built, and quality of construction as recorded in the Assessor's records. Properties containing a number of differing section uses may have multiple tables that contribute to the valuation of the property as a whole.

When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements. An example of this would be a warehouse with a mezzanine office and main floor office, where three tables would be used. Capitalization rates have fallen in the majority of industrial properties.

Many improved warehouse type properties also required excess land adjustment for land to building ratios above the 2:1 guideline referenced earlier in this report. The income

model assumes a land to building ratio threshold based on the market (2:1.) The excess land calculation is performed after generating an income value, then adding usable land area in excess of the ratio, for estimating total parcel value. The result reflects value from the basic economic unit, plus additional contributing value from excess or surplus land as valued by the market. Land value is market based, while usable land area is property specific and subjectively determined by the appraiser.

The predominant property use is industrial, which includes distribution warehouses, light industrial and storage warehouses, storage buildings of all types, service buildings, and utility buildings. Rents applied are lowest for older properties in poor condition, and highest for modern structures with more desirable configurations. No warehouses are currently classified with excellent building quality and those of good quality are rare. The vast majority of rents fall within the average to average-good classifications. Capitalization rates applied to these properties also reflect investment risk, being higher for older, poorer quality buildings and lower for newer, better quality buildings.

The following tables outline a summary of the typical income parameters for the major property types (before stratification,) used in the income tables, which in turn provided the basis for the income value estimate calculations. It should be noted that due to the nature of commercial real estate not all properties fall within typical parameters. The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using stratification of adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Below are typical model parameters for the various uses. It should be noted that due to the nature of commercial real estate, not all properties fall within the "typical" parameters listed below for their respective property use type. Industrial lease rates are typically quoted on a monthly price per square foot basis. The tables below display the rents on an annual price per square foot. The majority of office build-out is considered an add-on to the warehouse rates and the tables below have considered that.

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year built, condition, and location are variables considered in the application of the income model to the parcels in the population.

Typical Income Parameters				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses % of EGI	Capitalization Rate %
Warehouse Uses	\$4.00 - \$10.00	4% - 6%	7.5% - 10%	5.00% - 7.25%
Storage Mezzanine	\$2.75 - \$7.00	4% - 6%	7.5% - 10%	6.00% - 7.25%
Office/Mezzanine	\$7.25 - \$17.25	4% - 6%	7.5% - 10%	5.00% - 7.75%

*Note: All rents are expressed as annual and triple net.

Reconciliation

All warehouse specialty properties were revalued this year. Each parcel was individually reviewed for correctness of model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the process of establishing value utilizing the model constructs were subject to adjustment by the appraiser.

The Market Sales approach is considered the most reliable indicator of value, however the income approach was applied to most parcels in order to better equalize comparable properties. Income approach modeling reflected a valuation level within indicated market ranges. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications these parameters were applied to the income model.

Primary consideration in valuation was based on an Income Model with the application of the Direct Capitalization technique. The Income Approach insures greater uniformity and equalization of values. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, or physical/functional obsolescence. In the case of interim use properties, they might be purchased for investment value or future income rather than current income. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model.

Market rents (both in-place and asking) collected for income models were used as a guide in establishing the modeled economic parameters. The rents applied vary somewhat but fall within an acceptable range of established market indicators. Capitalization rates were based upon market sales, when possible, and historical levels, and adjusted to reflect current market conditions referenced by local and national surveys of the greater Seattle/Puget Sound region.

The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model.

With application of the recommended values, the standard statistical measures for valuation performance are improved and within IAAO standards.

MODEL VALUATION

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. For each parcel, a value was selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate and methodology is appropriate to individual parcels and may adjust particular parcel characteristics and conditions as they occur in the valuation area. The process and results were reviewed for quality control and administrative purposes by the Senior Appraiser, Dan Atkinson. Management has reviewed the standard statistical measures for valuation performance.

In the 2017 valuation model, the income approach is used to value the majority of the income producing properties, with support from the market sales approach parameters. The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. In the case of interim use properties, they might be purchased for investment value or future income rather than the current income stream.

The standard statistical measures of valuation performance are presented in both the 2016 and 2017 Ratio Analysis charts included in this report. Improved sales used for purposes of calculating the Ratio Results originate from a two-year period prior to the Appraisal Date. A list of both improved sales used and those considered not reflective of market are included in subsequent sections.

