

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

January – 24- 2019 Meeting

Oregon Military Department (OMD) Acquisition of Pleasant View School Property Site

Tax lot #

I. Proposed Real Property Transaction (Building and Land Acquisition)

- 12.00 acres/522,720 sq. ft. This property is encumbered by 1.22 ac. of watershed and Fort to Sea trail.
- Address is 91272 Highway 101, Warrenton, OR 97146, adjacent to the southeast corner of Camp Rilea. County Assessor map tax lot numbers 71004DB00400 & 71004DB00401.
- The sites consists of structures: School is 5,562 sq. ft., and was built in the early 1980's and renovated in 2012, is in good condition; Garage is 900 sq. ft., was constructed in 2011 and is in average condition; and two sheds, 131 sq. ft. in fair condition.
- Purpose for acquisition: To be used as an avert encroachment of development, noise buffer, and to utilize the school for various training programs for Camp Rilea.

II. Reason for PLAC Review

The OMD is not exempt from ORS 270 on land acquisition, the property has been appraised, and the value places it above the \$100,000 threshold. In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.

III. Background Information

- Purchase pending.
- Current use is Vacant at present time with the exception of the caretaker in the residence area.
- Present zoning is Rural Agriculture 5 (RA-5). Not intending to ask for zoning change at present time.
- Access to the property is by way of Highway 101 and heading west on Pioneer Farm Lane. Road dead ends at property.
- Surrounding uses are public use (Camp Rilea) to the north and west, rural residential to the east and open field to the south.

(Photo/map attached).

The property is improved with a wood frame basic construction and concrete foundation constructed in 1980, with cedar shake siding and gable roof with composition shingle. The building(s) footprint is 5,562 sq. ft. The property is now vacant with the exception of the caretaker living in the residence area.

According to the appraisal report, the property has the following values:

Economic Site Plus Improvements Value: \$390,000 (Appraiser's Estimated Cost of Repairs \$ 0)

Surplus Land Value: \$160,000

Total Market Value: \$550,000

Lease Value \$ 0

Building(s) 5,562 sq. ft., 38 years old, average condition, assembly meeting/community center, improvements have been maintained with partial renovation to add the caretaker's residence in 2012.

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
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IV. Topics for PLAC Consideration.

Agency would like to update and consult with the Committee on:

- 1) The acquisition of this property.

V. Staff Comments.

VI. PLAC Findings.

Attachments: Property Photos, Tax lot map, Aerial Photo *with property outlined*, etc
Staff Comments

