

CHEHALIS CITY COUNCIL AGENDA

CITY HALL
350 N MARKET BLVD | CHEHALIS, WA 98532

Dennis L. Dawes, Position at Large Mayor		Anthony E. Ketchum Sr., District 3 Robert J. Spahr, Position at Large Michael Bannan, Position at Large
Jerry Lord, District 1 Daryl J. Lund, District 2, Mayor Pro Tem Dr. Isaac S. Pope, District 4		

Regular Meeting of Monday, August 23, 2021 5:00 pm

1. Call to Order. (Mayor Dawes)
2. Pledge of Allegiance. (Mayor Dawes)
3. Approval of Agenda. (Mayor Dawes)

ITEM	ADMINISTRATION RECOMMENDATION	PAGE
PUBLIC HEARING		
4. <u>A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets.</u> (City Manager, Planning and Building Manager)	CONDUCT PUBLIC HEARING	1

- | | |
|--|--|
| PROCLAMATIONS / PRESENTATIONS | |
| 5. <u>Chehalis Community Renaissance Team Update – Annalee Tobey</u> | |

CITIZENS BUSINESS (PUBLIC COMMENT)	
Individuals wishing to provide public comments in general and on agenda items should submit comments by 4:00 pm on the day of the meeting. All comments received will be acknowledged by the Mayor under Citizens Business of this meeting agenda. Please use the following form to submit comments – https://www.ci.chehalis.wa.us/contact . If you do not have computer access or would prefer to submit a comment verbally, please contact City Clerk Kiley Franz at 360-345-1042 or at kfranz@ci.chehalis.wa.us . Public comments will be limited to five (5) minutes.	

ITEM	ADMINISTRATION RECOMMENDATION	PAGE
CONSENT CALENDAR		
6. <u>Minutes of the Regular City Council Meeting of August 9, 2021.</u> (City Clerk)	APPROVE	37
7. <u>Vouchers and Transfers – Accounts Payable in the Amount of \$1,679,900.24 Dated August 13, 2021.</u> (City Manager, Finance Director)	APPROVE	40

ITEM	ADMINISTRATION RECOMMENDATION	PAGE
NEW BUSINESS		
8. <u>COVID-19 Contracted Payment Plan Application Policy for Utility Payments.</u> (City Manager, Public Works Director)	APPROVE	42
9. <u>Ordinance No. 1021-B, First Reading – A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets.</u> (City Manager, Planning and Building Manager)	PASS	45

ITEM	ADMINISTRATION RECOMMENDATION	PAGE
ADMINISTRATION AND CITY COUNCIL REPORTS		
10. <u>Administration Reports.</u>	INFORMATION ONLY	- - -
a. City Manager Update. (City Manager)		
11. <u>Councilor Reports/Committee Updates.</u> (City Council)	INFORMATION ONLY	- - -

EXECUTIVE SESSION		
12. Pursuant to RCW:		
a. 42.30.110(1)(c) – Sale/Lease of Real Estate		
b. 42.30.110(1)(i) – Litigation/Potential Litigation		

**THE CITY COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.
NEXT REGULAR CITY COUNCIL MEETING IS MONDAY, SEPTEMBER 13, 2021.**

**CHEHALIS CITY COUNCIL MEETING
AGENDA REPORT**

TO: The Honorable Mayor and City Council

FROM: Jill Anderson, City Manager

BY: Tammy Baraconi, Planning and Building Manger

MEETING OF: August 23, 2021

SUBJECT: Public Hearing: A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets.

ISSUE

A public hearing has been scheduled so that the City Council can receive comment regarding a petition to vacate a portion of SE Adams, 12th Street, and the undeveloped alley between 11th and 12th consistent with the process established by the Revised Code of Washington and the Chehalis Municipal Code and make a decision regarding the vacations.

PROPOSED RIGHT-OF-WAY VACATION

On June 3, 2021, Fuller Design on behalf of Tom and Cara Nicholas submitted a petition to vacate a portion of right-of-way SE Adams, 12th Street, and the undeveloped alley between 11th and 12th. (Exhibit A). All right of ways primarily abut property owned by Tom and Cara Nicholas. Only one lot, 227 SE Prospect Street is owned by Steven Reynolds and LaDawn Music. Research of the plats associated with these right of ways shows that the Nicholas' have the first right of ownership of SE Adams Ave.

The request for vacation breaks down as follows.

- SE Adams- 60 ft x 244 ft = 14,624 sq ft
- 12th Street- 50 ft x 300 ft = 14,974 sq ft
- Alley- 16 ft x 142 ft = 2,274 sq ft

If approved for vacation the Nicholas' plan to combine the existing lots with the vacation lots and then construct mulit-family units.

Applicable Code:

CMC 12.32 Street and Alley Vacations
RCW 35.79 Streets – Vacation

Public Notice:

Public notice was sent to all property owners within 300 feet of the proposed vacations. The notice was mailed on August 5, 2021. A notice was posted in The Chronicle legal notices on August 7, 2021. (Exhibit B) The comment period ended on August 11, 2021. Only one comment was received.

It came from the adjacent property owner, La Dawn Music, on August 15, 2021. (Exhibit C) The lateness of her comment was because the Post Office was late delivering her mail. Staff requests that the Council accept her written comment even though it was received after the comment period ended but before the Public Hearing.

Ms. Music's concern centers around drainage that comes off the hill, across her property, and then on to the adjacent property. This is an issue that will be addressed at the time of development. Staff encouraged Ms. Music to attend this evening's hearing.

SEPA and Environmental Constraints:

As per WAC 197-11-800 Categorical exemptions, the vacation process is not subject to the SEPA process. The right of ways do not provide access to any bodies of water (RCW 35.79.035) that would prevent the vacation process from moving forward in a typical manner. All other environmental constraints such as slopes and drainage will be reviewed at the time of development.

Utilities:

Of the three right of ways in question, only a portion of Adams currently contains utilities. The applicant has proposed a twenty-foot utility easement over the area. (Exhibit D)

There is also a sanitary sewer line running the length of the proposed vacation on 12th Street. At this time, no easement has been proposed by the applicant.

Access:

All the proposed vacations are undeveloped. A portion of Adams Avenue is currently used by La Dawn Music and Steven Reynolds to access their property.



A portion of the undeveloped alley between 11th and 12th Street is used by the property owners on the northwest end of the alley. However, the applicant does not propose purchasing this portion of right of way, allowing the adjacent property owners continued use.



A portion of the proposed vacation of 12th Street is used by the property owners, Tom and Cara Nicholas. If they choose to continue to use this access point, they will have to grant themselves an easement during the development phase of the project to ensure continued use by subsequent property owners.



Staff analysis:

The City Engineer has reviewed this proposal and finds that there are no existing or planned utilities within the area requesting to be vacated, and as there are no plans to improve this right-of-way, City Engineer has no objection to the request.

The Planning Department has reviewed this proposal and as per CMC 12.32.060 Public hearing – Criteria for granting vacation and makes the following findings.

A. That the vacation will provide a public benefit, and/or will be for a public purpose.

Discussions with the applicants indicate that without these vacations, they will not be able to develop their property with multi-family housing at a density that will allow for profit. Given the extreme shortage of housing in our community at this time, staff finds that the proposed vacations will provide a public benefit.

B. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.

As these right-of-ways are currently undeveloped, staff finds that there will be no impact to the street pattern or circulation of the immediate area or the community as a whole.

C. That the public need shall not be adversely affected.

Staff finds that with conditions for a utility easement along 12th Street, a utility and access easement on SE Adams Ave, and a twenty-foot-wide access easement for the benefit of parcel #005859000000, owned by La Dawn Music and Steven Raynolds, public need shall not be adversely affected.

D. That the right-of-way is not contemplated or needed for future public use, including utility routing or park or pedestrian/bike access.

As per the City Engineer, there are no plans to develop these right-of ways. Since these right-of-ways are not developed and there are no contemplated needs in the future for public use of this land, staff finds that with the addition of utility easements, there will be no adverse impact to future planning.

E. That no abutting owner becomes landlocked or his access will not be substantially impaired, i.e., there must be an alternative mode of ingress and egress by way of a city street or alley, even if less convenient; and

Only two property owners will be affected by these vacations. The first is the applicant, Tom and Cara Nicholas. They are able to provide themselves an easement if they wish to preserve the south end of 12th Street for access to their property. The second property owner, La

Dawn Music and Steven Raynalds, use the undeveloped northwest end of Adams Avenue to access their property. Staff is concerned that if they were to lose this access public safety would be impacted. Staff finds that with a twenty-foot access easement for the benefit of parcel #005859000000, access will not be substantially impaired.