A preliminary Ratio Study was completed just prior to the application of the 2017 recommended values. This study benchmarks the current assessment level using 2016 posted values. The ratio study completed after application of the 2017 year recommended values determines the difference new values would have on assessment level and uniformity. Application of the values described above resulted in the following changes under Assessment Level: the Weighted Mean increased from 71.8% to 93.1%; under Uniformity: the Coefficient of Dispersion decreased from 14.07% to 7.89%, and the Coefficient of Variation, also decreased from 18.9% to 8.64%. The remaining measure of uniformity, the Price-Related Differential, decreased from 1.01 to .99. The PRD continues to hover close to 1.00. The assessment level for the Weighted Mean Ratio improved to 93.1%, and the COD improved to 7.89%. With the application of 2017 recommended values, all indicators fall within normal performance standards for income properties within larger urban jurisdictions, as recommended by the IAAO (International Association of Assessing Officers.) Overall, the indicators reflect an improved Assessment Level and Uniformity over previous levels.

The Assessor has applied the Ratio Model as a sale based tool for measuring relative appraisal level and parcel equalization. The above Ratio Study results are considered reasonable in view of the frequency pattern exhibited by sales prior to the Appraisal Date,

and a ratio sample size great enough to provide statistical significance, particularly in view of the heterogeneous pattern of property characteristics.

The total value for the 2016 assessment year for Specialty Area 500 was \$3,963,208,900, and the total recommended assessed value for the 2017 assessment year is \$5,390,054,700. Application of these recommended values for the 2017 assessment year (taxes payable in 2018) result in a total change from the 2016 assessments of +36%.

Change in Total Assessed Value			
2016 Total Value	2017 Total Value	\$ Change	% Change
\$3,963,208,900	\$5,390,054,700	\$1,426,845,800	36.00%

USPAP

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor, and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zo or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing

district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and

clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

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 report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is 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.
- 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 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.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.
- Any services regarding the subject area performed within the prior three years, as an appraiser or in any other capacity are listed below: Michele Le Compte, Commercial Appraiser II; Sheri Elford, Commercial Appraiser II; Dan Atkinson, Senior Appraiser.
- Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.
- Any and all activities required under the respective Certificates of Appointment, under sworn oath, appointing these appraisers to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Senior and Commercial Appraiser II in the management and valuation of Specialty 500, Warehouses with 100,000 net square feet or larger. Such duties, responsibilities, and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.

Area Warehouses Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

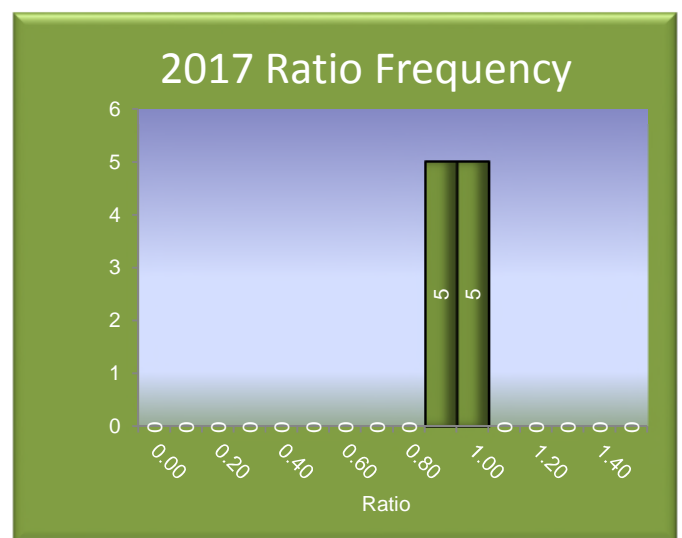
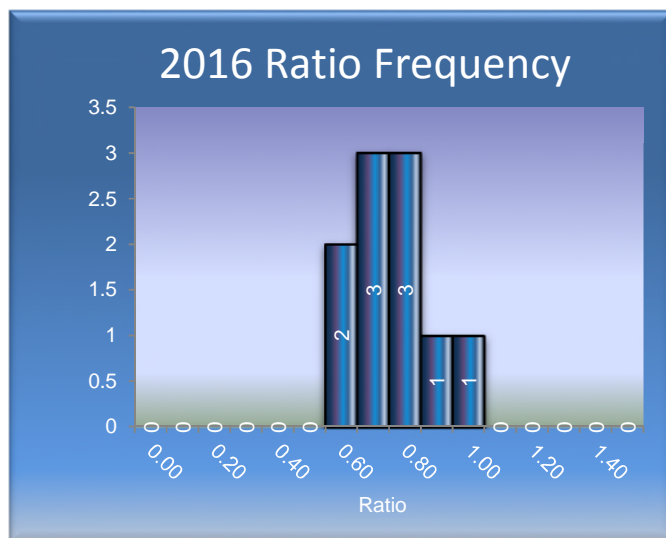
Pre-revalue ratio analysis compares sales from 2014 through 2016 in relation to the previous assessed value as of 1/1/2016.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	10
Mean Assessed Value	\$19,432,200
Mean Adj. Sales Price	\$27,078,700
Standard Deviation AV	\$15,250,686
Standard Deviation SP	\$19,074,179
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.724
Median Ratio	0.697
Weighted Mean Ratio	0.718
UNIFORMITY	
Lowest ratio	0.5774
Highest ratio:	0.9983
Coefficient of Dispersion	14.07%
Standard Deviation	0.1367
Coefficient of Variation	18.90%
Price Related Differential (PRD)	1.01

