



CITY OF KENAI

REQUEST FOR PROPOSALS (RFP)

City of Kenai Real Estate Appraisal Services

ISSUED
OCTOBER 7, 2019

PROPOSAL DELIVERY DEADLINE
5:00 P.M. FRIDAY, OCTOBER 25, 2019

Issued By:
CITY OF KENAI
210 Fidalgo Avenue
Kenai, AK 99611

Point of Contact:
Elizabeth Appleby
City Planner
907.283.8235
eappleby@kenai.city



CITY OF KENAI
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REQUEST FOR PROPOSALS (RFP)

Project Name: City of Kenai Real Estate Appraisal Services
Proposal Documents Available: Monday, October 7, 2019
Last Day for Questions: Friday, October 18, 2019 @ 5:00 p.m.
Proposal Due Date: Friday, October 25, 2019 @ 5:00 p.m. to City Hall

SCOPE OF WORK: City of Kenai Real Estate Appraisal Services

Proposers must contact the City Planner at eappleby@kenai.city to be placed on the list to receive addenda.

RFP documents can be obtained on the City of Kenai website at www.kenai.city or at City Hall at 210 Fidalgo Avenue, Kenai, AK 99611.

Publish: Anchorage Daily News – October 9 and October 13, 2019
Peninsula Clarion – October 8 and October 11, 2019

REQUEST FOR PROPOSALS (RFP) INSTRUCTIONS

1.0 GENERAL INFORMATION

1.1 Purpose

The City of Kenai (City), a municipal corporation within the Kenai Peninsula Borough, is requesting proposals from qualified independent real estate appraisers certified by the State of Alaska under AS 08.87 to provide appraisals for a number of City-owned properties to determine the fair market value of the properties as if vacant (site value). Many of the parcels are improved to their highest and best use and are encumbered by land lease agreements or are available for lease. The City determines annual rent by computing a lease rate percentage (currently eight percent) of the fair market value of the land. All parcels requiring appraisal are located within the corporate limits of the City of Kenai. A map and legal descriptions related to the specific properties requiring appraisal are included in the Appendices to this RFP.

1.2 Background

The City leases two types of land requiring appraisal as follows:

1. Airport Reserve Properties

The City has approximately twenty-four (24) properties within the Airport Reserve boundary. The Airport Reserve was established for the development, expansion, maintenance, operation, protection, and perpetuation of the Kenai Municipal Airport. No City-owned land within the Airport Reserve may be sold.

2. Properties Outside of the Airport Reserve

The City has approximately seventeen (17) properties outside the Airport Reserve that are currently under lease. The City may lease or sell lands outside of the Airport Reserve pursuant to the Kenai Municipal Code.

1.3 Questions

Any questions regarding this proposal must be submitted in writing to City Planner Elizabeth Appleby by **5:00 p.m. on Friday, October 18, 2019**. Questions may be emailed to eappleby@kenai.city. The subject line of the email should read: "Questions: City of Kenai Real Estate Appraisal Services."

Verbal requests for information or clarification will not be accepted. All questions will be answered and distributed to all prospective proposers via addendum. To receive project addenda, you must be on the plan holder's list. To be placed on the plan holder's list, contact the City Planner by email at eappleby@kenai.city. Downloading projects from the City website does not automatically place you on the plan holder's list.

1.4 Preparation Costs

The City shall not be responsible for proposal preparation cost, nor for cost including attorney fees associated with any (administrative, judicial, or otherwise) challenge to the determination of the highest ranked proposer and/or award of agreement and/or rejection of proposal. By submitting a proposal, each proposer agrees to be bound in this respect and waives all claims to such costs and fees.

2.0 RULES GOVERNING COMPETITION

2.1 Examination of Proposals

Proposers should carefully examine the entire Request for Proposal (RFP) and any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

2.2 Proposal Acceptance Period

Proposals must be irrevocable for ninety (90) days following the submission date.

2.3 Confidentiality

The content of all proposals will be kept confidential until the selection of the Proposer is announced. At that time, the selected proposal is open for review by the competing proposers, excluding any tabulations and evaluations thereof. After the award of an Agreement, all proposals, tabulations, and evaluations will then become public information.

