



## Appraisal Engagement Summary Contract

**Date Awarded:** 03/05/2008

**Project Number:** 08-000131-01

---

**Appraiser Name:** Chris Gaskins  
**Appraiser Company:** Petroleum Realty Advisors  
**Address:** One Centerpointe Drive, Ste. 130, Lake Oswego, OR 97035  
**Phone:** (503) 670-1600      **Fax:** (503) 670-1616      **Email:** cgaskins@petroadvisors.com

---

**Property/Project Name:** Conoco Philips 76 Service Station - Akroush  
**Property Address:** 6140 SE King Rd., Milwaukie, OR 97222  
**Property Type:** Retail-Commercial - Service Station/Gas Station  
**Property Description:** Conoco Philips 76 Service Station - two fuel islands and a sheet metal building currently being renovated into a convenience store

**Access/Contact Info:** Radwan Akroush, Borrower      **Phone:** 503-381-9688  
**Email:**      **Alt. Phone:**

---

Please accept this letter as your authorization to develop an appraisal of the referenced property on behalf of Sterling Savings Bank (SSB), affiliates or subsidiaries. This engagement is subject to the following:

- The specific terms and conditions outlined in the Request for Proposal in RIMS including, but not limited to, the Comments section and any other attached Reference Documents;
- The SSB General Requirements; and
- Any specific requirements set forth in this letter.

**Delivery Date:** 4/14/2008

**Delivery Requirements:** Within 13 days of the award date, submit any requests for information to the property contact and arrange for a property inspection. If you have not received all required information within 27 days of the award date, or if at any time you believe the report may be delayed, contact the Job Manager stipulated below. Upload an electronic copy of your appraisal report to the RIMS website no later than the delivery date. The RIMS web address is <https://sterlingsavingsbank.exactbid.com>. If the complete copy of the report cannot be uploaded, please contact support at [appraisal.department@sterlingsavings.com](mailto:appraisal.department@sterlingsavings.com).

**Appraisal Fee:** \$4,000, inclusive of all costs necessary to complete the report. Any costs not included in the fee must be approved in advance by the Appraisal Department.

## **Scope of Work**

<b>Intended Use:</b>	Loan Underwriting Description: The intended use of this appraisal is for loan underwriting and-or credit decisions by Sterling Savings Bank and-or participants
<b>Intended User:</b>	User - Sterling Savings Bank Description: The intended users of this report is Sterling Savings Bank and-or affiliates
<b>Inspection Requirements:</b>	Inspect - Full Subject Description: An interior and exterior inspection of the subject property in sufficient detail to determine marketability
<b>Appraisal Work Scope:</b>	Complete Scope Appraisal Description: This appraisal will include all applicable approaches to value, individual comparable data sheets, will meet all USPAP and FIRREA requirements and will include detailed reporting of the analysis and data.
<b>Interest Appraised:</b>	The interest to be appraised is the Borrower's interest in the property Fee Simple
<b>Appraisal Premise(s):</b>	Market Value
<b>Value(s) Requested:</b>	As-Is
<b>Report Type:</b>	Self-Contained
<b>Report Format:</b>	Narrative
<b>Address Report and/or Questions to the SSB Job Manager:</b>	Candi Coleman 111 N Wall Street 3rd Floor Spokane, WA 99201 Phone: 509-227-5393 Fax: 509-227-5385 Email: candi.coleman@sterlingsavings.com

## **Invoice Requirements**

The invoice must reference the Intended User as the Client.

Please refer to the SSB General Requirements for complete instructions.

By accepting this award electronically, you agree to the terms of this engagement, including terms set forth in documents incorporated herein by reference. Please include a copy of this letter in the addenda of the report.