

**JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY**

**INSTRUCTIONS**

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| 1. If considered necessary, use a separate ENG Form 3143a for each room surveyed<br>2. Attritional sheets may be attached for physical characteristics of land and buildings: | Exterior and interior details of buildings; service facilities; and inventory of machinery and equipment; miscellaneous items and general remarks and otherwise covered in section II of this form or on ENG Form 3143a. |
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**ADDED INSTRUCTIONS** (Overprint, if desired)

This Joint Survey and Inspection of Condition Report (completed 28 July 2021) should be utilized as an update rather than a replacement to the original Joint Survey and Inspection of Physical Condition Report dated 20 April 2016 (which has been included as Attachment "A" to this report).

Original lease number: DACA67-1-17-27 (Lease Years 2017-2021)  
 Renewal lease number: DACA67-1-22-0500 (Lease Years 2022-2027)

**SECTION I – PROPERTY DATA AND CONDITION AGREEMENT**

<b>DATE OF SURVEY</b> 7/28/2021	<b>LEASE NO.</b> DACA67-1-22-0500 // DACA67-1-17-27	<b>LEASE COMMENCEMENT DATE</b> 01 JAN 2017	<b>DATE POSSESSION TAKEN</b>
<b>ACTIVITY</b> Lease Renewal		<b>TOTAL LEASED BUILDING AREA</b> (Square feet) 117,663	

**DESCRIPTION OF PROPERTY**

The Fort Lawton Military Complex consists of 33.95 acres of land and buildings located in the Magnolia District of Seattle, Washington. 10.52 acres of the total leased area are unimproved native woodlands planned for future parklands. The remaining 23.43 acres are improved with grass, hardstand and buildings for future City development.

**JOINT AGREEMENT ON THE CONDITION OF THE PROPERTY**

We, the undersigned, jointly made a survey and inspection of the condition of the property mentioned above. We agree that as of the date of survey, the condition of the property is as described herein.

The condition of the exterior of the property is indicated on the reverse side of this form. Room conditions are indicated on attached ENG Form 3143a.

NAME AND SIGNATURE OF <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> LESSOR/LESSEE <input type="checkbox"/> AGENT		NAME, TITLE, AND SIGNATURE OF U.S.GOVERNEMENT REPRESENTATIVE	
Michael Ashbrook, FAS FO Division Director  <b>Michael Ashbrook</b> Digitally signed by Michael Ashbrook Date: 2021.10.08 14:09:55 -07'00'		Isabella P. Schwiertert, Realty Specialist SCHWIERTERT.ISABELLA.P.1 178668664 Digitally signed by SCHWIERTERT.ISABELLA.P.1178668664 Date: 2021.10.12 12:09:07 -07'00'	

<b>ADDRESS</b> Fort Lawton Army Reserve Complex, 4585 West Texas Way (Facility ID WA030, Robert R. Leisy USARC and Facility WA031, CAPT James R. Harvey USARC, 4510 and 4570 West Texas Way), Seattle, Washington	<b>ORGANIZATION</b> CENWS-REO
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**SECTION II – EXTERIOR CONDITION OF THE PROPERTY** *(Attach sheet for added items.)*

**ROOF, EAVES, DOWNSPOUTS, ETC.**

Roofs were only inspected from ground level. Only limited inspection possible. No issues noted.

**WALLS**

Signs of graffiti on the exterior walls of Leisy USARC. No other issues noted.

**WINDOWS AND DOORS** *(Include storm windows and doors)*

Exterior-facing windows have been boarded up on all levels to prevent vandalism to the property. No other issues noted.

**FENCING**

Fencing maintained. No issues.

**LAWN, SHRUBBERY, TREES AND PERENNIALS**

Landscaping is maintained. No other issues noted.

**WALKS AND DRIVEWAYS**

Walkways and driveways maintained. Small cracks in walkways and parking lots from age and natural settling. No holes or failing areas noted. No issues.

**GARAGE AND OUT BUILDINGS**

Concrete floors with some old stains on the floor from past spills. City of Seattle was asked to remove any materials classified as hazardous as outlined in 21.f of the Lease. No other issues noted.

**ENTRANCES, ELEVATORS AND PATIOS**

Doors and entry points have been boarded up to prevent vandalism within buildings. The City of Seattle is making additional efforts to secure property.

**SEWAGE**

Utility and Storm Sewer Systems infrastructure still operational. No issues.

**REMARKS** *(Include questioned of disputed items, repairs to be made, etc. Attach sheet, if necessary)*

Due to the high level of transient activity through the area, the property is constantly being broken into and vandalized. Attempts are being made by the City of Seattle to better secure the property and keep people out as further vandalism may make the property a hazard. Since the original site inspection on 04 June 2021 by United States Army Corps of Engineers, Seattle District Real Estate, significant progress has been made in securing and maintaining the property by the City of Seattle.