2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on: (1) Conformance to the RFP instructions; (2) Responsiveness to the RFP requirements; and (3) Completeness and clarity of content.

2.5 Signature Requirements

The proposal transmittal letter must be signed. A proposal may be signed by: an officer or other agent of a Proposer, if authorized to sign agreements on its behalf; a member of a partnership; an owner of a privately-owned Proposer; or other agent if properly authorized by a power of attorney or equivalent document. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

2.6 Proposal Submission

Five (5) copies of the proposal are to be submitted to the City of Kenai City Planner at 210 Fidalgo Avenue, Kenai, AK 99611, clearly marked with the proposer's name and "City of Kenai Real Estate Appraisal Services RFP." Proposals shall be completely sealed in an envelope clearly marked with the Proposer name, with one (1) copy of the Cost Proposal in a separate sealed envelope.

2.7 Tax Compliance

Kenai Municipal Code requires that businesses or individuals contracting to do business with the City comply with the Kenai Peninsula Borough tax provisions. No agreement will be awarded to any individual or Proposer found to be in violation. The Kenai Peninsula Borough Tax Compliance Certification form is attached.

2.8 Licenses and Certifications

Proposers shall include with their proposals copies of all licenses, certificates, registrations, and other credentials required for performance under the agreement. Documentation must be current and must have been issued by or under authority of the State of Alaska or, if documentation is from an outside jurisdiction, such documentation must be accepted as valid by the State of Alaska for performance in Alaska. Such documentation shall include, but is not limited to, Alaska business license and applicable professional licenses, registrations, and certificates.

2.9 News Releases

News releases pertaining to the award resulting from the RFP shall not be made without prior written approval of the City of Kenai's City Manager.

2.10 Disposition of Proposals

All materials submitted in response to this RFP will become the property of the City of Kenai. One copy shall be retained for the official files of the City Planning Department and will become public record after award of an Agreement.

2.11 Oral Change/Interpretation

No oral change, or interpretation, of any provision contained in this RFP is valid. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the City.

Proposer shall acknowledge receipt of addenda in their transmittal letter. Only a proposal acknowledging receipt of all addenda may be considered responsive, unless the unacknowledged addenda, in the opinion of the City Manager, would have no material effect on the terms of the proposal. The City Manager may elect to allow a proposer to acknowledge receipt of addenda after opening proposals.

2.12 Replacement of Submitted Proposals

Replacements will be accepted by the City, and binding upon the responding Proposer, only if it is received by the City at the place designated for submission prior to the scheduled deadline and meets all other RFP conditions.

2.13 Late Submissions

Proposals received after the date and time specified in this RFP will not be considered.

2.14 Withdrawal of Proposals

At any time prior to the scheduled closing time for receipt of RFP submittals, any responding Proposer may withdraw their submittal, either personally or by written request. However, a proposal may not be withdrawn after opening without the written consent of the City.

2.15 Acceptance – Rejection of Proposals

The City may reject any or all proposals if the City Manager determines that it is in the best interest of the City and may waive irregularities, other than the requirements for timeliness and manual signature, if the irregularities do not affect the competitive advantage of any proposer.

2.16 Choice of Law and Jurisdiction

The laws of the State of Alaska shall govern this RFP, and any legal action brought thereon shall be filed in the Third Judicial District at Kenai, Alaska.

2.17 Conflicts of Interests

No member of the governing body of the City of Kenai or other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the carrying out of the project shall have any personal interests, direct or indirect, in any ensuing agreement as a result of this RFP, without first disclosing his/her potential conflict, by submitting a letter to the Clerk's Office establishing their "intent to do business with the City." The Proposer and its principal employees, officers, agents, directors, or shareholders' covenants shall not acquire any direct or indirect interest in the project to which the agreement pertains which would conflict in any manner or degree with the performance of its work hereunder. The selected proposer further covenants that in its performance of the agreement no person having such interest shall be employed without first disclosing his/her potential conflict to the City of Kenai.

3.0 SCOPE OF SERVICES

3.1 Services to Be Performed

The City of Kenai requires the following professional land appraisal services based on approved standards and instructions to include:

- a. Determine the fee simple fair market value of all leased properties as though vacant identified in Appendix A.