F. That vacation of right-of-way shall not be in violation of RCW 35.79.035.

RCW 35.79.035 addresses right of ways that abut bodies of fresh and salt water. Staff finds that there are no bodies of water abutting the proposed right of way vacations and therefore will not be in violation of RCW 35.79.035.

FISCAL IMPACT

An appraisal of the land has been conducted by Nadine Tauscher and provided by the applicant. Ms. Tauscher's appraisals indicate that the property is valued between \$0.55 per square foot and \$4.28 per square foot, dependent on easements. (Exhibit E)

RECOMMENDATION

It is recommended that the City Council:

- 1) Open the Public Hearing
- 2) Receive Public Comment
- 3) Close the Public Hearing
- 4) Consider the public comment
- 5) Consider taking action during the new business section of the August 20, 2021 City Council meeting to adopt on first reading, Ordinance No. 1021-B, A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets with the following conditions.
 1. A utility easement shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of a portion of 12th Street.
 2. A utility easement shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of a portion of Adams Avenue.
 3. An access easement of twenty-feet for the benefit of parcel #005859000000 shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of the Adams Avenue.
 4. Authorize the City Manager to negotiate the number of square feet with easements and the number of square feet without easements.
 5. The property owner must pay the City the fair market value of the property.
 6. To complete the property transfer, the applicant, at their expense shall have deeds drawn for the right of way vacation areas, approved by the City Engineer, and

recorded.

7. The applicant, at their own expense shall have a boundary line adjustment created that 'connects' the vacated right of way to the appropriate parcels, have it reviewed and approved by City staff, and recorded before civil permits or building permits are issued.

SUGGESTED MOTION



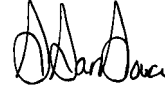
There is no suggested motion as this item relates to a public hearing. Action will be taken later in the meeting.

CITY OF CHEHALIS

PETITION FOR RIGHT-OF-WAY VACATION

PETITION CONTACT Name: **Samantha San Souci/Fuller Designs**
 Address: **1101 Kresky Ave**
Centralia, Wa 98531
 Phone: **360-807-4420**

We the undersigned property owner(s) with land abutting the public right-of-way in Chehalis, identified in the legal description below, do hereby petition the city to vacate said right-of-way in accordance with the city's Standard Operating Procedure for Vacation and do agree to compensate the city for the vacated land, as provided in RCW 35.79.030.

Property Address	Property Owner(s)	
	Print	Sign
1176 SE Washington Ave Adams Ave ROW	Tom and Cara Nicholas	 For Tom and Cara Nicholas
1176 SE Washington Ave 12th St ROW	Tom and Cara Nicholas	 For Tom and Cara Nicholas
1176 SE Washington Ave Alley ROW	Tom and Cara Nicholas	 For Tom and Cara Nicholas

Legal description of right-of-way to be vacated, as prepared by licensed land surveyor or other qualified professional:

Please see attached Documents

Total area of right-of-way to be vacated: **31,872** square feet **or less**

Total properties petitioning for vacation: **5** Total properties abutting right-of-way to be vacated: **7**

Ratio of properties petitioning vs. total properties: **5/7**

(Note: A minimum 2/3 ratio of abutting property owners must petition for vacation before it will be considered.)

Attach map of right-of-way being petitioned for vacation and surrounding area, including identification of all streets, alleys, and abutting property owners.

Please submit this completed petition with attachments to:

Development Review Committee

(Attach additional sheets if necessary)

1321 S. Market Blvd.
 Chehalis, WA 98532
 phone 360.345.2229

date received June 3, 2021
--

Exhibit A



5/31/2021

Re: City of Chehalis Community Development
City of Chehalis Public Works
1321 S Market Blvd.
Chehalis, WA 98532

RE: Washington Street
Project: Multi-Family Development
Parcel #: #005853001000, #00549000000, 00549001000, #005492002000,
#005604192001

City of Chehalis Staff,

Please accept this narrative, attached applications, as well as supporting documentation for petition to vacate 3 separate ROW's on the parcel #'s listed above.

Existing Conditions

This project consists of 4 undeveloped parcels and 1 previously developed parcel and is in the City of Chehalis. The previously developed parcel is now vacant and the buildings have been removed.

There are currently 3 undeveloped ROW's that exist on these parcels:

- 1..Adams Ave. from 11th Street to 12th Street.
2. 12th Street from Washington Ave to Adams Ave.
3. An undeveloped alley way from 11th Street to 12th Street.

The 12th Street ROW has a main sewer line running down it and an adjacent neighbor at 227 SE Prospect is using the Adams Ave ROW for driveway access.

Vacate Petition

Our clients, Tom and Cara Nicholas, are submitting a petition for vacate of the three ROW's listed above. We are proposing that of these vacate requests, easements will be established on 12th street and Adams Ave. to accommodate the entities listed below.

1. A 20 ft wide easement stretching from the lot line between parcel #005491001000 and parcel #005492002000 to the far edge of driveway gravel be established on Adams Ave to accommodate driveway access for the neighboring property at 227 SE Prospect St.
2. A full easement for the 12th St ROW to accommodate sewer line access to the City of Chehalis.

During the pre-submission conference it was requested that our surveyor research the legal lot lines for 227 Prospect St. to determine to whom the rights to the Adams Ave. ROW belonged. Please find attached documentation showing that the full rights to purchase this ROW belong to Tom and Cara Nicholas.

Thank you for accepting this Petition to Vacate. Feel free to call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "A Fuller". The signature is fluid and cursive.

Aaron Fuller, PE
Fuller Designs
(360) 807-4420 Office
Afuller@fullerdesigns.org

Attachments:

Petition to Vacate
Legal Descriptions with map exhibits
Letter from Surveyor
227 SE Prospect SWD
McCord Phillips Add.
Aust Manor Add.
Appraisal

EXHIBIT

CITY OF CHEHALIS

ADAMS AVENUE VACATION

STREET VACATION AREA:

THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5, 6 AND 7, BLOCK 3 McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 7;
THENCE N44°52'45"W ALONG THE SOUTHWESTERLY MARGIN OF ADAMS AVENUE A DISTANCE OF 243.74 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 4;
THENCE N45°07'15"E A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON AND THE SOUTHWESTERLY LINE OF THAT PARTICULAR TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, DATED SEPTEMBER 14TH, 2011, RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3368112, ALSO BEING THE NORTHEASTERLY MARGIN OF ADAMS AVENUE;
THENCE S44°52'45"W ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 243.75 FEET TO THE INTERSECTION WITH THE NORTHERLY MARGIN OF TWELFTH STREET, BEING THE MOST EASTERLY CORNER OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON;
THENCE S45°05'09"W A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

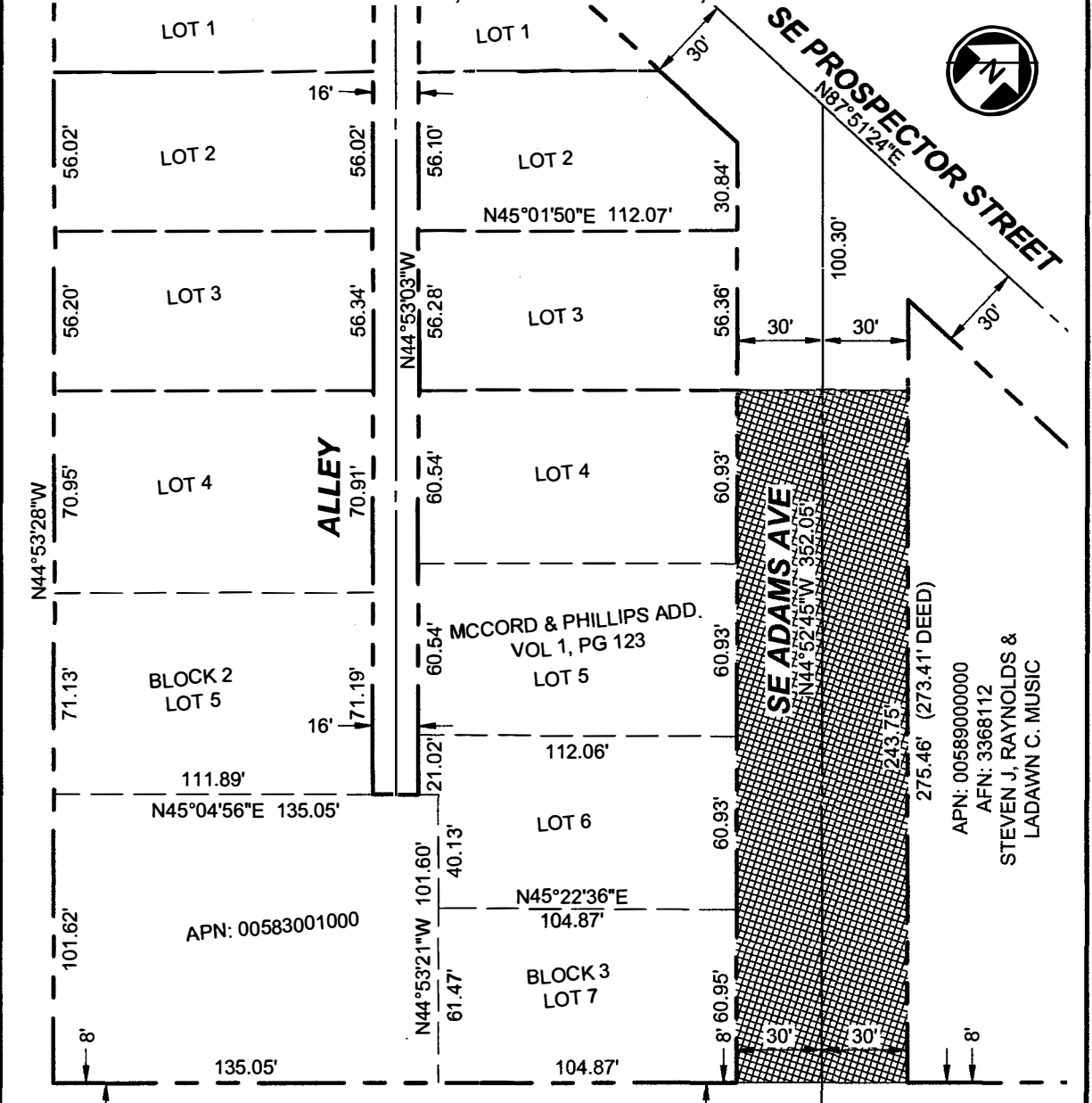
CONTAINING 14,624 SQUARE FEET MORE OR LESS

