



TO: Lee Napier, Director
Lewis County Community Development Department

FROM: Hillary Hoke, Assistant Director
Centralia Community Development Department

DATE: January 17, 2020

SUBJECT: Ron Brown Estates Final Plat Approval

Per the interlocal agreement between Lewis County and the City of Centralia (County Res. No. 06-136, dated March 28, 2006, enclosed please find a final plat application staff report and associated Exhibits. Please contact me if you have any questions or require additional information. Thank you.

City of Centralia
Final Plat Application
Staff Report
December 20, 2019

To:	Lewis County Community Development	Zoning:	R-4, Low Density Residential
From:	Hillary Hoke, Assistant Director	Property Size:	3.66 acres, 159,430 sf
Date:	December 18, 2019	# Lots/Units:	18 lots, 17 Units, Stormwater Tract
Subject:	SD2008-3, Ron Brown Estates	Units/Acre:	4 units per acre
Location:	1090 Fieldcrest Ave & 0 Borst Ave, Centralia, WA	Parcels:	021937001004, 021934002002

Project Vicinity Map



Background

- See previous staff report, dated October 22, 2009, (Exhibit A).
- Planning Commission recommended approval of the subdivision, with ten conditions. See attached Planning Commission meeting minutes, dated October 22, 2009, (Exhibit B).

- City Council voted to grant preliminary approval of the subdivision, with nine conditions. See attached meeting minutes and preliminary approval letter dated January 7, 2010, (Exhibit C).
- Pursuant to RCW 58.17.140, the approval was valid through January 7, 2017.
- A one year extension was granted on September 16, 2016, via CMC due to an ownership change and revisions required of the civil plans (Exhibit D). Approval valid through January 7, 2018.
- Civil plan asbuilts received on June 13, 2018, (Exhibit E).
- Final plat application submitted on May 28, 2019, (Exhibit F).
- Centralia Public Works Dept. approval granted September 19, 2019, (Exhibit G).
- Centralia Community Development Dept. approval granted December 18, 2019.
- File forward to Lewis County Community Development on January 17, 2020.
- See attached chronology document (Exhibit H) for complete details.

Public Notification – see previous staff report, Exhibit A.

Environmental Review – see previous staff report, Exhibit A.

Conclusions

Staff finds that through the findings of fact the proposed development meets the goals and policies of the Comprehensive Plan; as well as all City of Centralia Municipal Code requirements pertaining to this project.

Findings of Fact

- Pursuant to the Centralia Comprehensive plan Chapter VII Land Use Goals and Policies, Goal LU 2 Policy LU 2.1, 2.2, 2.3 and 2.5:

Staff finds that the subdivision is consistent with the goals and policies of residential development in the Centralia Comprehensive Plan.

- Pursuant to the CMC 20.14 as a Low Density Residential District, vested under R:1 zone parcel:

Staff finds that all vested R-1 zoning requirements for the proposed plat have been met.

- Pursuant to the Centralia Zoning Code Section Chapter 19.12 Subdivision code and the Washington State RCW 58.17 subdivision code:

Staff finds that all subdivision requirements for the proposed plat have been met as conditioned below and required items of section 19.55 have been submitted.

- The property is not located within the 100-year flood plain and that previous condition has been removed.

Recommendation

If Approve

Make the motion to APPROVE the final plat of Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue, pursuant to the following condition(s) as shown on the face of the plat:

1. Based upon data provided by the Centralia School District, mitigation fees in the amount of \$3,500 per dwelling unit are required. This fee is payable directly to the school district. Proof of payment must be presented to the City of Centralia Community Development Department before building permits will be issued.

If Deny

Make the motion to DENY the final plat of Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue, for the following reason(s):

If Table

Make the motion to TABLE the final plat of Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue, for the following reason(s):

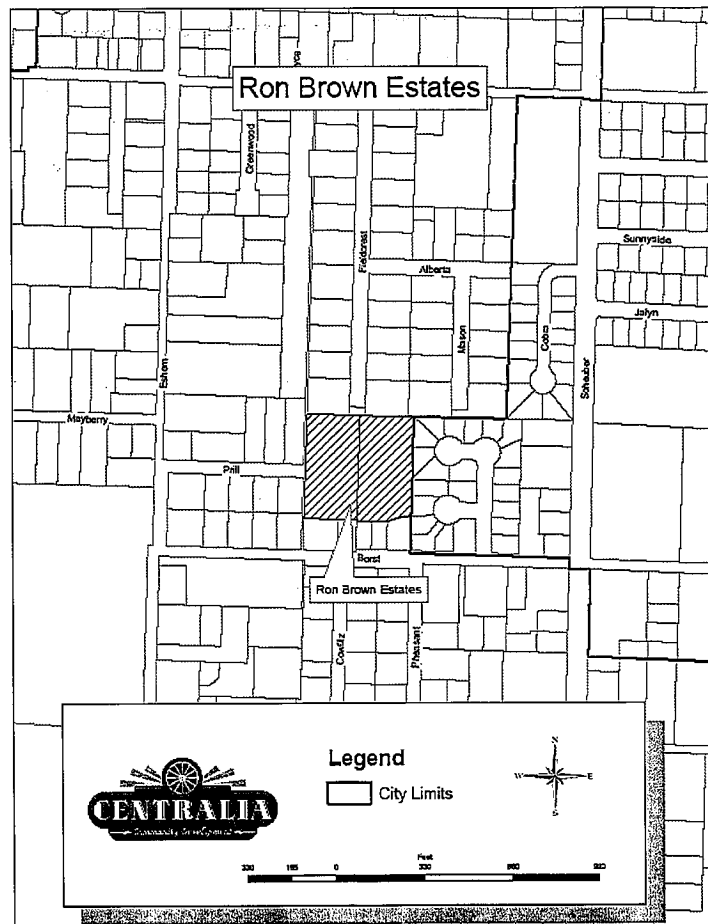
- Exhibit A:** Staff report for Planning Commission preliminary approval.
- Exhibit B:** Planning Commission positive recommendation and meeting minutes.
- Exhibit C:** City Council recommendation to approve and meeting minutes.
- Exhibit D:** First extension request.
- Exhibit E:** Civil plan asbuilts.
- Exhibit F:** Final plat application.
- Exhibit G:** Centralia Public Works Department approval.
- Exhibit H:** Chronology

City of Centralia
Planning Commission
Staff Report
October 22, 2009

To:	Planning Commission	Zoning:	R-4, Low Density Residential
From:	Tammy Baraconi	Property Size:	3.66 acres, 159,430 sf
Date:	October 22, 2009	# Lots/Units:	17 lots/15 Units
Subject:	SD2008-3, Ron Brown Estates	Units/Acre:	4 units per acre
Location:	1090 Fieldcrest Ave & 0 Borst Ave, Centralia, WA	Assessor Parcel:	021937001004, 021934002002

Project Description

The application for Ron Brown Estates was submitted on April 16, 2008 (Exhibit A) and declared a complete application on April 24, 2008 (Exhibit B). This 17 lot subdivision on 3.66 acres is located at the end of Prill Road between Fieldcrest Avenue and Borst Avenue. Of these 17 lots, 15 will become lots with homes. The remaining two lots will be used for stormwater retention and a private road.



Zoning Codes

This property is zoned R-4, Low Density Residential however because it was submitted before the April 30, 2008 zoning code changes, this project is vested under the R-1, Low Density Residential zoning regulations.

- CMC 20.12 Low Density Residential District
 - CMC 20.12.020(A)(1) Permitted Uses
 - CMC 20.12.050(A) Lot Area
 - CMC 20.12.080 Stormwater runoff
- CMC 20.72 Off-Street Parking and Loading

- CMC 20.72.020 General requirements.
- CMC 19 Subdivisions
 - CMC 19.01.050 Purpose
 - CMC 19.12 Subdivisions
- CMC 16 Environment
 - CMC 16.04 State Environmental Policy Act

Lot Sizes

The 17 lots range in size from 6,000 square feet to 9,553 square feet with the average lot size being 7,955 sf. Lots 3, 4, 5 and 6 are located on the northwest corner of the site and are accessed by the private road, Ron Brown Lane. Lots 8 and 9 the only two flag lots created within the development. All remaining lots are 50 feet or wider at the front yard setback line.

Homes

At this time, the applicant does not plan to develop the lots but to sell them as vacant land.

Access

Access for this development will come from the extension of Prill Road by approximately 300 linear feet. This 60 foot dedicated right of way will be developed to a minimum width of 28 feet and will end at a cul-de-sac. This cul-de-sac will be landscaped in the center creating an island of plants with a rolled curb edge. Street trees will be planted along Prill Road.

Tract A will become private road Ron Brown Lane SW. It is 30 feet wide and the road will be built to a minimum width of 28 feet. The private road will also be landscaped with street trees.

Density

The total acreage for this development is 3.66 acres or 159,430 square feet. With 17 lots being created there is a density of 5 units per acre.

Floodplain

While this property is not located within the 1982 FEMA FIRM Maps, it is located within the regulatory special flood hazard area. All homes constructed within this development must either show that they are located outside of the special hazard flood area or elevate at least two (2) feet above the community derived base flood elevation.

Adjacent Land Use

North:
Single family homes



South:
Single family homes



East:
Single family homes



West:
Single family homes



Public Notification

Notice of Application was published in the Chronicle on April 30, 2008 (Exhibit C) and mailed to all residents within 300 feet of the development site on April 30, 2008 (Exhibit D). This comment period closed on May 15, 2008. Notice of the Public Hearing was published in the Chronicle on October 8, 2008 (Exhibit E) and mailed to all property owners and parties of record on October 1, 2009 (Exhibit F). The written comment period for the public hearing ends on October 15, 2009.

Public Comment

During the Notice of Application comment period 26 separate parties responded (Exhibit G). As of the writing of this staff report no written comments were received for the Public Hearing phase of the approval process.

Environmental Review

A SEPA checklist was submitted with the application (Exhibit H). On April 24, 2008 the SEPA checklist was distributed to the following agencies:

- City of Centralia Building Official
- City of Centralia Engineering and Utilities
- City of Centralia Fire Department/ Dist 12
- Port of Centralia
- SW Washington Clean Air Agency
- Twin Transit
- Centralia School District
- Thurston County Traffic Engineer
- Department of Archaeology and Historic Preservation

Comments were received from the City of Centralia Engineering and Utilities and the Centralia School District (Exhibit I). A Mitigated Determination of Non Significance (MDNS) was issued on September 28, 2009 (Exhibit J). The following two items are the mitigated items addressed in the MDNS.

1. Based upon data provided by the Centralia School District, mitigation fees in the amount of \$3,500 per dwelling unit are required. This fee is payable directly to the School District. Proof of payment must be presented to the City of Centralia Community Development Department before building permits will be issued. Notice of this condition must be placed on the face of the plat.
2. This development is located within a regulatory special flood hazard area. All homes constructed within this development must be elevated at least two feet above the community derived base flood elevation. Notice of this condition must be placed on the face of the plat.

Site Plan Review

On August 24, 2009 the City of Centralia Site Plan Review Committee met to review this development. The Committee recommended approval with the following conditions. (Exhibit K)

Planning:

- All structures need to be within approved distance to hydrants built to the design requirements of the 2006 fire code.
- Conceptual landscaping plans are required before construction begins – final ‘as-built’ plans including maintenance are required before the final plat is approved.
- A stormwater and private road maintenance agreement required. These are traditionally recorded as part of the Homeowner’s Association Agreement. Both must be approved by City staff before recording.

Engineering:

- The road will need to be a public street to serve the number of lots desired – frontage improvements will be required. An NPDES permit is required. A stormwater plan is required that meets the Department of Ecology approved standards – the City is recommending a low-impact design.
- The private road shown on the plan will need to be named and the name approved by the City. The applicant will need to work through the county for a road approach permit. Whoever builds on the individual lots will also need road approach permits from the county.