Deliver a completed draft report no later than 5:00 p.m. **Friday, February 28, 2020**. Deliver five (5) bound copies of the completed appraisal report and one (1) electronic pdf copy to the City of Kenai Planning Department, 210 Fidalgo Avenue, Kenai, AK 99611 no later than 5:00 p.m. **Friday, March 2, 2020**.

3.2 Contract Formation

A contract in this matter will not be formed until executed by all parties, including the City of Kenai City Manager. Performance under the contract will not begin until the contract is fully executed by all parties. A sample professional services agreement is provided as an attachment. Terms and conditions of the agreement are subject to negotiation with successful Proposer.

3.3 Contract

A. Subject to Appropriation

Compensation for services requires the Kenai City Council to appropriate funds for payment of services. The obligation of the City to provide funding is subject to the availability of funds lawfully appropriated for that purpose by the Kenai City Council.

B. Insurance and Indemnification Requirements

The Proposer must, at Proposer's own expense, throughout the term of the Agreement secure and maintain the following insurance:

- i. Comprehensive general liability insurance, including premises, all operations, property damage, personal injury and death, broad-form contractual coverage with a per occurrence limit of not less than \$1,000,000 combined single limit;
- ii. Worker's compensation insurance with coverage for all employees engaged in work under this Agreement as required by AS 23.30.045 (Proposer is responsible for worker's compensation insurance for any sub-proposer who directly or indirectly provides services under the Agreement); and,
- iii. Comprehensive automobile liability insurance covering all owned, hired, and non-owned vehicles with coverage limits not less than \$1,000,000 combined single limit per occurrence.

All insurance required must also meet the following requirements:

- i. For comprehensive general liability and automobile liability insurance, name the City of Kenai as an additional insured;
- ii. For workers compensation insurance, general liability, and automobile liability insurance, where possible, include a waiver of subrogation so that the insurer waives all rights of subrogation against the City of Kenai for payments made under the policy;
- iii. Provide Owner with at least 30 days' written notice before any termination, cancellation, or material change in insurance coverage is effective; and,
- iv. Be issued by a company/corporation currently rated "A-" or better by A.M. Best.

Proposer must indemnify, defend, and hold harmless the City and its agents, employees, and/or insurers from claim, loss, damage, liability, including injury and death, or expense in any way related to any act or omission of Proposer or Proposer's employees, agents, or invitees arising out of Proposer's performance of services under the Agreement, except to the extent any negligence of City or its employees or agents is a proximate cause of any injury or damage. If a third party asserts a claim against Proposer and City, Proposer and the City shall seek in good faith to achieve Agreement to an apportionment of fault as between them without an independent of litigation. This provision shall survive expiration or termination of any Agreement.

4.0 PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below.

4.1 Letter of Transmittal

Briefly state your Proposer's understanding of the services to be performed and make a positive commitment to provide the services as specified.

List names of the persons who are authorized to make representations for your Proposer, their titles, addresses, and telephone numbers.

The letter must be signed by a corporate officer or other individual who has the authority to bind the Proposer.

The letter must acknowledge all addenda, if any.

4.2 Profile of the Proposer and Key Staff

The appraiser selected must be an Alaska Certified General Appraiser certified under Alaska Statute 8.87 with a current Member Appraisal Institute (MAI) designation or its equivalent with minimum experience to include:

- a. Five (5) years of appraisal experience in Alaska;
- b. Five (5) or more consecutive years as a practicing real estate appraiser or counselor prior to date of engagement;
- c. Appraised similar classes of airport, industrial, or commercial property throughout Alaska.

Identify key staff who will provide services on behalf of the Proposer. Resumes should be included for each individual referenced. These qualifications may not be abrogated by subcontracting.

4.3 Scope of Work Section

Provide a narrative on how your organization will fulfill the Scope of Work and provide the required services for City of Kenai Real Estate Appraisal Services.

4.4 Cost Proposal

Complete the Cost Proposal Form for City of Kenai Real Estate Appraisal Services.

The cost proposal must be for the total price to perform the work described in this RFP to include all out of pocket costs and open for acceptance by the City for a period of not less than ninety (90) calendar days from the date the proposal is due. Fees do not need to be quoted by individual parcel. A proposal will be rejected if it contains a material alteration or erasure, which is not initialed by the signer of the proposal.