Fort Stevens
State Park
Campground

Warrenton

Shilo Inns Warrenton

Astoria
Regional
Airport

Lewis and Clark
National Historical Park

Astoria Golf &
Country Club

SUBJECT
PROPERTY

104

101

104

BUS
101

101

BUS
101

104

Lewis and Clark River

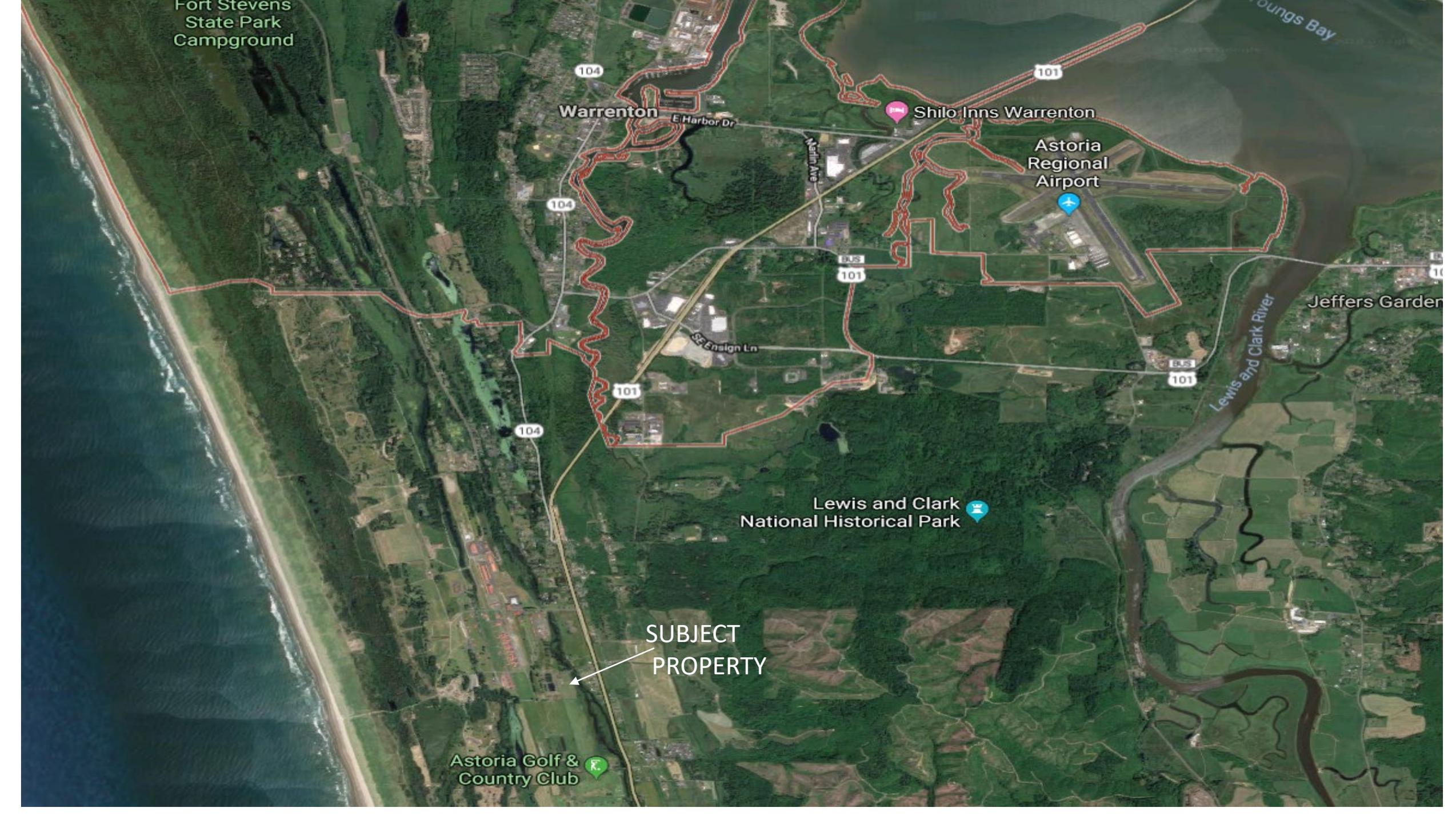
Jeffers Garden

Youngs Bay

E Harbor Dr

Marlin Ave

SE Ensign Ln



Koski Hall (Camp Rilea)

