



BOARD OF DIRECTORS MEETING
Central Coast Fire & Rescue Training Room
125 East Alsea Highway
Waldport, Oregon 97394
Thursday, November 18, 2021
Board Meeting 5:30 PM

BOARD OF DIRECTORS MEETING REGULAR SESSION

I. CALL TO ORDER BOARD OF DIRECTORS MEETING, REGULAR SESSION

Announcement that the meeting is being streamed "Live" and if anyone has public comments or questions, they can comment on the live stream and the questions will be relayed to the Board members and answered at the end of the meeting.

II. PLEDGE OF ALLEGIENCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

- a. Regular Session Minutes
- b. Workshop Minutes

V. PRESIDENTS REPORT

VI. CITIZEN PARTICIPATION

VII. STAFF PRESENTATIONS

- a. Training, Maintenance, & Admin Report (Policy)

VIII. VOLUNTEER REPORT

IX. UNION REPORT

X. FINANCE REPORT

- a. Approval of financial report
- b. Approval of expenditures

XI. CORRESPONDENCE

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. CHIEFS REPORT

XV. QUESTIONS FROM CITIZENS OR VIEWING AUDIENCE.

XVI. EXECUTIVE SESSION

XVII. ACTIONS, IF ANY, FROM EXECUTIVE SESSION

XVIII. GOOD OF THE ORDER

XIX. ADJOURMENT

EXECUTIVE SESSION

ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Pursuant to ORS 192.660(4), representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced.

CENTRAL OREGON COAST FIRE & RESCUE DISTRICT

BOARD OF DIRECTORS MEETING

OCTOBER 21, 2021

1. Call to Order. The regular meeting of the Central Oregon Coast Fire & Rescue District Board of Directors was called to order by President Pankey at 5:30 p.m. on Thursday, October 21, 2021.

2. Pledge of Allegiance. Mr. Pankey led those present in the Pledge of Allegiance.

3. Roll Call. Directors present were Reda Eckerman, Buster Pankey, Todd Holt, Kathryn Menefee, and Kevin Battles. A quorum was present.

4. Approval of Minutes. It was moved by Mrs. Menefee, seconded by Mr. Battles, to approve the minutes of the Board of Directors meeting on September 16, 2021 as presented; motion carried.

5. President's Report. Mr. Pankey turned it over to Mr. Holt for the sub-committee report.

6. Sub-Committee Report. Mr. Holt reported that he and Mr. Pankey met with the Operations Manager and Engineer of Consumers Power last week regarding goals for getting power to Five Rivers. Consumers said the best avenue is coming across Five Rivers bridge as it completes their loop and also works with Pioneer Connect. They will come up with a cost, probably next week. It will all be underground. Consumers will also help with getting funding through grants, and one suggested was the REA. Mr. Holt also mentioned EMS and USDA; there are multiple opportunities to get funding once the cost is determined. They will report on the progress of the project.

7. Citizen Participation. Peter Carlich, former Board member, expressed his opinion and concern for the behavior of some Board members at the previous meeting and requested their resignation. Mrs. Menefee responded that she felt that in the past things had not been done properly and apologized for her tone but it was important that questions needed to be asked. They are learning, and trying to move forward. Lt. Cody Johnson pointed out that none of the Board members have done any of their training. Mrs. Menefee said she was unable to schedule training earlier but has made arrangements with Wendy Knudsen to do it online. Mr. Pankey and Mr. Holt also agreed that they would get the training. Lt. Cody Johnson read an email from John Townley regarding a personnel matter which John felt had been mishandled by Mrs. Menefee and withdrawing his endorsement of her. Cody then went on to address the Board regarding their failure to see how much the firefighters appreciate this job, this community, and the opportunity to grow as a group, and feel the three Board members are trying to divide them. They are working on improvements and don't need the drama going on. The firefighters just want the Board to learn the rules, stay out of operations, and let them do their job. Mrs. Menefee said that she did get a message from John Townley that all the issues had been corrected and had sent out another email to the Board to that effect. Lt. Jo Bartling loves the District and wants to make it better and was upset about the Union not having a voice on the agenda; the Volunteers have their own organization. He withdrew his former endorsement of the new Directors and stated his full backing of Chief Mason. He also added that he is looking at other jobs and is tired of the drama. Erich Knudsen handed out a packet of information he had researched through Fire IRIS regarding qualifications for all members of the Board; there were no certifications or experience to run a fire department. He noted that he had also included the certifications for Chief Mason to portray the depth of experience the Chief brought to the position. He then reviewed the problems with the Five Rivers Station that had been discussed at the September meeting, with particular attention to the door which had been left unsecured for 24 hours. Chief Mason pointed out the work that had been done earlier at Five Rivers to ensure that it met the ISO requirements. Mr. Battles questioned the amount of money being spent on an unmanned station and pointed out that they had spent 1 ½ hours at the previous meeting talking about it. Further discussion of the September meeting. Rick Booth, speaking as a citizen, admonished the Board for their

behavior at that meeting and pointed out that they represent him and everyone in the District. He said they don't want another Board, they just want to have this one work and move forward and he wanted to know if that was going to start tonight. Mrs. Menefee said that in the response to the memo sent to her, Mrs. Eckerman had suggested having a goal setting meeting and that seemed like a good place to start setting priorities, goals, schedules, etc. Linda Carskadon explained that she did not want to rehash the previous meeting, but this was an opportunity for others to go on public record with their feelings and she asked both Mr. Pankey and Mr. Holt to apologize directly to Chief Mason and his staff, as Mrs. Menefee had earlier. They did. She also asked for assurance that in the future Mr. Holt would not present things that were not on the agenda; he agreed. Zack Aken, who was on staff in 2016, expressed his sorrow at what was going on but felt everyone had to stop pointing fingers; fighting won't solve problems. What's happened has happened and everyone should move forward. Mr. Pankey agreed and said that while he may not have expressed himself as well as he could have his main objective is to make the District as good as it can be. Shi Bucher, Union Vice President, thanked the Board for taking the time out of their busy schedules to serve the community. He asked Mrs. Eckerman and Mr. Battles if they were aware that the Union had been taken off the agenda; they were not. He pointed out that the Board is there to oversee policy and maintain fiscal responsibility; the administrative staff is there to ensure the firefighters are trained, operating safely, and following the guidelines to serve the community; and then there are the firefighters, both career and volunteer. Communication is essential for everyone to work together. He noticed that the Volunteers have a spot on the agenda, and respectfully requested that Union Local #4619 be given a voice. Mrs. Menefee reviewed the steps people go through if there is a problem. Mr. Battles would like to have the Union on the agenda as a way to keep informed.

8. Staff Presentations. Chief Mason reported a total of 126 calls for September; 51 so far in October. There have been over 100 calls a month, a 40% increase over last year. Year to date total is 1,022.

Training. Training hours were lower because of projects but there were 176 hours in September and a total so far this year of 2,279.75 hours. The Academy has started, and he will have more details in his report.

Maintenance. Facility Engineer Erich Knudsen had sent out a comprehensive maintenance report and was present in a civilian capacity if anyone had questions. Mrs. Menefee was pleased to see all the pump testing and that everything passed. Chief Mason pointed out the bait stations at all the stations and at Five Rivers they had removed a lot of trash and non-essential items. He and Mr. Knudsen went up to Five Rivers and got all the gutters cleaned, pressure washed the inside, and will pressure wash the outside. Mr. Knudsen is doing a weekly maintenance check on 74, and Bob Carskadon goes up regularly to run the engine and the tender to keep them operational. There was a pump problem but it has been repaired. Chief Mason is realistic about Five Rivers. There are no volunteers for that station and equipment leaves only if someone is specifically sent, but it covers insurance for ISO. He admitted that it had been in disrepair when he took over, but the equipment had been removed, decontaminated, and put into working order until it could be returned. He wants to move forward and figures it will take at least three years to get the District where it should be. Everyone is working hard to make things better and he really wants to be here. So far he feels he has done everything that was asked for, and would like Board members to feel free to talk to him in his office.

Administrative. Office Administrator Wendy Knudsen talked about the policies. Chief Mason said that corrections in Policy 9.5 (G) (on page 102) would have to wait for correct language from Dr. Wisham. Chief Mason wanted to make it very clear that there is no policy allowing firefighters to use marijuana. Other corrections: Mrs. Menefee on page 101, "policy drug testing after an accident *may* require testing" should be "*must*"; Mr. Battles wants the intermittent testing clarified by Dr. Wisham; pre-employment testing should be "*will be*" required. Mrs. Eckerman recommended making sure legislation hasn't changed regarding random drug testing; this should be done before the next meeting. On Policy 9.6-9.10 Mrs. Knudsen advised that on page 114 Policy 9.10, on the 4th sentence of the third paragraph, "Upon completion of shift" had been removed. Mrs. Menefee questioned Policy 9.7 regarding a car

allowance as Chief Mason has the use of a District firetruck; following discussion this section was removed. Moved by Mrs. Menefee, seconded by Mr. Battles, to approve Policy 9.6-9.10; motion carried. The next policy section, 10.1–12.18, is the last, and Mrs. Knudsen had a correction on pg. 118, 10.1 (C), 5.: the meetings will be held on the *last* Monday, not the “*third*”. Also on Policy 12.14 the controlled substances listed need to be researched. Mrs. Eckerman had questioned Policy 12.15 (7), page 140, and Chief Mason assured her that the medications will *not* be dumped down the drain. This will be revised. Also, the comma in the third paragraph of the certification will be removed. Mrs. Menefee questioned Policy 9.1 (3) 2 which asked for another self-evaluation; Chief Mason said it would be removed. Mrs. Knudsen reported 15,450 website hits for September and 6,000 so far in October.

9. Volunteer Report. Chief Mason reported that the Academy is up and running and currently has 12 students. He has taken a step back to allow the others to step forward in the instruction; they are going to get hands-on training in the next few weeks. PPE might be a problem; they can use some expired gear and he will try to borrow but turnouts are a problem. They may be able to do live fire in Newport; they are looking for structures, or could do Chemeketa.

10. Finance Report. Mr. Brett Quick reported \$440,337.55 on hand at the end of September; we should make it through until taxes come in during November. Reserves are good. The total cost to date for Tidewater is \$103,531. When asked how much is left, Mr. Knudsen responded that the major lumber and paint had been purchased at the beginning of the project before prices went up. He is finishing up the outside painting, the electricity is done, and insulation and drywall still needs to be done. He is hoping to be done in December or January, depending on the weather. They also wanted to thank Bob Carskadon, who has been up there a lot on his own time as a volunteer. Mr. Quick then reviewed several accounts, including a refund from Workers Comp for \$3,168.73. Fuel is high, up 44% over last year, because of price increases and renewed activity; he may have to do a resolution. Moved by Mrs. Eckerman to accept the financial report and pay the bills; seconded by Mr. Holt; motion carried.

11. Correspondence. Mrs. Knudsen read a thank-you letter from Echo Mountain, which accompanied a glass float now in the office. The letter will be framed and put with the float. Chief Mason mentioned that they had done five days at Echo Mountain.

12. Old Business. There is still no news from the lawyer regarding the building. Mr. Battles recommended scheduling an executive session for the next meeting. There will be no executive session tonight.

13. New Business. None.

14. Chief's Report. Chief Jamie Mason reported that he would meet with Mackenzie on Friday and they hope to have the cost estimates then. Fire season is closed. FEMA has approved moving forward with Pac-West; we can lease the ambulance to them in return to their leasing a rescue vehicle to us. Pac-West is working on acquiring a suitable vehicle. ISO said we will be getting results soon and he will advise everyone asap. On grant funding, they are still looking into the National Rescue Relief Act to see if it would work for us. Included in the packet was a proposed agreement with Ryan LLC. Their cost percentage is a 25% cut; new market is 4%. Mr. Holt will work with Chief Mason to try to negotiate the fees. Mrs. Eckerman asked what is “tax credit services”; Mr. Holt explained that this is corporations who give us money and they get a tax credit. FEMA BRIC funding can be available, as well as the Oregon Seismic Grant. We still have to get the geo-tech information. Chief Mason is working his way through the application for the USDA grant. He has applied for a Siletz grant for fire hose and should get it by next month. He is applying for a FEMA SAFER grant for an additional firefighter which should happen next year. He has not yet met with the interim chief at Seal Rock; the IGA is still in operation. The remaining equipment from the ODF Matching Grant finally arrived and this grant can be closed out and the funds received. Marineau and Associates will be here next week for the building appraisal and should be on track for their six week date. He contacted

legal regarding the concerns about the printer from Information Station; it has been removed, and the lease renewed for the printer from Pacific Office Automation. He also reviewed the policy about personnel and public time and noted that staff will ensure that Information Station work is not done during scheduled work hours at the station. He would like to see the District get its own equipment for broadcasting the meetings, etc., as Erich Knudsen has been using his own. Meetings are now being streamed on the COCFRD channel on YouTube and a link to the channel can probably be placed on the District's website. They will work on it. Chief Mason had received a proposal from Pro-Pest Solutions for \$690 monthly, \$2,280.00 annually, which covers all three stations. Discussion of issues which need to be addressed ensued and it was noted that an initial proposal for tree trimming to prevent further pest infestation showed it may cost about \$2,200. Moved by Mrs. Menefee, seconded by Mr. Holt, to accept the contract from Pro-Pest; motion carried. The battery-operated extrication gear has been received and is working great.

15. Questions from Citizens or Viewing Audience. None.

16. Good of the Order. Mrs. Menefee asked about the procedure for volunteers who didn't want to be firefighters. They contact Chaplain Booth and after training he can get them into maintenance with Erich or whatever else they want to do. If they don't want to do training they can talk to Chief Mason. Mrs. Eckerman said if they were going to schedule a workshop they needed to talk about dates as workshops are public meetings and need to be advertised. Chief Mason will try to have possible dates by next week. Shi Bucher expressed his appreciation for all the people who showed up for the meeting.

17. Executive Session. Cancelled.

18. Adjournment. There being no further business to come before the Board the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Jan K. Hansen, Recording Secretary

Approved:

Board Chair

CENTRAL OREGON COAST FIRE & RESCUE DISTRICT
BOARD OF DIRECTORS SPECIAL WORKSHOP
NOVEMBER 3, 2021

1. Call to Order. The Special Workshop of the Board of Directors of the Central Oregon Coast Fire & Rescue District was called to order by President Buster Pankey at 5:30 p.m. on Wednesday, November 3, 2021.

2. Pledge of Allegiance. Mr. Pankey led those present in the Pledge of Allegiance.

3. Roll Call. Directors present were Buster Pankey, Todd Holt, Kevin Battles, Reda Eckerman, and Kathryn Menefee. Also present were Chief Jamie Mason, Maintenance Engineer Eric Knudsen, Office Administrator Wendy Knudsen, and Union Vice-President Shi Bucher.

At this time there was a ZOOM presentation from Mackenzie by Jeff Humphreys and his associate, Kathy, with cost estimates for the proposed new fire station. They found that with the recommended demolition of the vehicle bays the seismic grant would be substantially reduced. They presented comparison figures for the renovation of the current building versus the construction of a new building in a different location, and the cost of new would be lower. It becomes a matter of fixing up an old building that is 40 years old or building new for the next 50 years. An Executive Session will be scheduled for the next Board meeting.