Exhibit A

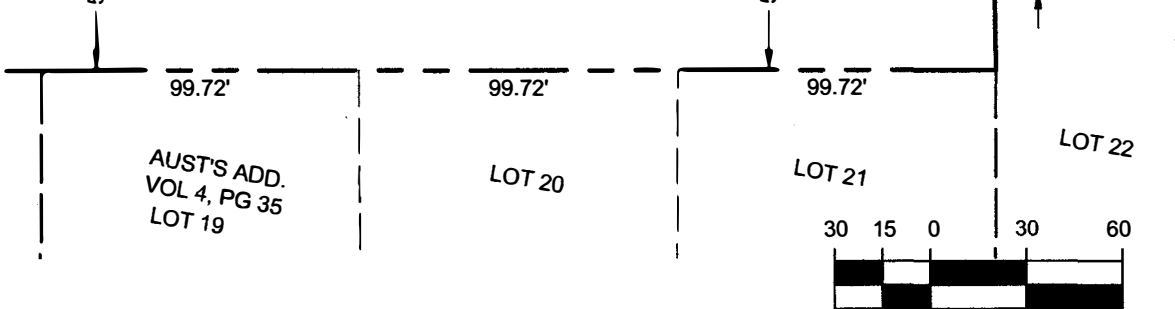
John W. Goodman 5/27/2021
John W. Goodman, PLS 54051

EXHIBIT SE ADAMS STREET VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



N45°05'09"E 299.92'
12TH STREET



LEGEND	
	SECTION SUBDIVISION LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PROPERTY LINE
	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 14,624 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 4 - 7

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

EXHIBIT

CITY OF CHEHALIS
12TH STREET VACATION

STREET VACATION AREA:

THAT PORTION OF TWELFTH STREET ABUTTING LOTS 19, 20 AND 21 AUST’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35 AND LOT 7, BLOCK 3 McCORD AND PHILLIP’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, AND THAT PORTION OF GOVERNMENT LOT 5, SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY WASHINGTON KNOWN AS ASSESSOR’S PARCEL NO. 00583001000, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 19, AUST’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;
THENCE N45°05’09”E ALONG THE SOUTHERLY MARGIN OF TWELFTH STREET A DISTANCE OF 299.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 21, AUST’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;
THENCE N45°46’31”E A DISTANCE OF 50.00 FEET TO THE MOST EASTERLY PLAT CORNER OF McCORD AND PHILLIP’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING INTERSECTION OF THE NORTHEASTERLY MARGIN OF ADAMS AVENUE AND THE NORTHERLY MARGIN OF SAID TWELFTH STREET;
THENCE S45°05’09”W ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP’S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 164.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 3;
THENCE CONTINUING S45°05’09”W ALONG THE NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 135.05 FEET;
THENCE S46°38’55”W A DISTANCE OF 50.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,974 SQUARE FEET MORE OR LESS

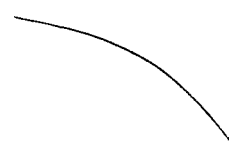
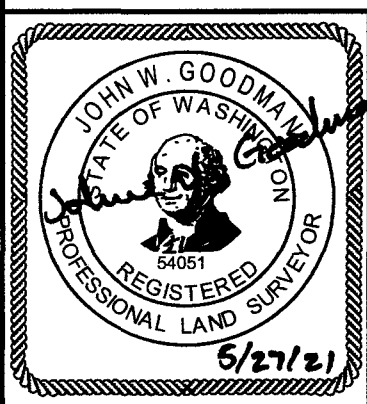
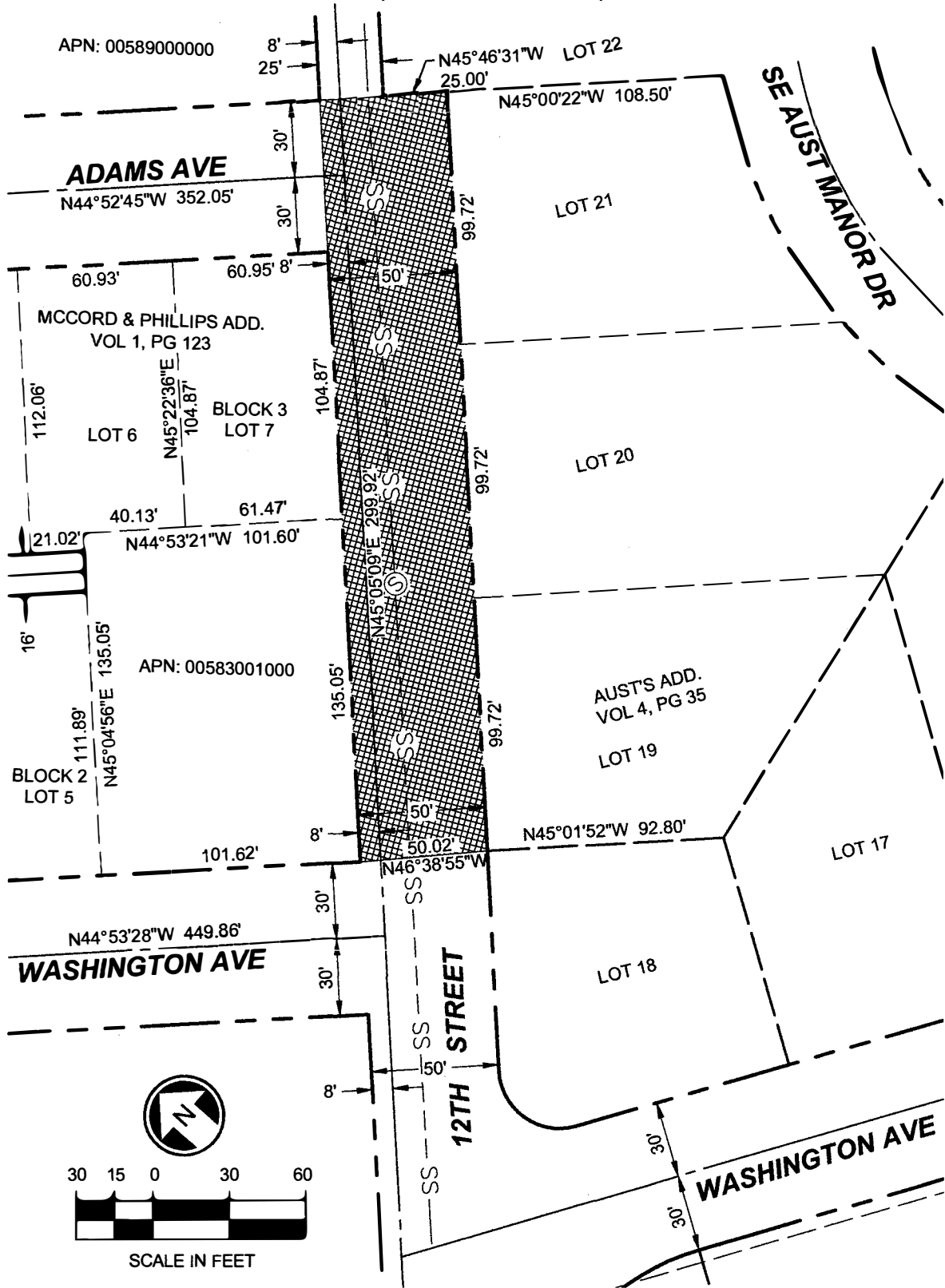