The cost proposal page must be placed in a separate sealed envelope for each Schedule for which the Proposer is submitting a bid and marked "City of Kenai Real Estate Appraisal Services – Cost"

4.5 References

The proposal shall include a list of three (3) references for work performed by the Proposer similar to this engagement. The City will contact references to ascertain the Proposer's performance, specifically in the areas of knowledge and expertise, customer satisfaction, and conformance to a similar Scope of Work as this engagement.

5.0 EVALUATION PROCESS AND CRITERIA

5.1 Evaluation Process

A committee of individuals representing the City of Kenai will evaluate the proposals. The committee will rank the proposals as submitted. The City of Kenai reserves the right to award an agreement solely on the written proposal. A sample agreement is attached with all terms subject to negotiation.

The City also reserves the right to request oral interviews with the highest ranked Proposers (short list). The purpose of the interviews with the highest ranked Proposers is to allow expansion upon, and possible refinement of the written responses. If interviews are conducted, a maximum of three (3) Proposers will be short-listed. A second score sheet will be used to score those Proposers interviewed. The final recommendation for selection will be based on the total of all evaluator's scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as for the first.

The Proposer, whose proposal is ranked highest by the evaluation committee, may be invited to enter into final negotiations with the City for the purposes of agreement award.

5.2 Criteria

Proposals will be reviewed and scored by an evaluation committee made up of five (5) administrative personnel. Proposers may submit proposals for: City of Kenai Real Estate Appraisal Services.

The factors to be evaluated and the points available for each are as follows:

- | | |
|---|-------------|
| 1. Proposer 's experience performing similar services | (15 points) |
| 2. Qualifications and resumes of the key staff assigned | (15 points) |
| 3. Proposal quality | (15 points) |
| 4. Understanding of work to be performed | (15 points) |
| 5. Cost | (40 points) |

Committee members will independently review the proposals and award points for above factors 1 – 4. Factor 5 will be scored by the committee as a whole using the following formula:

$$\frac{\text{Lowest total cost proposal}}{\text{Proposer total cost proposal}} \times 40 = \text{Points Awarded}$$

7.0 APPEAL PROCEDURE

Any party submitting a bid or proposal for an agreement with the City and who believes that they are adversely affected by the City's relevant ordinances, regulations, procurement process, or by any acts of the City in connection with the award of a City agreement, may file an appeal in accordance with the appeal procedures outlined in Kenai Municipal Code KMC 7.15.120. The City's Code may be viewed online at <https://kenai.municipal.codes/KMC/7.15.120>

6.0 TIMELINE

Proposal Documents Available:	October 7, 2019
Last Day for Questions:	October 18, 2019 @ 5:00 p.m.
Proposal Due Date:	October 25, 2019 @ 5:00 p.m.
Proposal Evaluation Completed:	October 29, 2019
Notice of Intent to Award:	November, 2019
Contract Execution:	November, 2019
Begin Services:	November, 2019

7.0 SELECTION PROCESS

The Proposer with the highest total evaluation points may be invited to enter into agreement negotiations on cost, scope of work, and other terms of the agreement with the City of Kenai. If an agreement cannot be reached with the highest ranked Proposer, the City shall notify the proposer and terminate the negotiations. If proposals are submitted by one or more other proposers who are determined to be qualified, negotiations may then be conducted with such other proposers in the order of their respective rankings. This process may continue until successful negotiations are achieved. The City of Kenai reserves the right to reject any and all proposals submitted.

COST PROPOSAL FORM
CITY OF KENAI REAL ESTATE APPRAISAL SERVICES

Proposer acknowledges receipt of Addenda No(s) _____, and hereby represent that if awarded a contract, will enter into and execute a contract with the City of Kenai for the Professional Services referenced in the Request for Proposals at the compensation stated below.

Cost proposal is the annual fee for the initial contract period (three years) and open for acceptance by the City for a period of not less than ninety (90) calendar days from the date the proposal is due.

TOTAL COST PROPOSAL FEE \$ _____

TOTAL AGREEMENT NOT TO EXCEED \$ _____

By executing this cost proposal, I certify that I have the authority to bind the Proposer or other entity submitting this proposal.