4. Engagement Letter for Audit. This was already taken care of; negotiations had reduced the rate charged and the agreement was signed.

5. Goal Setting. Chief Mason had prepared a list of options for goal settings in order to generate ideas. He needs to know what the goals are and how soon they need to be accomplished, allowing time for regular operations. He and the Board reviewed the list.

EMS Disaster Cache Trailer. This needs to be made functional. Lt. Bucher is using an electronic inventory system and is setting it up for numbered slots as soon as he can figure out who has what, as it has been used by several agencies. It was the county's but was granted to us in 2018. He needs to determine what belongs to the County, COCFRD, Red Cross, etc. and what should be supplied by each in order to avoid buying what should be paid for by another agency. Most of what is there is backboards and blankets; everything was cleaned and put back last year. The goal is to get it organized before budget time, February or March.

Following discussion, Chief Mason was asked to prioritize items in order of importance and proposed timeline.

USDA Grant and SAFER Grants. He is just about ready to go with the pre-application process for the USDA Grant, but has no idea how long that will take once it's submitted. The SAFER grant opens next week and the deadline is December 17th. That covers two years of an additional firefighter cost and he plans on including the second year in the proposed tax levy to free up extra funds. He will have a report on these for the December meeting.

Jet Dock Installation/Rescue Boat Readiness. The dock installation should be done by spring; he will have the cost numbers at the next meeting.

Engine Equipment Continuity. This will be a long-term undertaking and may need to be broken into segments to be taken one at a time. He got another grant from Siletz, which means \$5,000 for matching hoses and there is a good possibility of getting the next grant. Siletz isn't getting as much from the casino and may be looking more at matching grants. With the next grant from them it will make a full engine hose complement

Pacific West Ambulance Lease/Vehicle Share. The vehicle share with Pac-West is on its way from Montana; its being shipped to Hillsboro for finishing touches and the logos will be done locally to ensure consistency. He made an offer on a 2016 Tahoe with 30,000 miles that was equipped as a fire vehicle; it will go to their Board.

ISO Evaluation Improvements. He got the results of the ISO and it is now at "4"; he will have the information materials at the next Board meeting. He feels that there is a good chance of working it down to a "3".

Five Rivers Water Tank/Emergency Water Supply. Chief Mason would like to put in a pump and water storage tank at Five Rivers similar to the one for Tidewater. If there is a spring, the pump could go in there; otherwise use the river. A 5000-gallon tank will run about \$3,000 plus shipping. Following discussion of the current tight budget, he will have cost figures for tank, pump, concrete pad, etc. ready for the budget meeting in March; the work can be done next summer.

Community Emergency Response Trailer. Chief Mason budgeted \$3,000 this year for CERT and he will be using that to get the trailer wrapped and shelving put in. This will get stuff out of the storeroom. He is researching the cost of the material and plans to get it and wrap the trailer ourselves. CERT will install the shelving after that is done. He plans to have it completed, up and running, by the end of December.

Tender 74. He plans to apply for a grant in January.

Technical Rescue Program. Chief Mason is concerned about instances where work is being done in confined spaces, such as by Public Works, and the department is called on for rescue work. He would like to begin with rope rescue training, which he is certified to do. There is some money in the budget for supplies, but with shipping problems he may have to borrow equipment. He plans to have rope rescue operations certified by April. We currently have one member on the Rope Rescue Team; this is not intended to replace the rope team but to aid it.

Fire Authority or Consolidation. A lot has changed in the past year, especially with Seal Rock and Yachats. Discussion of consolidation versus fire authority. Consensus of the Board is to have a couple of workshops with all three Boards. Mr. Pankey will send out invitations to Seal Rock and Yachats districts with optional dates, starting in January.

Tidewater. Mr. Knudsen is planning on completion in January.

Brief summary: CERT Trailer by end of year; USDA end of November, dock by March; engine equipment continuity by budget; rope rescue wrapped up by April.

Natural Disaster Response Training. Currently none of the District is mapped out for response. It doesn't have to be a major disaster but there should be identifiable areas in order to

give clear directions for any response as well as where to go for safety. Currently the school is the location but there is no equipment. He is talking to Sue Graves and Jennie Demaris. Equipment needs to be where it will be used, which means moving the Connex to the school. There will be other agencies responding also, but we need to be able to survive until more help arrives. Mrs. Menefee also suggested compiling a list of local qualified providers who might be available.

Station 72. Executive Session at the November Board meeting.

Chief Mason will provide goal updates in his Chief's Report.

6. Good of the Order. None.

There being no further business to be discussed the meeting was adjourned at 7:30.

Respectfully submitted,

Jan K. Hansen, Recording Secretary

Approved:

Board Chair

Central Oregon Coast Fire & Rescue
Balance Sheet
 As of October 31, 2021

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
LGIP	
Building/Property Reserve Accou	204,809.68
Equipment Reserve Account	81,393.53
Public Funds	
Equipment Levy Fund	140,019.18
Public Funds - Other	-101,594.30
Total Public Funds	38,424.88
Total LGIP	324,628.09
Oregon Coast Bank Public Funds	68,874.14
Oregon Coast Operating Account	32,948.75
Petty Cash	400.00
Total Checking/Savings	426,850.98
Accounts Receivable	
Accounts Receivable	6,428.82
Property Taxes	56,804.78
Total Accounts Receivable	63,233.60
Other Current Assets	
Interfund Receivable	
Prepaid Expenses	176,932.13
Equipment Maintenance Agreement	
Insurance	726.24
Licenses & Permits	6,582.77
Memberships	579.51
P.O. Box Rental	1,510.48
Storage Lease	144.99
Subscriptions	416.72
Workers' Compensation	2,242.20
Prepaid Expenses - Other	6,964.10
Total Prepaid Expenses	25,453.55
1710 - Deferred OF - Contib. After M.D	112,634.00
Total Other Current Assets	315,019.68
Total Current Assets	805,104.26
Fixed Assets	
1600 - Capital Assets	

Central Oregon Coast Fire & Rescue Balance Sheet As of October 31, 2021

	Oct 31, 21
1605 · Tidewater Station	71,073.00
1600 · Capital Assets - Other	1,252,326.86
Total 1600 · Capital Assets	1,323,399.86
1650 · Allowance For Depreciation	-678,856.71
Total Fixed Assets	644,543.15
TOTAL ASSETS	1,449,647.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	25,388.06
2210 · Interfund Payable	182,911.11
Total Accounts Payable	208,299.17
Credit Cards	
Oregon Coast Bank Visa	1,993.62
Total Credit Cards	1,993.62
Other Current Liabilities	
1700 · Net Pension Asset	77,886.00
2110 · Direct Deposit Liabilities	-1,177.51
2150 · Union Dues, IAFF Local 4619	464.50
2200 · Deferred Revenue-Ambulance Reve	95.66
2201 · Deferred Revenue	43,676.04
2202 · Compensated Absences	15,135.92
2203 · 941 Tax Payable	304.19
2204 · SIT Payable	693.00
2205 · SUTA Payable	106.55
2206 · Workers' Benefit Fund	13.62
2207 · 457 Deferred Compensation Payab	60.00
2211 · Garnishments Payable	650.60
2222 · Deferred Revenue Contra	-41,147.00
2301 · Capital Lease Obligation	95,720.00
2310 · Deferred IF - Investment Return	334,284.00
Total Other Current Liabilities	526,765.57
Total Current Liabilities	737,058.36
Long Term Liabilities	
2500 · Capital Lease Obligation - LT	86,424.89
Total Long Term Liabilities	86,424.89

Central Oregon Coast Fire & Rescue
Balance Sheet
As of October 31, 2021

	Oct 31, 21
Total Liabilities	823,483.25
Equity	
Fund Balance	
Fire	440,672.73
4300 · FB Prior Period Adjustment	-20,714.00
4510 · FB Debt Proceeds	-82,144.89
Fund Balance - Other	399,850.11
Total Fund Balance	737,663.95
Suspense	-5,978.82
1110 · Retained Earnings	-165,001.98
4100 · Investment In Fixed Assets	71,073.00
4120 · F/B - Depreciation	-58,553.35
4400 · F/B - Capital Asset Additions	225,091.76
4500 · Fund Balance-Comp Abs	553.55
4560 · GASB 34 Fund Balance	8,213.00
4600 · GAAP - Pension Income	51,859.00
4620 · F/B -Deferred Revenue	-95.66
Net Income	-238,660.29
Total Equity	626,164.16
TOTAL LIABILITIES & EQUITY	1,449,647.41

Central Oregon Coast Fire & Rescue Profit & Loss Budget vs. Actual July through October 2021

	Jul - Oct 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 - Current Levied Taxes				
Operating Levy	28,926.33	326,311.05	-297,384.72	8.9%
Permanent Levy	44,751.40	504,830.00	-460,078.60	8.9%
Total 4010 - Current Levied Taxes	73,677.73	831,141.05	-757,463.32	8.9%
4015 - Equipment Replacement Levy	0.00	99,376.01	-99,376.01	0.0%
4020 - Previous Levied Taxes	15,915.14	15,890.00	25.14	100.2%
6025 - AFG Grant	0.00	131,250.00	-131,250.00	0.0%
6030 - Interest	299.06	2,500.00	-2,200.94	12.0%
6032 - Insurance Recovery/Refund	0.00	4,000.00	-4,000.00	0.0%
6040 - Donations & Memorials	0.00	200.00	-200.00	0.0%
6051 - Pac. West Agreement	4,800.00	14,400.00	-9,600.00	33.3%
6090 - Sale of Surplus Property	14,262.00	5,000.00	9,262.00	285.2%
6120 - Conflagration	0.00	5,000.00	-5,000.00	0.0%
6121 - Beginning Fund - FY 2021/2022	0.00	674,566.55	-674,566.55	0.0%
Total Income	108,953.93	1,783,323.61	-1,674,369.68	6.1%
Gross Profit	108,953.93	1,783,323.61	-1,674,369.68	6.1%
Expense				
8000 - Personnel Services				
8010 - Gross Payroll				
Base Wages	123,302.35	368,878.36	-245,576.01	33.4%
Call Stipend	1,605.00	8,000.00	-6,395.00	20.1%
FLSA	1,799.58	1,500.00	299.58	120.0%
Overtime Wages	6,868.64	20,000.00	-13,131.36	34.3%
Total 8010 - Gross Payroll	133,575.57	398,378.36	-264,802.79	33.5%
8011 - Employer FICA	10,869.50	30,475.94	-19,606.44	35.7%
8012 - SUTA	1,414.82	9,361.89	-7,947.07	15.1%
8014 - PERS	6,245.94	59,218.94	-52,973.00	10.5%
8015 - Medical Insurance	31,590.62	102,000.00	-70,409.38	31.0%
8016 - Workmans Comp	313.35	12,825.06	-12,511.71	2.4%
8025 - Recruitment & Retention	0.00	2,200.00	-2,200.00	0.0%
8027 - 457 Deferred	270.00	750.00	-480.00	36.0%
8029 - Payroll Expenses - Other	98.00	360.00	-262.00	27.2%
Total 8000 - Personnel Services	184,377.80	615,570.19	-431,192.39	30.0%
8019 - Materials				
8023 - Bank Fees	14.00	750.00	-736.00	1.9%
8031 - Office Supply/Postage	4,350.12	6,000.00	-1,649.88	72.5%
8032 - Legal Services	4,437.90	8,000.00	-3,562.10	55.5%
8033 - Lab Fees	36.00	250.00	-214.00	14.4%
8034 - Medical Supplies	3,675.04	5,000.00	-1,324.96	73.5%
8035 - Minor Equipment	2,500.58	10,000.00	-9,355.35	6.4%
8037 - Protective Equipment/Uniforms	644.65	3,080.00	-2,481.89	19.4%
8040 - Equipment Maintenance	598.11	2,600.00	-2,560.82	198.5%
8045 - Building Maintenance	5,160.82	12,000.00	-5,467.29	54.4%
8050 - Vehicle Fuel	6,532.71	20,000.00	-8,449.66	57.8%
8055 - Vehicle Repair	11,550.34	10,000.00	-9,741.00	2.6%
8056 - Annual Equipment Testing	259.00	10,000.00	-9,741.00	2.6%

Central Oregon Coast Fire & Rescue Profit & Loss Budget vs. Actual July through October 2021

	Jul - Oct 21	Budget	\$ Over Budget	% of Budget
8135 - AFG Grant	0.00	175,000.00	-175,000.00	0.0%
8172 - Public Education	0.00	5,000.00	-5,000.00	0.0%
8178 - Department Software/Hardware	295.94	1,900.00	-1,604.06	15.6%
8179 - Subscriptions	0.00	3,825.00	-3,825.00	0.0%
8180 - Training/Mileage	1,832.45	8,180.00	-6,347.55	22.4%
8186 - Volunteer Appreciation	486.00	14,000.00	-13,514.00	3.5%
8187 - Memberships/Dues	4,226.43	4,500.00	-273.57	93.9%
8190 - Insurance	4,234.79	15,600.00	-11,365.21	27.1%
8200 - Bookkeeping	3,862.50	15,600.00	-11,737.50	24.8%
8210 - Audit	1,000.00	8,400.00	-7,400.00	11.9%
8235 - Dispatch Service	5,320.49	24,535.00	-19,214.51	21.7%
8236 - Telephone	3,185.28	2,400.00	785.28	132.7%
8237 - Water/Sewer	1,322.71	2,100.00	-777.29	63.0%
8238 - Electricity/Propane	1,879.62	12,900.00	-11,020.38	14.6%
8239 - Rent	833.32	3,600.00	-3,501.00	2.8%
8240 - Internet Service	99.00			
8270 - Miscellaneous Expense	164.00			
8271 - Oregon Ethics Commission	0.00	439.09	-439.09	0.0%
8272 - Copier Agreement	718.20	2,160.00	-1,441.80	33.3%
9092 - Uniforms	-615.76	3,500.00	-4,115.76	-17.6%
9300 - Simulcast Network - Maint. Agre	0.00	4,165.44	-4,165.44	0.0%
Total 8019 - Materials	68,604.24	385,484.53	-316,880.29	17.8%
8400 - Operating Contingency	-	20,000.00	-20,000.00	0.0%
9020 - Capital Outlay	0.00			
8036 - Communications Equipment	573.00			
8195 - Interest Expense	0.00	3,965.46	-3,965.46	0.0%
8925 - D/S - Principal	0.00	82,145.00	-82,145.00	0.0%
9000 - Work-in-Progress				
9400 - Tidewater Station Improvements	29,874.27			
9403 - Waldport Station Crew Qtr Upgra	2,409.48			
9405 - Waldport Station Upgrade	27,055.00			
Total 9000 - Work-in-Progress	59,338.75			
9045 - Structure Gear (Protective Gear	9,419.10			
9049 - Boat Facility & Related	3,469.00	20,000.00	-16,531.00	17.3%
9056 - CERT Team	16.00	3,000.00	-2,984.00	0.5%
9093 - Technical Rescue Equipment	5,943.04	4,500.00	1,443.04	132.1%
9095 - Rescue Boat	1,426.95	1,500.00	-73.05	95.1%
9096 - Engine/Ambulance Equipment	14,972.17	5,765.55	9,206.62	259.7%
9102 - New Station Property	0.00	200,000.00	-200,000.00	0.0%
Total 9020 - Capital Outlay	95,158.01	320,876.01	-225,718.00	29.7%
Total Expense	348,140.05	1,341,930.73	-993,790.68	25.9%
Net Ordinary Income	-239,186.12	441,392.88	-660,579.00	-54.2%
Other Income/Expense				
5820 - Equipment Reserve Fund Transfer	149.52	600.00	-450.48	24.9%
Interest				
Total 5820 - Equipment Reserve Fund Transfer	149.52	600.00	-450.48	24.9%
5825 - Building/Property Rsrv Transfer		600.00	-600.00	0.0%