Exhibit A

John W. Goodman 5/27/2021
John W. Goodman, PLS 54051

EXHIBIT 12TH STREET VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND	
	SECTION SUBDIVISION LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PROPERTY LINE
	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 14,974 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 7 & 19 - 21

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

EXHIBIT

CITY OF CHEHALIS
ALLEY VACATION

ALLEY VACATION AREA:

THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5 AND 6, BLOCK 3, AND LOTS 4 AND 5, BLOCK 2, McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

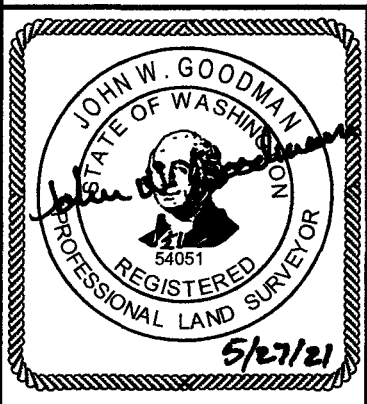
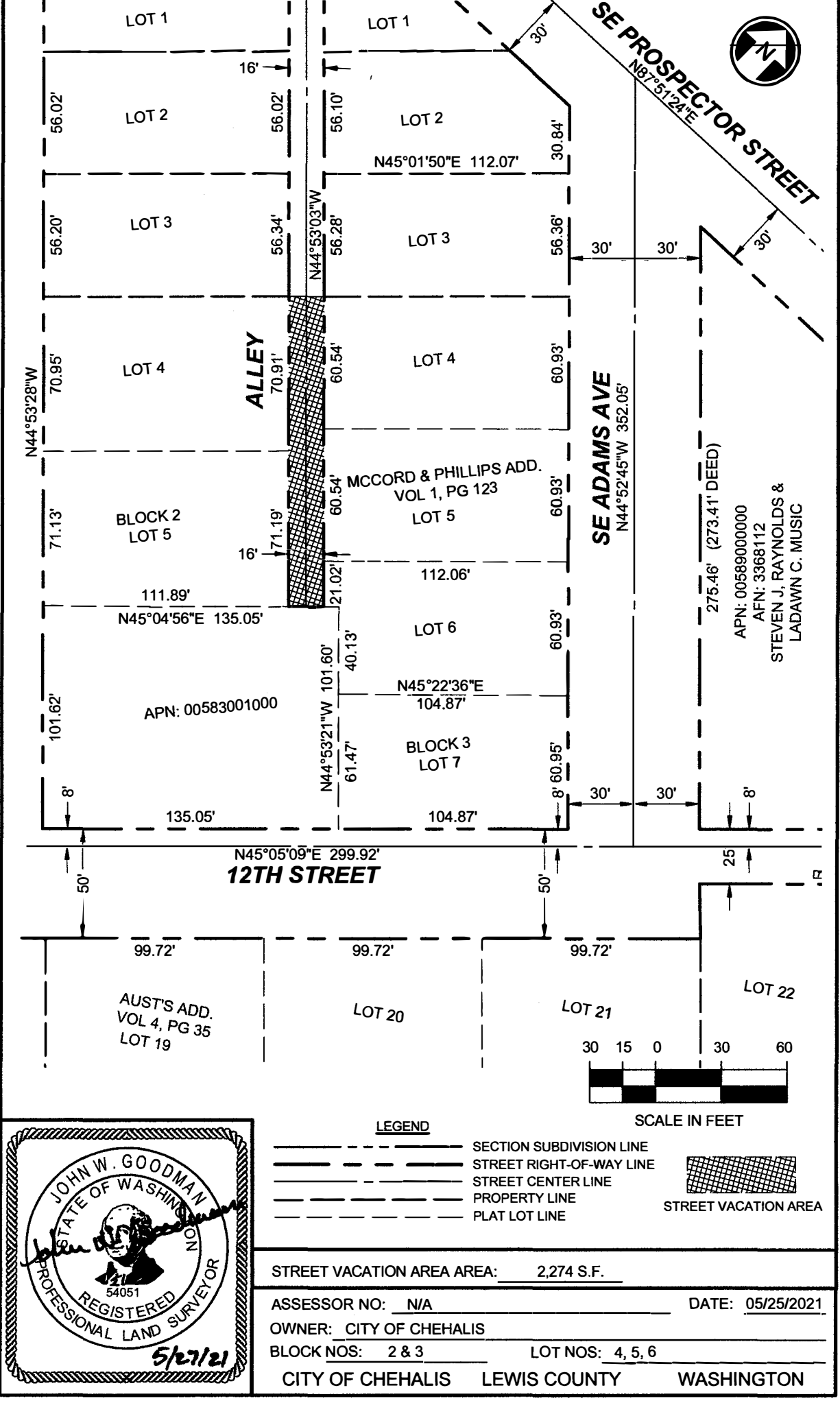
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 5, BLOCK 2 AS SURVEYED ON RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3531692, IN VOLUME 33 OF SURVEYS AT PAGE 138;
THENCE N44°53'03"W ALONG THE SOUTHWESTERLY MARGIN OF ALLEY ALONG ABUTTING SAID LOTS 5 AND 4 OF BLOCK 2 A DISTANCE OF 142.10 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4, BLOCK 2;
THENCE N45°05'11"E A DISTANCE OF 16.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 4, BLOCK 3;
THENCE S44°53'03"E ALONG THE NORTHEASTERLY MARGIN OF ALLEY ALONG SAID LOTS 4, 5 AND 6, BLOCK 3 A DISTANCE OF 142.10 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LOT LINE OF SAID LOT 6, BLOCK 3;
THENCE S45°04'56"W A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,274 SQUARE FEET MORE OR LESS

Exhibit A

EXHIBIT ALLEY VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND

-----	SECTION SUBDIVISION LINE
-----	STREET RIGHT-OF-WAY LINE
-----	STREET CENTER LINE
-----	PROPERTY LINE
-----	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 2,274 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NOS: 2 & 3 LOT NOS: 4, 5, 6

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

Exhibit A

**AFFIDAVIT
OF PUBLICATION
STATE OF WASHINGTON
COUNTY OF LEWIS**

Alysa Andrews, and/or Mandy Klemola, and/or Kailyn Sawyer,
and/or Cindy Thayer says that she is the legal clerk of

**The
Chronicle**

a semi-weekly newspaper, which has been established, published
in the English language, and circulated continuously as a
semi-weekly newspaper in the City of Centralia, and in Lewis
County, Washington, general circulation in Lewis County for
more than six (6) months prior to the date of the first publication
of the notice hereto attached, and that the said Chronicle was on
the 7th day of July 1941, approved as a legal newspaper by the
Superior Court of said Lewis County. And that the attached is a
true copy and was published in regular issues (and not in
supplement form) of said newspaper as LEGAL # 119195
RE: Notice of Public Hearing

once each day for a period of 1 day

commencing on 08/07/2021 and ending on 08/07/2021

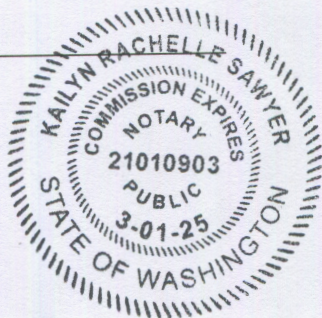
and both regularly distributed to its subscribers during all of said
period. That the full amount of the fee charged for the foregoing
publication is the sum of \$ 125.00

Cindy Thayer
Subscribed and sworn to before me 08/07/2021

Kailyn Sawyer

Notary Public in and for the State of Washington,
residing at

Centralia



Notice of
Public Hearing

**NOTICE OF
PUBLIC HEARING
CITY OF CHEHALIS
CITY COUNCIL**

TOPIC: Fuller Design on be-
half of Tom and Cara Nicholas
submitted a petition to vacate a
portion of SE Adams, 12th
Street, and an undeveloped
alley from 11th Street to 12th
Street.