City Light:

- City Light provided the applicant with an application for power. There is a lengthy lead time for ordering some of the equipment. Additional easements may be required once the final design is approved.

Water:

- There is an existing 2” water line. Water meters and line extension are to be located in the public right of way.

Wastewater:

- A sewer main extension is required on Prill Rd. The developer will need a permit from Lewis County to dig up a county road to extend the sewer and water.

Conclusions

Staff finds that through the findings of fact the proposed development meets the goals and Policies of the Comprehensive Plan; all City of Centralia Zoning Codes and ordinances pertaining to this project.

Findings of Fact

- Pursuant to the Centralia Comprehensive plan Chapter VIII Housing Goals and Policies, Goal H.2 Policy H.2.1:

Staff finds that the subdivision is consistent with residential development in the Centralia Comprehensive Plan.

- Pursuant to the CMC 20.12 as a Low Density Residential District (R:1) parcel:

Staff finds that all vested R-1 zoning requirements for the proposed plat have been met.

- Pursuant to the Centralia Zoning Code Section Chapter 19.12 Subdivision code and the Washington State RCW 58.17 subdivision code:

Staff finds that all subdivision requirements for the proposed plat have been met as conditioned below.

Recommendation

If Approve

Make the motion to give the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue a POSITIVE recommendation to the City Council subject to the following condition(s):

1. All structures need to be within approved distance to hydrants built to the design requirements of the 2006 fire code.
2. Conceptual landscaping plans are required before construction begins – final ‘as-built’ plans including maintenance are required before the final plat is approved.
3. A stormwater and private road maintenance agreement are required. These are traditionally recorded as part of the Homeowner’s Association Agreement. City staff must approve the Homeowner’s Association Agreement, stormwater maintenance agreement and private road maintenance agreement before recording.
4. The road will need to be a public street to serve the number of lots desired – frontage improvements will be required. An NPDES permit is required. A stormwater plan is required that meets the Department of Ecology approved standards – City staff recommends a low-impact design.
5. The private road shown on the plan will need to be named and the name approved by the City. The applicant will need to work through the county for a road approach permit. Whoever builds on the individual lots will also need road approach permits from the county.
6. City Light provided the applicant with an application for power. This application must be submitted before work can begin on the design for power. There is a lengthy lead time for ordering some of the equipment. Additional easements may be required once the final design is approved.
7. There is an existing 2” water line. Water meters and line extension are in the public right of way.
8. A sewer main extension is required on Prill Rd. The developer will need a permit from Lewis County to dig up a county road to extend the sewer and water.
9. All building plans and site design must meet the following: 2006 International Fire Code, the 2006 International Building Code, the City of Centralia Design and Development Guidelines (CMC Title 18.10) and the City of Centralia Municipal Code (CMC Title 19 and 20) as well as all other applicable federal, state and local laws.

If Deny

Make the motion to give the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue a NEGATIVE recommendation to the City Council for the following reason(s):

If Table

Make the motion to TABLE the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue for the following reason(s):

Exhibit A: Application
Exhibit B: Letter of Complete Application
Exhibit C: Notice of Application affidavit
Exhibit D: Notice of Application mailing
Exhibit E: Notice of Public Hearing affidavit
Exhibit F: Notice of Public Hearing mailing
Exhibit G: Public Comments
Exhibit H: SEPA checklist routing form
Exhibit I: SEPA comments
Exhibit J: Mitigated Determination of Non Significance
Exhibit K: Site Plan Review Committee minutes

S:\Planning\Subdivisions\Borst Plat\Staff report Borst Plat.doc

Exhibit B

Planning Commission Public Meeting Minutes October 22, 2009 Centralia City Hall -- Council Chambers 6:30 PM

Chairman Dan Henderson called the Planning Commission meeting to order at 6:32 p.m.

Roll Call: Members present were Rodney Thurman, Jared Stewart, Robert Carter, Chris Franklin, Rosie O'Connor, and Craig Bower.

Members absent: Holly McNutt (excused because of illness), Dan Henderson and George McClendon were absent.

Staff member present were: Emil Pierson, Director Community Development and Sarah Blosser, Recording Secretary

Approval of Agenda

A motion to approve the agenda as amended (Williams Plat will not be heard this evening) was made by Rosie O'Connor. The motion was seconded and approved.

Approval of Minutes of the October 8, 2009 Planning Commission meeting

A motion to approve the minutes as written was made by Robert Carter. The motion was seconded by Chris Franklin and approved.

Public Comments not related to public hearing:

There were none.

Public hearing:

The Ponds Planned Unit Development, SD 2007-6

Emil Pierson spoke on behalf of Community Development and summarized Tammy Baraconi's staff report – portions of which are included here:

To:	Planning Commission	Zoning:	R-4, Low Density Residential
From:	Tammy Baraconi	Property Size:	25.5 acres/1,110,780 sf
Date:	October 22, 2009	# Lots/Units:	30 lots/58 units
Subject:	SD2007-6, The Ponds	Units/Acre:	2.3 units per acre
Location:	2200 Cooks Hill Road, Centralia, WA	Assessor	021184001001, 021182005000,
		Parcel:	021182004000, 021182003000, 021182002000

Jerry Braden
1100 Scammon Creek Rd.
Centralia WA 98531

Mr. Braden rents from his father, who owns the property. There are an increasing number of grandparents raising children now, so he thinks that the school issue really needs to be looked into in more depth.

There were no further comments.

At 7:32 p.m. the vice chairman reiterated the suggestion to table this matter until a revised application can be presented.

Rosie O'Connor made a motion that we table the matter until a revised application has been submitted. Bob Carter asked that the public comments be included for Ms. Baraconi. Jared Stewart seconded the motion. The motion passed unanimously.

Mr. Pierson addressed the commission to notify them that as the issue has been tabled, the public hearing has been left open. We will not be sending out a second notice – individuals interested would have to request a notice from Tammy Baraconi. (Copy of sign-in sheet attached to this record.)

Ron Brown Estates, SD 2008-3 – 7:35 p.m.

Emil Pierson addressed the commission and summarized Tammy Baraconi's staff report.

Portions of Tammy Baraconi's staff report to the Planning Commission included here for reference:

To:	Planning Commission	Zoning:	R-4, Low Density Residential
From:	Tammy Baraconi	Property Size:	3.66 acres, 159,430 sf
Date:	October 22, 2009	# Lots/Units:	17 lots/15 Units
Subject:	SD2008-3, Ron Brown Estates	Units/Acre:	4 units per acre
Location:	1090 Fieldcrest Ave & 0 Borst Ave, Centralia, WA	Assessor Parcel:	021937001004, 021934002002
<u>Project Description</u>			
The application for Ron Brown Estates was submitted on April 16, 2008 (Exhibit A) and declared a complete application on April 24, 2008 (Exhibit B). This 17 lot subdivision on 3.66 acres is located at the end of Prill Road between Fieldcrest Avenue and Borst Avenue. Of these 17 lots, 15 will become lots with homes. The remaining two lots will be used for stormwater retention and a private road.			
<u>Zoning Codes</u>			
This property is zoned R-4, Low Density Residential however because it was submitted before the April 30, 2008 zoning code changes, this project is vested under the R-1, Low Density Residential zoning regulations.			
• CMC 20.12 Low Density Residential District ○ CMC 20.12.020(A)(1) Permitted Uses ○ CMC 20.12.050(A) Lot Area ○ CMC 20.12.080 Stormwater runoff			
• CMC 20.72 Off-Street Parking and Loading ○ CMC 20.72.020 General requirements. • CMC 19 Subdivisions ○ CMC 19.01.050 Purpose ○ CMC 19.12 Subdivisions • CMC 16 Environment			
CMC 16.04 State Environmental Policy Act			

Lot Sizes

The 17 lots range in size from 6,000 square feet to 9,553 square feet with the average lot size being 7,955 sf. Lots 3, 4, 5 and 6 are located on the northwest corner of the site and are accessed by the private road, Ron Brown Lane. Lots 8 and 9 the only two flag lots created within the development. All remaining lots are 50 feet or wider at the front yard setback line.

Homes

At this time, the applicant does not plan to develop the lots but to sell them as vacant land.

Access

Access for this development will come from the extension of Prill Road by approximately 300 linear feet. This 60 foot dedicated right of way will be developed to a minimum width of 28 feet and will end at a cul-de-sac. This cul-de-sac will be landscaped in the center creating an island of plants with a rolled curb edge. Street trees will be planted along Prill Road.

Tract A will become private road Ron Brown Lane SW. It is 30 feet wide and the road will be built to a minimum width of 28 feet. The private road will also be landscaped with street trees.

Density

The total acreage for this development is 3.66 acres or 159,430 square feet. With 17 lots being created there is a density of 5 units per acre.

Floodplain

While this property is not located within the 1982 FEMA FIRM Maps, it is located within the regulatory special flood hazard area. All homes constructed within this development must either show that they are located outside of the special hazard flood area or elevate at least two (2) feet above the community derived base flood elevation.

Public Notification

Notice of Application was published in the Chronicle on April 30, 2008 (Exhibit C) and mailed to all residents within 300 feet of the development site on April 30, 2008 (Exhibit D). This comment period closed on May 15, 2008. Notice of the Public Hearing was published in the Chronicle on October 8, 2008 (Exhibit E) and mailed to all property owners and parties of record on October 1, 2009 (Exhibit F). The written comment period for the public hearing ends on October 15, 2009.

Public Comment

During the Notice of Application comment period 26 separate parties responded (Exhibit G). As of the writing of this staff report no written comments were received for the Public Hearing phase of the approval process.

Environmental Review

A SEPA checklist was submitted with the application (Exhibit H). On April 24, 2008 the SEPA checklist was distributed to the following agencies:

- | | |
|---|---|
| <ul style="list-style-type: none">• City of Centralia Building Official• City of Centralia Engineering and Utilities• City of Centralia Fire Department/ Dist 12• Port of Centralia• SW Washington Clean Air Agency | <ul style="list-style-type: none">• Twin Transit• Centralia School District• Thurston County Traffic Engineer• Department of Archaeology and Historic Preservation |
|---|---|

Comments were received from the City of Centralia Engineering and Utilities and the Centralia School District (Exhibit I). A Mitigated Determination of Non Significance (MDNS) was issued on September 28, 2009 (Exhibit J). The following two items are the mitigated items addressed in the MDNS.

1. Based upon data provided by the Centralia School District, mitigation fees in the amount of \$3,500 per dwelling unit are required. This fee is payable directly to the School District. Proof of payment must be presented to the City of Centralia Community Development Department before building permits will be issued. Notice of this condition must be placed on the face of the plat.
2. This development is located within a regulatory special flood hazard area. All homes constructed within this development must be elevated at least two feet above the community derived base flood elevation. Notice of this condition must be placed on the face of the plat.

Site Plan Review

On August 24, 2009 the City of Centralia Site Plan Review Committee met to review this development. The Committee recommended approval with the following conditions. (Exhibit K)

Planning:

- All structures need to be within approved distance to hydrants built to the design requirements of the 2006 fire code.
- Conceptual landscaping plans are required before construction begins – final 'as-built' plans including maintenance are required before the final plat is approved.
- A stormwater and private road maintenance agreement required. These are traditionally recorded as part of the Homeowner's Association Agreement. Both must be approved by City staff before recording.

Engineering:

- The road will need to be a public street to serve the number of lots desired – frontage improvements will be required. An NPDES permit is required. A stormwater plan is required that meets the Department of Ecology approved standards – the City is recommending a low-impact design.
- The private road shown on the plan will need to be named and the name approved by the City. The applicant will need to work through the county for a road approach permit. Whoever builds on the individual lots will also need road approach permits from the county.

