

Attachment C - List of Exchange Considerations

	A	B
1		Values
2	Park Acquisitions and Costs at Rainier Beach ¹	
3	Access Easement / NC2-30- School to Parks 1707 sf @ 50% of \$40. ²	34,129.00
4	Access Easement /SF5000 - School to Parks 4965 sf @ 50% of 17.50. ²	43,440.00
5	NC2-30 / DPR Acquisition 1058 sf @ \$40	423,347.00
6	NC2-30 / DPR Acquisition 6868 sf @ \$40	274,729.00
7	Appraised Value / SF5000 DPR Acquisition 42624 sf @ 17.50	745,917.00
8	Fire Easement / 1588 sf @ \$5.00 (.25% of value)	7,940.00
9	LBA, Bush Roed and Hitchings Survey - 50% of fee	2,129.19
10	Appraiser's Fees (previously paid by DPR)	N/A
11		
12	Sub-total (Park Acquisition Costs)	1,531,631.19
13		
14	School Acquisitions and Costs	
15	Access Easement / NC-30 - Parks to School 1671 sf @50% of \$40. ²	33,413.00
16	Access Easement / SF5000 - Parks to School 4479 sf @ 50% of 17.50. ²	39,191.00
17	Change order for South Shore School Wall. ³	89,999.00
18		
19	Sub Total	162,603.00
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21	Value of Land Acquired by Seattle School District through a Lot Boundary Adjustment at Garfield High School	
22	Garfield High School Playfield	1,345,000.00
23		
24	Sub-total (School Acquisition Costs)	1,507,603.00
25		
26	Total owed at closing (by DPR):	24,028.19
27		
28	1. Parks needed to acquire property from the Seattle School District (SSD). Property included two different land use zones with different values determined by independent appraisals. NC2-30 @ \$40 per square feet and SF5000 @ \$17.50 per square feet.	
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30	2. Easement which were needed by SSD and Parks were valued at 50% of full value.	
31		
32	3. The overall cost to Parks (\$1,531,631.19) exceeded the cost to the SSD (\$162,603.00) at Rainier Beach and (\$1,345,000.00) at Garfield. The difference owing SSD being \$24,028.19.	