



GRAND LODGE FREE AND ACCEPTED MASONRY OF WASHINGTON

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RE: Support for the Demolition Application by Zenith Properties LLC (in re: 23660 Marine View Drive S)

To Whom It May Concern:

This letter is provided to document the Most Worshipful Grand Lodge of F&AM of Washington ("Masons") reasoning for and support of the proposed demolition of all existing structures located at 23660 Marine View Drive S (the Property).

In the nearly 100 years since the construction of the former Masonic Retirement Center (the Center) the Masons have owned, operated, and maintained the Center. In the early 2000's the Masons began investigating potential redevelopment of the Property. Following those investigations, the Masons determined their organization's interests were best served by offering the Property for sale with the condition that any redevelopment activities would need to rehabilitate and preserve the Center.

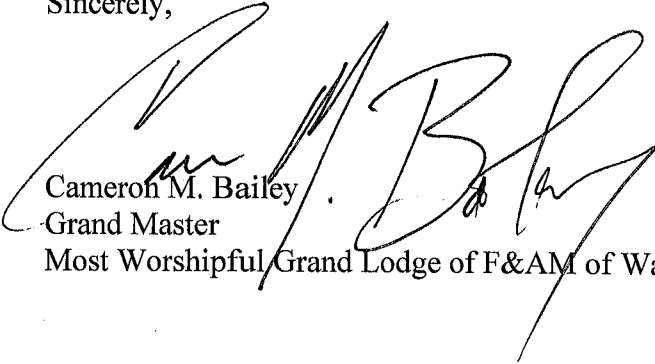
Following 15 years of studies, investigations, mothballed proposals, and the Masons' own intimate knowledge of the condition of the Center, it became clear that what many may see as an asset on the outside is in fact a substantial liability once the actual interior and structural conditions of the building were investigated and the costs were obtained. The condition of the Center proved to be an insurmountable barrier to the repurposing of the Property. Every potential buyer determined that the significant costs to bring the Center up to code and then convert it to another use were not economically feasible.

As a result of the significant deterioration of the buildings and the clear indication that there was no market for this kind of property, the Masons relisted the Property for sale without conditions, which attracted many interested parties. In that process, the Masons wanted to identify an investor that would work with the community and demonstrate they have the background, abilities, and vision to shepherd the Property for the next 100 years or more. In that regard, the Masons are very confident in the abilities of the Zenith Properties L.L.C. team to be a good partner for the Des Moines community. The Masons feel the transfer of property to Zenith Properties L.L.C. and the proposed demolition of the existing buildings represent the greatest potential for a positive and successful future for the Property and the community.

On July 9th, 2019, the Masons applied for demolition of all existing structures on the Property which was assigned the permit number LU2019-0032 and has since been transferred to the current property owner, Zenith Properties L.L.C. While the Masons hold no title, deed, or other interest in

the Property, the Masons want to do what is best for the community and therefore, support the proposed action under LUA2019-0032 and support the demolition of the existing structures.

Sincerely,



Cameron M. Bailey
Grand Master
Most Worshipful Grand Lodge of F&AM of Washington