City Light:

- City Light provided the applicant with an application for power. There is a lengthy lead time for ordering some of the equipment. Additional easements may be required once the final design is approved.

Water:

- There is an existing 2" water line. Water meters and line extension are to be located in the public right of way.

Wastewater:

A sewer main extension is required on Prill Rd. The developer will need a permit from Lewis County to dig up a county road to extend the sewer and water.

Conclusions

Staff finds that through the findings of fact the proposed development meets the goals and Policies of the Comprehensive Plan; all City of Centralia Zoning Codes and ordinances pertaining to this project.

Findings of Fact

- Pursuant to the Centralia Comprehensive plan Chapter VIII Housing Goals and Policies, Goal H.2 Policy H.2.1:

Staff finds that the subdivision is consistent with residential development in the Centralia Comprehensive Plan.

- Pursuant to the CMC 20.12 as a Low Density Residential District (R:1) parcel:
Staff finds that all vested R-1 zoning requirements for the proposed plat have been met.

- Pursuant to the Centralia Zoning Code Section Chapter 19.12 Subdivision code and the Washington State RCW 58.17 subdivision code:

Staff finds that all subdivision requirements for the proposed plat have been met as conditioned below.

Recommendation

If Approve

Make the motion to give the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue a POSITIVE recommendation to the City Council subject to the following condition(s):

1. All structures need to be within approved distance to hydrants built to the design requirements of the 2006 fire code.
2. Conceptual landscaping plans are required before construction begins – final 'as-built' plans including maintenance are required before the final plat is approved.
3. A stormwater and private road maintenance agreement are required. These are traditionally recorded as part of the Homeowner's Association Agreement. City staff must approve the Homeowner's Association Agreement, stormwater maintenance agreement and private road maintenance agreement before recording.
4. The road will need to be a public street to serve the number of lots desired – frontage improvements will be required. An NPDES permit is required. A stormwater plan is required that meets the Department of Ecology approved standards – City staff recommends a low-impact design.
5. The private road shown on the plan will need to be named and the name approved by the City. The applicant will need to work through the county for a road approach permit. Whoever builds on the individual lots will also need road approach permits from the county.

6. City Light provided the applicant with an application for power. This application must be submitted before work can begin on the design for power. There is a lengthy lead time for ordering some of the equipment. Additional easements may be required once the final design is approved.
7. There is an existing 2" water line. Water meters and line extension are in the public right of way.
8. A sewer main extension is required on Prill Rd. The developer will need a permit from Lewis County to dig up a county road to extend the sewer and water.
9. All building plans and site design must meet the following: 2006 International Fire Code, the 2006 International Building Code, the City of Centralia Design and Development Guidelines (CMC Title 18.10) and the City of Centralia Municipal Code (CMC Title 19 and 20) as well as all other applicable federal, state and local laws.

If Deny:

Make the motion to give the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue a NEGATIVE recommendation to the City Council for the following reason(s):

If Table:

Make the motion to TABLE the Ron Brown Estates located at 1090 Fieldcrest Avenue and 0 Borst Avenue for the following reason(s):

215
216
217

Mr. Pierson asked if the commission had any questions for staff.

Rod Thurman asked about open space – is there any requirement? *This is a straight-up subdivision – not a PUD – that meets the old R-1 code. In today's standards he would have been required to do a PUD.*

Trevor Westlund addressed the commission – 7:43 p.m.

Trevor Westlund, developing Ron Brown Estates. The property is currently owned by Mr. Westlund and Tracy Milsap. There are 17 building lots. They started with 20 initially. The new road is now an individual parcel, the storm pond is designated. Currently this property is not in the 100 year flood plain. There was some water over about 1/3 of the property in the past. Any finished floors will be two-feet above the 100 year flood plain. They will not be bringing in fill, and will excavate a minimum amount.

Jared Stewart added to the record that he and Trevor Westlund are friends; he is also friends with a current resident on Prill Road.

Rodney Thurman asked if he was considering building on the lots, or just selling the lots individually. *Mr. Westlund said that depending on the economy, he doesn't know whether they will build or sell anything.*

Mr. Bower asked if dual access were required for emergency vehicles. *Mr. Westlund said he had met with Rick Mack, and with the cul-de-sac, it was apparently not an issue. Mr. Pierson added that it is a 60' right-of-way. Mr. Westlund added that there is a fire hydrant at the end of Field Crest that would serve some of the lots. Fieldcrest will be left as a dead end street.*

Mr. Thurman asked about water and sanitary sewer. *Applicant is extending water and sewer from Eshom Rd. They are bringing sewer to the existing lot lines and repaving the street. The current residents will not be forced to hook up to the sanitary sewer. They may consider a Limited Improvement District of help them offset the cost of extending the water and sanitary sewer to the property – this would be addressed later.*

Mr. Thurman asked about the requirement to hook up to sewer – Mr. Westlund had stated that he was bringing sewer to the development – won't the owners of the proposed lots have to hook up? *Mr. Westlund clarified his remarks to say that lots inside the development would be required to hook up. He does not have the authority to compel the current residents of Prill Rd. to connect to City Sewer – but the City may have the authority to do that. The existing residents on Prill will be not be required to pay for the installation of the sewer lines or damage to the street. The residents may choose to hook up and negotiate with him to help defray expenses.*

Will there be fencing around the perimeter? Typically we always fence the storm area for safety. If he builds the houses he provides fencing. There is a fence along the south boundary portion of it. They have discussed fencing the entire south side.

Would the individual developers install the landscape and street trees, or would the applicant? It is his understanding that he has to plant the landscape or provide a bond to ensure that the landscape and street trees get planted.

7:56 - Chris Franklin has some questions about flooding. Several of the letters that came in from the surrounding area were all concerned about the flooding. *Mr. Westlund replied that during period of flood, there was some water that flowed across the property – but the property is not listed on the FEMA 100 year flood plain. He acknowledges that that situation may change in the future.*

Rosie O'Connor – will emergency vehicles have room to drive around the cul-de-sac? *Yes. Rick Mack, Riverside Fire Authority, has reviewed the plans.*

Rodney Thurman asked if the middle planter is sunken. *No, but it is not impervious, we are reducing the impervious surface.*

Robert Carter asked about traffic on Prill – has a traffic study been done. *The addition of 17 homes will provide some additional traffic. The City recommended using Prill rather than Fieldcrest.*

Chris Franklin asked how many children might be generated by the development – *that estimate is provided by the Centralia School District – it is their standard.*

Rodney Thurman mentioned that there is an open space requirement – some mature trees are listed. If there were trees that could potentially be retained and safe like say on lot #14, instead of clearing the entire lot, would he consider saving some of the natural trees? Most of the trees remaining are the perimeter trees. The other trees have been cleared already.

Any other questions or comments?

Opened to the public at 8:04 p.m.

**Ron Brumbaugh
3308 Prill Rd.
Centralia WA 98531**

Mr. Brumbaugh built his home in 1962. There have been several floods along the way – he would have to disagree with the applicant on the water level. He never had any water on his property until the 1970's. The last four floods, the water came within an inch of coming into the house. The heat ducts were filled and he lost the furnace. FEMA came through and paid for the clean-up. The water that came through there came down Borst and there was a river, thigh-deep, on Prill Rd. That a great deal of flood came right down that road and right down the back side of Mayberry. He is concerned that this development will force the water to be even deeper than it was last time and he will have water in his house. The other concern is about the traffic – we're talking about 34 more cars coming in and out of there. That road is not that wide. It is a very peaceful place now. He knows he can't stop construction – but thinks those concerns need to be discussed for that neighborhood.

No additional public comments

8:13 p.m. – the public hearing portion was adjourned.

Questions of concerns of the Planning Commission:

- Bob Carter said he had looked at the traffic impact report – he does not believe that it will be an issue.
- Thurman – as it stands now, the developer has agreed to meet all the requirements of the City. We can only go with the flood plain information as it stands at this time – not what it may be.

No additional comments.

Bob Carter made a motion to approve Ron Brown Estates with the stipulations of the Site Plan Review Committee. Site Plan Committee recommendations:

1. All structures need to be within approved distance to hydrants built to the design requirements of the 2006 fire code.
2. Conceptual landscaping plans are required before construction begins – final 'as-built' plans including maintenance are required before the final plat is approved.
3. A stormwater and private road maintenance agreement are required. These are traditionally recorded as part of the Homeowner's Association Agreement. City staff must approve the Homeowner's Association Agreement, stormwater maintenance agreement and private road maintenance agreement before recording.
4. The road will need to be a public street to serve the number of lots desired – frontage improvements will be required. An NPDES permit is required. A stormwater plan is required that meets the Department of Ecology approved standards – City staff recommends a low-impact design.
5. The private road shown on the plan will need to be named and the name approved by the City. The applicant will need to work through the county for a road approach permit. Whoever builds on the individual lots will also need road approach permits from the county.
6. City Light provided the applicant with an application for power. This application must be submitted before work can begin on the design for power. There is a lengthy lead time for ordering some of the equipment. Additional easements may be required once the final design is approved.
7. There is an existing 2" water line. Water meters and line extension are in the public right of way.
8. A sewer main extension is required on Prill Rd. The developer will need a permit from Lewis County to dig up a county road to extend the sewer and water.

- 334 9. All building plans and site design must meet the following: 2006 International Fire Code, the 2006 International
335 Building Code, the City of Centralia Design and Development Guidelines (CMC Title 18.10) and the City of
336 Centralia Municipal Code (CMC Title 19 and 20) as well as all other applicable federal, state and local laws.
337
338

339 **The Planning Commission added an additional condition:**
340

- 341 10. Condition to bond for installation of street trees rather than requiring planning before homes are constructed.
342

343 **Craig Bower seconded the motion which passed unanimously.**
344

345 The meeting was adjourned at 8:20 p.m.
346

347 **Other business**
348

349 The next regularly scheduled meeting of the Planning Commission is scheduled for Thursday, November 9, 2009
350 at 6:30 p.m.
351

352 Respectfully submitted,
353

Dan Henderson, Chairman

Sarah Blosser, Recording Secretary

Date:

Date:

354

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[Economic Development](#)[Visitors](#)[Residents](#)[Back](#)**City Council - Minutes**[View Agenda](#)**Tuesday, December 08, 2009**
 Sign up for our email notification service
Mayor Browning called the regular meeting to order at 7:09 p.m.**Pledge of Allegiance****Mayor Browning led the flag salute.****Attendance****Present: Mayor Browning, Councilor Coumbs, Councilor Thompson, Councilor Fund, Mayor Pro-Tem Canaday and Councilor Bates.****Absent: Councilor Shannon.****1. Approval of Amended Agenda - As Presented****MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR COUMBS, TO AMEND THE AGENDA TO ADD AN EXECUTIVE SESSION TO DISCUSS REAL ESTATE ISSUES AFTER THE REGULAR MEETING...motion PASSED...5-0 (Councilor Fund not sworn in yet.)****COUNCILOR THOMPSON MOVED, SECONDED BY COUNCILOR BATES, TO APPROVE THE AGENDA AS AMENDED...motion PASSED...5-0 (Councilor Fund not sworn in yet).****2. Swearing in of New city council Member Edna Fund****City Clerk Deena Bilodeau swore in Edna Fund onto the Centralia City Council and she took her seat on the podium.****3. Comments by the Public on Non Agenda Items****There were none.**

4. Presentations**a. Flood Season Emergency Management Update - Chief Berg**

Chief Berg addressed the Council and updated them on the preparedness of the Emergency Operations Center and Staff for any potential events.

b. Pearl Street Pool/FIN Presentation - Joyce Barnes

Joyce Barnes, FIN, addressed the Council and presented the City with a check for \$5,000 to help cover the 2009 costs in running the outdoor pool.