Central Oregon Coast Fire & Rescue
 Profit & Loss Budget vs. Actual
 July through October 2021

	Jul - Oct 21	Budget	\$ Over Budget	% of Budget
Interest	376.31	2,500.00	-2,123.69	15.1%
Total 5825 - Building/Property Rsrv Transfer	376.31	2,500.00	-2,123.69	15.1%
6033 - Grants	0.00	10,000.00	-10,000.00	0.0%
Total Other Income	525.83	13,100.00	-12,574.17	4.0%
Net Other Income	525.83	13,100.00	-12,574.17	4.0%
Net Income	-238,660.29	454,492.88	-693,153.17	-52.5%

Central Oregon Coast Fire & Rescue
Profit & Loss by Class
October 2021

	Bldg/Property Rsv	Equipment Levy Fund	Equipment Reserve	General Fund	TOTAL
Ordinary Income/Expense					
Income					
4010 - Current Levied Taxes					
Operating Levy	0.00	0.00	0.00	28,926.33	28,926.33
Permanent Levy	0.00	0.00	0.00	44,751.40	44,751.40
Total 4010 - Current Levied Taxes	0.00	0.00	0.00	73,677.73	73,677.73
4020 - Previous Levied Taxes					
6030 - Interest	0.00	0.00	0.00	2,914.26	2,914.26
6051 - Pac. West Agreement	0.00	0.00	0.00	54.64	54.64
Total Income	0.00	0.00	0.00	1,200.00	1,200.00
Gross Profit	0.00	0.00	0.00	77,846.63	77,846.63
Expense					
8000 - Personnel Services					
8010 - Gross Payroll					
Base Wages	0.00	0.00	0.00	32,851.53	32,851.53
Call Stipend	0.00	0.00	0.00	180.00	180.00
FLSA	0.00	0.00	0.00	476.42	476.42
Overtime Wages	0.00	0.00	0.00	382.77	382.77
Total 8010 - Gross Payroll	0.00	0.00	0.00	33,890.72	33,890.72
8011 - Employer FICA	0.00	0.00	0.00	2,592.65	2,592.65
8012 - SUTA	0.00	0.00	0.00	192.97	192.97
8014 - PERS	0.00	0.00	0.00	136.02	136.02
8015 - Medical Insurance	0.00	0.00	0.00	7,509.09	7,509.09
8016 - Workmans Comp	0.00	0.00	0.00	3,482.08	3,482.08
8027 - 457 Deferred	0.00	0.00	0.00	60.00	60.00
8029 - Payroll Expenses - Other	0.00	0.00	0.00	26.25	26.25
Total 8000 - Personnel Services	0.00	0.00	0.00	47,889.78	47,889.78
8019 - Materials					
8023 - Bank Fees	0.00	0.00	0.00	2.00	2.00
8031 - Office Supply/Postage	0.00	0.00	0.00	1,849.51	1,849.51
8032 - Legal Services	0.00	0.00	0.00	1,007.50	1,007.50
8034 - Medical Supplies	0.00	0.00	0.00	986.21	986.21
8035 - Minor Equipment	0.00	0.00	0.00	2,382.16	2,382.16
8040 - Equipment Maintenance	0.00	0.00	0.00	133.87	133.87
8045 - Building Maintenance	0.00	0.00	0.00	-34.41	-34.41
8050 - Vehicle Fuel	0.00	0.00	0.00	1,499.72	1,499.72
8055 - Vehicle Repair	0.00	0.00	0.00	1,849.97	1,849.97
8178 - Department Software/Hardware	0.00	0.00	0.00	14.99	14.99
8180 - Training/Mileage	0.00	0.00	0.00	1,596.20	1,596.20
8187 - Membership/Dues	0.00	0.00	0.00	1,492.87	1,492.87
8190 - Insurance	0.00	0.00	0.00	1,275.76	1,275.76
8210 - Audit	0.00	0.00	0.00	1,000.00	1,000.00
8236 - Telephone	0.00	0.00	0.00	758.36	758.36
8237 - Water/Sewer	0.00	0.00	0.00	328.65	328.65
8238 - Electricity/Propane	0.00	0.00	0.00	503.18	503.18
8239 - Rent	0.00	0.00	0.00	208.33	208.33
8240 - Internet Service	0.00	0.00	0.00	99.00	99.00
8270 - Miscellaneous Expense	0.00	0.00	0.00	164.00	164.00

Central Oregon Coast Fire & Rescue
Profit & Loss by Class
October 2021

	Bldg/Property Rsv	Equipment Levy Fund	Equipment Reserve	General Fund	TOTAL
8272 · Copier Agreement	0.00	0.00	0.00	179.55	179.55
9092 · Uniforms	0.00	0.00	0.00	-1,129.98	-1,129.98
Total 8019 · Materials	0.00	0.00	0.00	16,167.44	16,167.44
9020 · Capital Outlay					
9000 · Work-in-Progress	12,736.25	0.00	0.00	0.00	12,736.25
9405 · Waldport Station Upgrade					
Total 9000 · Work-in-Progress	12,736.25	0.00	0.00	0.00	12,736.25
9045 · Structure Gear (Protective Gear)	0.00	3,853.00	0.00	0.00	3,853.00
9056 · CERT Team	0.00	16.00	0.00	0.00	16.00
9096 · Engine/Ambulance Equipment	0.00	9,972.17	0.00	0.00	9,972.17
Total 9020 · Capital Outlay	12,736.25	13,841.17	0.00	0.00	26,577.42
Total Expense	12,736.25	13,841.17	0.00	64,057.22	90,634.64
Net Ordinary Income	-12,736.25	-13,841.17	0.00	13,789.41	-12,788.01
Other Income/Expense					
Other Income					
5820 · Equipment Reserve Fund Transfer	0.00	0.00	33.77	0.00	33.77
Interest					
Total 5820 · Equipment Reserve Fund Transfer	0.00	0.00	33.77	0.00	33.77
5825 · Building/Property Rsv Transfer	84.97	0.00	0.00	0.00	84.97
Interest					
Total 5825 · Building/Property Rsv Transfer	84.97	0.00	0.00	0.00	84.97
Total Other Income	84.97	0.00	33.77	0.00	118.74
Net Other Income	84.97	0.00	33.77	0.00	118.74
Net Income	-12,651.28	-13,841.17	33.77	13,789.41	-12,669.27

Central Oregon Coast Fire & Rescue
Profit & Loss by Class
 July through October 2021

Ordinary Income/Expense	Bldg/Property Rsv	Equipment Levy Fund	Equipment Reserve	General Fund	TOTAL
Income					
4010 - Current Levied Taxes	0.00	0.00	0.00	28,926.33	28,926.33
Operating Levy	0.00	0.00	0.00	44,751.40	44,751.40
Permanent Levy					
Total 4010 - Current Levied Taxes	0.00	0.00	0.00	73,677.73	73,677.73
4020 - Previous Levied Taxes	0.00	0.00	0.00	15,915.14	15,915.14
6030 - Interest	0.00	0.00	0.00	299.06	299.06
6051 - Pac. West Agreement	0.00	0.00	0.00	4,800.00	4,800.00
6090 - Sale of Surplus Property	0.00	0.00	0.00	14,262.00	14,262.00
Total Income	0.00	0.00	0.00	108,953.93	108,953.93
Gross Profit	0.00	0.00	0.00	108,953.93	108,953.93
Expense					
8000 - Personnel Services					
8010 - Gross Payroll					
Base Wages	0.00	0.00	0.00	119,885.68	119,885.68
Call Stipend	0.00	0.00	0.00	1,605.00	1,605.00
FLSA	0.00	0.00	0.00	1,750.82	1,750.82
Overtime Wages	0.00	0.00	0.00	6,868.64	6,868.64
Total 8010 - Gross Payroll	0.00	0.00	0.00	130,110.14	130,110.14
8011 - Employer FICA	0.00	0.00	0.00	10,604.40	10,604.40
8012 - SUTA	0.00	0.00	0.00	1,413.09	1,413.09
8014 - PERS	0.00	0.00	0.00	6,245.94	6,245.94
8015 - Medical Insurance	0.00	0.00	0.00	31,590.62	31,590.62
8016 - Workmans Comp	0.00	0.00	0.00	313.35	313.35
8027 - 457 Deferred	0.00	0.00	0.00	270.00	270.00
8029 - Payroll Expenses - Other	0.00	0.00	0.00	98.00	98.00
Total 8000 - Personnel Services	0.00	0.00	0.00	180,645.54	180,645.54
8019 - Materials					
8023 - Bank Fees	0.00	0.00	0.00	14.00	14.00
8031 - Office Supply/Postage	0.00	0.00	0.00	4,350.12	4,350.12
8032 - Legal Services	0.00	0.00	0.00	4,437.90	4,437.90
8033 - Lab Fees	0.00	0.00	0.00	36.00	36.00
8034 - Medical Supplies	0.00	0.00	0.00	3,675.04	3,675.04
8035 - Minor Equipment	0.00	0.00	0.00	2,500.58	2,500.58
8037 - Protective Equipment/Uniforms	0.00	0.00	0.00	644.65	644.65
8040 - Equipment Maintenance	0.00	0.00	0.00	598.11	598.11
8045 - Building Maintenance	0.00	0.00	0.00	5,160.82	5,160.82
8050 - Vehicle Fuel	0.00	0.00	0.00	6,532.71	6,532.71
8055 - Vehicle Repair	0.00	0.00	0.00	259.00	259.00
8056 - Annual Equipment Testing	0.00	0.00	0.00	295.94	295.94
8178 - Department Software/Hardware	0.00	0.00	0.00	1,832.45	1,832.45
8180 - Training/Mileage	0.00	0.00	0.00	486.00	486.00
8186 - Volunteer Appreciation	0.00	0.00	0.00	4,226.43	4,226.43
8187 - Membership/Dues	0.00	0.00	0.00	4,234.79	4,234.79
8190 - Insurance	0.00	0.00	0.00	3,862.50	3,862.50
8200 - Bookkeeping	0.00	0.00	0.00	1,000.00	1,000.00
8210 - Audit	0.00	0.00	0.00	5,320.49	5,320.49
8235 - Dispatch Service	0.00	0.00	0.00	3,185.28	3,185.28
8236 - Telephone	0.00	0.00	0.00	1,322.71	1,322.71
8237 - Water/Sewer	0.00	0.00	0.00	1,879.62	1,879.62
8238 - Electricity/Propane	0.00	0.00	0.00	833.32	833.32
8240 - Internet Service	0.00	0.00	0.00	99.00	99.00
8270 - Miscellaneous Expense	0.00	0.00	0.00	164.00	164.00
8272 - Copier Agreement	0.00	0.00	0.00	718.20	718.20

Central Oregon Coast Fire & Rescue
Profit & Loss by Class
 July through October 2021

5:28 PM
 11/11/21
 Accrual Basis

	Bldg/Property Rsv	Equipment Levy Fund	Equipment Reserve	General Fund	TOTAL
9032 - Uniforms	0.00	0.00	0.00	-615.76	-615.76
Total 8019 - Materials	0.00	0.00	0.00	68,604.24	68,604.24
9020 - Capital Outlay					
8036 - Communications Equipment	0.00	0.00	0.00	573.00	573.00
9000 - Work-in-Progress					
9400 - Tidewater Station Improvements	29,874.27	0.00	0.00	0.00	29,874.27
9403 - Waldport Station Crew Qtr Upgra	2,409.48	0.00	0.00	0.00	2,409.48
9405 - Waldport Station Upgrade	27,055.00	0.00	0.00	0.00	27,055.00
Total 9000 - Work-in-Progress	59,338.75	0.00	0.00	0.00	59,338.75
9045 - Structure Gear (Protective Gear	0.00	9,419.10	0.00	0.00	9,419.10
9049 - Boat Facility & Related	3,469.00	0.00	0.00	0.00	3,469.00
9056 - CERT Team	0.00	16.00	0.00	0.00	16.00
9093 - Technical Rescue Equipment	0.00	0.00	0.00	0.00	0.00
9095 - Rescue Boat	0.00	0.00	0.00	5,943.04	5,943.04
9096 - Engine/Ambulance Equipment	0.00	14,972.17	0.00	1,426.95	1,426.95
Total 9020 - Capital Outlay	62,807.75	24,407.27	0.00	7,942.99	95,158.01
Total Expense	62,807.75	24,407.27	0.00	257,192.77	344,407.79
Net Ordinary Income	-62,807.75	-24,407.27	0.00	-148,238.84	-235,453.86
Other Income/Expense					
Other Income					
5820 - Equipment Reserve Fund Transfer	0.00	0.00	149.52	0.00	149.52
Interest					
Total 5820 - Equipment Reserve Fund Transfer	0.00	0.00	149.52	0.00	149.52
5825 - Building/Property Rsvr Transfer					
Interest	376.31	0.00	0.00	0.00	376.31
Total 5825 - Building/Property Rsvr Transfer	376.31	0.00	0.00	0.00	376.31
Total Other Income	376.31	0.00	0.00	0.00	376.31
Net Other Income	376.31	0.00	149.52	0.00	525.83
Net Income	-62,431.44	-24,407.27	149.52	0.00	525.83
			149.52	-148,238.84	-234,928.03

**APPRAISAL REPORT
OF
The Central Coast Fire & Rescue District Fire Station**

LOCATED AT

**125 NW Alsea Hwy, Waldport, OR 97394
Lincoln County Map and Tax Lots
13-11-19AC-2300 & 2401**

ORDERED BY

**Central Coast Fire & Rescue District
c/o Jamie Mason, Fire Chief
145 NW Alsea Hwy,
Waldport, OR 97394**

PREPARED BY

**Jeffrey L. Marineau, MAI
MARINEAU AND ASSOCIATES
P. O. BOX 1017
COOS BAY, OREGON 97420**

Date of Inspection: October 28, 2021

OUR FILE # NC-128

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Marineau and Associates

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Jeffrey L. Marineau, MAI
David S. Olson, CGA
Jason K. Boaz, CRA
Roy N. Metzger, CBA
Fred J. Marineau (1919-1996)

November 5, 2021

Central Coast Fire & Rescue District
c/o Jamie Mason, Fire Chief
145 NW Alsea Hwy,
Waldport, OR 97394

Re: Appraisal report of the Central Coast
Fire & Rescue District Fire Station
identified as Lincoln County Map and Tax
Lots 13-11-19AC-2300 & 2401.

