



N.G. JACOBSON & ASSOCIATES, INC.

August 1, 2003

Ms. Laurel Siddoway  
Randall & Danskin, P.S.  
1500 Bank of America Financial Center  
601 West Riverside Avenue  
Spokane, WA 99201-0653

Mr. Bruce C. Allen, MAI  
Bruce C. Allen & Associates, Inc.  
1230 NE 8<sup>th</sup> Street, Suite #200  
Bellevue, WA 98005

Consulting  
Engineers

**RE: River Park Square Parking Garage  
NGJ #2238.101**

Dear Ms. Siddoway and Mr. Allen:

In late August 2002, Bruce C. Allen & Associates, Inc. contacted N.G. Jacobson & Associates, Inc. (NGJ) to provide parking consulting and engineering services to assist them with their appraisal work on this facility. On September 17, 2002 I visited the River Park Square Parking Garage with David Craig, a construction cost consultant to walk through and observe this completed facility in order to provide a preliminary opinion on the current physical condition of the entire garage. During this visit I was provided with a copy of Walker Parking Consultants June 14, 1996 Final Report on the Financial Feasibility Analysis & Condition Assessment report for the River Park Square Parking Garage. Additionally on this day we visited your office where I was able to do a very limited review of some of the construction documents for the parking garage expansion project and listened to a conference call made to Mr. Terry Goebel of Goebel Construction when questions about the work they performed on the garage were asked.

Following this site visit, I prepared a brief report dated October 4, 2002 describing my observations and offered preliminary comments on Walker Parking Consultants June 14, 1996 Section II - Condition Assessment report as well as a preliminary summary of findings and recommendations regarding the actual physical condition of the garage.

After a meeting with you, Denise Lane and David Craig on January 13, 2003, our firm prepared a proposal on January 27, 2003 to perform a more thorough physical condition appraisal with restoration scoping/estimates and 20 year life cycle cost evaluation of the freestanding (1,082 car) garage portion of River Park Square. This recommended scope of work was modified the week of July 14, 2003 when we were contacted to provide the following services by August 1, 2003:

1. A one day site visit on July 25, 2003.

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