Proposer Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

Email: _____

Signature: _____

Title: _____

Date: _____

Appendix A: Leased Parcels for Appraisal

KPB Parcel #	Lessee	Physical Address	Legal Description	Inside or Outside of Airport Reserve?	Zoning
04339053	AIX Energy, LLC	Main Street Loop	Tract A-2, Kenai Spur Airport Lease Property	Outside Reserve	Central Mixed Use (CMU)
04501044	AIX Energy, LLC	700 Marathon Road	Lot 8 Kenai Industrial Park Subdivision	Outside Reserve	Light Industrial (IL)
04323013	Alaska State Court System	145 Trading Bay Road	Lot 13, Block 1, Cook Inlet Industrial Air Park, according to Plat No. K-1448	Outside Reserve	Central Mixed Use (CMU)
04324019	Arctic Barnabas Ministries, Inc.	135 Willow Street North	Lot 5, Block 5, General Aviation Apron	Airport Reserve	Airport Light Industrial (ALI)
04324018	C.R. Baldwin	125 Willow Street North	Lot 4, Block 5, General Aviation Apron, according to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04336018	CPD Alaska, LLC	411 Willow Street North	Lot 4, Block 1, F.B.O. Subdivision	Airport Reserve	Airport Light Industrial (ALI)
04336028	CPD Alaska, LLC	409 Willow Street North	Lot 3A1, F.B.O. Subdivision, South Addition	Airport Reserve	Airport Light Industrial (ALI)
04901132	CRS Can Operate, Inc.	Mile 1 Kenai River	Tract B, Kenai Tidelands Survey No. 2	Outside Reserve	Heavy Industrial (IH)
04324012	DeWayne Benton	170 Granite Point Court	Lot 3, Block 4, General Aviation Apron, according to Plat 73-68	Airport Reserve	Airport Light Industrial (ALI)
04336040	Division of Forestry	525 Willow Street North	Lot 4, FBO Subdivision No. 7, according to Plat No. 2001-34.	Airport Reserve	Airport Light Industrial (ALI)
04327015	Don Moffis and Joann Doyle	11568 Kenai Spur Highway	Lot 5, Block 1, Gusty Subdivision, Addition NO. 1, according to Plat No. 83-126	Outside Reserve	Central Mixed Use (CMU)
04339052	Hilcorp Alaska, LLC	110 Main Street Loop Road	An approximately 13,037 square foot area depicted as Tract A-1, Replat Tract A Kenai Spur-Airport Lease Property	Outside Reserve	Central Mixed Use (CMU)
04323017	Integrated Account Management, Inc.	140 Main Street Loop Road	Lot 3, Block 3, Cook Inlet Industrial Air Park, according to Plat No. K-1448	Outside Reserve	Central Mixed Use (CMU)
04327010	Judilee Forrest	11504 Kenai Spur Highway	Lot 3, Block 1, Gusty Subdivision	Outside Reserve	Central Mixed Use (CMU)
04336024	Kenai Airport Logistics, LLC	401 Willow Street North	Lot 1A, Block 1, F.B.O. Subdivision, South Addition	Airport Reserve	Airport Light Industrial (ALI)
04336029	Kenai Airport Logistics, LLC	403 Willow Street North	Lot 2A1, Block 1, F.B.O. Subdivision, South Addition No. 2	Airport Reserve	Airport Light Industrial (ALI)
04324015	Kenai Aviation Leasing Company, LLC	101 Willow Street North	Lot 1, Block 5, General Aviation Apron, according to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04324016	Kenai Fabric Center, Inc.	105 Willow Street North	Lot 2, Block 5, General Aviation Apron	Airport Reserve	Airport Light Industrial (ALI)