Dear Jamie:

According to your request and authorization, I have prepared a narrative appraisal report of the subject land and improvements. The subject property was physically inspected on October 28, 2021. The intended use of this appraisal is for potential sale negotiations. The intended users are Central Coast Fire & Rescue District, Jamie Mason, and-or their assigns.

As per the scope of work, the Sales Comparison Approach is used in this valuation assignment. The Income Approach and Cost Approach are not necessary to develop a credible value estimate and are not utilized in this assignment. There is equipment on the property that is not subject to this evaluation.

Based upon the market data and analysis included in the attached appraisal, it is our honest and unbiased opinion that the fee simple market value of the subject property, as of October 28, 2021, is **SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS.**

FINAL VALUE CONCLUSION

\$725,000

Your attention is directed to the attached report for property and market descriptions, date of presentation, and reasonable assumptions that are offered in support of the previously stated conclusion of market value; subject to the included Statement of Limiting Conditions. A copy of the Appraisers' Certification is included herein.

Thank you for the opportunity to provide you with this service. Please contact this office at the referenced address, if you have any questions or comments concerning this appraisal report.

Sincerely,



Jeffrey L. Marineau, MAI
State Certified General Appraiser
License No: C000029

SUMMARY OF FACTS AND CONCLUSIONS

Valuation Date: October 28, 2021

Date of Report: November 5, 2021

Site: The subject 37,461 square foot, or 0.86-acre tract consists of two tax lots identified as Lincoln County Map and Tax Lots 13-11-19AC-2300 & 2401. The site is level and mostly paved land with approximately 166.1 feet of street frontage along NW Alsea Highway, 143.31 feet of street frontage along NW Spring Street, 231.08 feet of frontage along N. Bay Street, and 135.45 feet of frontage along NW Hemlock Street (aka N. Bay Street). The northeast appendage of Tax Lot 2401 is occupied by N. Bay Street. The property is located in the downtown area of the City of Waldport, 0.2 mile east of Highway 101, and the subject property is zoned Residential (R-4) with a situs address of 125 NW Alsea Hwy. The Waldport City Hall is situated across Alsea Highway from the subject site. The property has public power water and sewer connected. Access is from all four paved city streets and the site has 30 stripped parking spaces, plus additional driveway and grassy areas that are used for large vehicle parking.

Improvements: The gross building area of improvements is 10,223 square feet, which includes a 3,655 square foot ground level office space, a 1,888 square foot second-floor residential space, and the remaining 4,680 square feet consisting of warehouse, shop, and fire hall space.

Highest and

Best Use: The subject property is located within the Residential (R-4) Zone. The Highest and Best Use of the subject property is its “as improved” use for offices, second-floor residential uses and garage/warehouse space.

Appraiser: Jeffrey L. Marineau, MAI

FINAL VALUE CONCLUSION:

Market Value “AS IS” Fee Simple Value **\$ 725,000**

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal report is subject to the following limiting conditions. The report is not to be relied upon unless the conditions are also accepted.

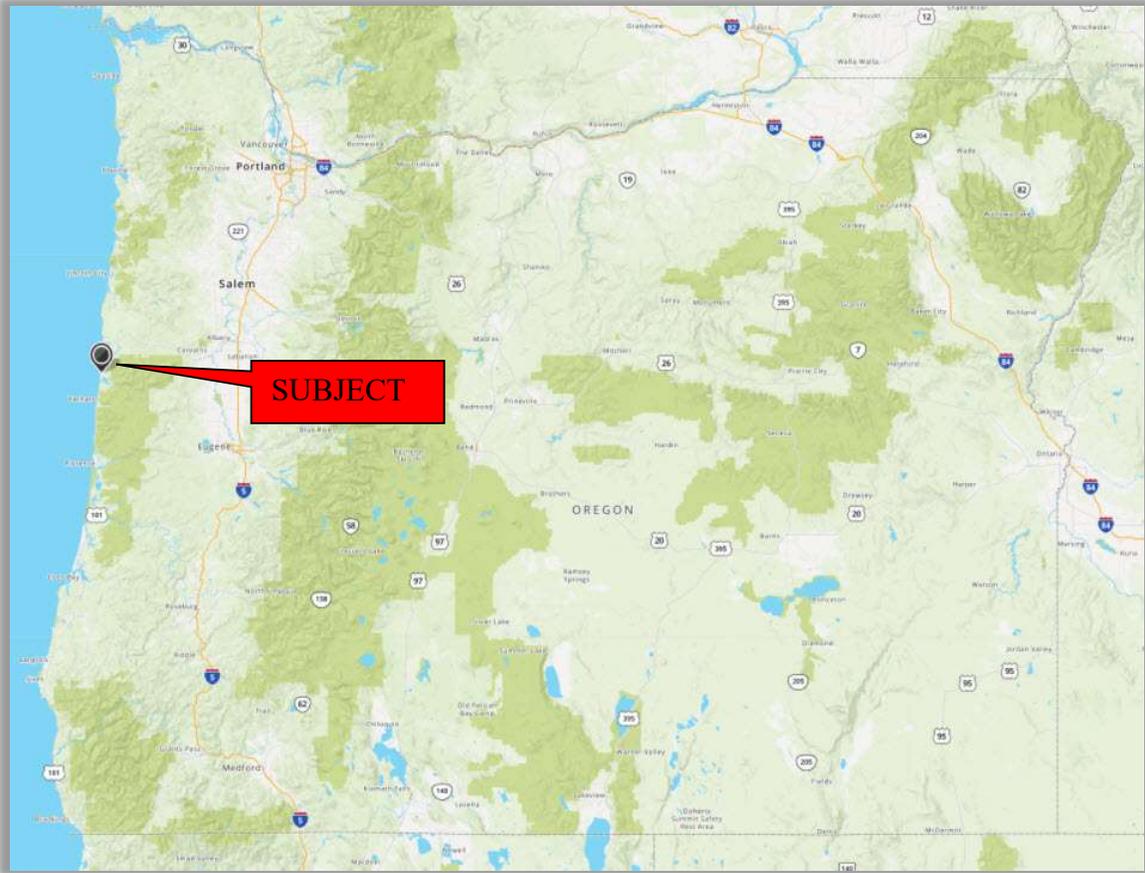
Assumptions

1. Title to the property is assumed to be good and marketable unless otherwise stated. A Preliminary Title Report was not made available for this report. It is assumed that there are no exceptions, exclusions, and stipulations that substantially affect the fee simple valuation of the subject property.
2. That there is legal access to the property unless otherwise noted. The property is appraised free and clear of any or all liens, easements, or encumbrances unless otherwise stated.
3. We were able to complete an entire walkover inspection of the subject property. The report was requested for potential sale negotiations and does not constitute an expert inspection of the property. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections.
4. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; and that all electrical components and roofing are in average working condition unless otherwise noted. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
5. The appraisal assumes that the quality and condition of the improvements as described in this report, and the general economic conditions of the area, as of the date of the physical inspection of the building and site, are similar to the conditions, as of the completion date of this report.
6. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead-based paints, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for such conditions. If the client has any questions as to hazardous materials, an independent expert or an engineer should be consulted.
7. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described, and considered in the appraisal account.
8. Assuming cash or cash equivalent terms for the subject valuation.
9. Assuming 12 to 18 months of open market exposure.

Limiting Conditions

1. Information, estimates, or opinions that are furnished to the appraisers, which may be contained in this report, were obtained from sources considered reliable and believed correct. If the client has any questions regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.
2. Any maps or sketches, which may be attached to this report, are included to assist the reader in visualizing the property. Area calculations are approximate, and if there are any questions as to their accuracy, the client should have an independent expert verify the information utilized for this report.
3. No survey of the property has been provided to the appraisers, except as indicated in the report. Should a survey indicate that the subject property area estimates defined and utilized in this report are not accurate; the appraised valuation could be affected.
4. The appraisal report has been prepared for the exclusive benefit of the client and the client's assigns. It may not be used or relied upon by any other party. Any party or parties, who use or rely upon any information in this report, without the preparer's written consent, do so at their own risk.
5. No right to testimony is included in this appraisal unless previous agreements have been made. None is proposed in this instance.
6. Unless otherwise stated, this appraisal has not considered any unapparent value or loss such as that derived from mineral deposits, boundary disputes with a neighboring property, any future affects of the Americans with Disabilities Act, concerns or value issues related to Measure 49, demands for easements or water rights, etc.
7. As applies to the building, the Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it conforms with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could harm the value of the property. No direct evidence relating to this issue is known, and possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
8. Our appraisal does not include business value, equipment in place, and inventory on-site or work in progress.

Location Map of Subject Property Within Oregon



Aerial View of Subject Property



PHOTOGRAPHS OF SUBJECT PROPERTY

Photos Taken October 28, 2021



An west-facing overview of the subject property from the intersection of NW Bay Street.



A west-facing view of N. Bay Street.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



An east-facing view of the west side of the site and the west side of the fire station.



A view of the west and north sides of the fire station.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A southwest-facing view of NW Alsea Highway and the west parking lot of the subject site.



A view of the east side parking lot and administrative office wing in the distance.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of signage for the occupants of the subject fire station building.



A south-facing overview of the subject site and building.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the east side portion of the subject site.

Subject



A north-facing view of N. Bay Street.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A southwest-facing view of the southeast corner of the subject site from N. Bay Street.



A west-facing view of the north and east sides of the community training wing.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A north-facing view of the south and west sides of the subject building from N. Bay Street.



A northeast-facing view of the gravel courtyard between the two wings of the subject building.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021

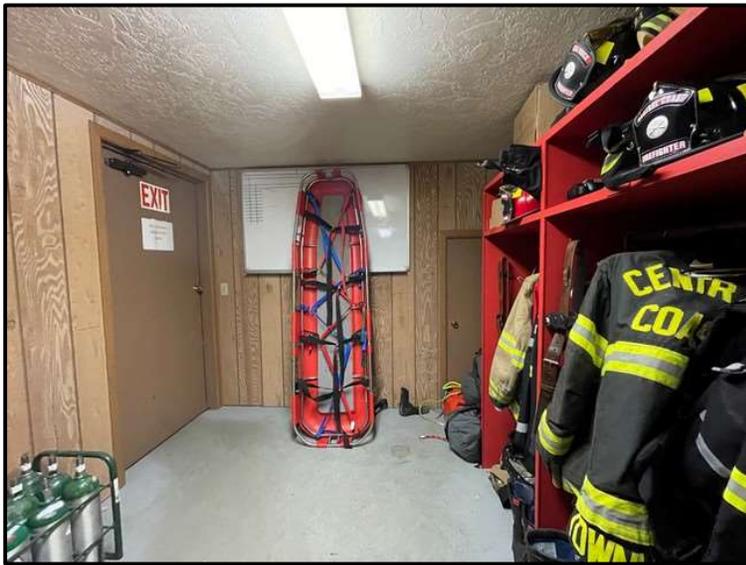


An interior view of the fire station lobby.

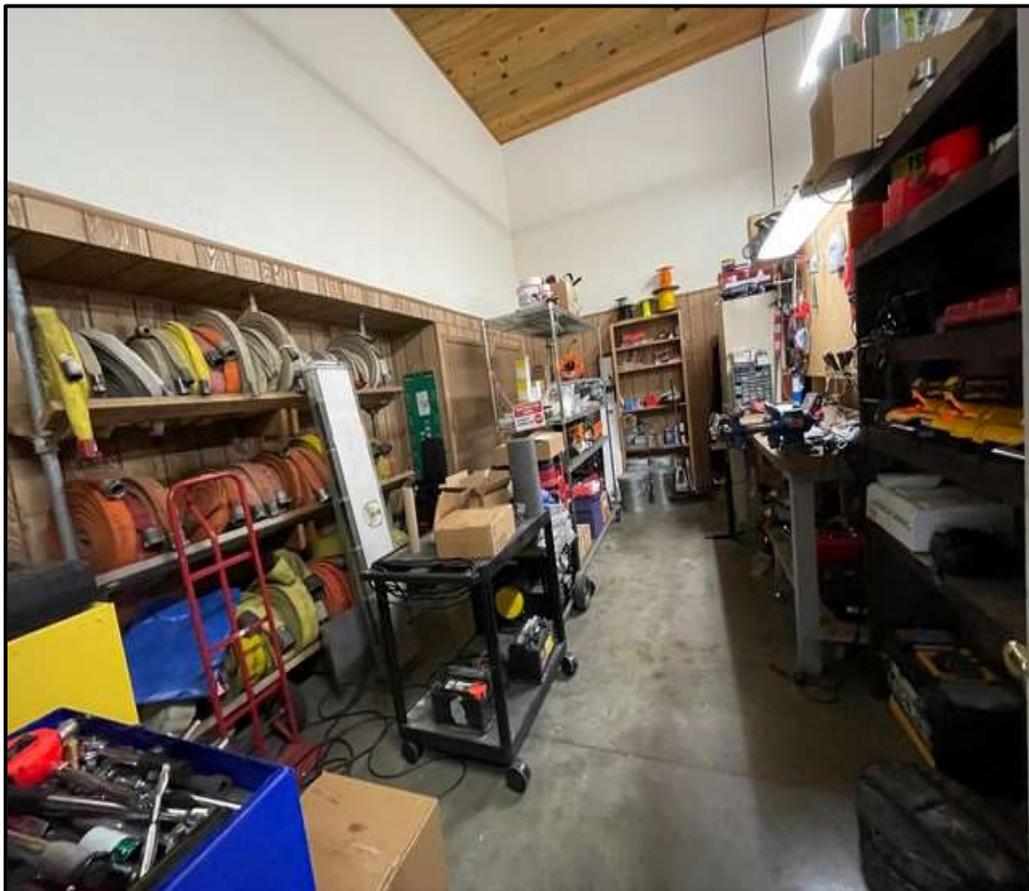


A view of the vehicle room (fire engine, brush rig, ambulance, etc.).

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



Views of the fireman turn-out/locker room.



A fire station storage room and shop space.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of typical administrative office space.



The supply/copy room.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the men's room in the administrative office wing of the building.



A view of the women's room in the administrative office wing of the building.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



Another view of the women's room in the administrative office wing of the building.

