

RESOLUTION NO. 07-426

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, DIRECTING THE CITY ADMINISTRATOR TO SIGN A LETTER WITH GPA VALUATION FOR THE APPRAISAL OF TAX PARCEL NUMBER 112106-9092

WHEREAS, the City of Black Diamond finds it necessary to hire an experienced consulting firm for the above services; and

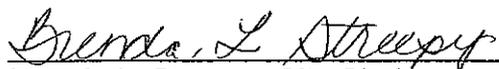
WHEREAS, the City has selected GPA Valuation, Real Estate Appraisers and Consultants team to complete a summary appraisal, and Consultant is qualified, willing and able to perform the necessary consulting services on this project; now, therefore

BE IT RESOLVED that the City Administrator is hereby authorized to sign a letter, substantially in the form attached as Exhibit A;

ADOPTED by the City Council at an open public meeting held on the 15th day of February, 2007.


Howard Botts, Mayor

Attest:


Brenda L. Streepy, City Clerk

GPA VALUATION
Real Estate Appraisers and Consultants
7522 28th Street West
Tacoma, Washington 98466-4112
(253) 564-1342
FAX (253) 566-9560

Gary K. Wessels, MAI
Richard E. Pinkley
Brandee J. Fish

Edward O. Greer, MAI
Bruce E. Pyrah

February 12, 2007

Rick Luther, City Administrator
City of Black Diamond
Washington

Transmitted via e-mail: bdcop@aol.com

Re: Black Diamond Project Property
King County Tax Parcel Number 112106-9092
Black Diamond, Washington

Dear Mr. Luther:

This letter is to confirm our recent conversation regarding the appraisal requested on the above-referenced property.

The fee to complete a summary appraisal on the Black Diamond Project property will not exceed \$4,500. This fee will provide three copies of the report, unless prior arrangements have been made. It must be noted that if the work is stopped by the client before completion, the client will be responsible for work completed as of the date of notice to stop work. Assignments canceled after authorization to proceed are subject to a minimum cancellation charge of 15%.

We anticipate completion of the report to be March 15, 2007, per your request. This completion date is based on the assumption that a signed copy of this letter and any earnest money agreements, legal description and title policies available are returned to us within 4 days of the above date.

The client is hereby informed that the information gathered by the appraiser in the course of this appraisal assignment may be utilized in future assignments. If the client wishes to keep the property information confidential, the appraiser should be informed to that effect in writing at the time confirmation is made that GPA Valuation is to proceed with the appraisal assignment.

Since a few clients in the past have been delinquent, our attorney has recommended that we have a uniform letter of authorization to protect us in case of collection loss. Consequently, please be advised that if our appraisal firm is selected and this account becomes delinquent, it will be subject to late charges of 1.5% per month, and it may be referred to an attorney for collection. The client agrees to pay all fees and costs of collection, including such sum as may be determined by the court to be reasonable attorney's fees, plus interest on the unpaid balance.

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Re: Black Diamond Project Property
King County Tax Parcel Number 112106-9092
Black Diamond, Washington

February 12, 2007

Thank you for giving us the opportunity to offer a proposal on your project.

Very truly yours,

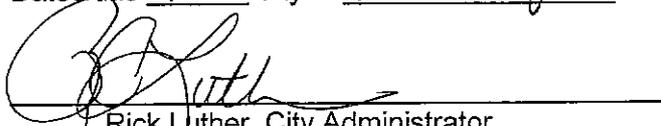
GPA VALUATION

Edward O. Greer, MAI
State-certified General Real Estate Appraiser
Number 1100597

EOG:gec

I authorize GPA Valuation to proceed with the appraisal on the above referenced property with the terms noted above.

Dated this 15th day of February 2007

A handwritten signature in black ink, appearing to read "Rick Luther", is written over a horizontal line.

Rick Luther, City Administrator
City of Black Diamond