Date, Time and Place:
August 23, 2021
Chehalis City Hall,
Council Chambers
350 N. Market Blvd
Chehalis WA 98532

Contact: To view the proposed
changes during regular busi-
ness hours or to request a
copy, contact:
Tammy Baraconi,
Planning and Building
Manager
1321 S. Market Blvd, Chehalis
360.345.2229, or via email at
tbaraconi@ci.chehalis.wa.us

Anyone interested may appear
and be heard. The decision of
the City Council will be mailed
to all those who submit
comments, testify at the hear-
ing or request the decision in
writing. Any aggrieved party of
record can file an appeal with
Lewis County Superior Court.

***Written public comment
can be accepted until 4:30
PM on August 20, 2021***

Published: The Chronicle
August 7, 2021

Exhibit B

From: [Tammy Baraconi](#)
To: [LA DAWN MUSIC](#)
Cc: [Jill Anderson \(jlanderson@ci.chehalis.wa.us\)](mailto:jlanderson@ci.chehalis.wa.us); [Laura Fisher](#)
Subject: RE: Notice of Public Hearing
Date: Thursday, August 19, 2021 10:04:00 AM

La Dawn,

At this point in the process they have only asked for a street vacation. If the vacation is approved they will move ahead with the project. You will of course receive notice that project is moving forward and again you will be able to view the documents on our website where you found the information for the street vacation. I know that it is easy to see the street vacation and jump to development of the site since that is the intention however the approval process itself is much slower and happening in phases with the first phase being the vacation. The actual development itself will go before the hearing examiner for a decision, giving you another opportunity to comment.

That being said, I will make sure that the developer is aware of the issues you have brought to my attention and make sure that they address them in their plans. I will also share your comment with the City Council next Monday. I encourage you to be there to make public comment if you have additional concerns, want to ensure that your concerns are shared, or just want to hear for yourself what the council decides and why.

Your written comments here ensure that you will receive a copy of the Council's decision and they give you the ability to appeal the street vacation decision to Lewis County Superior Court if you do not agree. You will be provided the exact time frames and language on how to do this if you so choose after the decision is rendered by the Council.

Please feel free to reach out to me with any other concerns that you may have. If you have the time and would like to we can meet in person. Please reach out to Laura Fisher our Permit Technician to schedule a time to do that. I've included her email for reference or you can call her at 360.345.2229.

Again, thank you for this comment. We send out notification because of situations just like this. We don't always know what is going on with the individual properties and we are dependent upon our citizens informing us.

Tammy

Tammy S. Baraconi, CFM

360.345.2227

tbaraconi@ci.chehalis.wa.us

From: LA DAWN MUSIC <l.music@comcast.net>
Sent: Wednesday, August 18, 2021 2:38 PM
To: Tammy Baraconi <tbaraconi@ci.chehalis.wa.us>
Subject: RE: Notice of Public Hearing

Exhibit C

NOTICE: This message originated outside of the City network - DO NOT CLICK on links or open attachments unless you are sure the content is safe!

We have reviewed the documents at the City webpage and still have concerns. We understand the intent is to combine lots and complete a multifamily development. What specific changes are intended for the section aligning our driveway?

Part of the appeal of our property is that the city easements on both sides of our property have remained undeveloped. This protects the natural spring that surfaces on our property and runs down to the easement. This time of year, the spring runs low, so we have a muddy area. In the late fall, winter, and early spring the water levels are higher and there is occasionally standing water.

Will the development cause the free flowing spring to become a seasonal pond? If the water does not continue to have the free flowing outlet, could it cause damage to the foundation of our home as the land becomes more and more saturated?

La Dawn Music
Steven Raynolds

On 08/18/2021 11:00 AM Tammy Baraconi <tbaraconi@ci.chehalis.wa.us> wrote:

La Dawn,
You will find all of the documents on the City's webpage [here](#). Let me know if you have any concerns that I may be able to address prior to the public hearing on August 23rd.
Tammy

Tammy S. Baraconi, CFM
360.345.2227
tbaraconi@ci.chehalis.wa.us

From: LA DAWN MUSIC <l.music@comcast.net>
Sent: Sunday, August 15, 2021 8:38 AM
To: Tammy Baraconi <tbaraconi@ci.chehalis.wa.us>
Subject: Notice of Public Hearing

NOTICE: This message originated outside of the City network - DO NOT CLICK on links or open attachments unless you are sure the content is safe!

Dear Community Development Department,

We have received your notice of public hearing regarding permit #Vacate-21-01. The proposed changes effect almost the entire length of one of our property lines and we have concerns. I am requesting a copy of the

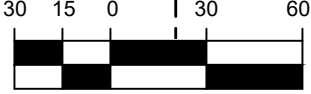
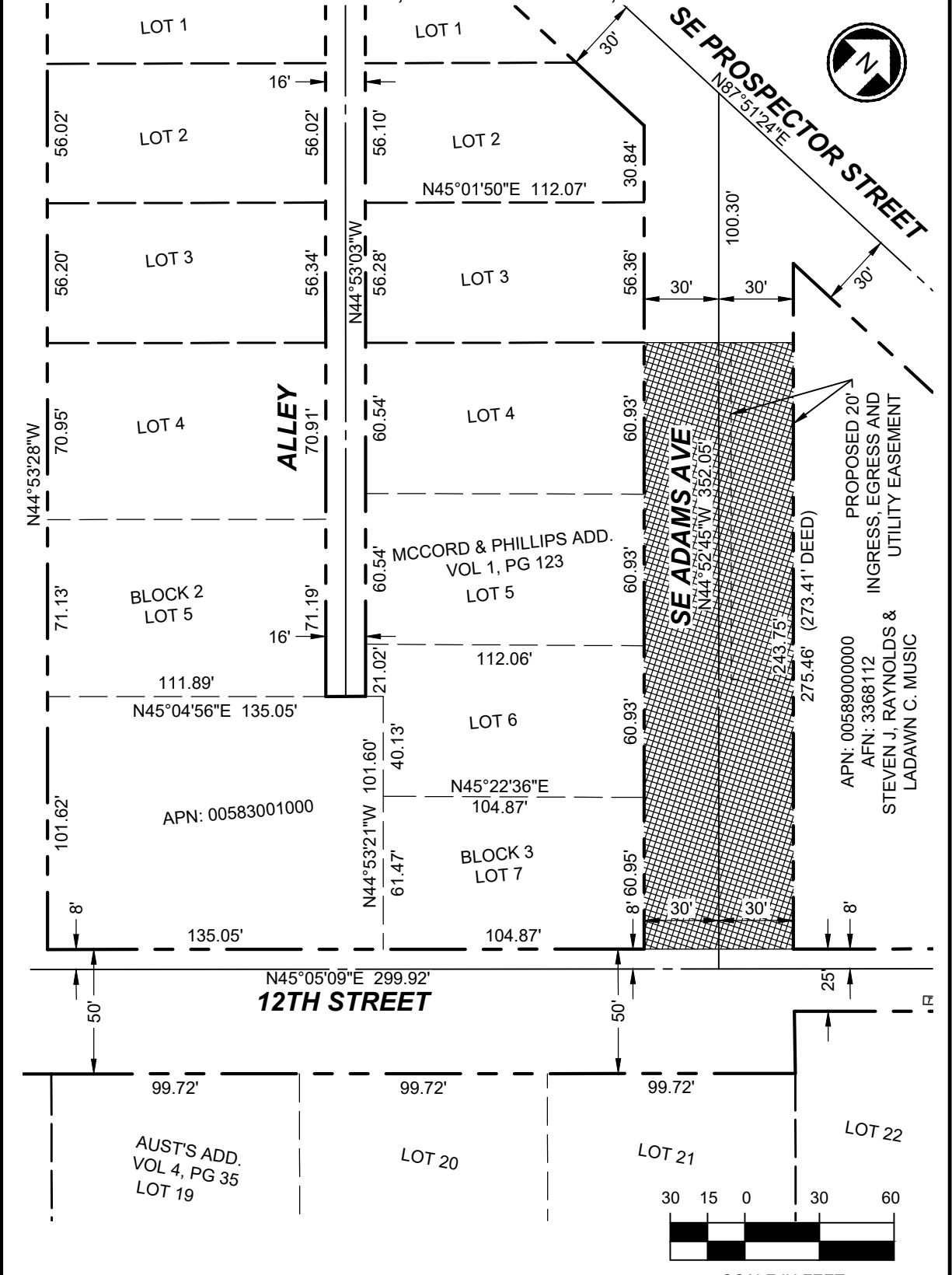
proposed changes to review prior to the meeting scheduled for
08/23/2021.