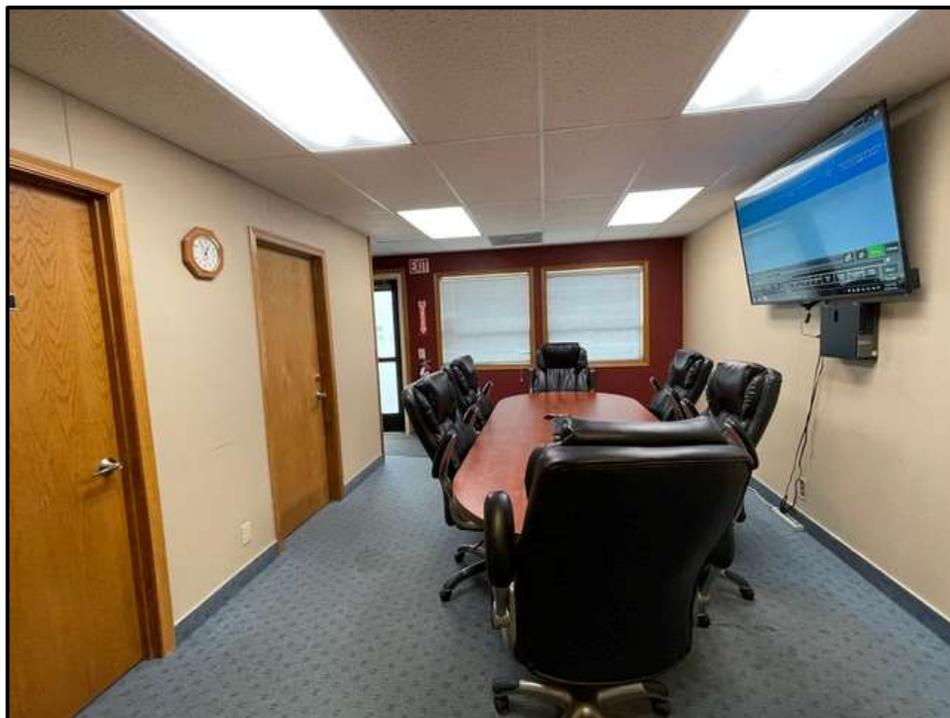


A view of a break room.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the fire chief's office space.



A view of a conference room.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the community training center.



Another view of the community training center.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the kitchen located on the 2nd-floor residential space.



Another view of the kitchen located on the 2nd-floor residential space.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of the dayroom located on the 2nd-floor residential space.



Another view of a second dayroom located on the 2nd-floor residential space.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of a restroom located on the 2nd-floor residential space.



Another view of a restroom located on the 2nd-floor residential space.

PHOTOGRAPHS OF SUBJECT PROPERTY
Photos Taken October 28, 2021



A view of a gym space located on the 2nd-floor residential space.



A view of the main living space with kitchen beyond in the second floor living space.

FACTUAL INFORMATION

The Appraisal Process / Scope of Work

This is a summary appraisal of the fee simple interest in the subject land and improvements. The subject property was physically inspected on October 28, 2021. The intended use of this appraisal is for potential sale negotiations. The intended users are Central Coast Fire & Rescue District, Jamie Mason, and-or their assigns.

The assignment involved the collection and gathering of data from various sources, which were analyzed to arrive at a value conclusion. The types of data collected include information on the social, political, governmental, and economic factors within the County the property is located in, assembling accurate information on the legal description, assessed value, zoning, and history of the property. Sales data is gathered from a variety of sources which include our in-house database of sales, private investors, lessees, real estate brokers and salesmen, the RMLS, CoStar Group & Loopnet, DataTree by First American Title, Zillow, Trulia, Redfin and & other internet real estate websites, Assessor's Office, Recorder's Office, and other governmental agencies. The data was assembled, analyzed and value conclusions were developed.

As per the scope of work and agreement with the client, we are utilizing the Sales Comparison Approach in this assignment. The Income Approach and Cost Approach are omitted based on our agreed scope of work and are not necessary to produce a credible value estimate. The Sales Comparison Approach is considered to provide good support for the estimated value of the subject property.

Prior Services

Marineau and Associates have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

Competency

There is information in the addenda section of this report that lists the qualifications of Jeffrey L. Marineau, MAI, and author of this report. The experience of Mr. Marineau includes over 49 years of experience as an appraiser in Oregon, which includes the appraisal of commercial, industrial, timberland, fish plants, and agricultural properties, similar in overall general use, value ranges, and approaches to value.

David S. Olson, assisted in the following categories described in OAR 161-025-0030(9)(a):”(A) define the appraisal problem; (B) conduct a preliminary analysis, select and collect applicable data; (C) conduct an analysis of the subject property; (D) conduct highest and best use analysis; (E) estimate land value, including on-site improvements; (F) estimate value of the property using the three approaches to value - cost, a sales comparison and income capitalization [as applicable]; (G) reconcile each value indication and reconcile the final value estimate; and (H) report estimate(s) of value(s) as defined.”

Definition of Market Value

The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or terms of financial arrangements comparable thereto; and
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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

Legal Description

The subject property can best be described as the Lincoln County Map and Tax Lots 13-11-19AC-2300 & 2401 with a situs address of 125 NW Alsea Hwy, Waldport, Oregon. Per Lincoln County Assessor records the legal descriptions provided for the subject tax lots are Railroad Addn.-Waldport, Block 4, & Portion of Vacated Street, Dv115-0524 and Ruble’s Third Addition – Waldport, Block 35 Portion & Portion of Vacated Street, MF45-1888 & MF 189-2172 & Doc201302656.

Owners of Record

The owner of the public record is The City of Waldport., with a mailing address of P.O. Box 1120 Waldport, Lincoln County, OR 97394.

Market Value, Assessed Value, and Annual Tax Information

The current information from the Lincoln County Assessor is as follows:

Real Property - Current 2021-2022 Assessment and Tax Information								
				REAL MARKET VALUE			2021-2022	
Map / Tax Lot	Tax Account	Zoning	Land Area (SF)	Land	Improvement	Market Value	Tax Assessed Value	Tax Amount
13-11-19AC-2300	R138897	R-4	20,473	\$ 101,980	\$ 687,100	\$ 789,080	\$ -	\$ -
13-11-19AC-2401	R143490	R-4	16,988	\$ 96,500	\$ 332,640	\$ 429,140	\$ -	\$ -
13-11-19AC-2401	R528360	R-4	Vacated St.	\$ 4,090		\$ 4,090	\$ -	\$ -
Totals			37,461	\$ 202,570	\$ 1,019,740	\$ 1,222,310	\$ -	\$ -

The subject property ownership is a non-profit organization and is currently exempt from Lincoln County property taxes. The subject property will be re-assessed for any new owners that are private entities.

History of Subject Property

The subject property formerly was the old City Hall facility and a fire station. No other history or transactions of the subject property are known. The property is not currently offered for sale, and no sale has occurred within the past 36 months. However, the subject of this appraisal is for sale negotiation purposes. The client intends to make an offer to purchase the subject site and buildings.

Zoning

The subject property is located within the City of Waldport's Residential (R-4) zoning district. In an R-4 zone the following regulations shall apply:

(1) Uses Permitted Outright: The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.7599, and 1.1901 to 1.1999: (a) A use permitted outright in the R-3 zone.

(2) Conditional Uses Permitted: The following uses and their accessory uses may be permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999. (a) A use permitted as a conditional use in the R-3 zone. (b) Clinic. (c) Club, lodge, or fraternal organization. (d) Hotel, motel, or resort, when served by a public or community sewer system, with accessory commercial uses provided that: (A) They are located within the main building or buildings. (B) They are limited to gift shops, eating and drinking establishments, and similar facilities. (C) They do not exceed ten percent of the total floor area of the main use. (e) Private museum, art gallery, or similar facility. (f) Professional office.

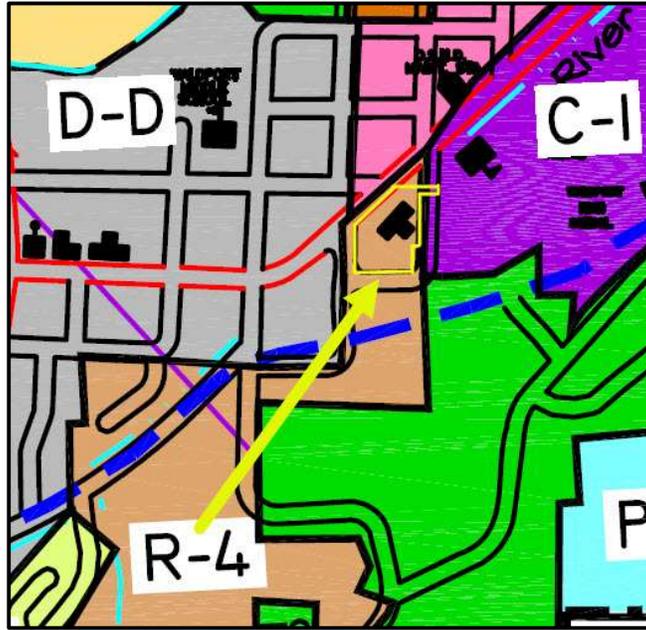
(3) Standards: Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999 the following standards shall apply: (a) Lot Size and Dimensions: The minimum lot size and dimensions shall be as follows: (A) Standards for single-family dwelling units shall be the same as in the R-1 zone. (B) The minimum lot area per dwelling unit shall be 2,500 square feet when a lot is served by both a public or community water supply system and sewage disposal system. (C) The minimum lot area per dwelling unit shall be 15,000 square feet when a lot is served by either a public or community water supply system, or a public or community sewage disposal system. (D) The minimum lot area per dwelling unit shall be at least 2 acres when a lot is not served by either a public or community sewage or water supply system.

In the Residential (R-3) Zoning District outright legal uses include (a) A use permitted outright in the R-2 zone. (b) Multi-family dwelling.

In the Residential (R-2) Zoning District outright legal uses include (a) A use permitted outright in the R-1 zone. (b) Two-family dwelling.

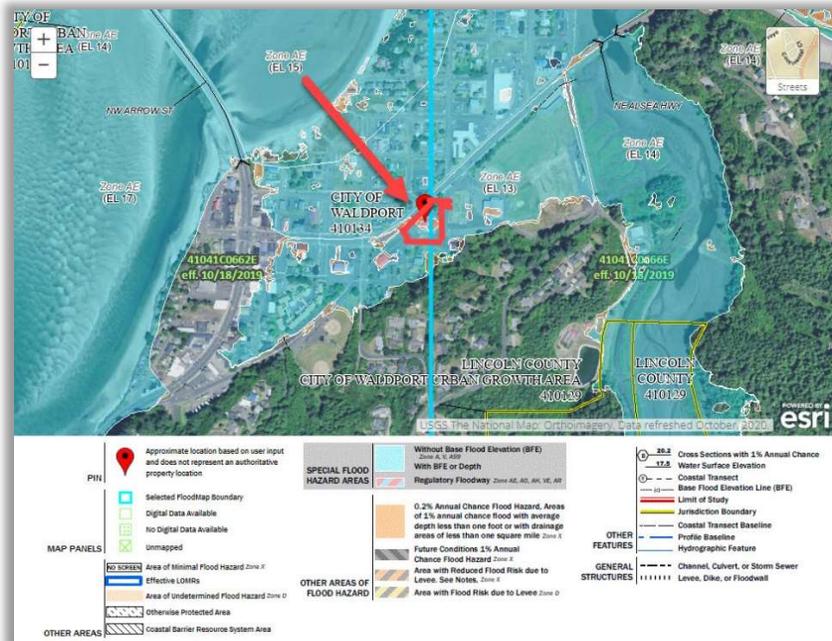
In the Residential (R-1) Zoning District outright legal uses include (a) A one-family dwelling unit excluding single wide mobile homes; (b) Duplex on a corner lot each unit fronting on a separate street; (c) A recreational vehicle or other approved temporary housing to be used for dwelling purposes during the construction of a single-family residential dwelling unit for which a building permit has been issued. The use shall not exceed one year; (d) Farm and forest use: Livestock and primary processing or forest products are prohibited; (e) Beachfront protective structures.

Zoning Map Detail



Flood Zone Map

The entire subject property is located within the federally identified AE special flood hazard Zone (13 ft.), as evidenced by FEMA Panel 41041C0662E, effective on 10-18-2019.



Area Data

The subject property is located in the City of Waldport in the central coastal portion of Lincoln County. Lincoln County is one of 36 counties in the State of Oregon. The main geographic features of the county are the Pacific Ocean, which creates the County's western boundary, and the coastal mountain range, rivers, and forests that cover much of Lincoln County and form the Eastern boundary.

The population of Lincoln County is distributed over seven incorporated cities and a large unincorporated area. The largest city is Newport, with an estimated population of 10,400 (Prepared by Population Research Center, PSU, July 1, 2020). Other population estimates in Lincoln County include Depoe Bay (1,450), Lincoln City (8,865), Siletz (1,235), Toledo (3,520), Waldport (2,125), and Yachats (780).

Per capita income within the County is below the state average because of the large number of entry-level service sector and seafood processing jobs. These low-wage positions make it difficult for workers to find affordable housing. This situation is magnified by the relatively high housing costs due to the premium associated with coastal properties and the more affluent; out-of-area buyers who help drive up values. The housing situation has made it difficult for employers to attract and retain badly needed workers in the trade and service sectors, especially in tourism and seafood processing.

The natural beauty of the Pacific Coastline makes the area a major recreational destination. Currently, an estimated five million people visit the Oregon Coast each year and accounted for 23.9 percent of tourism in Lincoln County. The tourism industry has strengthened over the last several years due to the construction and subsequent expansion of the Oregon Coast Aquarium. When Keiko the Orca whale came to the aquarium, tourist revenues skyrocketed. In addition, the construction of the Yaquina Head Visitor Center two miles north of Newport has become a tourist attraction as well. The Bureau of Land Management has been improving Yaquina Head, which was once a privately-owned rock quarry. The focus of the center is a tidal habitat that was converted to quarry lands.

Oregon Highway 101 runs along the Pacific Ocean, connecting Washington to California and running through most coastal cities. Highway 18/20 runs east/west from Lincoln City to Salem, providing access to Portland via Interstate 5 in the Willamette Valley. Highway 34 also runs east/west, connecting Waldport to Corvallis. Limited aviation services are available at the Newport airport. Daily freight rail service is furnished to the Yaquina Bay area, terminating in Toledo.

Newport has a relatively central location being 52 miles from Corvallis, 92 miles from Eugene, and 114 miles from Eugene. U.S. Highway 101 is the prime interconnecting corridor for the Oregon Coast and it runs directly through the City of Newport. State Highway 20 emanates in Newport and leads to Toledo, Corvallis, Interstate 5, Bend, and further East to Ontario on the border with Idaho. The City of Newport extends 3 plus miles North and South and about a mile and half inland.

Marine transportation is available at the Port of Newport, which has a bar with a draft of 40-feet and a 32-foot channel. The Newport International Terminal is a deep-draft shipping facility that provides access to the Pacific Ocean via a deep draft ship and an ocean barge terminal. The port owns and manages property along the bayfront and operates a 600-slip public marina in addition to the terminal.

The International Terminal Renovation Project was completed in December 2013. This project will increase port access for commercial fishing boats, link marine commerce, and Oregon highways, protect and restore Yaquina Bay, and retain and create jobs and development opportunities. This project is not projected to create a significant number of new permanent jobs. However, it will mean the port can retain current positions and expand as needed. The total cost to complete the International Terminal Project is projected to be \$25 million. The NOAA Terminal Project was recently completed and is estimated to have brought \$44 million in investment to Newport along with 175 new permanent jobs. Those jobs include 65 administrative positions and 110 crew positions. The development includes 6 berths for NOAA ships, offices, and many other improvements.

