

SITE DESCRIPTION

General Description:

The site has a gentle slope down to the north away from the roadway. The northerly parts of the site are relatively level. The site contains one tax parcel and is somewhat large in size for the area. It is an interior location near a signalized intersection. It has average exposure from E. Main Street. The building takes up most of the site and is a good use of the available land. The northerly 1/3 of the site is gravel coated and enclosed with chain link fencing.

Size:

Parcel 11065-0016-02-0000— 12,000 sq. ft. (0.28 acres)

The site sizes are taken from the Whitman County Assessor's records.

Shape:

Mostly Rectangular.

Map No.

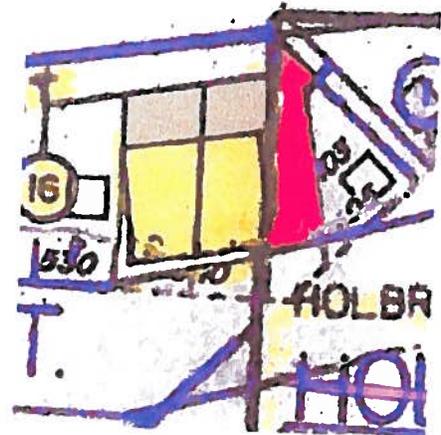
None

Census Tract:

4.00

Topography:

The site is at grade to the street and slopes gently down to the north. The building covers much of the site near the street. The building is highlighted in yellow, the gravel coated area in grey and the access to the rear of the site in red.



Current Use of Site:

The building is a vacant national guard armory.

Abutting Properties:

North:

South:

East:

West:

Open space and a walking trail

Office and Retail

Office

Retail

Utilities:

All available to the site.

SITE DESCRIPTION (continued)

Street Improvements:

Type:
Surface:
Width:
Lanes
Center Left Turn Lane:
Street Lights:
Left Hand Turn Lanes:
Curbs:
Sidewalks:

East Main Street

Arterial
Asphalt
60 to 70 feet
4 striped
No
Yes
No
Yes
Yes



View looking east

Accessibility:

Average. The site has a convenient interior location along a main arterial.

Exposure:

Average

**Easements and
Encumbrances:**

The appraiser did not receive a title report. Upon my physical inspection of the site, no unusual easements, encroachments or potentially value impacting restrictions were noted. I was not provided with a title report and assume there are no value impacting easements or encumbrances.

Parking:

The site has adequate parking on the gravel coated area to the rear of the site.



View of the rear of the building

**Zoning and
Comprehensive Plan:**

The subject zoning is C2, a high density commercial district within the City of Pullman. This district is intended to:

a. accommodate those retail stores, offices, services and amusement businesses to the entire market area in the city's downtown commercial core.

b. ensure compact, convenient development patterns by allowing those uses that are chiefly pedestrian oriented and

SITE DESCRIPTION (continued)

operated within buildings, and that do not require large facilities for on-site off-street parking.

The zone is a general commercial zone and allows for a wide variety of commercial uses. Some of these are a bakery, printing operations, Apartments, but not on the main floor, building materials, farm equipment and many retail uses.

The subject as a vacant mixed use building is considered to be a legal use of the site.

Flood Plain:

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) the Community-Panel No. is: 5302120001C, and has an effective date of May 19, 1981, the subject site is located in Zone B, an area between the 100 year and the 500 year flood zone..

Soils:

A soils report was not provided. Surrounding areas have been improved with both multi-family residential buildings and commercial buildings. It is assumed the subject site soils are suitable for the construction of conventional footings.

Seismic Zone:

The subject property is located in Seismic Zone 2, according to the Seismic Zone Map of the United States. Zone 2 is an area that is not prone to spontaneous liquefaction under seismic loadings. All of the comparable sales also are in a seismic zone 2 and share similar risks.



Hazardous Waste/Materials:

We have conducted no independent investigation regarding this issue. However, during the inspection of the subject property, no apparent or obvious signs of hazardous waste or toxic materials were noted. This appraisal assumes that the site is free of all hazardous waste and toxic materials, including asbestos. Please refer to the Assumptions and Limiting Conditions section regarding this issue.