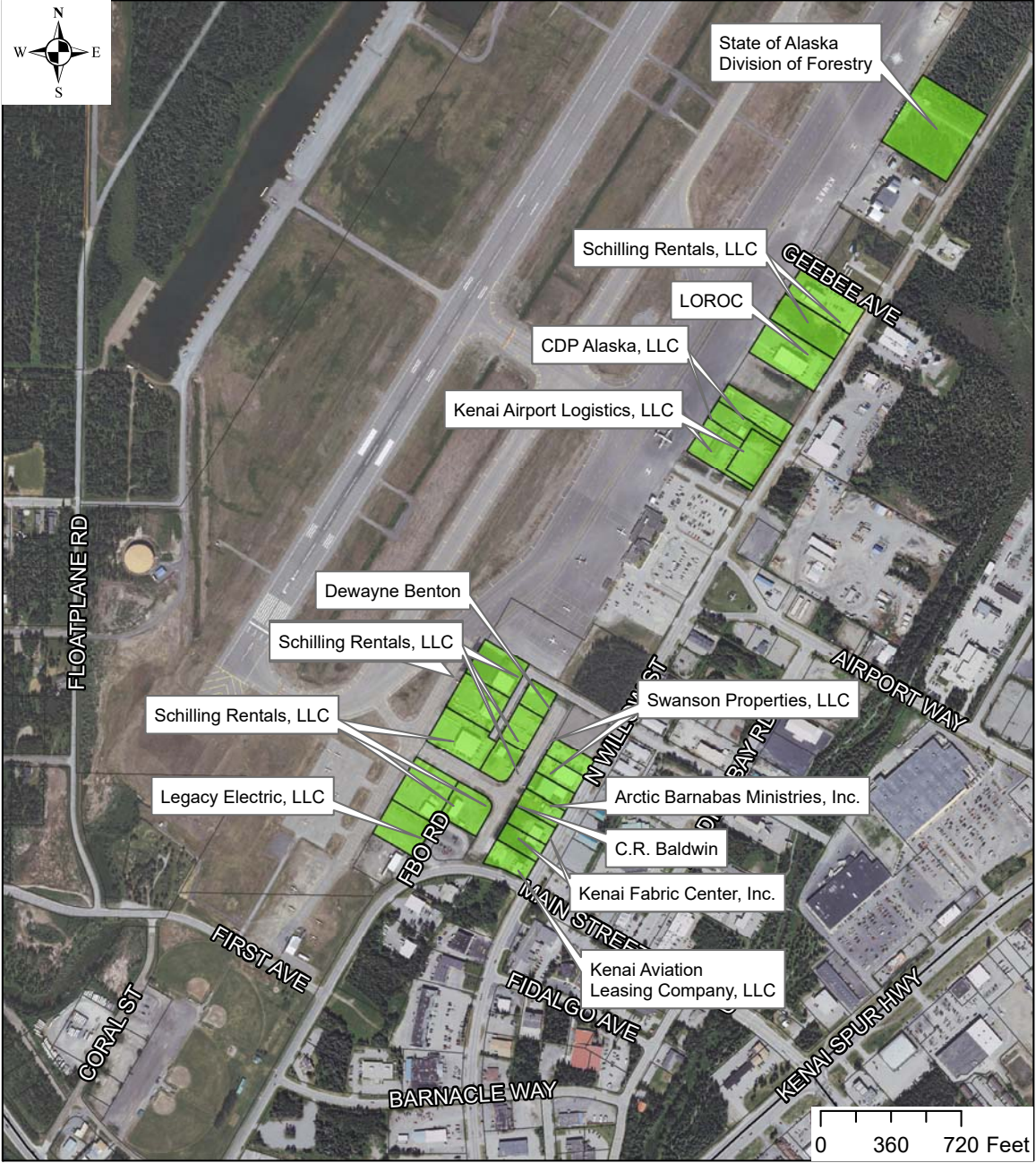
Appendix A: Leased Parcels for Appraisal