Because Highway 101 has always been the major coastal route, commercial development is fairly dated. The ocean theme is prevalent in nearly all the development. There has been a fair amount of new construction over the last ten years including the Oregon Coast Aquarium and the new NOAA facilities. The Factory Outlet center in Lincoln City underwent a substantial expansion. Smaller developments have included several new major-brand hotels, gasoline station rebuilding, and fast food developments. Industrial development consists primarily of some wood product facilities, the deep draft terminal, and scattered small industrial parks.

In summary, the central coast is a diversified area with government, commercial fishing, forest products, and tourist employment influences.

Waldport

Waldport is located on the Alsea River and Alsea Bay, 15 miles south of Newport and 8 miles north of Yachats. Waldport has cool winters during which intense rainfall occurs and snow in Waldport is rare but possible in the winter months. It has warm, dry summers with partly overcast and moderate rainfall through the summer months. With easy access to the ocean, the bay, and the vast woodlands of the Siuslaw National Forest, Waldport makes an ideal base for outdoor recreation year-round. Attractions include antique hunting, golf, kayaking, ocean, river and bay fishing and crabbing.

Neighborhood

The subject property is located in the downtown area of the City of Waldport. To the north and west side of the subject site is Waldport City Hall, commercial businesses to the west and north of the subject, Waldport RV Park a short distance to the east of the subject, and Waldport Community Center to the south of the subject site. The immediate area includes government buildings, offices, commercial retail spaces, a hardware store, supermarket and residential housing.

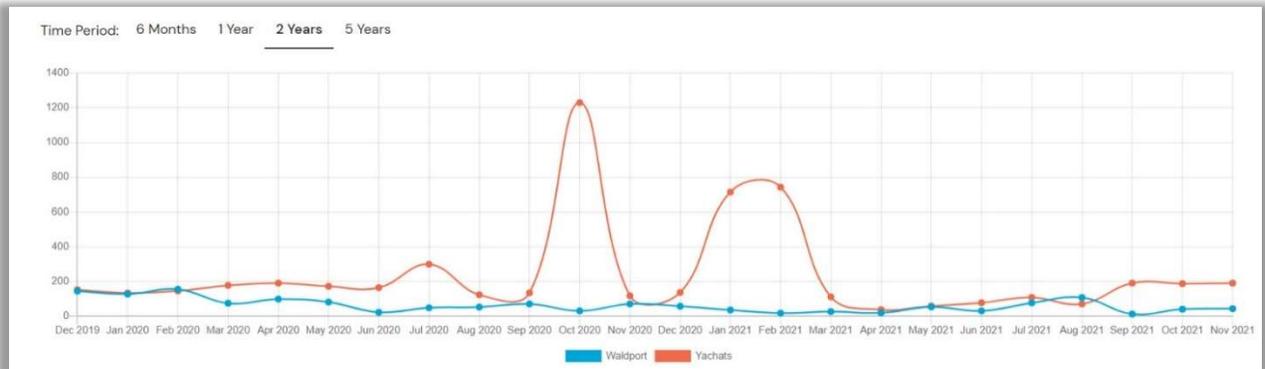
Neighborhood Map



Exposure Time

As defined by the Appraisal Standards Board of the Appraisal Foundation, reasonable exposure time is defined as follows: “the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market.” Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property’s exposure to market participants, availability and cost of financing, and demand for similar investments.

Per Movoto, In November 2021, Waldport homes were selling for a median price of \$549,700, last year. Waldport homes on average sell after **43 days on the market**, as shown in the chart below.



Exposure time is best established upon the experience of recent comparable sales and discussions with market participants. Our five sale comparable sales ranged from 132 days on market (DOM) to 806 DOM (27 months) exposed to MLS. The average DOM is 429 DOM (14 months). Additionally, as the above chart shows, the average DOM in all of Lincoln County properties listed for sale is 43 DOM (1.5 months) for all real property in the past year.

Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property’s exposure to market participants, availability and cost of financing, and demand for similar investments. The location and physical characteristics are important factors relative to the exposure period. The availability of financing is also an important factor. There is currently light to average demand for the subject product type on a regional and local basis, but there are limited properties available for sale. The subject property is an office/warehouse-garage and residential property and we estimate the exposure time to be **12 to 18 months**, in the “As Is” condition.

Marketing Time

The marketing period is very similar to exposure time but reflects a projected time to sell the property, rather than a retrospective estimate. The subject is an office/warehouse-garage and residential property and these types of properties typically have longer marketing times than residential properties. This appraisal assumes cash or cash equivalent terms and a total of **12 to 18 months** of open market exposure for the sale of the subject property.

SUBJECT PROPERTY DESCRIPTION

Site

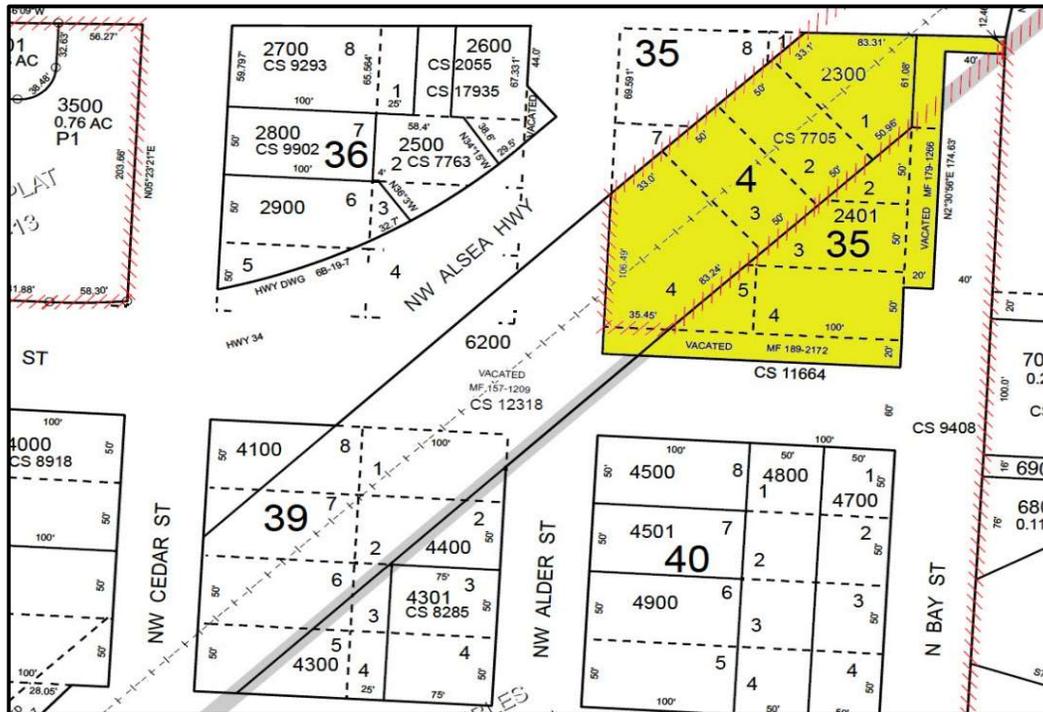
The subject 37,461 square foot, or 0.86-acre tract consists of two tax lots identified as Lincoln County Map and Tax Lots 13-11-19AC-2300 & 2401. The site is level and mostly paved land with approximately 166.1 feet of street frontage along NW Alsea Highway, 143.31 feet of street frontage along NW Spring Street, 231.08 feet of frontage along N. Bay Street, and 135.45 feet of frontage along NW Hemlock Street (aka N. Bay Street) and has access is from all four paved city streets. The northeast appendage of Tax Lot 2401 is occupied by N. Bay Street. The property is located in the downtown area of the City of Waldport, 0.2 mile east of Highway 101, and the subject property is zoned Residential (R-4) with a situs address of 125 NW Alsea Hwy. The Waldport City Hall is situated across Alsea Highway from the subject site. The entire subject property is located within the federally identified AE special flood hazard Zone (13 ft.), as evidenced by FEMA Panel 41041C0662E, effective on 10-18-2019.

The property has public power water and sewer connected. Other site improvements include curbs, car stops, concrete and asphalt driveway, paved parking areas with 30 striped parking spaces, plus grassy areas that are used for large vehicle parking. Additionally, there is signage & a flag-pole along NW Alsea Highway, and other minimal landscaping such as grass ground cover, some shrubbery and trees.

Aerial View



Plat Map Detail of Lincoln County Map & Tax Lots 13-11-19AC-2300 & 2401



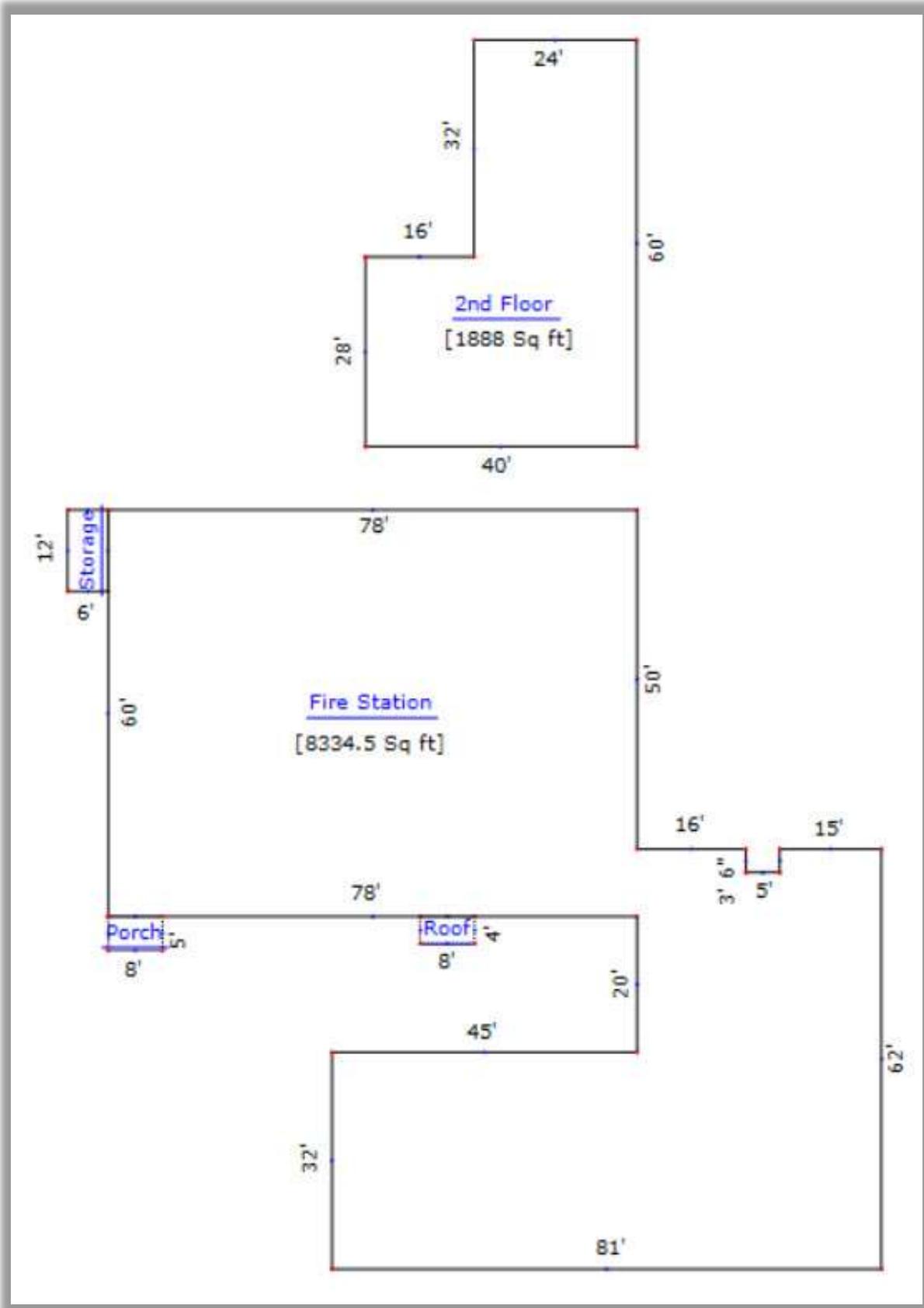
Improvements

The subject facility, constructed in 1988, houses three response agencies, Central Coast Fire & Rescue, Lincoln County Sheriff, and Pacific West Ambulance. Configured with an administrative office, copy/supply room, maintenance office, office for two workstations for responders, accounting office, Lincoln County Sheriff's office space, conference room, community council chambers/training room/meeting room (open design), Pacific West Ambulance office space, Pacific West Ambulance living quarters (2 dorm rooms, 1.5 bathrooms, kitchen, dining, and dayroom), archive storage, Central Coast Fire Chief office, Central Coast Fire living quarters (4 dorm rooms, 1 bathroom, kitchen, dining, and dayroom), vehicle bay (two engines, boat, ambulance & brush rig), maintenance shop and turn-out room.

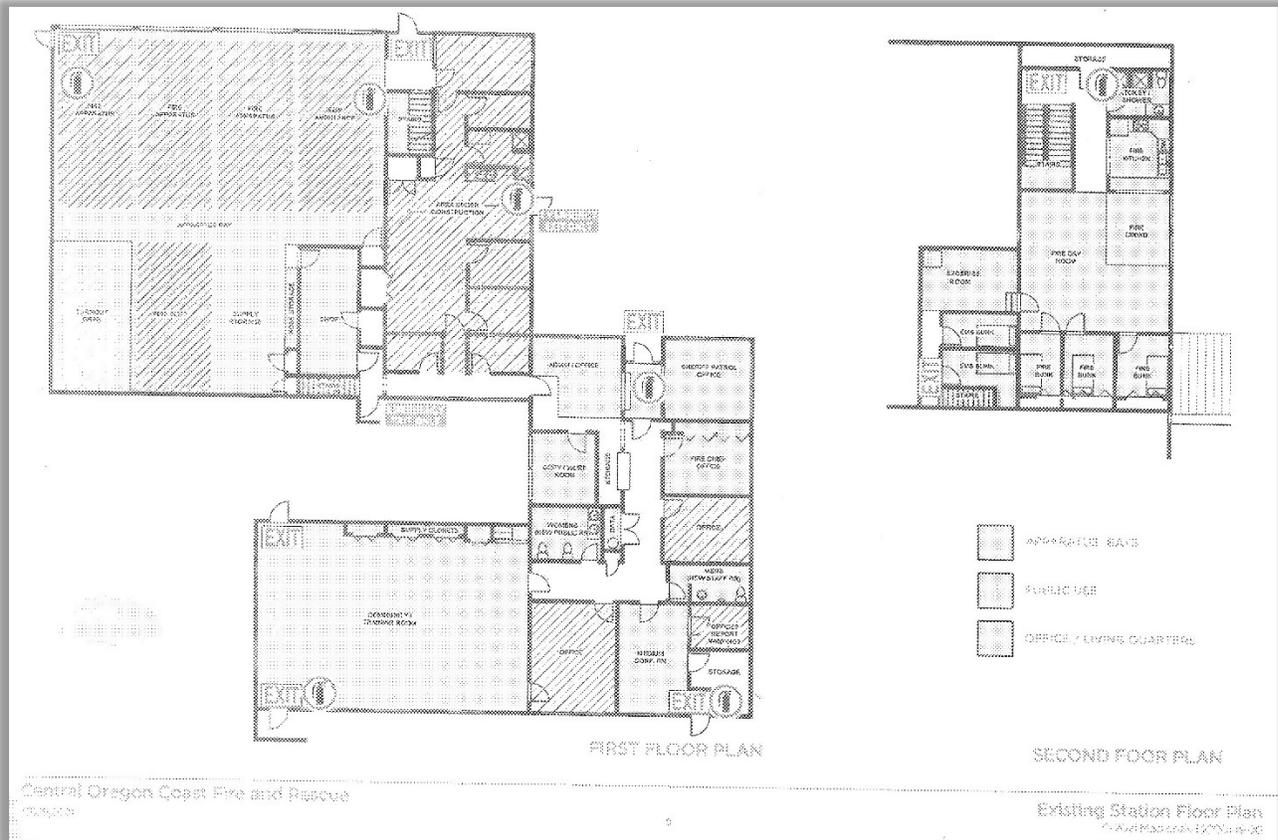
The gross building area as measured by the appraiser is 10,223 square feet, which includes a 3,655 square foot ground level office space, a 1,888 square foot second-floor residential space, the remaining 4,680 square feet consisting of a warehouse, shop, and fire hall space. The building is a wood-frame structure with horizontal lap siding & some brick facade, aluminum windows, metal roof cover, and gutters & downspouts. The building is on a concrete slab foundation, has four large sectional garage doors in the warehouse/garage space, glue-down carpets, wood board wainscot, a fabric-covered acoustical panel for the walls, drop-down acoustic T-bar ceilings with recessed fluorescent lights, commercial grade doors, and hardware.