4. Reports

Patrick Sorensen - reminded the Council of their retreat on January 9th and spoke on Economic Development.

Councilor Thompson - had no report.

Councilor Bates - had no report.

Councilor Coumbs - reported that he attended the Santa Breakfast.

Councilor Fund - reported she attended a Park seminar at the Fox Theater.

Mayor Pro-Tem Canaday - reported she attended the Riverside Fire Authority meeting.

Mayor Browning - reported on Walk and Knock..

5. Consent Agenda

a. Voucher Approval for December 8, 2009 #104679-104680, 104684-104797 \$244,886.98

b. Payroll Approval for December 4, 2009 #123875-123963 and direct deposit

#11180-11321 \$1,059,066.85

c. Notification of claims for damages 1)Nadyne Tauscher \$165.99 2)Alyssa & David

Carter \$1,100.00

d. Approval of bid award-Belt Filter Press

e. Approval of Change Order #1-Skookumchuck Levee Tree Removal

f. Approval of final acceptance-Customer Service Center Sidewalk Repair

g. Approval of final acceptance-Nick Rd Asphalt Restoration

h. Approval of Non Commissioned Police Labor Contract-Teamsters #252

i. Approval of Clerical and Support Staff Labor Contract-Teamsters #252

j. Approval of Long Plat Subdivision-Ron Brown Estates

MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR THOMPSON, TO APPROVE THE CONSENT AGENDA AS PRESENTED...motion PASSED...6-0.

7. Approval of Mayor's Appointment of Sergio Marquez to the Parks Advisory Board

COUNCILOR COUMBS MOVED, SECONDED BY COUNCILOR BATES, THAT THE CENTRALIA CITY COUNCIL APPROVE THE MAYOR'S APPOINTMENT OF SERGIO MARQUEZ TO THE PARKS ADVISORY BOARD...motion PASSED...6-0.

8. Approval of a resolution adopting a Non-Discrimination Policy

MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR THOMPSON, THAT THE CENTRALIA CITY COUNCIL APPROVE A RESOLUTION ADOPTING A POLICY PROMOTING NON-DISCRIMINATION ON THE BASIS OF GENDER FOR ALL CITY SPONSORED PROGRAMS AND THIRD PARTY USERS OF CITY FACILITIES AND THEIR PROGRAMS...

Mr. Sorensen explained that this was a mandate due to a new House Bill.

Mayor Browning called for a vote on the motion...motion PASSED...6-0.

9. Approval of a resolution relinquishing interest in a portion of Yakima Street

COUNCILOR THOMPSON MOVED, SECONDED BY COUNCILOR BATES, THAT THE CENTRALIA CITY COUNCIL APPROVE A RESOLUTION RELINQUISHING ANY INTEREST IN A PORTION OF YAKIMA STREET, AN UNOPENED STREET, AS REQUESTED...motion PASSED...6-0.

10. Approval of a resolution waiving bidding requirements due to special market conditions-City Hall phone system

COUNCILOR COUMBS MOVED, SECONDED BY COUNCILOR THOMPSON, THAT THE CENTRALIA CITY COUNCIL APPROVE A RESOLUTION WAIVING BIDDING REQUIREMENTS DUE TO SPECIAL MARKET CONDITIONS FOR PURCHASE OF COMPATIBLE TELEPHONE SYSTEM...

Mr. Sorensen explained that they current system is roughly 20 years old and is beginning to fail, with parts being difficult to find. Chief Berg noted that we would be using the same company that recently placed a phone system in the Public Works/City Light Department and the systems would be seamless in terms of connectivity and communication with that department.

Mayor Browning called for a vote on the motion...motion PASSED...6-0.

11. Approval on second reading of an ordinance decreasing the Wastewater Utility Tax

MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR COUMBS, THAT THE CENTRALIA CITY COUNCIL APPROVE ON SECOND READING AN ORDINANCE AMENDING CENTRALIA MUNICIPAL CODE SECTION 5.72.050(E) ENTITLED OCCUPATION SUBJECT TO TAX-AMOUNT;

SECTION 5.72.055 ENTITLED EFFECTIVE DATES REGARDING THE BUSINESS OF WASTEWATER COLLECTION AND TREATMENT AND REPEALING THOSE SECTIONS IN CONFLICT HERewith...motion...motion PASSED...6-0.

12. Approval on second reading of an ordinance amending the 2009 Budget

MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR COUMBS, THAT THE CENTRALIA CITY COUNCIL APPROVE ON SECOND READING AN ORDINANCE AMENDING THE 2009 BUDGET BY INCREASING THE APPROPRIATION IN CERTAIN FUNDS FROM WHAT WAS ANTICIPATED AT THE TIME SAID BUDGET WAS ADOPTED OR SUBSEQUENTLY AMENDED...motion...motion PASSED...6-0.

13. Approval to cancel the December 22, 2009 City Council Meeting and authorize the Finance Committee to approve voucher run for that date

COUNCILOR COUMBS MOVED, SECONDED BY COUNCILOR THOMPSON, THAT THE CENTRALIA CITY COUNCIL APPROVE THE CANCELLATION OF THE DECEMBER 22, 2009 CITY COUNCIL MEETING AND AUTHORIZE THE FINANCE COMMITTEE TO APPROVE THE VOUCHER RUN FOR THAT DATE...motion PASSED...6-0.

Adjournment

MAYOR PRO-TEM CANADAY MOVED, SECONDED BY COUNCILOR THOMPSON, TO ADJOURN TO EXECUTIVE SESSION AT 8:00 PM FOR APPROXIMATELY 20 MINUTES TO DISCUSS REAL ESTATE ISSUES...motion PASSED...6-0.

The Executive Session was adjourned at 8:20 pm with no action taken.

Submitted By:

Deena Bilodeau, CMC City Clerk

Approved By:

Tim A. Browning, Mayor
City of Centralia
CITY OF CENTRALIA
RECORD OF COUNCIL PROCEEDINGS
Tuesday - December 8, 2009 - 7:00 pm

1

CITY OF CENTRALIA
RECORD OF COUNCIL PROCEEDINGS
Tuesday - December 8, 2009 - 7:00 pm

4



agenda1208.pdf
(14.2KB)

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Museum
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Department
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Printer friendly version

Exhibit D

**Trevor Westlund
146063 South Murphy Rd
Cheney, WA 99004
360-508-3141**



September 9, 2016

City of Centralia,

I, Trevor Westlund release any and all surveys, studies, engineering, traffic counts, etc to Darrell Sorenson and/or CJSD on the project on Prill Rd named Ron Brown Estates. I am the previous owner of this plat and have sold the property and released any and all interest in the property to both Darrell Sorenson and CJSD.

At this time I am asking for a one year extension on the plat. We will have substantial progress within the next 30 days.

Sincerely,

Trevor Westlund

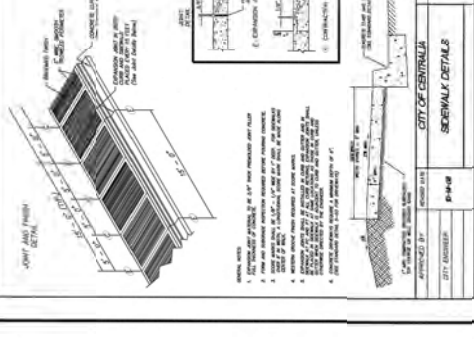
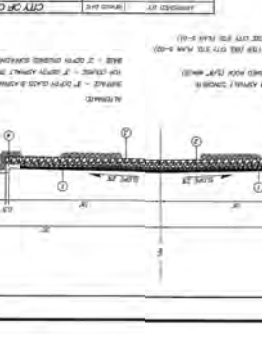
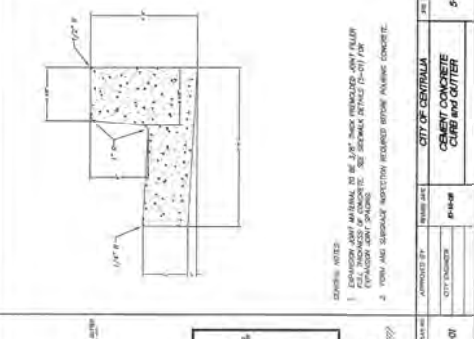
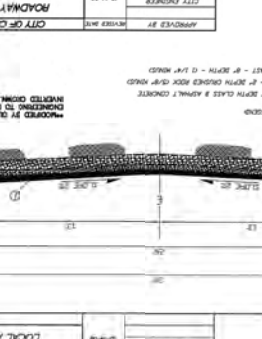
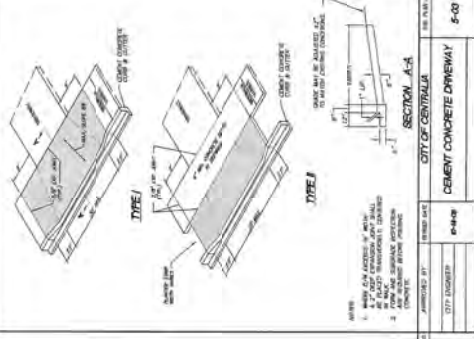
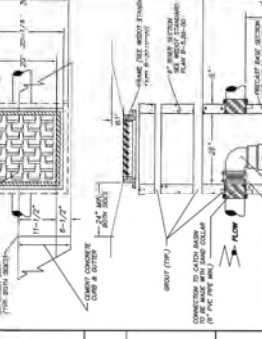
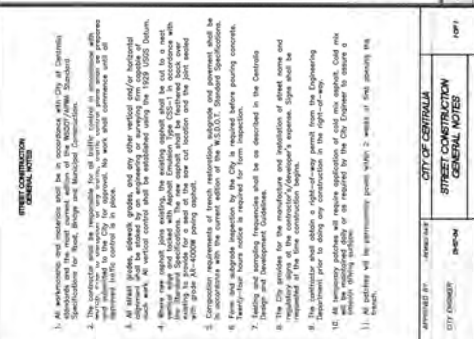
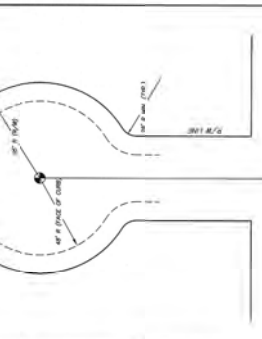
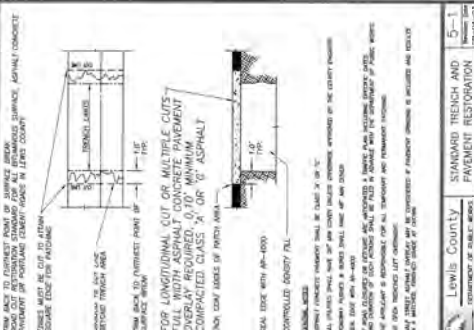
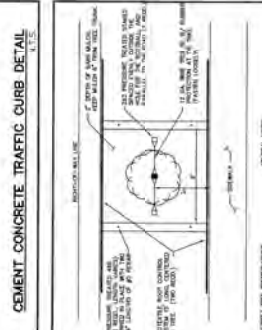
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CITY PROJECT/CASE NO. SD2004-3

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 OR 811 BEFORE YOU DIG"