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2014 through 2016 and reflects the assessment level after the property has been revalued to 1/1/2017

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	10
Mean Assessed Value	\$25,209,800
Mean Sales Price	\$27,078,700
Standard Deviation AV	\$19,231,507
Standard Deviation SP	\$19,074,179
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.919
Median Ratio	0.931
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.8114
Highest ratio:	0.9990
Coefficient of Dispersion	7.89%
Standard Deviation	0.0794
Coefficient of Variation	8.64%
Price Related Differential (PRD)	0.99



Improvement Sales for Area 500 with Sales Used

05/17/2017

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
500	025	262304	9115	113,980	2798646	\$12,300,000	05/25/16	\$107.91	RED DOT CORP.	TUC	1	Y	
500	025	352304	9119	1,298,291	2769213	\$202,800,000	12/01/15	\$156.21	SEGALE BUSINESS PARK	HI	8	26	Imp changed after sale; not in ratio
500	035	112104	9001	162,100	2735952	\$17,015,000	06/10/15	\$104.97	WAREHOUSE	M1	1	Y	
500	035	232973	0010	154,072	2780938	\$21,900,000	02/19/16	\$142.14	FED-EX Distribution Center	M1	3	Y	
500	045	062205	9009	159,608	2771932	\$14,875,000	12/14/15	\$93.20	OFFICE MAX	M2	1	26	Imp changed after sale; not in ratio
500	045	122204	9084	121,256	2828877	\$12,412,288	10/14/16	\$102.36	WAREHOUSE	M3	1	26	Imp changed after sale; not in ratio
500	045	132204	9173	259,004	2819286	\$30,000,000	08/24/16	\$115.83	WAREHOUSE	M1	1	Y	
500	045	312305	9157	115,300	2724667	\$11,150,000	04/16/15	\$96.70	LINCOLN MOVING & STORAGE	M2	1	Y	
500	045	883660	0010	267,715	2787347	\$31,602,000	03/28/16	\$118.04	WEST VALLEY BUSINESS PARK	M1	2	Y	
500	060	032304	9024	714,095	2836835	\$57,120,000	11/22/16	\$79.99	WAREHOUSES	IG2 U/85	1	Y	
500	060	357320	0005	104,786	2732669	\$8,200,000	05/27/15	\$78.25	BARTELL DRUGS	IG1 U/85	1	Y	
500	060	737660	0510	400,270	2723685	\$63,250,000	04/10/15	\$158.02	PARK SEATTLE 4	IG2 U/85	3	Y	
500	060	766670	3967	166,084	2722616	\$18,250,000	04/01/15	\$109.88	PUGET SOUND -terminal 7 B	IG1 U/85	3	Y	
500	080	866335	0100	171,684	2804382	\$28,011,797	06/23/16	\$163.16	TOTEM LAKE COMMERCE CENTER	TL 9A	1	26	Imp changed after sale; not in ratio

