

EXHIBIT 9  
WITNESS BARRETT  
DAVID STOREY  
SPOKANE, WASHINGTON

*Canis Major*  
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APPRAISAL  
RIVERPARK SQUARE PARKING GARAGE  
218 N. POST ST.  
SPOKANE, WASHINGTON

FOR  
CITY OF SPOKANE

by

*Daniel E. Barrett, MAI*  
*1306 West Elmwood Court*  
*Spokane, WA 99218*

*(509) 466-9336*

DATE OF VALUE March 1, 1999  
DATE OF APPRAISAL July 8, 1996

of the original building. In other words, the combination of the new construction along with the renovation of the existing structure will reduce the effective age of the structure to about one-half of its chronological age.

The amount of depreciation which will be inherent in the subject improvements is abstracted from comparable sales. One sale in particular, the 1986 sale of the Parkade, provides the best evidence of the rate of loss suffered by this type of property. In analyzing that sale, the value of the improvement at the time of sale was compared with its estimated replacement cost new. At the time of sale the building was chronologically 20-years old; however, a combination of deferred maintenance and local economic factors produce an effective age of 30-years. The average rate at which overall depreciation accrued in this property was 2.57% per year. Applying this rate of accrual to the subjects 10-year effective age indicates overall depreciation in the subject at about 25%. It is noted that most comparable sales analyzed in this fashion have produced rates of depreciation accrual between 2.0% and 3.0% per year.

Based upon this analysis, the value of the improvements in this investment are considered to be:

Replacement Cost New	\$16,000,000
Less Overall Depreciation at 25%	<u>-\$4,000,000</u>
Current Improvement Value	\$12,000,000

On the following pages are printouts of the calculations leading to the indications of contributory land value developed in the three valuation scenarios. It is reemphasized that this analysis is based upon a "market value" analysis of the project which produces significantly lower estimates than developed in the "investment value" analysis. The primary differences relate to the use of a higher discount rate and to providing for the payment of property taxes on the improvements. In each analysis, the building value is shown to be \$12,000,000. The capitalization rate to the improvements varies from 12.33% to 12.58% whereas the capitalization rate to the land is constant at 10%. The results show a wide variation in contributory land value, which is caused by the variations in the assumptions applied to the different scenarios.

CONTRIBUTORY LAND VALUES

Best Case Scenario	\$13,579,450	\$116.72/sq. ft.
Moderate Case Scenario	\$10,112,160	\$86.92/sq. ft.
Worst Case Scenario	\$2,862,640	\$24.61/sq. ft.