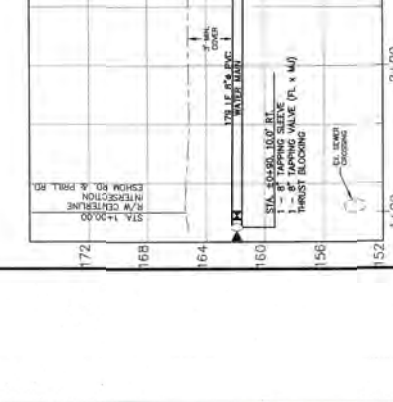
BIOFILTRATION SWALE DETAIL

		CITY OF OLYMPIA • LAND SURVEY • PROJECT MANAGEMENT 1001 1 ST AVENUE, S.W. OLYMPIA, WA 98501 TEL: 360.475.1000 FAX: 360.475.1001 WWW.CITYOFOLYMPIA.COM		JOB NO.: 12590 DRAWING NAME: 09012-0007 SHEET: 4 OF 10	
DATE: 6/13/16 SCALE: N.T.S. ORDERED BY: [] DRAWN BY: [] CHECKED BY: []		ROADWAY DETAILS AND NOTES CENTRALIA WA		SHEET: 4 OF 10 DRAWING NAME: 09012-0007 JOB NO.: 12590	

1 BEFORE YOU DIG[®]

"CALL UNDERGROU

1000000



"CALL UNDERGROUND"

156

152

1+00

2+00

STUDY SITE

STUDY AREA

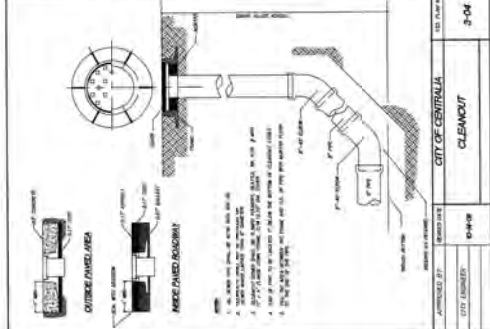
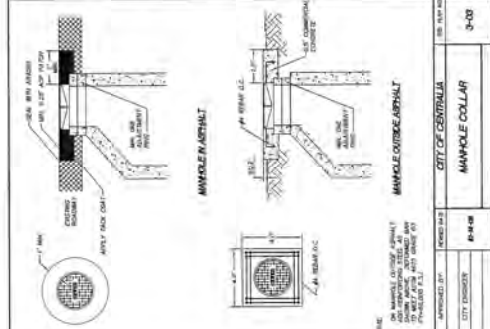
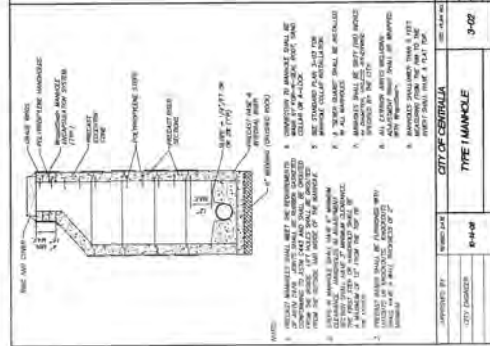
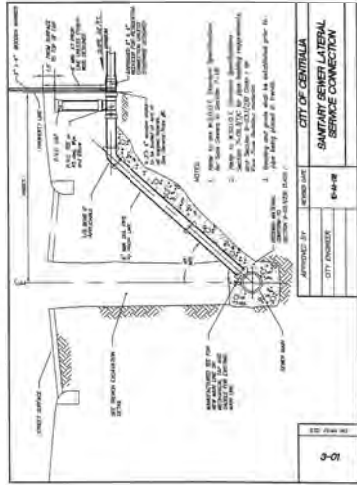
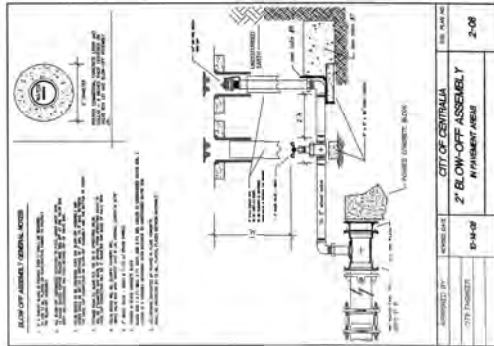
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VERTICAL SCALE: 1"=400 FEET

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 OR 811 BEFORE YOU DIG"

CITY PROJECT/CASE NO. 502008-3

SEC 1, TWP 14 N, RGE 3 W, W.M.



RECORD DRAWING
6/13/18

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 OR 811 BEFORE YOU DIG"

CITY PROJECT/CASE NO. SD2008-3

OLYMPIC ENGINEERING
385/385-2474
www.olympiceng.com
PO Box 13290
Chippewa, WI 54908

CITY OF CENTRALIA
SANITARY SEWER LATERAL SERVICE CONNECTION

DATE: 6/13/18
SCALE: N.T.S.
DESIGNED BY: C.M.
CHECKED BY: C.M.
DATE: 6/13/18

WA

CENTRALIA

RON BROWN ESTATES

NO

DATE

REVISION

RON BROWN ESTATES

STREET LIGHTING
DETAILS AND NOTES

DESIGNED BY:	CMAA
DRAWN BY:	CMAA
CHECKED BY:	
SCALE:	N.T.S.
DATE:	6/13/98



OLYMPIC ENGINEERING
www.oly.com
360.705.2474 office
PO Box 12690
Olympia, WA 98506

JOB NUMBER: 08012
DRAWING NAME: 08012-1.TOT
C4.2
SHEET 10 OF 10

RECORD DRAWING
6/13/18

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 OR 811 BEFORE YOU DIG"

CITY PROJECT/CASE NO. SD2008-3

[illegible]



PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

General Application

Date:			FOR OFFICIAL USE ONLY	
Address (Location): 1090 Fieldcrest Ave, Centralia			PERMIT NUMBER(S):	
Applicant's Name: CJSD LLC				
Applicant's Address: PO Box 311			PROJECT: Approved Denied	
City: Chehalis	State: WA	Zip: 98531	DATE ISSUED:	
Phone:	Cell:	Email:	ATTACHED: Plat maps Supporting applications # # Completed checklist(s) # # Legal Description (in Word) Receipt #	
Property Owner(s): CJSD LLC				
Property Owner's Address: PO BOX 311				
City: CHEHALIS	State: WA	Zip: 98531		
Phone:	Cell:	Email:		
Engineer or Surveyor: BRACY & THOMAS LAND SURVEYORS			Parcel Number: 021934022001, 021934022002, 021934022003, 021937001004	
Engineer or Surveyor's Address: 1520 IRVING ST SW, STE B			Total Acreage: 3.66 AC	
City: TUMWATER	State: WA	Zip: 98512	Present Use of Property: RESIDENTIAL	
Phone: 360-357-5593	Cell:	Email: BRUCE@BRACYTHOMAS.COM	Proposed Use of Property: RESIDENTIAL	
Nearest intersection to the property: PRILL RD & FIELDCREST AVE			Present Zoning: R4	
Please provide the following: ☒ Application and checklist for specific work requested ☒ Filing Fees ☐ Any additional information that you feel is relevant to the review of this application. Please provide any narratives on either a 3 1/2"x 5" floppy disc or CD, in MS Word.				
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.				
Applicant's Signature ~ SEE ATTACHED ~		Date		CLICK HERE TO SUBMIT YOUR COMPLETED APPLICATION ONLINE

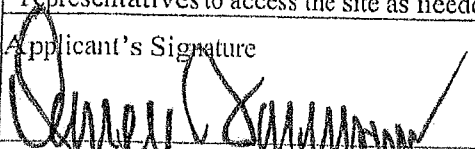


PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
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General Application

Date:			FOR OFFICIAL USE ONLY	
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Applicant's Name: CJSD LLC				
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City: Chehalis	State: WA	Zip: 98531	DATE ISSUED:	
Phone:	Cell:	Email:	ATTACHED: Plat maps Supporting applications # _____ # _____ Completed checklist(s) # _____ # _____ Legal Description (in Word) Receipt # _____	
Property Owner(s): CJSD LLC				
Property Owner's Address: PO BOX 311				
City: CHEHALIS	State: WA	Zip: 98531		
Phone: ,	Cell:	Email:		
Engineer or Surveyor: BRACY & THOMAS LAND SURVEYORS			Parcel Number: 021934022001, 021934022002, 021934022003, 021937001004	
Engineer or Surveyor's Address: 1520 IRVING ST SW, STE B			Total Acreage: 3.66 AC	
City: TUMWATER	State: WA	Zip: 98512	Present Use of Property: RESIDENTIAL	
Phone: 360-357-5593	Cell:	Email: BRUCE@BRACYTHOMAS.COM	Proposed Use of Property: RESIDENTIAL	
Nearest intersection to the property: PRILL RD & FIELDCREST AVE			Present Zoning: R4	
Please provide the following: ☒ Application and checklist for specific work requested ☒ Filing Fees _____ ☐ Any additional information that you feel is relevant to the review of this application. Please provide any narratives on either a 3 1/2"x 5" floppy disc or CD, in MS Word.				
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.				
Applicant's Signature 		Date 5-28-19		CLICK HERE TO SUBMIT YOUR COMPLETED APPLICATION ONLINE

For Official Use Only

Master Application

Page ____ of ____



PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

Final Plat Application

Date:

Applicant Name: CJSD LLC

Parcel Number: 021937001004, 021934002002

Legal Description: , 021934022001, 021934022003

portion of 01-14N-03W, WM

AREA AND DISTANCE

Total amount of land in subdivision? +/- 3.66 ac Total amount of existing street frontage? N/A

Proposed number of lots 17 lots / 15 units

Smallest lot sizes 6,000 sf

Largest lot size 9,553 sf

LAND USE

What is the current Comprehensive Land Use Designation? residential

Indicate the proposed land use(s) of the subdivision.

- ☐ Commercial
☒ Single Family Home
☐ Manufactured Home
☐ Multi-Family

☐ Duplexes #units

☐ Multiple Family #units

Describe any proposed non-residential uses.

Describe any proposed residential uses.

detached, single-family residences are proposed

For Official Use Only

Final Plat #

Page of

Utilities

Indicate any utilities now existing on the property.

- | | |
|---|--|
| ☒ Streets – paved | ☐ Streets – unpaved |
| ☒ Sanitary Sewers | ☐ Septic |
| ☒ Storm Drains | ☒ Power |
| ☐ Irrigation Water | ☒ City water |
| ☐ Well | |

If using septic, has it been approved by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

If using a well, has it been approved as a Public Well by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

Indicate the method of extending the service to the lots (structures).

- ☒ Underground Utility Easement
☐ Overhead Utility Easement
☒ Utilities in the Streets

IMPROVEMENTS

Do you plan to file the plat in its entirety as proposed, or will it be a multi-phase development?

- ☒ As proposed
 ☐ Multi-phased development

If multi-phased, describe the acreage in each phase and the anticipated date work will begin on each phase. Use a continuation sheet if more room is needed.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Acreage						
Anticipated date work will begin						

Will any special deed restrictions be included in the sale of the lots?

- ☐ Yes
 ☒ No

If yes, please describe.

What is the street designation presently serving the property?