Overall, the building has an appealing design for an office building with residential and warehouse spaces and the condition is average for the warehouse space and above-average for the office and residential areas. There are signs of some deferred maintenance in several areas of the structure. However, the building is not a typical fire station and needs structural upgrades, and the owners have plans to renovate the property. The actual age is 34 years, which has an effective age of 25 years with **35 years remaining economic life.**

Building Sketch (The Floor Plan Sketch is on the following page)



Building Floor Plan



Highest and Best Use Analysis

The function of the Highest and Best Use Analysis is to assess the physical qualities of a property concerning the forces at work in its marketplace. It assists the appraiser in identifying elements of utility and function and allows for the reasoned prediction of the subject property's performance in the marketplace. The term Highest and Best Use, as defined by the Appraisal Institute, is:

the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that which results in the highest and best use.

The highest use defined above implies a distinction between the Highest and Best Use of land, or a site as though vacant and the property as improved. In both instances, the economic principles of supply and demand, substitution, balance, and conformity are the basis of a valuation for analyzing the interest in both real property and the improvements. These interdependent economic principles influence value based on utility, scarcity, desire, and effective purchasing power. When considering a vacant site, the appraiser first distinguishes the possible uses for the property by identifying what legal uses are permitted. Zoning then restricts by definition the allowable applications to the site. The reasonable use of the property can be further qualified based on the utility of the site given its shape, topography, and location.

Subject Site “If Vacant”

In analyzing the Highest and Best Use for the subject site as vacant, the appraiser attempted to determine the most likely and probable use of the vacant site, which is subject to the Residential (R-4) zone.

Legally Permissible Uses: The subject property is zoned Residential (R-4). This zoning district is intended to be used for residential development and allows from single-family to multifamily dwellings. Some commercial uses are conditionally allowed.

Physically Possible Uses: The 37,461 square foot or 0.86-acre parcel has level topography and has good utility for residential uses. The downtown location and easy access enhance the commercial and-or residential appeal. The development of single-family or multi-family residential uses is physically possible and legally allowed.

Financial Feasibility and Marketability: The development of single-family or multi-family residential uses is financially feasible. This type of development would maximize the value of the subject property.

Conclusion of Highest and Best Use “If Vacant”: If vacant, the property should be developed with single-family or multi-family residential uses.

Subject Site “As Improved”:

Legally Permissible Uses: In the Residential (R-4) zoning district, residential development of single-family to multifamily dwellings are outright legal uses and some commercial uses are conditionally allowed. The current fire station with office, warehouse, and residential space is a conditional use within the Residential (R-4) zoning district and grandfathered in the “as-is” condition.

Physically Possible Uses: The 37,461 square foot or 0.86-acre parcel has level topography, good parking space, and has good utility for the existing uses. The good downtown location and easy access enhance the residential, office, warehouse/garage appeal. The existing structure is adequate for the current uses, but renovation or expansion of the building is physically possible. Alternatively, the existing structure would have good utility for a contractor with living quarters above with the opportunity to lease out the office space or use it in-house.

Financial Feasibility and Marketability: The subject property has a good location with easy access from four surrounding city streets, and NW Alsea Highway frontage. The existing structure(s) is both financially feasible and productive for the three existing uses.

Conclusion of Highest and Best Use “As Improved”: The Highest and Best Use of the subject property is the existing uses as offices, residential quarters and warehouse/garage space.

VALUATION

Description of the Approaches to Value

There are three basic approaches to estimating the value of real property. These are generally referred to as the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The applicability of any of the approaches to the given subject property is directly related to the availability of market data. There are instances when one or more of the approaches may not be reliably developed. Each of the valuation techniques is defined below.

Cost Approach: A set of procedures in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing improvements, deducting for all accrued depreciation in the property, and adding the estimated land value.

Sales Comparison Approach: A set of procedures in which an appraiser derives a value indication by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison, and making adjustments, based on the elements of comparison, to the sale prices of the comparable sales.

Income Capitalization Approach: A set of procedures in which an appraiser derives a value indication for income-producing properties by converting anticipated benefits into property value. This conversion is accomplished by either (1) capitalizing a single year's income expectancy or an annual average of several years' income expectancies at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; or (2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.

Regardless of the income capitalization approach taken, the analysis includes forecasts and predictions of future events as buyers of income-producing property trade present dollars for the right to receive future dollars. The valuation process is composed of integrated and interrelated techniques and procedures designed to produce a reliable and convincing estimate of value. On the following pages are presented the Market Data and Analyses, which form the basis of the final value estimates.

The Sales Comparison Approach is considered appropriate to develop a credible value estimate. The Income Approach and Cost Approach are not utilized as per our agreed scope of work and are not necessary for producing a credible value estimate. Information on the sales data is presented in this report, using overall land and improvement values. Each sale was verified and inspected as closely as possible to accurately assess values.

SALES COMPARISON APPROACH

The Sales Comparison Approach produces a value estimate based upon the sales and/or listings of reasonably comparable properties. It is a process of making primarily physical comparisons between sold properties and the subject. The reliability of this technique depends on the following:

1. The degree of comparability between the comparison property and the subject.
2. The accuracy of the sales data.
3. The actions of the market in the intervening time since the sale.
4. The absence of unusual conditions affecting the sale.

This approach is the most common and reliable method of estimating land value. It is a primary approach utilized by us in evaluating the property.

The exteriors of the comparable properties have been inspected and the sales were analyzed concerning the subject property. The analysis included adjustments for differences accountable in the four above conditions plus location, lot size, utility, and other relevant factors. It is noted that larger parcels typically sell for lower dollar prices per square foot than do smaller parcels. The sales used were considered the closest, most recent relevant sales available for comparison to the subject property.

The Sales Comparison Approach is based primarily on the Economic Principle of Substitution in that the value of a site and improvements tends to be the cost of acquiring an equally desirable substitute property. It is the process of analyzing sales of similar, recently sold properties, preferably from the subject immediate neighborhood, to derive an indication of the most probable sales price. This approach is most reliable in an active market for a property with a high degree of similarity and becomes less effective in an inactive market, or when properties lack homogeneity.

Sales data is gathered from a variety of sources which include our in-house database of sales, private investors, lessees, real estate brokers and salesmen, the RMLS, SOMLS, CoStar Group & Loopnet, DataTree by First American Title, Zillow, Trulia, Redfin and & other internet real estate websites, Assessor's Office, Recorder's Office, and other governmental agencies.

Lincoln County has very limited public sales data available and it was necessary to look at similar properties one at a time to search for similar mixed-use (fire station, office, warehouse & residential) sales. Waldport has residential properties, a variety of offices and various types of commercial properties. Two fire station sales were located; however, one in Washington, was much superior in quality and condition and appears to have been purchased for residential use and the other, in Tidewater, was much smaller and inferior when compared to the subject's large size and superior location. Therefore, the two fire station sales were discarded. The search radius was extended as far north as Lincoln City; however, all sales selected are located within Lincoln County, where adequate data was located to evaluate the subject property.

The data was assembled, analyzed and a value conclusion was developed, given the limiting conditions and assumptions of the assignment. All the sales were verified with a party familiar with the transaction, the buyer or seller, or at the Lincoln County Assessor's Office. On the following pages, aerial views are included of comparable properties. The pictures are followed by a location map, a sales comparison summary grid, a discussion of sales, and a final value conclusion by the Sales Comparison Approach. The best available sales are used in this valuation.

Sale No. 2 (13-11-19BD-10100) 135 W. Strawberry Ln., Waldport, Lincoln County



Sale No. 3 (13-11-19AA-1400, 1401, 1402 & 1403) 720 NE Mill St, Waldport, Lincoln County



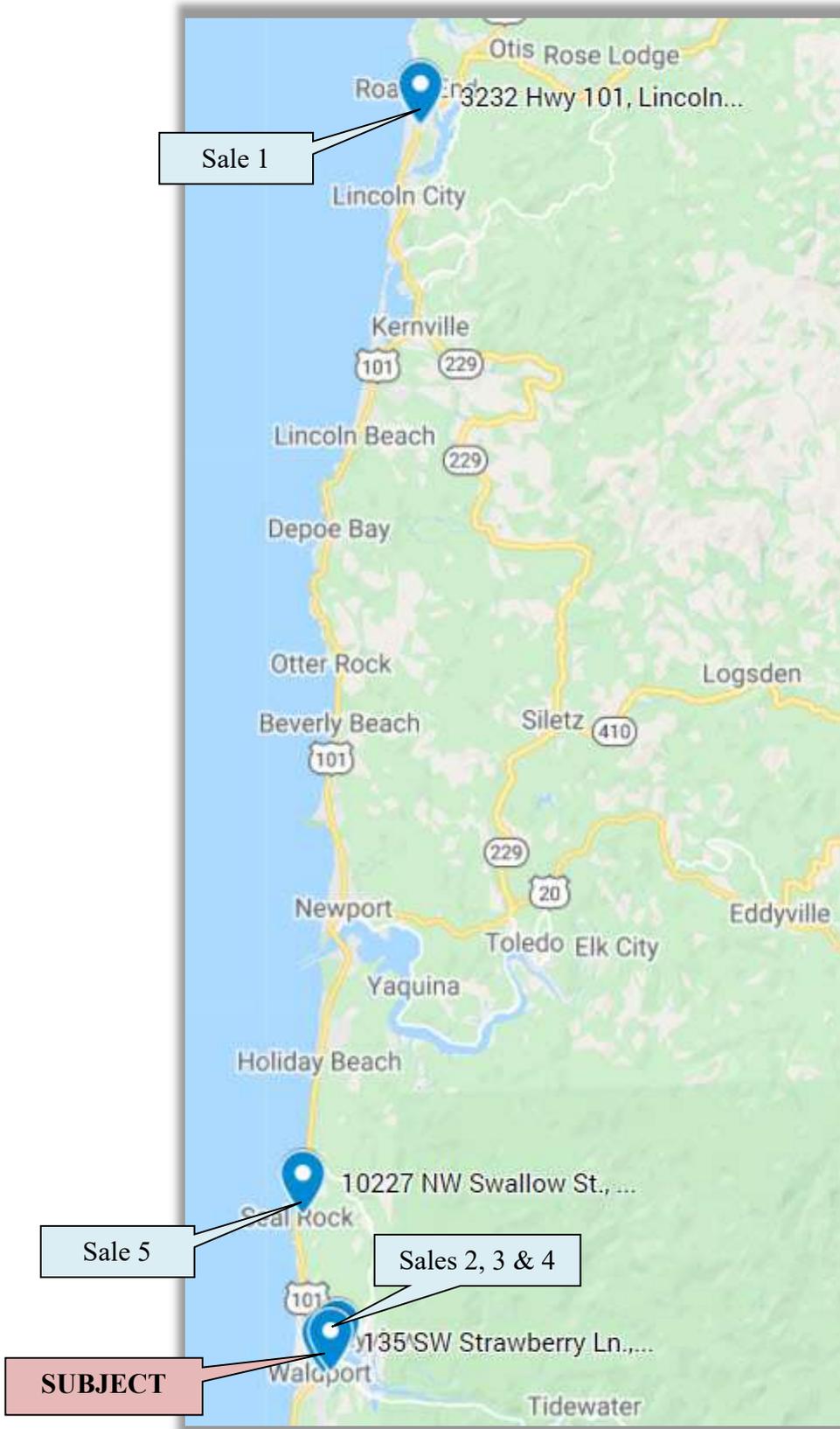
Sale No. 4 (07-11-02CC-300 & 500) 3454 NE Hwy 101, Lincoln City, Lincoln County



Sale No. 5 (12-12-25AD-7900) 10227 NW Swallow St, Seal Rock, Lincoln County



Sale Location Map



Sales Comparison Approach Summary

SALES COMPARISON SUMMARY (Improved Mixed Use)									
Sale No.	Date	Total Price	Zone	Type	Land (SF)	Building (SF)	Price Per SF	FAR	Comments
1	10/01/20	\$ 1,000,000	GC	Land	45,738			0.27	07-11-02CC-1900 & 2000 3232 NE Highway 101, LLC
	Non-MLS			Building (1962)		12,350			3232 Hwy 101 Well located on Hwy 101, commercial
	Verified with Lincoln County Assessor records					Overall:	\$ 80.97		Lincoln City, Lincoln County Main Auto Body
2	08/13/20	\$ 199,000	GC	Land	6,098			0.42	13-11-19BD-10100 Advantage Holdings, LLC to
	132 DOM			Building (1989)		2,573			135 SW Strawberry Ln. Dureas Soterios
	Verified with Colleen Benson, Listing Agent					Overall:	\$ 77.34		Waldport, Lincoln County Offices with 2nd-story residential
3	07/30/20	\$ 410,000	C-2	Land	19,166			0.41	13-11-19AA-1400, 1401, 1402 & 1403 Teresa Tidwell to
	806 DOM			Building (1977)		7,824			720 NE Mill St Minje P & Kyonghee K Ghim
	Verified with Scott Combs, Listing Agent					Overall:	\$ 52.40		Waldport, Lincoln County Alesa Bay Granite / Hardware
4	01/22/20	\$ 400,000	GC	Land	29,621			0.29	07-11-02CC-300 & 500 City of Lincoln City
	551 DOM			Building (1947)		8,692			3454 NE Hwy 101 to Helping Hands Reentry
	Verified with Dennis Regen, Listing Agent					Overall:	\$ 46.02		Lincoln City Office/Warehouse w Hwy 101 frontage
5	01/15/20	\$ 399,000	C-T	Land	12,632			0.51	12-12-25AD-7900 Linda & Mark Jung to
	228 DOM			Building (1984)		6,440			10227 NW Swallow St Richard & Kathleen Grady
	Verified with Doretta Smith, Listing Agent					Overall:	\$ 61.96		Seal Rock, Lincoln County Auto Body repair /Warehouse
Subject			R-4	Land	37,461			0.27	13-11-19AC-2300 & 2401 The City of Waldport
				Office (1988)		3,655			125 NW Alesa Hwy Fire Station
				2nd Floor Residential		1,888			Waldport, Lincoln County
				Warehouse/Firehall		4,680			
				GLA		10,223			

