



key: dc/default

# KEY ORDER SUMMARY

**Service Order For: APPRAISAL**

## General

**Project Name:** 9815 SW Wilsonville Road  
**KRETS File #:** KEYW-080414-7834-1**Due Date:** 13-May-2008 00:00:00  
**Fee Amt :** \$4,500.00  
**Revised Amt:** \$0.00**Client:** KeyBank National Association  
**Intended User(s):** KeyBank National Association  
**Intended Use(s):** Support for Financing Decisions

### Instructions

**Type of Service:** APPRAISAL**Type of Appraisal:** Complete**Type of Report:** SUMMARY**Required Values:** LEASEHOLD**Market Analysis:** LEVEL B

### SCOPE OF SERVICE

**Regional and City Data:** Summary**Neighborhood Data:** Summary**Highest and Best Use Analysis:** Summary**Land Value:** Summary**Cost Approach:** Summary**Sales Comparison Approach:** Summary**Income Approach:** Summary**Reconciliation:** Summary**Number of Copies:** 4

You are bound by the [KRETS Master Agreement for Appraisal and Consulting Services](#), the [General Appraisal Requirements](#), and the following supplemental requirements:  
[Owner Occupied](#)

**Service Comments:** Using all three approaches, as applicable, provide a summary report of the following valuation scenarios: \_\_\_\_ 1. AS IS market value of the leasehold interest of the existing Chevron Gas station, C-store and auto service building(s) subject to the existing long-term ground lease. \_\_\_\_ 2. Market value of the subject property under the hypothetical condition that the property is owned in fee simple without the existing long-term ground lease. \_\_\_\_ KeyBank's owner-occupied supplemental requirements apply to this assignment. Identify the likely owner/user of the subject and the depth of that market segment. \_\_\_\_ **DELIVERY INSTRUCTIONS:** Upload a complete signed electronic report to Appraisal Port with all exhibits and addenda. Upload your invoice separately. Provide 4 hard copies to Christine Fisher at her Portland office. \_\_\_\_ **PLEASE PROVIDE QUOTES FOR NORMAL AND RUSH DELIVERIES.**

## Values To Be Included In Appraisal Report

- "As Is" Market Value

. Market value under the hypothetical condition that the subject property is owned in fee simple, without the existing long term ground lease.

### Property

- **Wilsonville Chevron**  
9815 SW WILSONVILLE RD, WILSONVILLE, CLACKAMAS County, OR 97070 USA

**Property Type:** Other-Gas Station/Convenience Store**Built In:****Last Year Renovated:****Number of Buildings:** 3**Building Size:** NaNAC**Number of Stories:** NaN**Number of Units:****Occupant Type:** Owner**Construction Type:** N/A**Site Size:** 1.78 AC**Assessor's Parcel #:** 00810518**Property Comments:** The subject consists of an existing Chevron gas station, C-store and leased building

for automotive uses on leased land. The current ground lessee has the opportunity to purchase the underlying land to remove the long-term ground lease and own the property in fee simple.

#### Additional Information Available

Documents Provided By: **Please request all needed information directly from the property contact noted in the order.**

#### Loan Information

- Purpose of Transaction: **Additional Advance**
- **No Syndication**

Comments: The purpose of the appraisal is to provide information to be used in underwriting a loan on the acquisition of the underlying ground lease and the existing improvements.

#### KeyBank Contact - Address Reports To:

CHRISTINE FISHER, MAI  
VICE PRESIDENT  
KEYBANK NATIONAL ASSOCIATION  
1211 SW 5TH AVE #400 / OR-20-21-0481  
PORTLAND, OR 97204-  
Phone: 503-790-7689  
Fax: 503-790-7688  
E-Mail: CHRISTINE\_A\_FISHER@KEYBANK.COM

#### Contact Information

1. BORROWING ENTITY:  
William M. Walter, et al...
2. BORROWER CONTACT:  
Mark Walter  
Stagecraft Industries, Inc.  
503-286-1600
3. PROPERTY CONTACT:  
Mark Walter  
Stagecraft Industries Inc.  
503-286-1600

#### Vendor

CHRISTOPHER GASKINS  
One Centerpointe Drive, Suite 130  
Lake Oswego, OR, 97035  
Phone: 503-670-1600  
Fax:  
E-Mail: appraisalport@petroadvisors.com

#### Ordered For

JOHN WYATT  
503-790-7516  
JOHN\_W\_WYATT@KEYBANK.COM  
1211 SW FIFTH AVE #500  
OR-20-21-0305  
PORTLAND, OR 97204-

#### Ordered By

JOHN WYATT  
503-790-7516  
JOHN\_W\_WYATT@KEYBANK.COM  
1211 SW FIFTH AVE #500  
OR-20-21-0305  
PORTLAND, OR 97204-