☐
☐
☐
☒
☐

Arterial

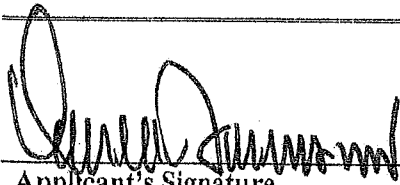
Secondary

Collector

Access (local)

Other (please specify):

- Prill



Applicant's Signature

5-28-19

Date

Applicant's Signature

Date

For Official Use Only

Final Plat #

Page ____ of ____

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 1

Bearing	Distance	Northing/Lat	Easting/Dep	
		5360.908	9339.266	Start (POB)
N 00°41'05" E	92.00	91.994	1.099	
S 88°52'07" E	65.50	5452.902	9340.365	
		-1.293	65.488	
S 00°41'05" W	92.00	5451.609	9405.853	
		-91.994	-1.100	
N 88°52'07" W	65.50	5359.615	9404.753	
		1.293	-65.487	
		5360.908	9339.266	
Closure in Lat/Dep:		0.000	0.000	
Starting Point:		5360.908	9339.266	

Area: 6,026 ft2 0.14 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD

Bearing Mode

Date Prepared: 5/21/2019

Drawing: 15779LP.dwg

Measurement Units: feet

RON BROWN ESTATES

Lot 2

Bearing	Distance	Northing/Lat	Easting/Dep
		5358.312	9470.742
N 88°52'07" W	66.00	1.303	-65.987
		5359.615	9404.755
N 00°41'05" E	92.00	91.993	1.100
		5451.608	9405.855
S 88°52'07" E	66.00	-1.303	65.987
		5450.305	9471.842
S 00°41'05" W	92.00	-91.993	-1.100
		5358.312	9470.742
Closure in Lat/Dep:		0.000	0.000
Starting Point:		5358.312	9470.742

Area: 6,072 ft2 0.14 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 3

Bearing	Distance	Northing/Lat	Easting/Dep	
		5500.306	9472.441	Start (POB)
S 00°41'05" W	50.00	-49.996	-0.597	
N 88°52'07" W	131.50	5450.310	9471.844	
		2.596	-131.475	
N 00°41'05" E	50.00	5452.906	9340.369	
		49.996	0.598	
S 88°52'07" E	131.50	5502.902	9340.967	
		-2.596	131.474	
		5500.306	9472.441	
Closure in Lat/Dep:		0.000	0.000	
Starting Point:		5500.306	9472.441	

Area: 6,575 ft2. 0.15 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 4

Bearing	Distance	Northing/Lat	Easting/Dep	
		5520.555	9472.683	Start (POB)
S 00°41'05" W	20.25	-20.248	-0.242	
N 88°52'07" W	131.50	5500.307	9472.441	
		2.596	-131.474	
N 00°41'05" E	50.25	5502.903	9340.967	
		50.247	0.600	
S 89°16'59" E	146.50	5553.150	9341.567	
		-1.834	146.489	
S 00°41'05" W	31.06	5551.316	9488.056	
		-31.057	-0.371	
N 88°52'07" W	15.00	5520.259	9487.685	
		0.296	-14.997	
Closure in Lat/Dep:		5520.555	9472.688	
		0.000	-0.005	
Starting Point:		5520.555	9472.683	
Distance Error:	West	0.005		
Total Distance:	394.57			
Accuracy Ratio:	1:78,914			
Area:	7,136 ft2 0.16 Acres			

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 5

Bearing	Distance	Northing/Lat	Easting/Dep	
		5497.423	9618.413	Start (POB)
N 88°52'07" W	116.00	2.291	-115.977	
		5499.714	9502.436	
N 00°41'05" E	20.25	20.248	0.242	
		5519.962	9502.678	
N 88°52'07" W	15.00	0.296	-14.997	
		5520.258	9487.681	
N 00°41'05" E	31.06	31.058	0.371	
		5551.316	9488.052	
S 89°16'59" E	51.00	-0.638	50.996	
		5550.678	9539.048	
S 89°16'59" E	80.00	-1.001	79.994	
		5549.677	9619.042	
S 00°41'05" W	52.26	-52.256	-0.625	
		5497.421	9618.417	
Closure in Lat/Dep:		0.002	-0.004	
Starting Point:		5497.423	9618.413	

Distance Error: N 63°26'05" W 0.004
 Total Distance: 365.57
 Accuracy Ratio: 1:81,745
 Area: 6,480 ft2 0.15 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 6

Bearing	Distance	Northing/Lat	Easting/Dep	
		5497.423	9618.417	Start (POB)
S 00°41'05" W	53.00	-52.996	-0.633	
N 88°52'07" W	116.00	5444.427	9617.784	
		2.290	-115.978	
N 00°41'05" E	53.00	5446.717	9501.806	
		52.997	0.634	
S 88°52'07" E	116.00	5499.714	9502.440	
		-2.291	115.977	
Closure in Lat/Dep:		5497.423	9618.417	
		0.000	0.000	
Starting Point:		5497.423	9618.417	

Area: 6,148 ft2 0.14 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 7

Bearing	Distance	Northing/Lat	Easting/Dep	
		5357.719	9500.739	Start (POB)
N 00°41'05" E	89.00	88.994	1.064	
S 88°52'07" E	116.00	5446.713	9501.803	
		-2.290	115.977	
S 00°41'05" W	64.19	5444.423	9617.780	
		-64.186	-0.767	
		5380.237	9617.013	

** Horizontal Curve:				
S 70°40'49" W	46.87	-15.506	-44.230	Chord pc-pt
		5364.731	9572.783	pt
		5380.237	9617.013	pc
S 05°53'56" W	55.00	-54.709	-5.652	Radial In pc-rp
		5325.528	9611.361	rp
Delta:	50°26'13"			
Radius:	55.00			
Length:	48.42			
Tangent:	25.90			
N 44°32'17" W	55.00	39.203	-38.578	Radial Out rp-pt
		5364.731	9572.783	pt

** Horizontal Curve:				
S 68°17'48" W	21.73	-8.036	-20.190	Chord pc-pt
		5356.695	9552.593	pt
		5364.731	9572.783	pc
N 44°32'17" W	28.00	19.958	-19.639	Radial In pc-rp
		5384.689	9553.144	rp
Delta:	45°40'10"			
Radius:	28.00			
Length:	22.32			
Tangent:	11.79			
S 01°07'53" W	28.00	-27.994	-0.551	Radial Out rp-pt
		5356.695	9552.593	pt

N 88°52'07" W	51.87	1.024	-51.860	
		5357.719	9500.733	
Closure in Lat/Dep:		0.000	0.006	

Starting Point:		5357.719	9500.739	
Distance Error:	East	0.006		
Total Distance:	391.80			
Accuracy Ratio:	1:65,300			
Area:	9,374 ft2	0.22 Acres		

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 8

Bearing	Distance	Northing/Lat	Easting/Dep	
		5493.053	9738.412	Start (POB)
N 88°52'07" W	100.04	1.975	-100.020	
		5495.028	9638.392	
S 00°41'05" W	120.82	-120.811	-1.444	
		5374.217	9636.948	

** Horizontal Curve:				
N 73°11'29" W	20.82	6.020	-19.930	Chord pc-pt
		5380.237	9617.018	pt
		5374.217	9636.948	pc
S 27°43'06" W	55.00	-48.689	-25.582	Radial In pc-rp
		5325.528	9611.366	rp
Delta: 21°49'10"				
Radius: 55.00				
Length: 20.95				
Tangent: 10.60				
N 05°53'56" E	55.00	54.709	5.652	Radial Out rp-pt
		5380.237	9617.018	pt

N 00°41'05" E	169.45	169.438	2.025	
		5549.675	9619.043	
S 89°16'59" E	120.00	-1.501	119.990	
		5548.174	9739.033	
S 00°41'05" W	55.13	-55.126	-0.659	
		5493.048	9738.374	
Closure in Lat/Dep:		0.005	0.038	

Starting Point:		5493.053	9738.412	

Distance Error: N 82°30'15" E 0.038
 Total Distance: 586.39
 Accuracy Ratio: 1:15,299
 Area: 8,910 ft2 0.20 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 9

Bearing	Distance	Northing/Lat	Easting/Dep	
		5495.028	9638.390	Start (POB)
S 88°52'07" E	50.00	-0.987	49.990	
		5494.041	9688.380	
S 00°41'05" W	116.74	-116.732	-1.395	
		5377.309	9686.985	
N 88°52'07" W	21.79	0.431	-21.786	
		5377.740	9665.199	
S 13°18'36" W	25.86	-25.166	-5.953	
		5352.574	9659.246	

** Horizontal Curve:				
N 45°52'20" W	31.07	21.633	-22.302	Chord pc-pt
		5374.207	9636.944	pt
		5352.574	9659.246	pc
S 60°32'13" W	55.00	-27.052	-47.887	Radial In pc-rp
		5325.522	9611.359	rp
Delta: 32°49'07"				
Radius: 55.00				
Length: 31.50				
Tangent: 16.20				
N 27°43'06" E	55.00	48.685	25.585	Radial Out rp-pt
		5374.207	9636.944	pt

N 00°41'05" E	120.82	120.811	1.444	
		5495.018	9638.388	
Closure in Lat/Dep:		0.010	0.002	

Starting Point:		5495.028	9638.390	
Distance Error: N 11°18'36" E 0.010				
Total Distance: 366.70				
Accuracy Ratio: 1:35,958				
Area: 6,193 ft2 0.14 Acres				

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 10

Bearing	Distance	Northing/Lat	Easting/Dep
		5493.053	9738.373 Start (POB)
S 00°41'05" W	160.79	-160.778	-1.921
		5332.275	9736.452
N 88°52'07" W	70.71	1.396	-70.696
		5333.671	9665.756

** Horizontal Curve:			
N 18°59'14" W	20.00	18.912	-6.507 Chord pc-pt
		5352.583	9659.249 pt
		5333.671	9665.756 pc
S 81°29'18" W	55.00	-8.141	-54.394 Radial In pc-rp
		5325.530	9611.362 rp
Delta: 20°57'05"			
Radius: 55.00			
Length: 20.11			
Tangent: 10.17			
N 60°32'13" E	55.00	27.053	47.887 Radial Out rp-pt
		5352.583	9659.249 pt

N 13°18'36" E	25.86	25.165	5.953
		5377.748	9665.202
S 88°52'07" E	21.79	-0.430	21.786
		5377.318	9686.988
N 00°41'05" E	116.74	116.732	1.395
		5494.050	9688.383
S 88°52'07" E	50.04	-0.988	50.030
		5493.062	9738.413
Closure in Lat/Dep:		-0.009	-0.040

Starting Point:		5493.053	9738.373
Distance Error: S 77°19'11" W 0.041			
Total Distance: 466.03			
Accuracy Ratio: 1:11,367			
Area: 9,101 ft2 0.21 Acres			

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 11

Bearing	Distance	Northing/Lat	Easting/Dep	
		5333.669	9665.758	Start (POB)
S 88°52'07" E	70.71	-1.396	70.697	
		5332.273	9736.455	
S 00°41'05" W	169.45	-169.438	-2.025	
		5162.835	9734.430	
N 89°18'55" W	27.72	0.332	-27.718	
		5163.167	9706.712	
S 74°45'32" W	23.17	-6.091	-22.355	
		5157.076	9684.357	
N 00°41'05" E	120.10	120.091	1.435	
		5277.167	9685.792	
N 56°58'56" W	33.76	18.396	-28.308	
		5295.563	9657.484	

** Horizontal Curve:				
N 12°15'11" E	39.00	38.111	8.277	Chord pc-pt
		5333.674	9665.761	pt
		5295.563	9657.484	pc
N 56°58'56" W	55.00	29.969	-46.118	Radial In pc-rp
		5325.532	9611.366	rp
Delta: 41°31'46"				
Radius: 55.00				
Length: 39.87				
Tangent: 20.85				
N 81°29'18" E	55.00	8.142	54.395	Radial Out rp-pt
		5333.674	9665.761	pt

Closure in Lat/Dep:		-0.005	-0.003	

Starting Point:		5333.669	9665.758	
Distance Error: S 30°57'49" W 0.006				
Total Distance: 484.78				
Accuracy Ratio: 1:83,138				
Area: 9,656 ft2 0.22 Acres				