In 2018, a fire occurred in the Harvey building 216 that resulted in damage to the auditorium seating, some wall surfaces, and smoke damage through a portion of the building. The fire was contained to the interior of the building and according to the City of Seattle, only water was used to extinguish the fire. Residual smoke damage and fumes from burnt synthetic furniture and other materials is potentially harmful, if not carcinogenic, and the air quality may be unhealthy for occupants without the use of personal protective equipment (PPE) or restoration.

**JOINT SURVEY AND INSPECTION OF CONDITION OF GOVERNMENT LEASED PROPERTY  
SECTION III – INTERIOR CONDITION OF INDIVIDUAL ROOM**

*(Use reverse side for added items and remarks on questioned or disputed items, repairs to be made, etc. Attach sheet, if necessary)*

LEASE NO. DACA67-1-22-0500 // DACA67-1-17-27	TYPE OF ROOM NA	FLOOR NO. NA	ROOM NO. NA
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**FLOOR AND FLOOR COVERING** *(include a stairway and stair covering)*

During 04 June 2021 inspection, floors and stairways were filled with litter and debris from transient activity. This included: Drug paraphernalia, garbage, empty spray paint cans, pulled down ceiling tile and insulation, and furniture. Litter and debris left in the hallways could pose a safety hazard. Issue was brought to the attention of the City of Seattle and significant progress was made to clean up the remaining debris.

**WALLS**

Vandalism and graffiti found on the interior of Leisy and Harvey USARCs. Including: tagging, holes punched in walls, and walls ripped open to be stripped of wire inside. No other issues noted.

**CEILING**

Ceiling tiles and ceiling insulation missing due to past vandalism. Some water spots noted on ceiling tiles in Leisy and Harvey USARCs. One leak noted in Leisy USARC on the northwest end of the building. Leak repaired by City of Seattle. No lingering issues noted following repair.

**DOORS AND WINDOWS** *(Include skylights and other openings)*

Many interior doors in Leisy and Harvey USARCs are damaged, removed, or missing. No significant entry/exit points blocked at time of inspection. No other issues noted.

**PLUMBING** *(Include pipes, toilets and lavatories, drinking fountains, etc.)*

Bathrooms not inspected due to sanitation concern by 88th Army Readiness Division Environmental team. No other issues noted.

**ELECTRICAL FIXTURES**

Electricity has been turned off to most of the buildings. Many fixtures within the buildings are broken or missing due to vandalism. No other issues noted.

**HEATING** *(include radiators, thermostats, etc.)*

Electricity has been turned off to most of the buildings. Heating not tested.

**WOODWOORK** *(Include trim and baseboard, and hallways)*

Only significant amount of woodwork can be found on the top level of Leisy Hall; woodwork has been pulled removed, covered in graffiti, or missing due to vandalism. No other issues noted.

**OTHER EQUIPMENT** *(include stove, refrigerator, washer, dryer, etc.)*

NA

# Attachment A

## JOINT SURVEY AND INSPECTION OF PHYSICAL CONDITION OF GOVERNMENT LEASED PROPERTY

Fort Lawton Army Reserve Complex

Lease No: DACA67-1-17-27

### SECTION I PROPERTY DATA AND PHYSICAL CONDITION AGREEMENT

Date of Survey: 20 April 2016

Date of Lease Commencement: 1 January 2017

Date Possession Taken: (Date signed by Lessor)

Leased Land Area:

Total Leased Area: 33.95 Acres

Leased Area Buildings: 117663

Other Below

<u>Building</u>	<u>Size (SF)</u>	<u>Building</u>	<u>Size (SF)</u>	<u>Other</u>	<u>Size</u>
	47	225	42	Flagpole	1
	120	228	240	Wash Platform	2
211	4877	245	8162	Monument	1
214	1800			Load Dock	1
216	28210			Generator	1
220	67697			Fencing	11630 LF
222	6468			Gates	350 LF
		Total	117663	Paved Areas	76557 SY
				Gas/Elec Lines	3979 LF
				Storm Sewer	10097 LF
				Ext Light	23

### DESCRIPTION OF THE EXTERIOR AND THE INTERIOR OF THE LEASED PROPERTY

See Attached Sheets 2-5.

### JOINT AGREEMENT ON THE PHYSICAL CONDITION OF THE PROPERTY

We, the undersigned, jointly made a survey and inspection of the physical condition of the property mentioned above. We agree that as of the date of the survey, the condition of the property is as described herein.