Camp Rilea Armed Forces Training Center

Port Light Cafe

Pioneer Presbyterian Church

Camp Rilea Ahp

SUBJECT PROPERTY

101

Oregon Coast Hwy

Skipanon River

Slusher Lake

Skipanon Rv



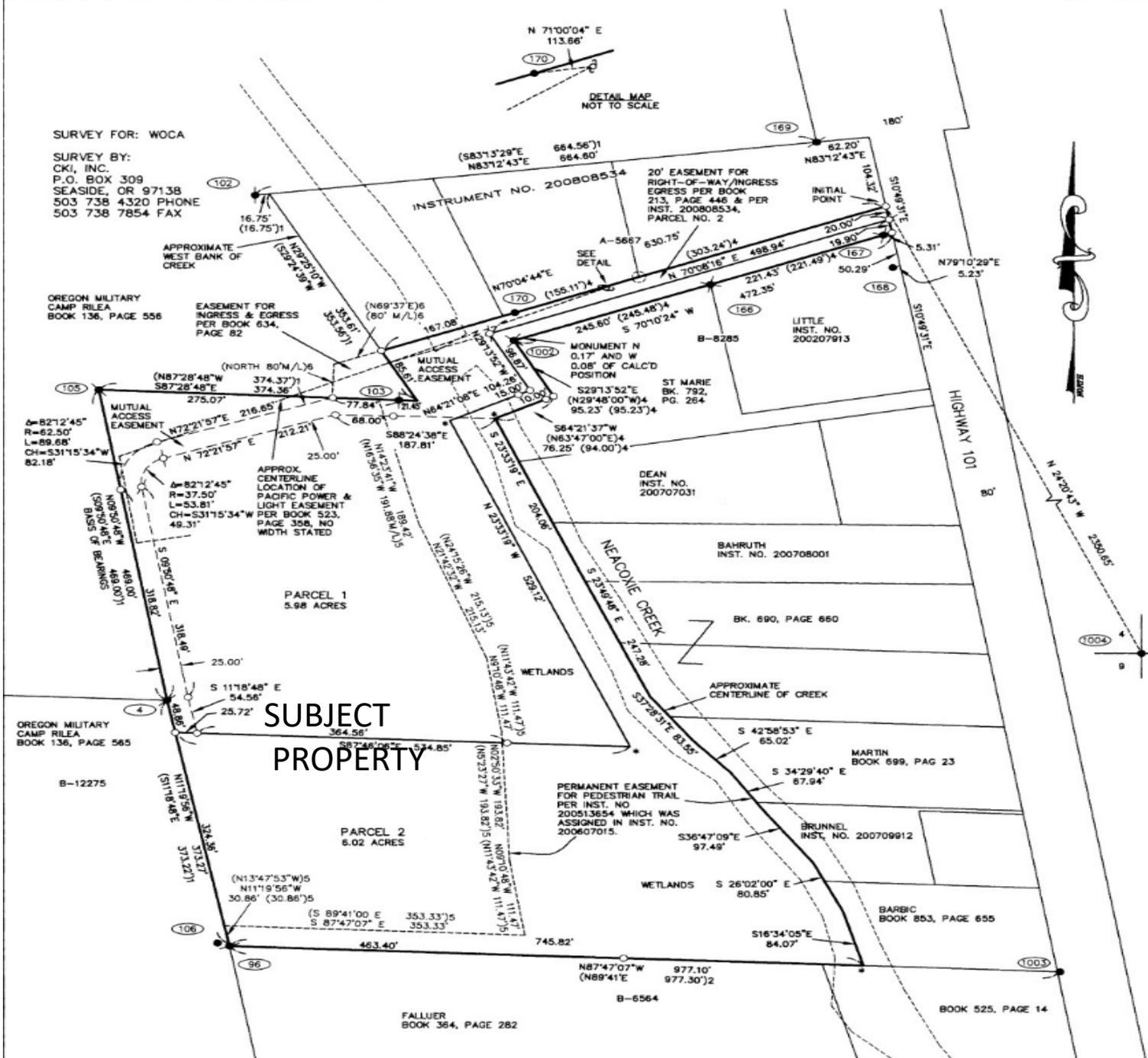
PARTITION PLAT NO. 2011-06

IN THE SE 1/4 OF SECTION 4, T7N, R10W, W.M.
CLATSOP COUNTY, OREGON
DATE: APRIL 18, 2011 SCALE 1" = 100'

SURVEY FOR: WOCA

SURVEY BY:
CKI, INC.
P.O. BOX 309
SEASIDE, OR 97138
503 738 4320 PHONE
503 738 7854 FAX

OREGON MILITARY
CAMP RILEA
BOOK 136, PAGE 556



LEGEND

- FOUND MONUMENT AS SHOWN HEREON
- FOUND 3 1/2" BRASS CAP STAMPED "OREGON MILITARY DEPARTMENT HLB OTAK INC 2008", HELD PER MAP B-12275
- ✦ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HOVDEN LS 954" HELD UNLESS OTHERWISE SHOWN, PER MAP B-8285
- FOUND 3 1/2" BRASS CAP STAMPED "OREGON MILITARY DEPARTMENT HLB OTAK INC 2008", HELD, PER MAP B-12275
- SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI INC PLS 2829"
- SET BERNTSEN ASPHALT NAIL WITH 1 1/2" STAINLESS STEEL "CKI INC PLS 2829", HELD, PER MAP B-12526
- * COULD NOT SET MONUMENT FALLS IN WATER
- ()1 RECORD VALUE PER MAP B-12275
- ()2 RECORD VALUE PER MAP B-8564
- ()3 RECORD VALUE PER MAP B-11609
- ()4 RECORD VALUE PER MAP B-8285
- ()5 RECORD VALUE PER INST. NO. 200607015.
- ()6 RECORD VALUE PER BK. 634, PG. 84
- XXX MONUMENT NUMBER
- MONUMENT SEARCHED FOR NOT FOUND
- ⊙ POWER POLE