Thank you,

La Dawn Music
Steven Raynolds

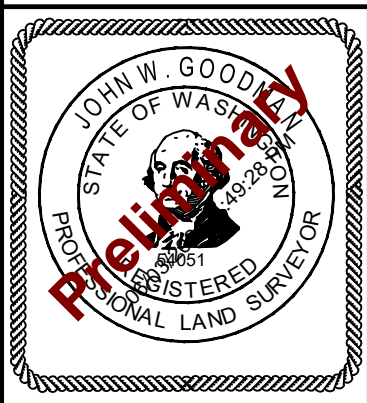
EXHIBIT B SE ADAMS STREET VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND

- SECTION SUBDIVISION LINE
- STREET RIGHT-OF-WAY LINE
- STREET CENTER LINE
- PROPERTY LINE
- PLAT LOT LINE
- STREET VACATION AREA



STREET VACATION AREA AREA: 14,624 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 4 - 7

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

Exhibit D

Client	NICHOLAS, THOMAS & CARA	File No. 2104NICHOLAS
Property Address	OFF SE WASHINGTON	
City	CHEHALIS	County LEWIS State WA Zip Code 98532
Appraiser	NADYNE TAUSCHER	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

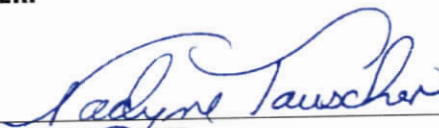
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 
 Name: NADYNE TAUSCHER
CGREA
 State Certification #: 1100261
 or State License #: _____
 State: WA Expiration Date of Certification or License: 03/11/2023
 Date of Signature and Report: April 06, 2021
 Effective Date of Appraisal: MARCH 17, 2021
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): MARCH 17, 2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

LAND APPRAISAL REPORT

File No.: 2104NICHOLAS

Property Address: OFF SE WASHINGTON City: CHEHALIS State: WA Zip Code: 98532
 County: LEWIS Legal Description: UNIMPROVED ALLEY S OF 0054920002000, UNIMPROVED ADAMS AVE E OF SE PROSPECT & UNIMPROVED SE 12TH ST N OF SE WASHINGTON AVE & S OF NE LINE OF SE ADAMS AVE.

Assessor's Parcel #: N/A Tax Year: N/A R.E. Taxes: \$ N/A Special Assessments: \$ N/A
 Market Area Name: CHEHALIS Map Reference: S32 T14N R2W WM Census Tract:
 Current Owner of Record: CITY OF CHEHALIS Borrower (if applicable):
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description: THERE IS AN EXISTING CHEHALIS CITY SEWER LINE LOCATED ON THE PARCEL THAT IS AN EXTENSION OF 12TH ST INCLUDED IN THIS APPRAISAL.

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: THE INTENDED USE OF THIS APPRAISAL IS TO ESTIMATE THE VALUE OF UNIMPROVED STREETS AND ALLEY AS DESCRIBED IN LEGAL DESCRIPTION. IT IS UNDERSTOOD THE CITY WILL RETAIN A UTILITY EASEMENT OVER THE PROPOSED VACATED TWELFTH ST INCLUDED IN THIS APPRAISAL.
 Intended User(s) (by name or type): THE INTENDED USERS OF THIS REPORT ARE THOMAS & CARA NICHOLS AND THE CITY OF CHEHALIS

Client: NICHOLAS, THOMAS & CARA Address: 103 MCRONOVIC RD, CHEHALIS, WA 98532
 Appraiser: NADYNE TAUSCHER Address: PO BOX 928, CENTRALIA, WA 98531

Characteristics			Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use	
Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE	AGE	One-Unit	73 %	<input checked="" type="checkbox"/> Not Likely	* To: _____ <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		\$(000)	(yrs)	2-4 Unit	5 %		
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow		100 Low 1		Multi-Unit	5 %		
Property values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		800 High 130		Comm'l	15 %		
Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	400 Pred 100		VACANT	2 %			
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.				%			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF CHEHALIS, POPULATION APPROX. 7,498. HOMES IN THE AREA ARE A MIXTURE OF SIZE, STYLE AND AGE. MOST HOMES ARE LOCATED ON AVERAGE SIZE LOTS. COMMERCIAL PROPERTIES ARE LOCATED ALONG MAIN ARTERIALS. MANY OLDER HOMES ALONG MARKET BLVD. HAVE BEEN CONVERTED TO OFFICES AND COMMERCIAL USES. THERE IS A HIGH SCHOOL LOCATED WITHIN THE SUBJECT IMMEDIATE AREA. A SAFEWAY SUPERMARKET IS LOCATED ACROSS THE STREET FROM THE SUBJECT. RESIDENTIAL PRICES IN LEWIS COUNTY HAVE BEEN STEADILY INCREASING OVER THE LAST SEVERAL YEARS.

TO DETERMINE MARKET TRENDS IN THE SUBJECT AREA A SALES SURVEY WAS CONDUCTED THROUGH THE NWMLS FOR ALL SALES OF RESIDENTIAL HOMES ON .01 TO 5 ACRES - ALL OF LEWIS COUNTY WAS INCLUDED IN THIS SURVEY - RESULTS ARE:

1/1/2021 TO 3/31/2021 252 SALES AVERAGE \$337,483
 1/1/2020 TO 12/31/2020 1,160 SALES AVERAGE \$301,337
 1/1/2019 TO 12/31/2019 1029 SALES AVERAGE \$252,656 (+32%) (32%/15 MONTHS = 2.1% PER MONTH
 1/1/2018 TO 12/31/2019 1027 SALES AVERAGE \$222,223 (+52%) (52%/27 MONTHS = 1.9% PER MONTH
 1/1/2017 TO 12/31/2017 1047 SALES AVERAGE \$198,030 (+70%) (70%/39 MONTHS = 1.8% PER MONTH
 1/1/2016 TO 12/31/2016 901 SALES AVERAGE \$175,252

PRICES IN LEWIS COUNTY HAVE INCREASED STEADILY OVER THE PAST 5+ YEARS



LAND APPRAISAL REPORT

File No.: 2104NICHOLAS

Dimensions: 30' X 335', 6' X 130.8' & 50.1' X 299.91' Site Area: 25,833 SF

Zoning Classification: RESIDENTIAL Description: RESIDENTIAL

Do present improvements comply with existing zoning requirements? Yes No No Improvements

Uses allowed under current zoning: RESIDENTIAL

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ / _____

Comments:

Highest & Best Use as improved: Present use, or Other use (explain) RESIDENTIAL

Actual Use as of Effective Date: UNIMPROVED STREETS/ALLEY Use as appraised in this report: UNIMPROVED STREETS/ALLEY

Summary of Highest & Best Use: TO BE INCLUDED IN ADJACENT RESIDENTIAL SITES

SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	30 & 50.2
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	<u>PAVED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	<u>SLOPED</u>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	<u>30'</u>			Size	<u>AVERAGE-LARGE</u>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	<u>ASPHALT</u>			Shape	<u>3 RECTANGLES</u>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	<u>YES</u>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>APPEARS ADEQUATE</u>
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	<u>YES</u>	<input type="checkbox"/>	<input type="checkbox"/>	View	<u>AVE/NEIGHBORHOOD</u>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	<u>YES</u>	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	<u>NO</u>	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # FEMA Map Date

