



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION X  
Alaska, Idaho, Oregon,  
Washington

915 Second Avenue  
Federal Bldg. Suite 3142  
Seattle, WA 98174-1002  
206-220-7954  
206-220-7959 (fax)

November 10, 2015

Carolyn Chase, AICP  
Service Development Planner  
Skagit Transit  
600 County Shop Lane  
Burlington, WA 98233-9772

RE: Real Estate Appraisal Concurrence  
Property Owner: Bay Ridge Park, LLC  
Property Address: 11784 Bay Ridge Dr., Burlington, WA

Dear Ms. Chase:

This responds to your letter of October 8, 2015, seeking Federal Transit Administration (FTA) concurrence on the appraisal of property owned by Bay Ridge Park, LLC. The property will be used for Skagit Transit's future maintenance, operations and administrative base.

FTA has reviewed the appraisal by Ron Mount, GCA, dated July 22, 2015, and the review appraisal by Kent M. Scudder, Ph.D., dated September 30, 2015. The review appraiser accepted the initial appraisal report but changed the final value estimate as a result of corrections and/or minor adjustments of value. When a review appraiser changes the value offered by the appraiser, the review appraiser becomes the appraiser of record and takes responsibility for the appraised value to include any future condemnation action that might be taken. Based on an administrative review, FTA concurs with the review appraiser's final value estimate of \$5,075,000 for the subject property.

This concurrence is contingent upon the appraised site having been determined by Skagit Transit through due diligent inspection and review to be free of environmental contamination and hazardous materials to a level sufficient for industrial or commercial use. To encourage the complete due diligent assessment of contamination prior to project decision-making, FTA generally will not participate in the remediation of contamination discovered during construction on property previously determined to be free of contamination or hazardous waste.

This letter does not constitute FTA concurrence for the negotiated purchase or settlement for an amount of \$50,000 in excess of the above-authorized price. You should continue to follow all requirements of the Uniform Relocation and Real Property Acquisition Act, the regulations for

which are found at 49 CFR Part 24 and FTA Grant Management Requirements Circular 5010.1D, Chapter IV.

The administrative review was conducted on the basis of the Skagit Transit's appraisal and appraisal review reports conformance with the Uniform Act and its Federal implementing regulations, 49 CFR, Part 24. This review indicates that both the appraisal report and the appraisal review report, meet or exceed the minimum Federal requirements. This review was not done for the purposes of making a value determination, but is an administrative review for the purpose of determining if the review appraiser's determination of market value supports FTA funding participation.

If you have any questions, please do not hesitate to contact Susan Fletcher, Director, Operations and Program Management Office, at 206-220-7514.

Sincerely,



R.F. Krochalis  
Regional Administrator



U.S. Department  
of Transportation  
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January 17, 2017

Brad Windler  
Service Development Planner  
Skagit Transit  
600 County Shop Lane  
Burlington, WA 98233

RE: Skagit Transit Maintenance, Operations and Administrative Base  
Property Acquisition Appraisal  
Property Owner: Wallace Bay View Properties, LLC  
Property Address: 117 Bay Ridge Drive, Burlington, WA

Dear Mr. Windler:

This responds to your letter of December 30, 2016 seeking Federal Transit Administration (FTA) concurrence to purchase real property as identified above. Skagit Transit would like to purchase 2.96 acres of Lot 5C at 117 Bay Ridge Drive, Burlington, WA owned by Wallace Bay View Properties, LLC. This property would supplement your previous property purchase to replace your Maintenance, Operations, and Administrative Base by allowing Skagit Transit to construct needed parking and ancillary facilities.

FTA has reviewed the appraisal from Gregory L. Goodman, Valbridge Property Advisors dated December 23, 2016 and the review appraisal from Kent M. Scudder, Norquest Asset Valuation, dated December 29, 2016. Based on this review, FTA concurs with an offer of just compensation for the 2.96 acres of Lot 5C on Bay Ridge Drive in the amount of \$785,000.

This concurrence is contingent upon the appraised site having been determined by you through diligent inspection and review to be free of environmental contamination and hazardous materials to a level sufficient for industrial or commercial use. To encourage complete due diligence and assessment of contamination prior to project decision-making, FTA generally will not participate in the remediation of contamination discovered during construction on property previously determined to be free of contamination or hazardous waste. FTA Circular, 5010.1D requires the grantee to "consider the effect, if any, that contamination has on the market value of the property being valued." The administrative approval of this appraisal may limit the federal participation on the parcels if contamination is found.

This letter does not constitute FTA concurrence for the negotiated purchase or settlement for an amount of \$50,000 in excess of the above-authorized price. You should continue to follow all

requirements of the Uniform Relocation and Real Property Acquisition Act, the regulations for which are found at 49 CFR Part 24 and FTA Grant Management Requirements circular 5010.1D, Chapter IV.

The administrative review was conducted on the basis of the appraisal and appraisal review reports conformance with 49 CFR Part 24. This review indicates that both the appraisal report and the appraisal review report meet or exceed the minimum Federal requirements. This review was not done for the purposes of making a value determination, but is an administrative review for the purpose of determining if the review appraiser's determination of market value supports FTA funding participation.

If you have any questions, please do not hesitate to contact John Witmer at 206-220-7964 or [john.witmer@dot.gov](mailto:john.witmer@dot.gov).

Sincerely,

Susan Fletcher, P.E.  
Director, Operations and Program Management Office