MONUMENT NOTES

- (100) FOUND 1" BOLT WITH 2" NUT, TOP 0.75 FEET ABOVE GROUND (CALLED 0.2' BELOW GROUND PER MAP B-12275), MONUMENT IS N 1.29' & W 0.80' WEST OF HELD MONUMENT. DEED MONUMENT PER BOOK 274, PAGE 88, POSSIBLY DISTURBED BY CONSTRUCTION OF TRAIL, SEE MAPS B-12275, C-6357, & B-6564.
- (168) FOUND 3/4" IRON PIPE, TOP 0.3' BELOW SURFACE, HELD FOR FALLINGS TO HIGHWAY, DEED MONUMENT PER MAP BOOK 133, PAGE 549. SEE MAP A-5667.
- (170) FOUND 1/2" IRON PIPE, WEST OF 4X4 FENCE POST, HELD FOR NORTH LINE OF PROPERTY, SEE MAP A-5667.
- (1003) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HOVDEN LS 954" HELD FOR SOUTH LINE OF PROPERTY, SEE MAP B-6564.
- (1004) FOUND CLATSOP COUNTY SURVEYOR 3" BRASS CAP, SECTION CORNER, SEE BT-917.

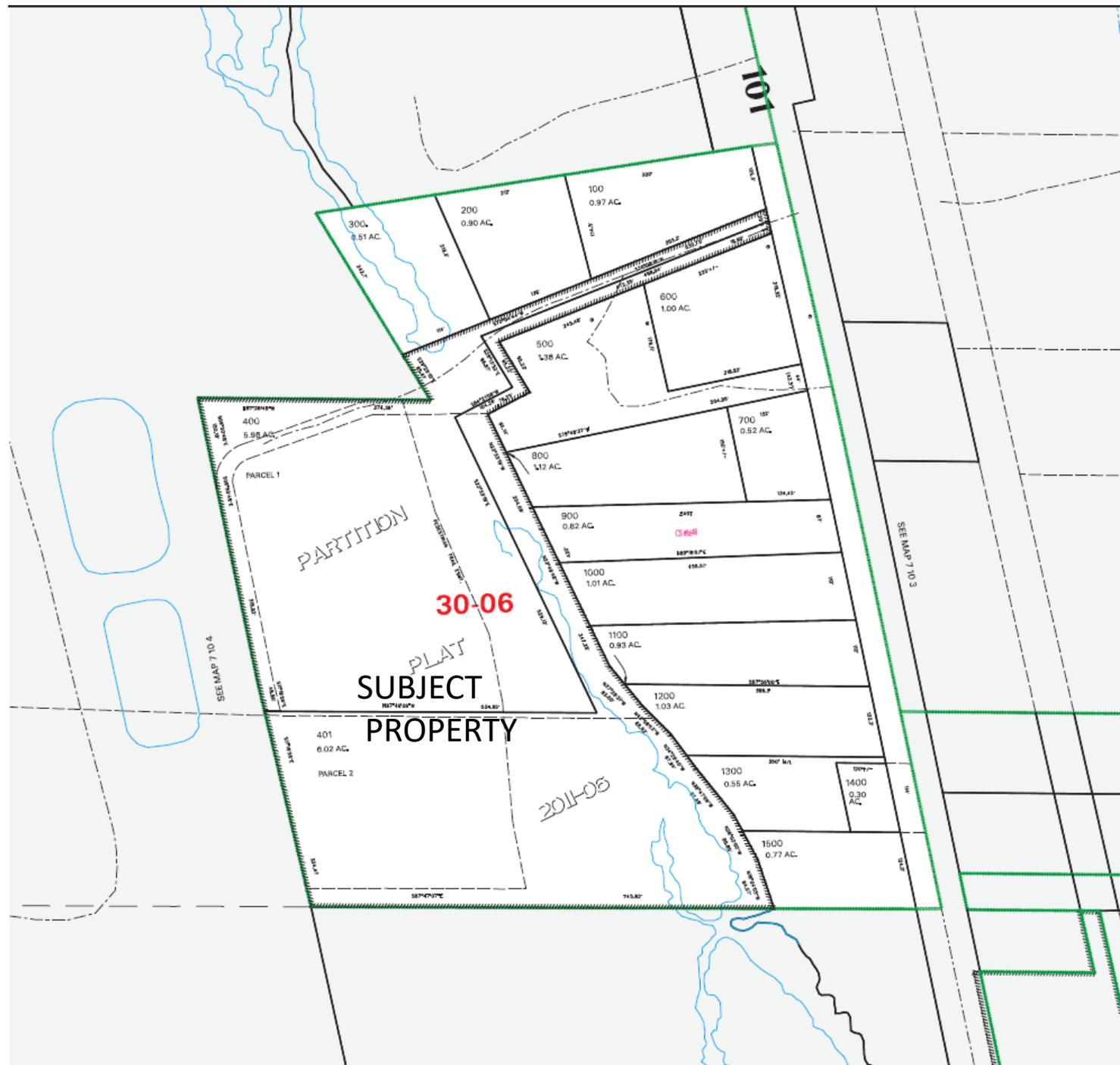
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1987
SCOTT S. COOTER
2829