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 12

Bearing	Distance	Northing/Lat	Easting/Dep	
		5277.164	9685.790	Start (POB)
S 00°41'05" W	120.10	-120.092	-1.435	
		5157.072	9684.355	
S 74°45'32" W	24.15	-6.348	-23.301	
		5150.724	9661.054	
S 61°27'58" W	15.79	-7.543	-13.872	
		5143.181	9647.182	
N 88°52'07" W	13.00	0.257	-12.998	
		5143.438	9634.184	
N 00°41'05" E	132.81	132.800	1.588	
		5276.238	9635.772	
** Horizontal Curve:				
N 48°20'04" E	29.06	19.319	21.708	Chord pc-pt
		5295.557	9657.480	pt
		5276.238	9635.772	pc
N 26°20'56" W	55.00	49.286	-24.411	Radial In pc-rp
		5325.524	9611.361	rp
Delta:	30°38'00"			
Radius:	55.00			
Length:	29.41			
Tangent:	15.06			
S 56°58'56" E	55.00	-29.967	46.119	Radial Out rp-pt
		5295.557	9657.480	pt
S 56°58'56" E	33.76	-18.396	28.308	
		5277.161	9685.788	
Closure in Lat/Dep:		0.003	0.002	
Starting Point:		5277.164	9685.790	
Distance Error:	N 33°41'24" E	0.004		
Total Distance:	369.02			
Accuracy Ratio:	1:102,347			
Area:	6,809 ft2	0.16 Acres		

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 13

Bearing	Distance	Northing/Lat	Easting/Dep	
		5276.243	9635.775	Start (POB)
S 00°41'05" W	132.81	-132.801	-1.587	
		5143.442	9634.188	
N 88°52'07" W	50.00	0.988	-49.990	
		5144.430	9584.198	
N 00°41'05" E	132.43	132.420	1.582	
		5276.850	9585.780	

** Horizontal Curve:				
S 89°18'47" E	50.00	-0.599	49.997	Chord pc-pt
		5276.251	9635.777	pt
		5276.850	9585.780	pc
N 27°43'21" E	55.00	48.687	25.586	Radial In pc-rp
		5325.537	9611.366	rp
Delta:	54°04'17"			
Radius:	55.00			
Length:	51.90			
Tangent:	28.07			
S 26°20'56" E	55.00	-49.286	24.411	Radial Out rp-pt
		5276.251	9635.777	pt

Closure in Lat/Dep:		-0.008	-0.002	

Starting Point:		5276.243	9635.775	

Distance Error:	S 14°02'10" W	0.008		
Total Distance:	367.15			
Accuracy Ratio:	1:44,523			
Area:	6,428 ft2	0.15 Acres		

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD

Bearing Mode

Date Prepared: 5/21/2019

Drawing: 15779LP.dwg

Measurement Units: feet

RON BROWN ESTATES

Lot 14

Bearing	Distance	Northing/Lat	Easting/Dep	

S 88°52'07" E	15.40	5297.011 -0.304 5296.707	9536.016 15.397 9551.413	Start (POB)

** Horizontal Curve:				
S 66°02'02" E	21.73	-8.827 5287.880 5296.707	19.857 9571.270 9551.413	Chord pc-pt pt pc
S 01°07'53" W	28.00	-27.995 5268.712	-0.553 9550.860	Radial In pc-rp rp
Delta: 45°40'10"				
Radius: 28.00				
Length: 22.32				
Tangent: 11.79				
N 46°48'03" E	28.00	19.168 5287.880	20.410 9571.270	Radial Out rp-pt pt

** Horizontal Curve:				
S 52°44'18" E	18.23	-11.037 5276.843 5287.880	14.509 9585.779 9571.270	Chord pc-pt pt pc
N 46°48'03" E	55.00	37.650 5325.530	40.094 9611.364	Radial In pc-rp rp
Delta: 19°04'42"				
Radius: 55.00				
Length: 18.31				
Tangent: 9.24				
S 27°43'21" W	55.00	-48.687 5276.843	-25.585 9585.779	Radial Out rp-pt pt

S 00°41'05" W	132.43	-132.421 5144.422	-1.583 9584.196	
N 88°52'07" W	50.00	0.988 5145.410	-49.990 9534.206	
N 00°41'05" E	151.61	151.599 5297.009	1.812 9536.018	
Closure in Lat/Dep:		0.002	-0.002	

Starting Point:		5297.011	9536.016	

Distance Error: N 44°59'59" W 0.003				
Total Distance: 390.07				
Accuracy Ratio: 1:137,910				
Area: 7,317 ft2 0.17 Acres				

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
Bearing Mode
Date Prepared: 5/21/2019
Drawing: 15779LP.dwg
Measurement Units: feet

RON BROWN ESTATES

Lot 15

Bearing	Distance	Northing/Lat	Easting/Dep
		5297.011	9536.016
S 00°41'05" W	120.00	-119.991	-1.434
		5177.020	9534.582
N 88°52'07" W	50.00	0.987	-49.990
		5178.007	9484.592
N 00°41'05" E	120.00	119.991	1.434
		5297.998	9486.026
S 88°52'07" E	50.00	-0.987	49.990
		5297.011	9536.016
Closure in Lat/Dep:		0.000	0.000
Starting Point:		5297.011	9536.016

Area: 6,000 ft2 0.14 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
 Bearing Mode
 Date Prepared: 5/21/2019
 Drawing: 15779LP.dwg
 Measurement Units: feet

 RON BROWN ESTATES

Lot 16

Bearing	Distance	Northing/Lat	Easting/Dep
		5298.986	9436.033
S 88°52'07" E	50.00	-0.988	49.990
S 00°41'05" W	120.00	-119.991	-1.434
		5178.007	9484.589
N 88°52'07" W	50.00	0.987	-49.990
		5178.994	9434.599
N 00°41'05" E	120.00	119.992	1.434
		5298.986	9436.033
Closure in Lat/Dep:		0.000	0.000
Starting Point:		5298.986	9436.033

Area: 6,000 ft2 0.14 Acres

Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
Bearing Mode
Date Prepared: 5/21/2019
Drawing: 15779LP.dwg
Measurement Units: feet

RON BROWN ESTATES
RON BROWN LANE SW

TRACT A

Bearing	Distance	Northing/Lat	Easting/Dep
		5358.312	9470.744
N 00°41'05" E	162.25	162.238	1.939
		5520.550	9472.683
S 88°52'07" E	30.00	-0.592	29.994
		5519.958	9502.677
S 00°41'05" W	162.25	-162.239	-1.939
		5357.719	9500.738
N 88°52'07" W	30.00	0.593	-29.994
		5358.312	9470.744
Closure in Lat/Dep:		0.000	0.000
Starting Point:		5358.312	9470.744

Area: 4,867 ft2 0.11 Acres

. Lot Closures - Prepared using Survey/Civil Solutions for AutoCAD
Bearing Mode
Date Prepared: 5/21/2019
Drawing: 15779LP.dwg
Measurement Units: feet

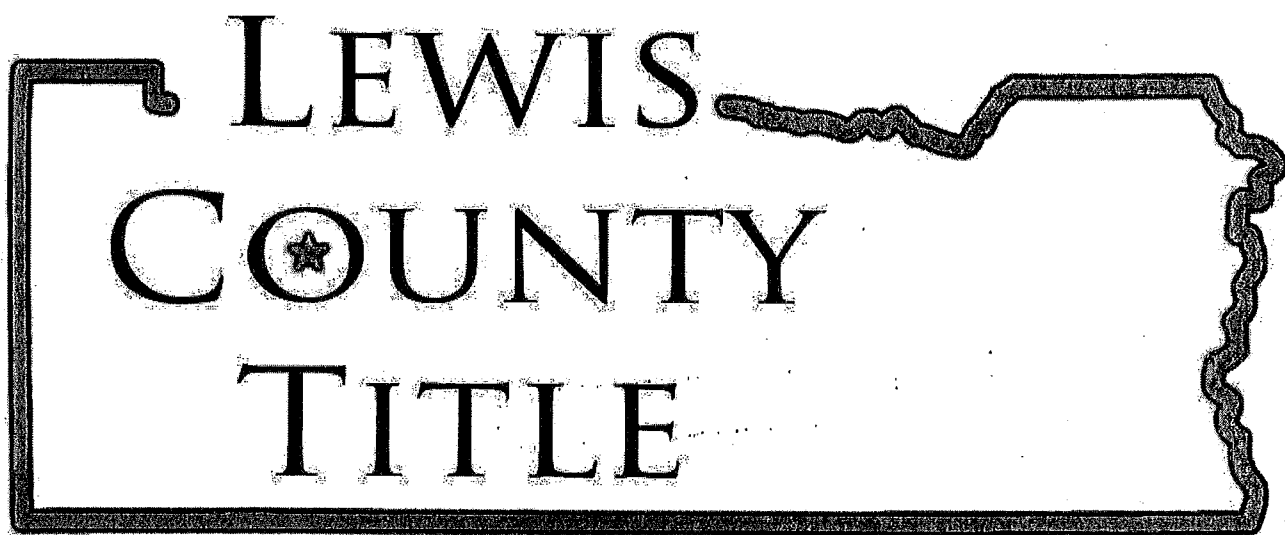
RON BROWN ESTATES

TRACT B

Bearing	Distance	Northing/Lat	Easting/Dep	
		5177.016	9534.582	Start (POB)
S 00°41'05" W	34.31	-34.308	-0.410	
N 89°16'59" W	197.50	5142.708	9534.172	
		2.472	-197.484	
N 00°41'05" E	155.74	5145.180	9336.688	
		155.729	1.861	
S 88°52'07" E	47.50	5300.909	9338.549	
		-0.938	47.491	
S 00°41'05" W	120.00	5299.971	9386.040	
		-119.992	-1.435	
S 88°52'07" E	150.00	5179.979	9384.605	
		-2.962	149.971	
Closure in Lat/Dep:		5177.017	9534.576	
		-0.001	0.006	
Starting Point:		5177.016	9534.582	

Distance Error: S 80°32'16" E 0.006
Total Distance: 705.06
Accuracy Ratio: 1:115,911
Area: 12,617 ft2 0.29 Acres

COMMITMENT FOR TITLE INSURANCE



625 S. Market Blvd
Chehalis, WA 98532
Phone: 360-748-8641 Fax: 360-748-4799

Rec'd 10-18-19



ALTA Commitment for Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the office of:
**Lewis County Title Company as
agent for
Old Republic National Title
Insurance Company**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Officer or Agent

By

President

Attest

Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (i) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (ii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (h) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (i) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (j) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (k) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (l) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (m) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

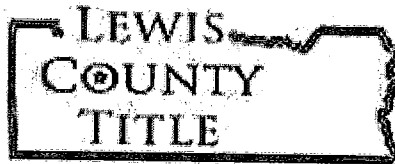
7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.



Lewis County Title Company
625 S. Market Blvd, Chehalis, WA 98532
Phone: 360-748-8641 Fax: 360-748-4799

Agent for
Old Republic National Title Insurance Company
ALTA COMMITMENT

SCHEDULE A

Title Officer: **Mandy Nelson**

Escrow Officer: **Julie Moore**

Ref: **CJSD, LLC / HOLLAND BEACH PROPERTIES, LLC**

Order No.: **LE12544**
SECOND REPORT

1. EFFECTIVE DATE: **May 22, 2019 at 8:00 AM.**

2. POLICY OR POLICIES TO BE ISSUED:

- | | | |
|--|--------|---------------------|
| a. ALTA 2006 STANDARD OWNER'S POLICY | Amount | \$240,000.00 |
| Proposed Insured: | | |
| HOLLAND BEACH PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY | | |
| b. NONE ALTA 2006 EXTENDED LOAN POLICY | Amount | \$178,500.00 |
| Proposed Insured: | | |
| WASHINGTON BUSINESS BANK | | |
| c. NONE | | |

PREMIUM INFORMATION:

- | | | | |
|-----------------------------|-----------------|---------------------|------------------------|
| a. SUBDIVIDER RATE | \$348.00 | Tax: \$28.54 | Total: \$376.54 |
| b. SIMULTANEOUS RATE | \$300.00 | Tax: \$24.60 | Total: \$324.60 |
| c. | | | |

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:

FEE SIMPLE

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:

CJSD, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF LEWIS, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

SCHEDULE B - SECTION I

REQUIREMENTS:

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HERewith IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
5. A COPY OF THE CURRENT AGREEMENT OF HOLLAND BEACH PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ANY AMENDMENTS THERETO, SHOULD BE SUBMITTED. WE MAKE NO COMMITMENT UNTIL WE HAVE REVIEWED THE AGREEMENT AND AMENDMENTS, IF ANY, TO BE SUBMITTED.