Improvement Sales for Area 500 with Sales not Used

05/17/2017

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
500	025	352304	9093	298,610	2719035	\$30,211,067	02/26/15	\$101.17	SOUTHCENTER WEST BUSINESS PARK	TUC	4	59	Bulk portfolio sale
500	025	788890	0152	701,267	2840702	\$101,583,032	12/19/16	\$144.86	MULTI-TENANT WAREHOUSE	C/LI	8	59	Bulk portfolio sale
500	035	000460	0044	109,585	2729425	\$13,000,000	05/07/15	\$118.63	INTEGRIS METALS INDUSTRIAL/MFG	M1	1	59	Bulk portfolio sale
500	035	030151	0050	270,046	2710242	\$28,253,716	01/15/15	\$104.63	PACIFIC GULF DISTRIBUTION CENTER	M1	1	44	Tenant
500	045	012204	9016	228,146	2824201	\$23,900,000	09/22/16	\$104.76	EAST VALLEY DISTRIBUTION CENTER	M2	1	59	Bulk portfolio sale
500	045	092204	9009	551,988	2839693	\$46,500,000	12/15/16	\$84.24	DES MOINES CREEK BUSINESS PARK	B-P	5	33	Lease or lease-hold
500	045	122204	9060	220,899	2719103	\$23,854,258	02/26/15	\$107.99	WAREHOUSE	M3	2	59	Bulk portfolio sale
500	045	125370	0350	365,040	2834846	\$40,302,315	11/15/16	\$110.41	DISTRIBUTION WAREHOUSE	M2	1	59	Bulk portfolio sale
500	045	261100	0020	132,125	2719039	\$13,242,334	02/26/15	\$100.23	VALLEY FREEWAY BUSINESS CENTER	M2	1	59	Bulk portfolio sale
500	045	631500	0120	239,031	2840703	\$31,116,967	12/19/16	\$130.18	GREENRIVER CORPORATE PARK	M2	4	59	Bulk portfolio sale

Major	Minor	ADDRESS	JURISDICTION
000180	0113	6901 FOX AVE S	SEATTLE
032304	9024	3301 S NORFOLK ST	SEATTLE
032304	9028	3301 S NORFOLK ST	TUKWILA
032304	9194	3701 S NORFOLK ST	SEATTLE
032304	9216	9801 40TH AVE S	SEATTLE
042304	9186	10600 WEST MARGINAL WAY S	TUKWILA
042304	9189	10600 WEST MARGINAL PL S	TUKWILA
149830	3240	2501 S PLUM ST	SEATTLE
182404	9020	4201 WEST MARGINAL WAY SW	SEATTLE
182404	9063	4401 EAST MARGINAL WAY S	SEATTLE
192404	9002	5801 EAST MARGINAL WAY S	SEATTLE
202404	9014		SEATTLE
202404	9016	651 S ALASKA ST	SEATTLE
202404	9018		SEATTLE
202404	9061	770 S MICHIGAN ST	SEATTLE
202404	9067	5960 1ST AVE S	SEATTLE
213620	0695	660 S OTHELLO ST	SEATTLE
273810	0480	703 S FIDALGO ST	SEATTLE
302404	9159	7245 WEST MARGINAL WAY S	SEATTLE
302404	9176		SEATTLE
357320	0005	4727 DENVER AVE S	SEATTLE
357320	0130	4746 OHIO AVE S	SEATTLE
357370	0006	4786 1ST AVE S	SEATTLE
357370	0130	210 S HUDSON ST	SEATTLE
395890	0851	4100 4TH AVE S	SEATTLE
536720	4080	6701 EAST MARGINAL WAY S	SEATTLE
536720	4745	6001 6TH AVE S	SEATTLE
562420	0270	815 S 96TH ST	KING COUNTY
562420	0290	915 S 96TH ST	KING COUNTY
617290	0005	3800 1ST AVE S	SEATTLE
617290	0010	3844 1ST AVE S	SEATTLE
617290	0230	115 S DAKOTA ST	SEATTLE
737660	0390	4455 7TH AVE S	SEATTLE
737660	0510	4201 6TH AVE S	SEATTLE
766620	3440	1762 6TH AVE S	SEATTLE
766620	3467	1930 6TH AVE S	SEATTLE
766620	3530	2450 6TH AVE S	SEATTLE
766620	4480	1964 4TH AVE S	SEATTLE
766620	4590	1703 6TH AVE S	SEATTLE
766620	4745	1000 4TH AVE S	SEATTLE
766620	6115	1900 OCCIDENTAL AVE S	SEATTLE
766620	7175	2203 1ST AVE S	SEATTLE
766620	7536	4200 EAST MARGINAL WAY S	SEATTLE
766620	7627	26 S HANFORD ST	SEATTLE
766670	3967	3518 WEST MARGINAL WAY SW	SEATTLE
766670	5088	3480 WEST MARGINAL WAY SW	SEATTLE
788610	0060	4001 6TH AVE S	SEATTLE
912200	1075	2300 26TH AVE S	SEATTLE