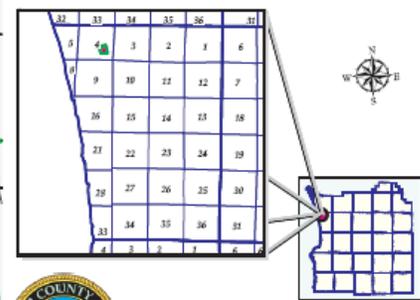
RENEWS 12/31/11



T7N R10W SEC 4DB WM
CLATSOP COUNTY
Scale 1:1200



30-06
SUBJECT
PROPERTY



This map was produced for assessment purposes only using Clatsop County data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible omissions, or misrepresentation.

July 20, 2017

7.10.4DB

Sunset Rd

Sunset Rd

Pioneer Farm Ln

Pio

School Property





SCHOOL LOOKING SOUTH



SCHOOL LOOKING NORTHEAST



CLASSROOM



SCHOOL RESTROOM



SCHOOL LOOKING SOUTHWEST



GARAGE LOOKING SOUTH



CLASSROOM



SCHOOL KITCHEN



SCHOOL CAFETERIA AND GATHERING AREA



CARETAKER SUITE LIVING AREA



PLEASANT VIEW ADVENTIST SCHOOL

91272 Highway 101
Warrenton, Oregon 97146

APPRAISAL REPORT

Date of Report: March 13, 2018
Colliers File #: PDX180177



PREPARED FOR
Glen Gessele
Oregon Conference of Seventh-day Adventists
19800 Oatfield Rd
Gladstone, OR 97027

PREPARED BY
COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

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March 13, 2018

Glen Gessele
Oregon Conference of Seventh-day Adventists
19800 Oatfield Rd
Gladstone, OR 97027

RE: Pleasant View Adventist School
91272 Highway 101
Warrenton, Oregon 97146

Colliers File #: PDX180177

Mr. Gessele:

This appraisal report satisfies the scope of work and requirements agreed upon by Oregon Conference of Seventh-day Adventists and Colliers International Valuation & Advisory Services. At the request of the client, this appraisal is presented in an Appraisal Report format as defined by *USPAP* Standards Rule 2-2(a). Our appraisal format provides a summary description of the appraisal process, subject and market data and valuation analyses.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. Including the As-Is Market Value of the economic site and improvements and excess land area which are separately marketable. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
As-Is Market Value (Economic Site & Improvements)	Fee Simple	March 4, 2018	\$390,000
As-Is Market Value (Excess Land)	Fee Simple	March 4, 2018	\$160,000
Total As-Is Market Value	Fee Simple	March 4, 2018	\$550,000

The subject is an Assembly-Meeting (Religious Facility/Community Center) property totaling 5,562 SF GBA built from 1980-1982 (School and Sheds) & 2011 (Garage) with a partial remodel of the school that included creating a caretaker's suite in 2012. The improvements are located at 91272 Highway 101 in Warrenton, Oregon and are comprised of a 5,562 SF school, a 900 SF garage (not in NRA), two 131 SF wooden sheds (not in NRA) with the entirety representing average overall condition. The improvements are located on a 5.98-acre economic site with approximately 1.22-acres encumbered by watershed and the Lewis & Clark Fort to Sea Trail easements. The 6.02-acres of excess land area has approximately 3.12-acres encumbered by watershed and the Lewis & Clark Fort to Sea Trail easements. Additional site improvements include fencing, paving, gravel driveway and four RV hookups.