ANY CONVEYANCE OR ENCUMBRANCE SHOULD BE EXECUTED BY ALL THE MEMBERS, UNLESS OTHERWISE PROVIDED FOR IN SAID AGREEMENT.

6. A LEGAL DESCRIPTION WAS NOT INCLUDED IN THE APPLICATION FOR TITLE INSURANCE. THE LEGAL DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM THE RECORD AND PRESUMED INTENTION OF THE PARTIES TO THE TRANSACTION. SAID DESCRIPTION MUST BE EXAMINED AND APPROVED BY ALL PARTIES PRIOR TO CLOSING.
7. THE LEGAL DESCRIPTION HEREIN IS FOR A PARCEL WITHIN A PROPOSED PLAT NOW PENDING BEFORE THE LEWIS COUNTY PLANNING DEPARTMENT. NO COMMITMENT TO INSURE WILL BE MADE UNTIL THIS COMPANY HAS REVIEWED THE RECORDED PLAT AND EXCEPTED MATTERS SHOWN THEREIN. AT THAT TIME, THE LEGAL DESCRIPTION WILL BE AMENDED TO REFLECT THE RECORDED PLAT.
8. IF CONSTRUCTION OR WORK HAS COMMENCED, OR MATERIALS HAVE BEEN DELIVERED, OR IF THIS IS EXPECTED TO OCCUR PREVIOUS TO RECORDING OF THE FORTHCOMING INSTRUMENT, THEN A QUESTION ARISES AS TO POSSIBLE PRIOR LIEN RIGHTS. PLEASE CONTACT THIS COMPANY TO REVIEW THIS QUESTION. AN INDEMNITY AGREEMENT AND PRIORITY AGREEMENT ARE ENCLOSED FOR YOUR USE.

END OF SCHEDULE B - SECTION I REQUIREMENTS

SCHEDULE B - SECTION II

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS:

- A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- K. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

SPECIAL EXCEPTIONS:

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 82.45 AND SUBSEQUENT AMENDMENTS THERETO. AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.78%.
2. ANY UNPAID ASSESSMENTS OR CHARGES AND LIABILITY FOR FURTHER ASSESSMENTS OR CHARGES LEVIED BY THE CITY OF CENTRALIA.
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
DISCLOSED BY: SHORT PLAT NO. SP-92-025 RECORDED JUNE 25, 1992 UNDER AUDITOR'S FILE NO. 9207936
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: 20 FOOT WIDE AND 30 FOOT WIDE STRIPS AND 30 FOOT RADIUS CUL-DE-SAC AS DELINEATED ON SAID SHORT PLAT (PARCEL A)
4. ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, IF ANY, SET FORTH ON SHORT PLAT RECORDED JUNE 26, 1992 AS SHORT PLAT NO. SP-92-025 UNDER LEWIS COUNTY AUDITOR'S FILE NUMBER 9207936 (AFFECTS PARCEL A).
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
DISCLOSED BY: INSTRUMENT RECORDED NOVEMBER 22, 2006 UNDER AUDITOR'S FILE NO. 3266934
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: 20 FOOT WIDE STRIP ACROSS LOT 1 OF SHORT PLAT (PARCEL A)
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
DISCLOSED BY: INSTRUMENT RECORDED JANUARY 31, 2007 UNDER AUDITOR'S FILE NO. 3271919
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: THE NORTH 10 FEET OF LOT 1 (PARCEL A)
7. ALL COVENANTS, CONDITIONS OR RESTRICTIONS, ALL EASEMENTS OR OTHER SERVITUDES, IF ANY, SET FORTH ON SHORT PLAT RECORDED MARCH 14, 2007 AS SHORT PLAT NO. SP-2006-16 UNDER LEWIS COUNTY AUDITOR'S FILE NUMBER 3275201 (AFFECTS PARCEL B).
8. COVENANT FOR FUTURE ANNEXATION AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: MAY 29, 2007
AUDITOR'S FILE NO.: 3281225
AFFECTS: PARCEL B
9. TERMS AND CONDITIONS OF PLAT NOW PENDING BEFORE THE LEWIS COUNTY PLANNING DEPARTMENT.
10. EXTENDED COVERAGE MATTERS FOR THE LOAN POLICY TO ISSUE RELATING TO GENERAL EXCEPTIONS A THROUGH K HEREIN WILL BE DETERMINED BY INSPECTION AND/OR SURVEY. ANY ADVERSE MATTERS WILL BE EXCEPTED IN THE POLICY UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY. PLEASE ADVISE IF A CURRENT SURVEY HAS BEEN OR WILL BE PREPARED.

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

1090 FIELDCREST AVE.
CENTRALIA, WA 98531

0 BORST AVE.
CENTRALIA, WA 98531

- b. ACCORDING TO THE RECORDS OF LEWIS COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	021934-022-001
LAND:	\$32,300.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$32,300.00

TAX ACCOUNT NO.:	021934-022-002
LAND:	\$100,500.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$100,500.00

TAX ACCOUNT NO.:	021937-001-004
LAND:	\$95,000.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$95,000.00

TAX ACCOUNT NO.:	021934-022-003
LAND:	\$32,300.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$32,300.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOTS 9 AND 10, SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

- d. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

LAST VESTING DEED(S) RECORDED UNDER AUDITOR'S FILE NO(S). 3357414.

- e. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST HOLLAND BEACH PROPERTIES, LLC, THE FORTHCOMING BUYER(S) / BORROWER(S).
- f. ACCORDING TO EVIDENCE SUPPLIED TO THIS COMPANY, DARRELL E. SORENSON IS/ARE AUTHORIZED TO SIGN FOR CJSD LLC; ANY AMENDMENTS THERETO SHOULD BE SUBMITTED PRIOR TO CLOSING.

Commitment No.: LE12544

- g. GENERAL TAXES FOR 2019 IN THE SUM OF \$1,176.39, ARE PAID IN FULL. TAX ACCOUNT NO. 021934-022-001. (AREA CODE 800F, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

GENERAL TAXES FOR 2019 IN THE SUM OF \$383.51, ARE PAID IN FULL. TAX ACCOUNT NO. 021934-022-002. (AREA CODE 800F, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

GENERAL TAXES FOR 2019 IN THE SUM OF \$1,272.85, ARE PAID IN FULL. TAX ACCOUNT NO. 021937-001-004. (AREA CODE 800, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

GENERAL TAXES FOR 2019 IN THE SUM OF \$383.51, ARE PAID IN FULL. TAX ACCOUNT NO. 021934-022-003. (AREA CODE 800F, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

- h. OUR PRELIMINARY TITLE REPORT HAS BEEN UPDATED TO INCLUDE THE FOLLOWING CHANGES:

THE PROPOSED INSURED FOR THE LENDER'S POLICY HAS BEEN ADDED.
THE LOAN AMOUNT HAS BEEN ADDED AND THE PREMIUM ADDED ACCORDINGLY.
REQUIREMENT NO. 8 HAS BEEN ADDED.
EXCEPTION NO. 10 HAS BEEN ADDED.
THE EFFECTIVE DATE HAS BEEN UPDATED.

END OF SCHEDULE B- SECTION II NOTES



Authorized Signature

EXHIBIT "A"

PARCEL A:

LOTS 1, 2 AND 3 OF SHORT PLAT NO. SP-92-025 RECORDED JUNE 02, 1992 UNDER AUDITOR'S FILE NO. 9207936 IN GOVERNMENT LOTS 9 AND 10, SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES OVER THOSE CERTAIN 20 FOOT AND 30 FOOT WIDE STRIPS AND 30 FOOT RADIUS CUL-DE-SAC AS DELINEATED ON SAID SHORT PLAT.

PARCEL B:

LOT 4 OF CITY OF CENTRALIA SHORT PLAT NO. SP-2006-16 RECORDED MARCH 14, 2007 UNDER AUDITOR'S FILE NO. 3275201 IN GOVERNMENT LOT 10, SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT CERTAIN 30 FOOT WIDE STRIP OF LAND AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 31, 2007 UNDER AUDITOR'S FILE NO. 3271920.

LEWIS COUNTY, WASHINGTON



FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
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Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions	Go to www.oldrepublictitle.com (Contact Us)
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

Exhibit G

Hillary Hoke

From: Jan Stemkoski
Sent: Tuesday, December 17, 2019 7:42 AM
To: Hillary Hoke
Cc: Patty Page
Subject: FW: Ron Brown Estates

Below is the email that I sent the County Engineer regarding the Ron Brown Estates. If you need a letter I can write a more detailed letter. I have Josh scanning in the record drawings to send to you. I will get them to you as soon as he is done.

Thank
Jan

Jan Stemkoski, P.E.
City Engineer



**City of Centralia Public Works
Engineering Department**
1100 North Tower Avenue
Centralia, WA 98531-5044
Office: 360-623-1845
Fax: 360-330-7516
Email: jstemkoski@cityofcentralia.com

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, then delete it.

From: Jan Stemkoski
Sent: Thursday, September 19, 2019 10:54 AM
To: Tim Fife; Tim Fife
Cc: Emil Pierson; Hillary Hoke
Subject: Ron Brown Estates

Tim:

We have received the documents that we had been waiting on for our approval of the Ron Brown Estates plat. Engineering is ready for this plat to be approved.

Thanks

Jan

Jan Stemkoski, P.E.
City Engineer



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Exhibit H

Chronology of Ron Brown Estates Plat:

1. April 16, 2008: Original application submittal.
2. April 24, 2008: Notice of Complete mailed.
3. April 24, 2008: SEPA Checklist routed for comment.
4. April 30, 2008: Notice of Application distributed and published.
5. August 24, 2009: Site Plan Review Committee recommendation to approve the plat with conditions.
6. September 4, 2008: Westlund obtains ownership.
7. September 28, 2009: MDNS issued.
8. October 1, 2009: Notice of Public Hearing distributed and published.
9. October 22, 2009: Planning Commission public hearing and recommendation to approve with conditions.
10. December 8, 2009: Council voted to grant preliminary approval with nine conditions.
11. January 7, 2010: Preliminary approval granted. Per RCW 58.17.140, approval is valid for seven years (January 7, 2017).
12. January 25, 2011: CJSD, LLC obtains ownership.
13. September 9, 2016: Request for one year extension received and granted. Extension valid until January 7, 2018.
14. October 26, 2016: Revised civil plans submitted.
15. February 21, 2017: civils approved and ready for SPRC approval.
16. March 1, 2017: Civil plans issued.
17. January 3, 2018: Email received from CJSD, LLC requesting extension. Substantial progress has been made on infrastructure installations. Extension granted due to substantial progress.
18. June 13, 2018: civil plan asbuilts received from Olympic Engineering.
19. October 3, 2019: Stormwater Maintenance Agreement recorded under AFN 3510602.
20. December 20, 2019: Letter of school mitigation fee acknowledgement received and preliminary final submittal forwarded to Lewis County.
21. January 17, 2020: Final plat approval request forward to Lewis County.