Analysis of the Sales Comparison Approach

Sale No. 1 (07-11-02CC-1900 & 2000) is a 45,738 square foot parcel with 12,350 square feet of improvement that is well located on Hwy 101 in Lincoln City. This body shop with office space has a slightly larger site size and a slightly larger gross building area, but has a very similar building-to-land ratio (FAR) when compared to the subject property. This sale closed on October 1, 2020, for the amount of \$1,000,000, and was not listed on MLS, suggesting a lower sale price due to the limited market exposure. Overall, this sale is considered similar to the subject property, indicating an overall value **near \$80.97 overall per square foot for the subject's office & warehouse space.**

Sale No. 2 (13-11-19BD-10100) is a 6,098 square foot parcel with 2,573 square feet of improvements, which is much smaller in site size and much smaller in gross building area when compared to the subject property. The improvements consist of a 2-story building with a higher building-to-land ratio (FAR). The lower level consists of several offices and a reception area with 2nd-story 2-bedroom & 2-bath residence. The property is centrally located but has an inferior location when compared to the subject site. This sale closed on August 13, 2020, for the amount of \$199,000. Overall, this sale is considered inferior when compared to the subject and indicates an overall unit value **greater than \$77.34 per square foot for the subject's office & 2nd-floor residential space.**

Sale No. 3 (13-11-19AA-1400, 1401, 1402 & 1403) is a 19,166 square foot parcel with 7,824 square feet of improvements. The site is roughly half the size of the subject and has a smaller gross building area, with a higher building-to-land ratio (FAR). The site has bay views with 5 suites including space for Alesa Granite. This sale closed on July 30, 2020, for the amount of \$410,000 and is considered inferior to the subject property due to inferior finishes and condition. Therefore, this sale indicates an overall land and improvement value **greater than \$52.40 overall per square foot for the warehouse/garage spaces.**

Sale No. 4 (07-11-02CC-300 & 500) is a 29,166 square foot parcel with 8,692 square feet of improvements. It has a smaller site size and smaller gross building area, but a similar building-to-land ratio (FAR). The property consists of office & warehouse space. The improvements are of inferior quality and inferior condition when compared to the subject property. However, the site is well located on a busy Lincoln City corner location with 80 feet of Hwy 101 frontage. This sale closed on July 30, 2020, for the amount of \$400,000. This sale indicates an overall unit value **greater than \$46.02 per square foot.**

Sale No. 5 (12-12-25AD-7900) is a 12,632 square foot parcel with 6,440 square feet of warehouse/garage type of improvements. The site is roughly one-third the size of the subject and gross building area, and much higher building to land ratio (FAR). Formerly an automotive repair/restoration and radio installation shop, the improvements include three 12' x 14' roll-up garage doors and the building is well insulated and well maintained. There are two electric meters and the building could be easily divided into two units. There is loft storage with ladder-stair access, a break room, two restrooms, a shower, and an office. Additionally, an upstairs bedroom/office has a view of the ocean. Per the MLS listing, the sale included a car lift and compressor with installed airlines and a new roof in 2010. This sale closed on January 15, 2020, for the amount of \$399,000. Overall this sale is considered similar when compared to the subject warehouse/garage space and indicates a unit value close to **\$61.96 per square foot for the subject warehouse/garage space.**

Correlation of Values

In summary, there are very limited recent sales that could be located in all of the Oregon Coast similar to the subject property. Two of the sale comparables are located in Waldport, one in Seal Rock, and two sales in Lincoln City. All of the sale comparables have at least one use when compared to the subject property and have somewhat similar building-to-land ratios. The overall subject property has good utility and is physically and functionally superior except Sale No. 1 when compared to all of the comparables identified.

The overall price per square foot ranged from \$46.02 per square foot to \$80.97 per square foot. Sale No. 1 is the most recent and similar when compared to the subject property, but is on Highway 101 in a superior market area. Sale 2 is located nearby the subject property in Waldport and has an office and 2nd-story residential use similar to the subject property. Sales 3 and 4 are inferior when compared to the subject property. Sale 5 is very similar to the subject property, but is smaller and located off of a main street in Seal Rock, an inferior office and warehouse market area.

After considering all of the pertinent factors, the appraiser feels that a value at the high end of the range is appropriate for the office and residential spaces, due to the subject's location, size, age, and condition. With considerable appraiser's judgment, we estimate a unit value of \$80.00 per square foot for the subject's office and residential space. In addition, the sales data supports a value of \$60.00 per square foot for the garage/warehouse space by the Sales Comparison Approach. The calculations are noted below:

Sales Comparable Approach Value Summary				
Space	Square Feet		Price per SF	Value
Office (1988)	3,655	x	\$ 80.00	\$ 292,400
2nd Floor Residential	1,888	x	\$ 80.00	\$ 151,040
Warehouse/Firehall	4,680	x	\$ 60.00	\$ 280,800
				\$ 724,240
			Rounded to,	\$ 725,000
Value by the Sales Comparison Approach				\$ 725,000

FINAL VALUE CONCLUSION BY THE SALES COMPARISON APPROACH:

SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS \$ 725,000

CERTIFICATION OF THE APPRAISER

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

- *The statements of fact contained in this report are true and correct.*
- *The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and have no personal interest concerning the parties involved.*
- *I have no bias concerning the property that is the subject of this report or to the parties involved with this assignment.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, Jeffrey L. Marineau, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).*
- *I have made a personal interior and exterior inspection of the property that is the subject of this report.*
- *Marineau and Associates has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.*
- *David S. Olson provided significant professional assistance in the preparation of this report to the person signing this report.*



November 5, 2021

Jeffrey L. Marineau, MAI Date
License# C000029 Expires: 4/30/2022



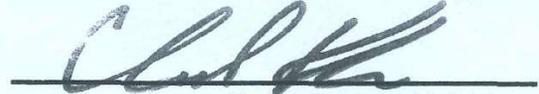
Appraiser Certification and Licensure Board
State Certified General Appraiser
28 hours of continuing education required

JEFFREY L MARINEAU
MARINEAU AND ASSOCIATES
510 HIGHLAND AVE
COOS BAY, OR 97420

License No.: C000029

Issue Date: May 01, 2020

Expiration Date: April 30, 2022


Chad Koch, Interim Administrator

ADDENDA

Waldport Residential (R-4) Zoning Code

1.1340 Residential Zone R-4

In an R-4 zone the following regulations shall apply:

(1) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.7599, and 1.1901 to 1.1999:

(a) A use permitted outright in the R-3 zone.

(2) Conditional Uses Permitted:

The following uses and their accessory uses may be permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999.

(a) A use permitted as a conditional use in the R-3 zone.

(b) Clinic.

(c) Club, lodge, or fraternal organization.

(d) Hotel, motel, or resort, when served by a public or community sewer system, with accessory commercial uses provided that:

(A) They are located within the main building or buildings.

(B) They are limited to gift shops, eating and drinking establishments, and similar facilities.

(C) They do not exceed ten percent of the total floor area of the main use.

(e) Private museum, art gallery, or similar facility.

(f) Professional office.

(3) Standards:

Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and 1.1901 to 1.1999 the following standards shall apply:

(a) Lot Size and Dimensions:

The minimum lot size and dimensions shall be as follows:

(A) Standards for single family dwelling units shall be the same as in the R-1 zone.

(B) The minimum lot area per dwelling unit shall be 2,500 square feet when a lot is served by both a public or community water supply system and sewage disposal system.

(C) The minimum lot area per dwelling unit shall be 15,000 square feet when a lot is served by either a public or community water supply system, or a public or community sewage disposal system.

(D) The minimum lot area per dwelling unit shall be at least 2 acres when a lot is not served by either a public or community sewage or water supply system.

1.1330 Residential Zone R-3

In an R-3 zone the following regulations shall apply:

(1) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

(a) A use permitted outright in the R-2 zone.

(b) Multi-family dwelling.

QUALIFICATIONS OF THE APPRAISER

Jeffrey L. Marineau, MAI

STATE CERTIFIED APPRAISER #C000029; Expiration April 30, 2022

Education

Graduate of the University of Oregon, Bachelor of Science Degree in Business Administration - Real Estate Major, 1973

Appraisal Institute:

Course 1-Part A	:	Successfully challenged examination
Course 1-Part B	:	Successfully challenged examination
Course II	:	Successfully completed course
Litigation Valuation	:	Successfully completed course
Market Analysis	:	Successfully completed course
Standards of Professional Practice, Part A (USPAP)	:	Successfully completed course - 2001
Standards of Professional Practice, Part B (420)	:	Successfully completed course - 2001
Condemnation Appraising Course SE710	:	Successfully completed course - 1999
Condemnation Appraising Course SE720	:	Successfully completed course - 1999

Seminars:

Americans w/Disabilities Act - 1992	Wetlands Evaluation Issues - 1992
Cash Flow Analysis - 1989	Hotel/Motel Valuation - 1993
Hazardous Wastes & Toxic Materials - 1989	Income Property Valuation - 1993
Real Estate Risk Analysis - 1989	Professional Timber Cruising - 1994
Mineral Valuation - 1990	Subdivision Analysis - 1994
UC/IAR Form - 1989	Hotel/Motel Valuation - 1993
Legal/Professional Topics - 2003	The Internet and Appraising - 1997
USPAP Update - 2006	Eminent Domain - 1998, 2010, 2021
Oregon Wetlands - 2001	Federal Land Exchanges - 13505
Federal Land Acquisition - 2002 and 2007	Easement Valuation - 1990
Uncertainties of Measure 37 - 2005	GIS Applications - 2006
Federal Land Acquisition - 2007	New Technology for Foresters - 2007
USPAP Update 2008, 2010, 2012, 2014	Industrial and Flex Buildings-2012
Office Buildings-Mortgage Underwriting 2012	Sustainability of Real Estate-2012
Online Cool Tools Appraisal Institute 2014	Valuation of Partial Acquisitions-2014
Supporting Adjustments 2014	Self Storage Appraisals 2020
Right of Way Appraisals 2015	Timberland Appraisals 2015
Right of Way Maps 2015	Temporary Construction Easement 2015
Right of Way Symposium 2015	Business Practices and Ethics 2016, 2021
Supervisor-Trainee Course 2016	Eminent Domain - 2017
Green Commercial Buildings 2018	USPAP Update 2020
Ground Lease Appraisals 2020	

Southwestern Oregon Community College:

Residential Blueprint Reading & Sketching Commercial Blueprint Reading & Sketching
Residential Electrical Wiring

Appraisal Experience

Eminent Domain:	Full and partial takings, Air rights, Microwave beam paths, Highway right-of-way, etc.
Industrial:	Wood products manufacturing plants, Warehouses, Deep draft water frontage, Shipyards, Seafood processing plants, Log yards, Industrial lands.
Commercial:	Retail store buildings, Office buildings, Restaurants, Service stations, Supermarkets, Shopping centers, Medical, Dental and Vision Clinics.
Residential:	Single-family dwellings, Multi-family dwellings, Condominiums
Special Purpose:	Governmental structures, Timberland, Wetlands, Cranberry Bogs, Farms and Ranches, Assisted Living Projects, Motels, Aggregate Pits and Quarries, Recreational vehicle parks, Mobile Home Parks, Churches, Hospitals, and Subdivisions.

9/01/2021

QUALIFICATIONS OF THE APPRAISER (continued)

Jeffrey L. Marineau, MAI

STATE CERTIFIED APPRAISER #C000029; Expiration April 30, 2022

Employment

Apprentice Appraiser: 1968 to 1973. Appraisal experience working with Fred J. Marineau, limited to non-school days.

Licensed Real Estate Appraiser: Employed since 1973 with Fred J. Marineau, Real Estate Appraisers and Consultants

Owner: Marineau and Associates - July 1986 to present

Professional Organizations

Member, Appraisal Institute-MAI Designation since 1981

Member, Rotary International

Member, Coos County Board of Realtors

Court Appearances

District Court – Coos, Curry and Lincoln Counties

Circuit Court - Coos, Curry and Douglas Counties

Oregon Tax Court

Federal Bankruptcy Court - Eugene

Department of Revenue - Coos and Lincoln Counties

Board of Equalization - Coos County

REPRESENTATIVE LIST OF APPRAISAL/CONSULTATION CLIENTS

Corporate Clients

Weyerhaeuser Corporation

Georgia Pacific Corporation

Menasha Corporation

International Paper Corporation

Roseburg Forest Products

Al Pierce Company

Coos Head Timber Company

South Coast Lumber Company

Lloyd Corporation

Chevron Corporation

Union Oil of California

Jordan Cove Energy

Stuntzner Engineering & Forestry

Lesan and Finneran

Hough, MacAdam and Wartnik, LLC

Gould Law Firm, LLC

Westbrook Land and Timber

Ocean Terminals

Bald Knob Land and Timber Co.

Coast Distributors, Inc.

Moore Mill Lumber Company

Sause Bros. Ocean Towing, Inc.

Financial Clients

Wells Fargo Bank

U. S. Bancorp

Bank of America

Oregon Bank

Umpqua Bank

Seafirst Mortgage Corporation

Oregon Pacific Bank

Siuslaw Valley Bank

First Community Credit Union

Evergreen Federal Bank

Banner Bank

Chetco Federal Credit Union

Rainier Financial Services

Frontier Investment Corporation

First Farwest Capital Fund, Inc

Union Bank

Public Clients and Institutions

City of Coos Bay

Coos County

Douglas County

City of North Bend

City of Reedsport

City of North Bend

City of Bandon

City of Coquille

State of Oregon:

Oregon Department of Forestry

State Lands Division

Oregon Dept. of Transportation-ODOT

University of Oregon

Oregon State University

Southwestern Oregon Community College

North Bend School District 13

U. S. Bureau of Land Management

U. S. Forest Service

Bonneville Power Administration

General Services Administration

U.S. Postal Service

Oregon International Port of Coos Bay

Federal Deposit & Insurance Corp. (FDIC)

Federal Savings & Loan Ins. Corp (FSLIC)

Coos Bay School District 9

Trust for Public Lands

Natural Resources Conservation Service

Nature Conservancy

Wild Rivers Land Trust

U. S. Small Business Administration

U. S. Corps of Engineers

Ports of Bandon, Brookings, and Gold Beach

Port of Newport

9/01/2021