Site Comments: THIS APPRAISAL IS OF 2 CITY OWNED UNDEVELOPED STREETS AND 1 UNDEVELOPED ALLEY. THE FIRST PARCEL IS UNDEVELOPED ADAMS STREET FROM THE SOUTHEASTERLY EDGE OF E PROSPECT STREET TO THE INTERSECTION OF UNDEVELOPED 12TH STREET, THE SECOND PARCEL IS AN UNDEVELOPED 6' ALLEY ADJACENT TO THE NORTH EDGES OF LOTS 4 & 5 BLOCK 2 MCCORD & PHILLIP'S ADDITION (DELINEATED IN YELLOW ON ATTACHED PLAT MAP), AND THE 3RD PARCEL IS A 50.1 X 299.91 EXTENSION OF 12TH STREET. NONE OF THESE PARCELS HAVE BEEN DEVELOPED. ACCORDING TO THE PURCHASER EXTENDED ADAMS ST AND THE UNDEVELOPED ALLEY PARCELS HAVE NO UTILITIES PRESENT - THE EXTENSION OF 12TH STREET HAS A CITY SEWER LINE RUNNING THE LENGTH (DELINEATED IN GREEN ON ATTACHED PLAT MAP). THE CITY OF CHEHALIS IS TO RETAIN A UTILITIES EASEMENT THE LENGTH OF VACATED 12TH STREET. AS UTILITY EASEMENTS PROHIBIT THE BUILDING OF STRUCTURES ON THEIR SITES THIS PORTION OF THE PROPOSED VACATE IS VALUED AT A DIFFERENT RATE THAN THE PORTION UNDER EASEMENT. SEE ATTACHED MAP PAGE 9 WITH DIMENSIONS OF PROPOSED VACATE AREAS. AREA TO BE VACATED WITH CITY RETAINING A UTILITY EASEMENT = 14,998 SF 58%, PROPOSED AREA WITHOUT CITY RETAINING EASEMENTS 10,835 SF 42%.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	OFF SE WASHINGTON CHEHALIS, WA 98532	1055 SE WASHINGTON CHEHALIS, WA 98532		10 SE 16th CHEHALIS, WA 98532		615-627 SW 19TH ST CHEHALIS, WA 98532	
Proximity to Subject		0.14 miles W		0.13 miles SE		0.61 miles SE	
Sale Price	\$	\$ 55,000		\$ 49,900		\$ 125,000	
Price/	\$	\$ 8.42		\$ 5.12		\$ 4.28	
Data Source(s)		NWMLS #1586343		NWMLS 1696056		NWMLS #1684156,1284128	
Verification Source(s)		CT HSE REC/INSP		CT HSE REC/INSP		CT HSE REC/INSP	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		CASH		CASH		CASH	
Concessions		0		0		0	
Date of Sale/Time		5/1/2020		2/18/21		12/3/20	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Site Area	25,833	6,534	-0.84	9,739	-0.84	29,184	
IMPROVEMENTS	NONE	Curb/Gutter/SWalk	-3.30	NONE		NONE	
UTILITY EASEMENTS	58%	NONE		NONE		NONE	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-27,051	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-8,181	<input type="checkbox"/> + <input type="checkbox"/> - \$	
Net Adjustment (Total, in %)		Net 49.2 %	(\$-4.14/)	Net 16.4 %	(\$-0.84/)	Net %	
Adjusted Sale Price (in \$ /)		Gross 49.2 % \$	4.28	Gross 16.4 % \$	4.28	Gross % \$	4.28



LAND APPRAISAL REPORT

File No.: 2104NICHOLAS

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach THE 3 COMPARABLES ABOVE INDICATE THE VALUE OF RESIDENTIAL LAND WITHIN THE CITY OF CHEHALIS WITHOUT RESTRICTIVE UTILITY EASEMENTS AT \$4.28 PSF. SALES #4 & #5 DEMONSTRATE THE DECLINE IN VALUE FOR PROPERTY WITH UTILITY EASEMENTS. (SEE ADDITIONAL COMPARABLES ON PAGE 5),	
	INDICATED VALUE OF PROPERTY WITHOUT EASEMENTS \$4.28 PSF	
	INDICATED VALUE OF PROPERTY WITH 100% EASEMENT \$.55 PSF	
	SUBJECT TOTAL AREA 25,833 SF -	
	AREA WITH 100% EASEMENTS 14,998 @ \$.55 = \$ 8,249	
	AREA W/O EASEMENTS 10,835 SF @ \$4.28 = \$46,738	
TOTAL VALUE \$54,622		

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): COUNTY RECORDS	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: NO PRIOR SALES/TRANSFERS FOUND FOR THE SUBJECT DURING THE PRIOR 3 YEARS. NO PRIOR SALES OR TRANSFERS OF COMPARABLES #1 THRU #5 WERE FOUND DURING THE YEAR PRIOR TO THE CURRENT SALE.
	Date:	
	Price:	
	Source(s):	
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		


PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.
	Legal Name of Project:
	Describe common elements and recreational facilities:

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$
	Final Reconciliation THE INCOME APPROACH IS NOT DEVELOPED AS THIS IS NOT AN INCOME PRODUCING PROPERTY. THE COST APPROACH IS NOT USED AS THERE ARE NO IMPROVEMENTS ON THIS SITE. THE MARKET DATA APPROACH IS GIVEN THE MOST WEIGHT AS IT REFLECTS CURRENT BUYER/SELLER ATTITUDES IN THE SUBJECT MARKET AREA.
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:

ATTACH.	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 54,622, as of: MARCH 17, 2021, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
	A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

ATTACH.	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>
---------	--

Client Contact: NICHOLAS, THOMAS & CARA	Client Name: NICHOLAS, THOMAS & CARA
E-Mail:	Address: 103 MCRONOVIC RD, CHEHALIS, WA 98532

SIGNATURES	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: NADYNE TAUSCHER	Supervisory or Co-Appraiser Name:
	Company: TAUSCHER APPRAISAL SERVICES	Company:
	Phone: (360) 330-2625 Fax: (360) 330-2620	Phone: Fax:
	E-Mail: tauscher@compprime.com	E-Mail:
	Date of Report (Signature): April 06, 2021	Date of Report (Signature):
	License or Certification #: 1100261 State: WA	License or Certification #: State:
	Designation: CGREA	Designation:
	Expiration Date of License or Certification: 03/11/2023	Expiration Date of License or Certification:
	Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
	Date of Inspection: MARCH 17, 2021	Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: 2104NICHOLAS

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	OFF SE WASHINGTON CHEHALIS, WA 98532	PTN S IRON ST & PTN ALLEY CENTRALIA, WA 98531		0 W 1ST STREET CENTRALIA, WA 98531			
Proximity to Subject		4.20 miles N		4.71 miles N			
Sale Price	\$		\$ 12,150		\$ 180,000		\$
Price/	\$	\$ 0.55		\$ 2.28		\$	
Data Source(s)		APPRAISAL		NWMLS #118422			
Verification Source(s)		COURT HSE RECORDS		COURT HSE RECORDS			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		CASH		CONTRACT 5%			
Date of Sale/Time		0		0			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	RESIDENTIAL	COMMERCIAL	0	RESIDENTIAL			
Site Area	25,833	22,091		78,843			
IMPROVEMENTS	NONE	NONE		NONE			
UTILITY EASEMENTS	58%	100%		27% ESMT			
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Net Adjustment (Total, in \$ /)		Net %		Net %		Net %	
Adjusted Sale Price (in \$ /)		Gross % \$	0.55	Gross % \$	2.28	Gross % \$	
Summary of Sales Comparison Approach	THE ABOVE COMPARABLES ARE USED TO DEMONSTRATE THE EFFECT OF UTILITY EASEMENTS ON LAND.						
SALES COMPARISON APPROACH	SALE #4 IS THE SALE OF A PORTION OF IRON STREET AND AN ADJACENT ALLEY IN THE AREA OF CENTRALIA COLLEGE. CENTRALIA COLLEGE PURCHASED THIS LAND TO CREATE A PLAYING FIELD - THE CITY OF CENTRALIA RETAINED UTILITY EASEMENTS OVER THIS ENTIRE AREA AS THERE ARE CITY UTILITIES ON BOTH IRON ST AND THE ADJACENT ALLEY.						
	SALE #5 IS THE SALE OF A LARGE RESIDENTIAL TRACT WITH VACATED STREETS. THE CITY OF CENTRALIA RETAINED EASEMENTS OVER THE PORTIONS OF THIS SALE THAT WERE UNDER THESE VACATED STREETS (27% OF THE AREA).						
	INDICATED VALUE OF PROPERTY WITHOUT EASEMENTS \$4.28 PSF						
	INDICATED VALUE OF PROPERTY WITH 100% EASEMENTS \$0.55 PSF						

SALES COMPARISON APPROACH



Subject Photo Page

Client	NICHOLAS, THOMAS & CARA		
Property Address	OFF SE WASHINGTON		
City	CHEHALIS	County LEWIS	State WA Zip Code 98532
Appraiser	NADYNE TAUSCHER		



Subject EXTENDED ADAMS ST

OFF SE WASHINGTON
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location RESIDENTIAL
 View
 Site 25,833
 Quality
 Age



ALLEY OFF PROSPECT

NOTE - THE SUBJECT ALLEY IS LOCATED BEYOND THIS AREA



Subject EXTENDED 12TH ST

Comparable Photo Page

Client	NICHOLAS, THOMAS & CARA		
Property Address	OFF SE WASHINGTON		
City	CHEHALIS	County	LEWIS
Appraiser	NADYNE TAUSCHER	State	WA
		Zip Code	98532



Comparable 1

1055 SE WASHINGTON
 Prox. to Subject 0.14 miles W
 Sales Price 55,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location RESIDENTIAL
 View
 Site 6,534
 Quality
 Age



Comparable 2

10 SE 16th
 Prox. to Subject 0.13 miles SE
 Sales Price 49,900
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location RESIDENTIAL
 View
 Site 9,739
 Quality
 Age



Comparable 3

615-627 SW 19TH ST
 Prox. to Subject 0.61 miles SE
 Sales Price 125,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location RESIDENTIAL
 View
 Site 29,184
 Quality
 Age