KPB Parcel #	Lessee	Physical Address	Legal Description	Inside or Outside of Airport Reserve?	Zoning
04324017	Kenai Fabric Center, Inc.	115 Willow Street North	Lot 3, Block 5, General Aviation Apron	Airport Reserve	Airport Light Industrial (ALI)
04324002	Legacy Electric, LLC	115 FBO Road	Lot 2, Block 1, General Aviation Apron	Airport Reserve	Airport Light Industrial (ALI)
04333006	LOROC, LLC	335 Main Street Loop	Lot 10, Block 1, Etolin Subdivision No. 3, Plat 82-103	Outside Reserve	Central Mixed Use (CMU)
04333007	LOROC, LLC	345 Main Street Loop Road	Lot 11, Block 1, Etolin Sub. No. 3 according to Plat No 82-103	Outside Reserve	Central Mixed Use (CMU)
04336046	LOROC, LLC	427 Willow Street North	Lot 7A, Block 1, F.B.O. Sub, Fed Ex Addn, according to Plat 2008-111	Airport Reserve	Airport Light Industrial (ALI)
04910106	North Pacific Seafoods, Inc.	2000 Columbia Street	Lot 2, Kenai Spit Subdivision, according to Plat No. 89-12	Outside Reserve	Heavy Industrial (IH)
04901403	Port of Kenai, LLC	N/A	ADL 37765, ATS 770	Outside Reserve	Heavy Industrial (IH)
04901131	RABUF, LLC	Mile 1.5 Bridge Access Road	Government Lot 10, Lots 2 & 4, U.S. Survey 4563 with exceptions	Outside Reserve	Heavy Industrial (IH)
04901404	RABUF, LLC	N/A	Tract C, Kenai Tidelands Survey No. 2	Outside Reserve	Heavy Industrial (IH)
04323031	Schilling Rentals, LLC	100 Trading Bay Road	Lot 4A, Cook Inlet Industrial Air Park 2014 Replat, according to Plat 2014-21	Outside Reserve	Central Mixed Use (CMU)
04324005	Schilling Rentals, LLC	145 Granite Point Court	Lot 2, Block 2, General Aviation Apron No. 1, According to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04324006	Schilling Rentals, LLC	155 Granite Point Court	Lot 3, Block 2, General Aviation Apron No. 1, according to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04324010	Schilling Rentals, LLC	130 Granite Point Court	Lot 1A, Block 4, General Aviation Apron No. 3, according to Plat No. 87-93	Airport Reserve	Airport Light Industrial (ALI)
04324011	Schilling Rentals, LLC	150 Granite Point Court	Lot 2, Block 4, General Aviation Apron No. 1, according to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04336047	Schilling Rentals, LLC	433 North Willow Street	Lot 9A, FBO Subdivision No. 9, according to Plat No. 2009-54	Airport Reserve	Airport Light Industrial (ALI)
04336048	Schilling Rentals, LLC	441 Geebee Avenue	Lot 11A, FBO Subdivision No. 9	Airport Reserve	Airport Light Industrial (ALI)
04705501	Schilling Rentals, LLC	419 Frontage Road	Lot 1A, Deshka Subdivision, according to Plat No. K-1577	Outside Reserve	Central Mixed Use (CMU)
04324003	Schilling Rentals, LLC	125 FBO Road	Lot 3, Block 1, General Aviation Apron, according to Plat No. 73-68	Airport Reserve	Airport Light Industrial (ALI)
04324004	Schilling Rentals, LLC	135 Granite Point Court	Lot 1A, Block 2, General Aviation Apron No. 3, according to Plat No. 87-93, as amended by Plat No. 2004-20	Airport Reserve	Airport Light Industrial (ALI)

Appendix A: Leased Parcels for Appraisal

KPB Parcel #	Lessee	Physical Address	Legal Description	Inside or Outside of Airport Reserve?	Zoning
04324024	Schilling Rentals, LLC	110 FBO Road	Lot 2, Block 3, General Aviation Apron, according to Plat No. 73-68.	Airport Reserve	Airport Light Industrial (ALI)
04324020	Swanson Properties, LLC	145 Willow Street North	Lot 6, Block 5, General Aviation Apron, according to Plat No. 73-68.	Airport Reserve	Airport Light Industrial (ALI)
04324021	Swanson Properties, LLC	149 Willow Street North	Lot 7, Block 5, General Aviation Apron, according to Plat No. 63-68	Airport Reserve	Airport Light Industrial (ALI)
04331022	William A. Borchardt	125 Willow Street South	Lot 7, Block 2, Fidalgo Commercial Center	Outside Reserve	Airport Light Industrial (ALI)

Appendix B: Leases within the Airport Reserve for Appraisal



Appendix C: Map of Leases Outside of the Airport Reserve for Appraisal