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *USPAP* defines an Extraordinary Assumption as, "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions". *USPAP* defines a Hypothetical Condition as, "that which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

No Extraordinary Assumptions were made for this assignment.

HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES



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REPORT ORGANIZATION

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CERTIFICATION OF APPRAISAL

ASSUMPTIONS & LIMITING CONDITIONS

ADDENDA

- Valuation Glossary
- Qualifications of Appraisers
- Qualifications of Colliers International Valuation & Advisory Services

GENERAL INFORMATION

Property Name	Pleasant View Adventist School
Property Type	Assembly-Meeting - Religious Facility/Community Center
Address	91272 Highway 101
City	Warrenton
State	Oregon
Zip Code	97146
County	Clatsop
Market	Oregon Beaches
Submarket	Clatsop County
Latitude	46.118566
Longitude	-123.925016
Number Of Parcels	3
Assessor Parcels	16124, 16125, 58673
Census Tract Number	9513.00

SITE INFORMATION

Land Area	Acres	Square Feet
Economic Site	5.98	260,489
<u>Excess</u>	<u>6.02</u>	<u>262,231</u>
Total	12.00	522,720
Topography	Level to gently sloping at, below and above street grade	
Shape	Flag	
Access	Average/Good	
Exposure	Fair/Average	
Current Zoning	Residential Agriculture-5 (RA-5)	
Flood Zone	Zone X (Unshaded)	
Seismic Zone	Very High Risk	

IMPROVEMENT INFORMATION

Net Rentable Area (NRA)	5,562 SF
Gross Building Area SF (GBA)	6,724 SF
School SF	5,562 SF
Garage SF (not in NRA)	900 SF
Sheds SF (not in NRA)	262 SF (131 SF each)
Total Number Of Buildings	4
Total Number Of Stories	1 & 2
Year Built	1980-1982 (School and Sheds) & 2011 (Garage)
Year Renovated (School- Caretaker's Suite)	2012
Quality	Average/Good
Condition	Average
Type Of Construction	Wood frame
Site Coverage Ratio (Economic Site)	1.0%
Parking Type	Surface
Number of Parking Spaces	11
Parking Ratio (Spaces/1,000SF NRA)	2.0/1,000 SF NRA

HIGHEST & BEST USE

As Vacant	Two Acreage Homesites
As Improved	Continued Use As Improved As A Community Service Facility With One Additional Homesite

EXPOSURE TIME & MARKETING PERIOD

Exposure Time	12 to 18 Months
Marketing Period	12 to 18 Months

TENANCY INFORMATION

Tenancy	Single-Tenant Owner-Occupied
Occupancy	100.0%

VALUATION SUMMARY

VALUATION INDICES	AS-IS MARKET VALUE
INTEREST APPRAISED	FEE SIMPLE
DATE OF VALUE	MARCH 4, 2018

SALES COMPARISON APPROACH

SALES CONCLUSION (ECONOMIC SITE & IMPROVEMENTS)	\$390,000
Sales Conclusion \$/SF	\$70/SF
SALES CONCLUSION (EXCESS LAND)	\$160,000
Sales Conclusion \$/Lot	\$160,000

FINAL VALUE CONCLUSION

MARKET VALUE CONCLUSION (ECONOMIC SITE & IMPROVEMENTS)	\$390,000
PLUS: EXCESS LAND	\$160,000
TOTAL AS-IS MARKET VALUE	\$550,000

Phase I Environmental Site Assessment



Woca Seventh Day Adventists and Pleasant View School
91270 Highway 101
Warrenton, Oregon 97146

Prepared for:

Oregon Military Department
Installations Division (AGI-E)
Environmental Branch
PO Box 14350, Salem, Oregon 97309

Prepared by:

Green Environmental Management
Corporate Headquarters
P.O. Box 2212, Sisters, Oregon 97759
(855) 277-5307

GIEIM Project No. SS022618

Report Date: March 30, 2018

This report was prepared for the sole use and benefit of Oregon Military Department and its subsidiaries, affiliates, successors and assigns. Neither this report nor anything contained in this report shall be used or relied upon by anyone else without the express written consent of Oregon Military Department. Oregon Military Department makes no expressed or implied representation or warranty of any kind to anyone regarding this report and Oregon Military Department expressly disclaims any liability of any kind to anyone with respect to this report. Any opinions, assumptions or conclusions contained in this report are solely those of the consultant which prepared this report and not Oregon Military Department.