Name and Signature of the Lessee Representative

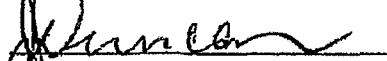


Hillary Hamilton

Lessee Representative

Department of Finance and Administrative Services

Name, Title, and Signature of Lessor Representative



Joe Duncan

Realty Specialist

Seattle District

**SECTION II-PHYSICAL CONDITION OF LAND LEASED**

**(General condition-good, fair, poor,-with comments on visible surface vegetation, digging, damages, etc )**

PRE LEASE PHYSICAL CONDITION	POST LEASE PHYSICAL CONDITION
<p><b>ENTIRE LEASE AREA 33.95 ACRES</b></p> <p><b>10.52 acres unimproved native woodlands planned for future park lands. Nothing noted in these areas.</b></p>	
<p><b>23.43 acres improved with grass, hardstand and buildings planned for future City development.</b></p>	
<p><b>REMARKS (Questioned or disputed items, repairs to be made, etc.</b></p>	

**SECTION II-INTERIOR AND EXTERIOR PHYSICAL CONDITION OF LEASED BUILDINGS**

(General condition-good, fair, poor,-with comments on damages, leaks, cracks, inoperability, etc)

PRE LEASE PHYSICAL CONDITION	POST LEASE PHYSICAL CONDITION
<p>Harvey Pump House Interior-access not available.</p> <p>Exterior-Brick; good condition.</p>	
<p>Harvey Storage Building 211. Filled with wire cages for storage.</p> <p>Interior (Ceilings and walls, front, back, door, floor) Concrete floor. Dry wall walls. Wood frame ceiling. Some broken pieces. Fair condition. . Nothing of note.</p> <p>Exterior (Roof and sides, front, back, door) Brick. Fair condition. Graffiti removed from west Wall.</p>	
<p>Harvey Computer Services Building 214</p> <p>Interior (Ceilings and walls, front, back, door, floor) Concrete floors. Insulated ceiling and finished walls. Good condition.</p> <p>Exterior (Roof and sides, front, back, door) Brick. Good condition.</p>	
<p>Harvey USARC Building 216. 2 story, offices, band room, drill hall.</p> <p>Interior (Ceilings and walls, front, back, door, floor) No leaks noted. Some broken glass and fixtures. Dust and debris throughout. Heat boiler and band room acoustical material removed. Poor condition.</p> <p>Exterior (Roof and sides, front, back, door) Brick. Fair condition. First floor windows and doors boarded up and doors chained. Poor to fair condition.</p>	

<p><b>Leisy USARC Building 220. 2/3 story, offices, drill hall.</b></p> <p><b>Interior</b> (Ceilings and walls, front, back, door, floor)  Some broken glass, damage to water fountains and other fixtures. Carpets in poor condition. Paneling on some walls. Tile ceilings. 5-7 water spots on top floor ceilings, small 1-2 feet diameter with slight discoloration. Nothing noted on floors beneath leaks. Evidence of water leak from outside in kitchen and NW corner of drill hall. Poor to fair condition.</p> <p><b>Exterior</b> (Roof and sides, front, back, door)  Lower windows and doors boarded up. Doors locked and chained. Poor to fair condition.</p>	
<p><b>Leisy AMSA 79 Building 222</b></p> <p><b>Interior</b> (Ceilings and walls, front, back, door, floor)  Paint peeling on interior doors. Some old stains on floor from past small motor oil spills. No floor equipment remaining. Space heaters, exhaust system in ceiling. Poor to fair condition.</p> <p><b>Exterior</b> (Roof and sides, front, back, door)  Roof not seen. Sides, front, and back in fair condition. Nothing notable. Poor to fair condition.</p>	
<p><b>Leisy Building 225 Former POL Storage Shed/Lean-to.</b></p> <p><b>Interior</b> (Ceilings and walls, front, back, door, floor)  Concrete floor and block walls. Stains on interior floor. Poor condition.</p> <p><b>Exterior</b> (Roof and sides, front, back, door)  No or faded paint. Can secure with door. Poor Condition.</p>	
<p><b>Leisy Building 228 HAZMAT Storage Structure.</b></p> <p><b>Interior</b> (Ceilings and walls, front, back, door, floor)  Concrete floor and block walls. Front closes with chain link fence. Metal roof. Fair condition.</p>	

<p><b>Exterior (Roof and sides, front, back, door)</b>  <b>Fair condition.</b></p>	
<p><b>OMS Building 245</b>  <b>Interior (Ceilings and walls, front, back, door, floor)</b>  <b>Concrete/tile floors and block interior walls.</b>  <b>Metal frame and roof. Cages, offices, rest rooms.</b>  <b>No floor equipment remains. Ceiling heat and exhaust systems remain operable. Some broken and missing tiles. Some exposed wire at disconnections; switches taped. About 17 years old. Generally fair to good condition.</b></p> <p><b>Exterior (Roof and sides, front, back, door)</b>  <b>Brick, metal, and painted. Good condition.</b></p>	
<p><b>Fencing and Walls</b>  <b>Black chain link-Some down near main entrance and South of Bus stop. Otherwise, fair condition.</b>  <b>Wrought Iron gate and fencing east boundary in good condition.</b></p>	
<p><b>Paved Areas</b>  <b>No holes or failing areas. Fair condition.</b></p>	
<p><b>Utility and Storm Sewer Systems</b>  <b>Power remains to buildings. Communication, water, gas shut off. Fixtures winterized and not operable. All utility and storm sewer systems infrastructure is operable as VA continues to use them under an Army Permit.</b></p>	

**ADDITIONAL COMMENTS:**