



Qualifications of Robert J. Macaulay, MAI

Principal

ABS Valuation

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Education

Bachelor of Arts in Economics, Washington State University, 1983.

Professional Education

Appraisal Courses: All appraisal courses required for MAI designation.

Seminars and Continuing Education (abbreviated summary of coursework):

- Environmental & Property Dangers
- UASFLA Seminar (Yellow Book)
- Introduction to Valuation for Financial Reporting
- Eminent Domain and Condemnation
- Evaluating Commercial Construction
- The Road Less Traveled: Special Purpose Properties
- The Appraiser as Expert Witness
- Litigation Appraising: Specialized Topics and Applications
- Appraiser Consulting: A Solutions Approach for Professionals
- Subdivision Valuation

Professional Affiliation

Member, Appraisal Institute. Received MAI Designation in 1995. (Member No. 10,712)

Approved Appraiser and Review Appraiser, Washington State DOT

Member, International Right-of-Way Association

Past Board of Trustees - Washington Center for Real Estate Research

Appraisal Experience

Principal with *ABS Valuation*. Appraisal assignments include a wide variety of commercial, industrial and residential properties for financial institutions, governmental entities, law firms, corporations and private individuals. Examples include medical and non-medical related office buildings, retail shopping centers, multifamily properties, industrial warehouses, restaurants, retail stores, mobile home parks, service stations, single-family subdivisions and special purpose properties. Other valuation assignments cover rental valuations, partial interest studies (leasehold/leased fee estates), waterfront commercial and industrial properties for various port authorities, together with remote large acreage agricultural and forest land.



ROBERT J. MACAULAY, MAI (cont.)

One of Mr. Macaulay's specialties in which he has extensive knowledge and over 25 years of experience with is Local improvement district (LID) special benefit and feasibility study analysis. Robert's (LID) special benefit and feasibility study experience includes a variety of road improvement, utility and other infrastructure projects. The firm's extensive experience with these projects dates back to 1975. Right-of-way projects include easement analysis for the United States Navy and analysis of 70+ parcels for the City of Renton for acquisition and easement purposes. Numerous appraisals were also prepared for a large trunk water line easement extending under the Snohomish River to the Tulalip Tribes and City of Marysville for the City of Everett.

Similar to right-of-way work, special benefit and economic feasibility studies have been completed for the cities of Marysville, Vancouver, Bellevue, Burien, Ferndale, Freeland, Kent, Lynnwood, Ocean Shores, and Yelm (2006 to 2015). Consultation work on a road improvement district (RID) project for unincorporated Clallam County was performed in 2010. Other current or recently completed projects (2010-2014) include special benefit and feasibility studies for the cities of Bellevue, Edgewood, Freeland, Lynnwood and Tacoma. In addition to over 30 other feasibility and special benefit studies completed.

A wide variety of multi-parcel right-of-way acquisition appraisals have been completed, such as riverbank protection easements for the City of Tukwila, right-of-way acquisition for road widening for the City of Bellingham and utility line easements, road widening and other public improvement projects for the City of Everett. A large right-of-way project for the Montana Department of Highways near Kalispell, Montana was completed several years ago. Also, eminent domain appraisals have been completed for the Washington State Department of Transportation (WSDOT) and Burlington Northern Santa Fe Railroad in Wenatchee and Tacoma. Other special purpose assignments are 6,000 acres on the Tulalip Indian Reservation for the Tulalip Tribes, 80 acres on Burrows Island in Skagit County, 900 acres in Skagit County for Skagit County Parks and Recreation Department, and the Eagle Harbor ferry maintenance site on Bainbridge Island for WSDOT. Various reports on mineral rights have been completed, including an 80-acre operating quarry in Bremerton, WA.

Testified in various cases in King, Snohomish and Skagit counties, together with presentations at LID hearings on preliminary and final assessment rolls. Qualified as expert witness in the states of Washington and Montana.

Other Experience

Mr. Macaulay has been involved with MRSC dating back to the late 1990's and involves published (and updated) information on their website pertaining to local improvement district (LID) special benefit analysis, methodology and proportionality issues for a wide range of LID projects such as freeway interchange/arterial road improvements, utility (large sewer/water installation) infrastructure, slope stabilization, bridge improvements and other related publicly funded development.



ROBERT J. MACAULAY, MAI (cont.)

Numerous presentations have been made around the state for MRSC involving LID analysis examples completed for various cities and utility districts. Conferences have been made touching upon a wide variety of special benefit analysis issues relating to a wide variety of LID projects ranging from \$500,000 to over 100 million in project cost.

Representative Client List

Cities/Counties

Cities of Aberdeen, Arlington, Bellevue, Bellingham, Blaine, Bothell, Burlington, Edgewood, Edmonds, Everett, Ferndale, Issaquah, Kent, Kirkland, Lacey, Lake Forest Park, Lake Stevens, Lynnwood, Marysville, Mount Vernon, Mukilteo, Oak

Harbor, Ocean Shores, Pacific, Port Townsend, Redmond, Renton, Seattle, Shoreline, Stanwood, Sultan, Tacoma, Vancouver, Wenatchee and Washougal. Counties of Clark, Clallam, Douglas, Island, Jefferson, King, Kitsap, Pierce, San Juan, Skagit, Snohomish, Thurston and Whatcom.

Government

Ports of Anacortes, Edmonds, Everett, Seattle and Skagit County. Edmonds, Everett, Lake Stevens, Lynnwood, Monroe, Mukilteo, Marysville and Snohomish School Districts. Washington State Parks, WSDOT (Approved Appraiser/Reviewer Lists), DNR, WA State Attorney General, U.S. Army Corps of Engineers, U.S. Navy, Everett Parks Foundation, Seattle DOT, University of Washington, Department of Interior, Snohomish County PUD, Skagit County PUD, Montana Department of Highways,

Financial Institutions

Anchor Bank, Bank of Washington, Banner Bank, BECU, China Trust Bank, Coastal Community Bank, Columbia Bank, Commerce Bank, First Savings Bank Northwest, GBC International Bank, Heritage Bank, Homestreet Bank, Key Bank, Mountain Pacific Bank, One Pacific Coast Bank, Opus Bank, Prime Pacific Bank, Peoples Bank, US Bancorp and Wells Fargo.

Corporations, Law Firms and Non Profits

Weyerhaeuser Company, Puget Sound Energy, SCA Engineering, Entranco Engineering, The Trust for Public Land, OTAK, HDR, Inc., The Boeing Company, Coates Field Service, Inc., Perteet Engineering, Gray & Osborne, Inc., Tetra Tech, Steven J. Fields, Brew Layman, Weed, Graafstra & Benson, Inc., P.S., Anderson Hunter, Foster Pepper, Burgess, Fitzer, Leighton & Phillips, Inslee, Best & Dozier, Preston, Gates & Ellis.

WA State Certification Number - General: 1100517