1.0 EXECUTIVE SUMMARY

Green Environmental Management (GIEIM) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the property located at 91270 Highway 101, Warrenton, Oregon. The subject property consists of two Clatsop County tax lots identified as Account Numbers 16124 and 58673.

FINDINGS

The subject property is located at the west side of the intersection of Pioneer Farm Road and Highway 101 in a rural area of unincorporated Clatsop County, Oregon. The subject property total approximately 12.0 acres and is currently developed with an approximate 2,688 square foot, two-story wood-framed structure constructed on a concrete foundation. Additional development consists of concrete paving, gravel paving, asphalt paving, two sheds, a pole barn, fencing, landscaping, and four RV sites.

The subject property is currently utilized as a conference center with an on-site caretaker's residence. Four RV sites, with electrical and potable water connections are also located on the subject property. A hiking trail, the Fort to Sea Trail, is located along the south and east property boundaries

Based on a review of historical sources, the subject property was undeveloped land from at least the late 1930s until development of the current main building as a school in 1980. The property appears to have been operated as a school until 2008. The subject property has been operated as a conference center since that time. A caretaker's residence was installed within the main building in 2012.

The subject property was not identified in the EDR report.

Adjacent Properties

LOCATION	ADDRESS	OCCUPANT OR USE
North:	91204 Rilea Drive	Vacant Land and Barn (Camp Rilea)
West:	91204 Rilea Drive	Wastewater treatment plant (Camp Rilea)
East:	Various	Residences
South:	32315 Ivloo Acres Land	Pastureland

One adjacent facility, Camp Rilea, was identified in the EDR report. According to information reviewed on the DEQ's ECSI database, several areas on the 1,850-acre Camp Rilea property have been impacted by historic operations. Based on figures and descriptions included with the documents, the areas of identified impacts were located more than 0.75 miles north-northwest and northwest of the subject property. Soil and groundwater in these areas were determined to be impacted with petroleum hydrocarbons and metals. Remedial efforts were conducted in some of these areas and the DEQ has issued no further action determinations for each of the identified areas of impact. Based on the distance from the subject property, and the regulatory status, the identified releases at this facility do not appear to represent a *recognized environmental condition* (REC) to the subject property. Other listings for this facility are discussed in Section 5.1.2 of this report.

It should also be noted the adjacent Camp Rilea wastewater treatment plant has been located to the west of the subject property since the late 1970s or early 1980s. This portion of the Camp Rilea property does not appear to be listed on the reviewed databases. No obvious odors associated with this facility were observed during the site reconnaissance, and the property caretaker stated this facility does not create

nuisance odors. Although it is possible wastewater releases to the subsurface have occurred at this facility, the subject property is provided with municipal water. Based on this information, this adjacent facility does not appear to represent a REC to the subject property.

According to water well logs made available online by the Oregon Water Resources Department, the depth to static water level in the vicinity of the subject property is typically between 5 and 30 feet below ground surface. Based on the topographical gradient of the area, the inferred direction of groundwater flow in the immediate subject property vicinity to the east-northeast. However, specific groundwater flow directions can vary based on subsurface hydrogeological conditions and cannot be definitively determined in the absence of a subsurface investigation.

SUMMARY OPINION

A REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- GIEIM did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- GIEIM did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- GIEIM did not identify any HRECs during the course of this assessment.

CONCLUSIONS AND RECOMMENDATIONS

GIEIM has performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 8 of this report.

This assessment has not revealed evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, GIEIM does not recommend further investigation.

ADDITIONAL CONSIDERATIONS

Based on the age of the subject property building (1980), a full asbestos survey should be conducted prior to disturbance of building materials through renovation or demolition activities.