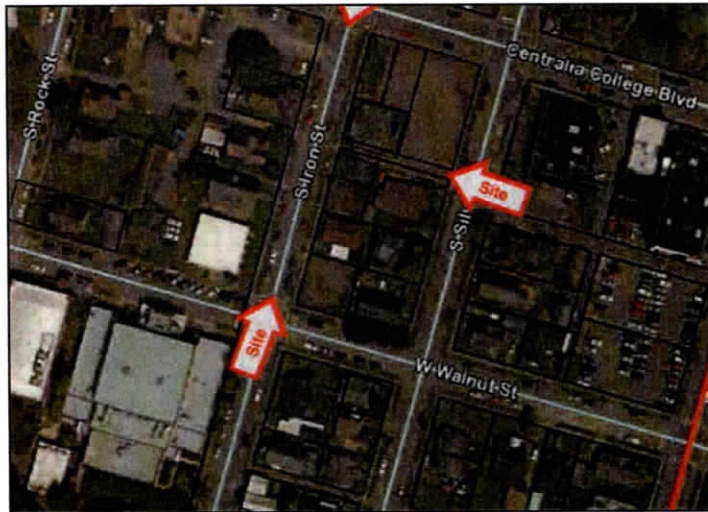
Comparable Photo Page

Client	NICHOLAS, THOMAS & CARA						
Property Address	OFF SE WASHINGTON						
City	CHEHALIS	County	LEWIS	State	WA	Zip Code	98532
Appraiser	NADYNE TAUSCHER						



Comparable 4

1ST STREET, CENTRALIA
 Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age



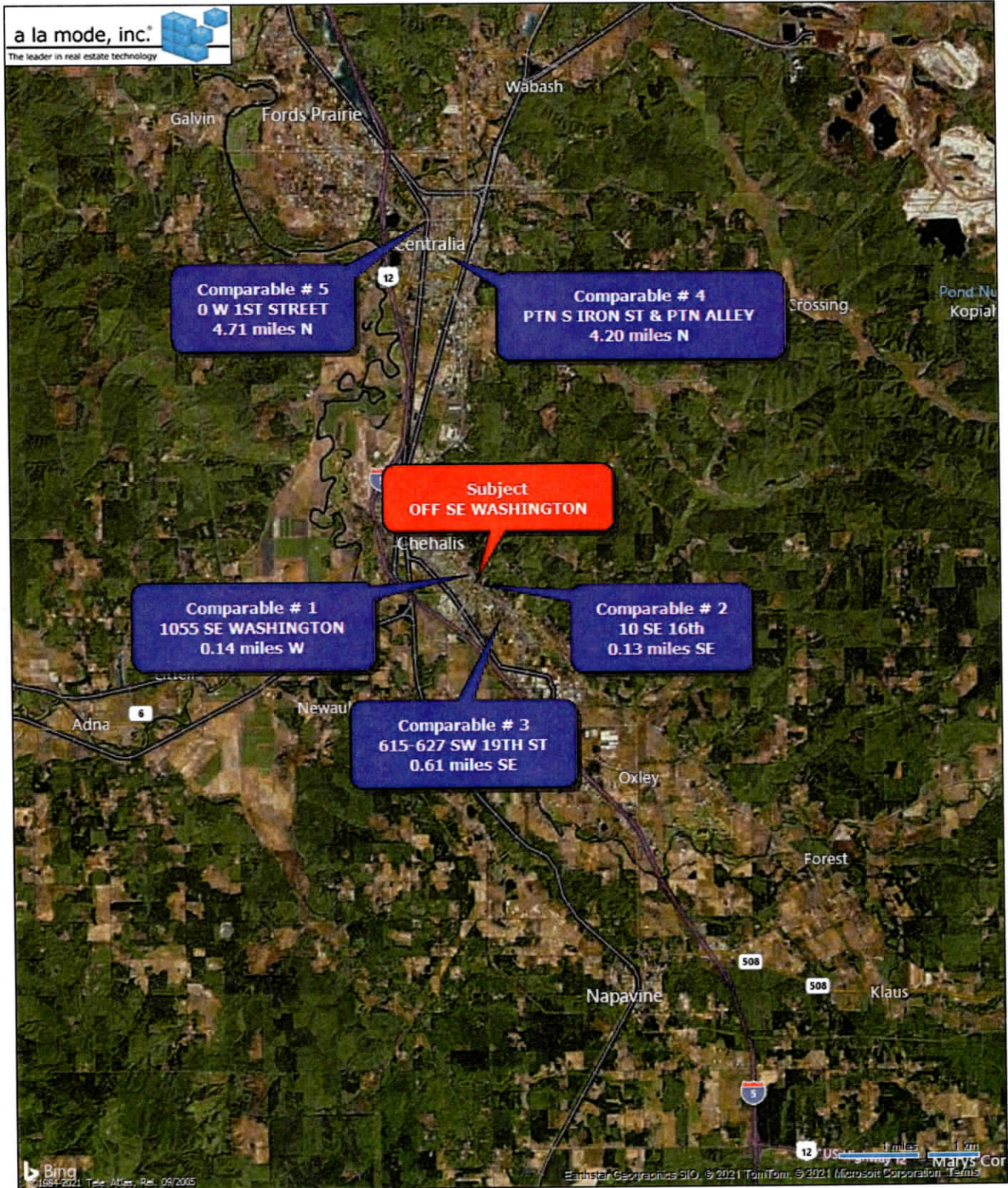
Comparable 5

IRON ST & ALLEY, CENTRALIA, WA
 Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

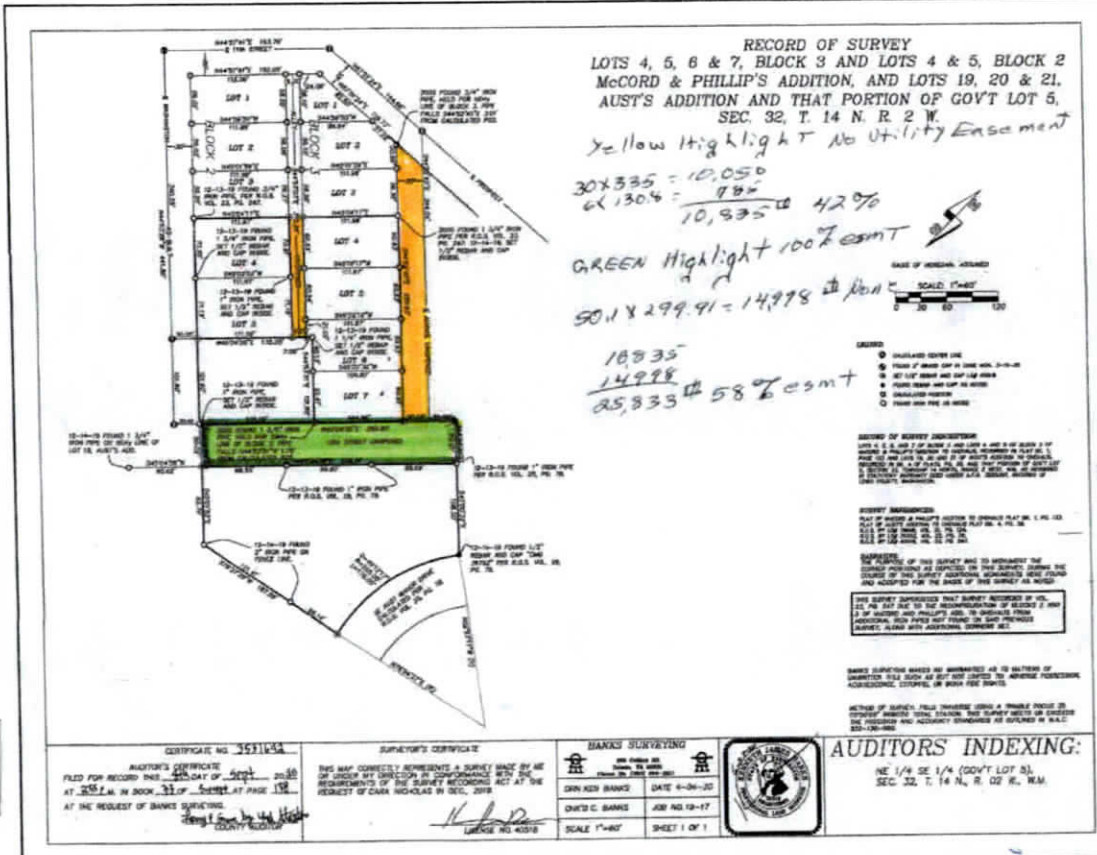
Client	NICHOLAS, THOMAS & CARA			
Property Address	OFF SE WASHINGTON			
City	CHEHALIS	County	LEWIS	State WA Zip Code 98532
Appraiser	NADYNE TAUSCHER			



Plat Map

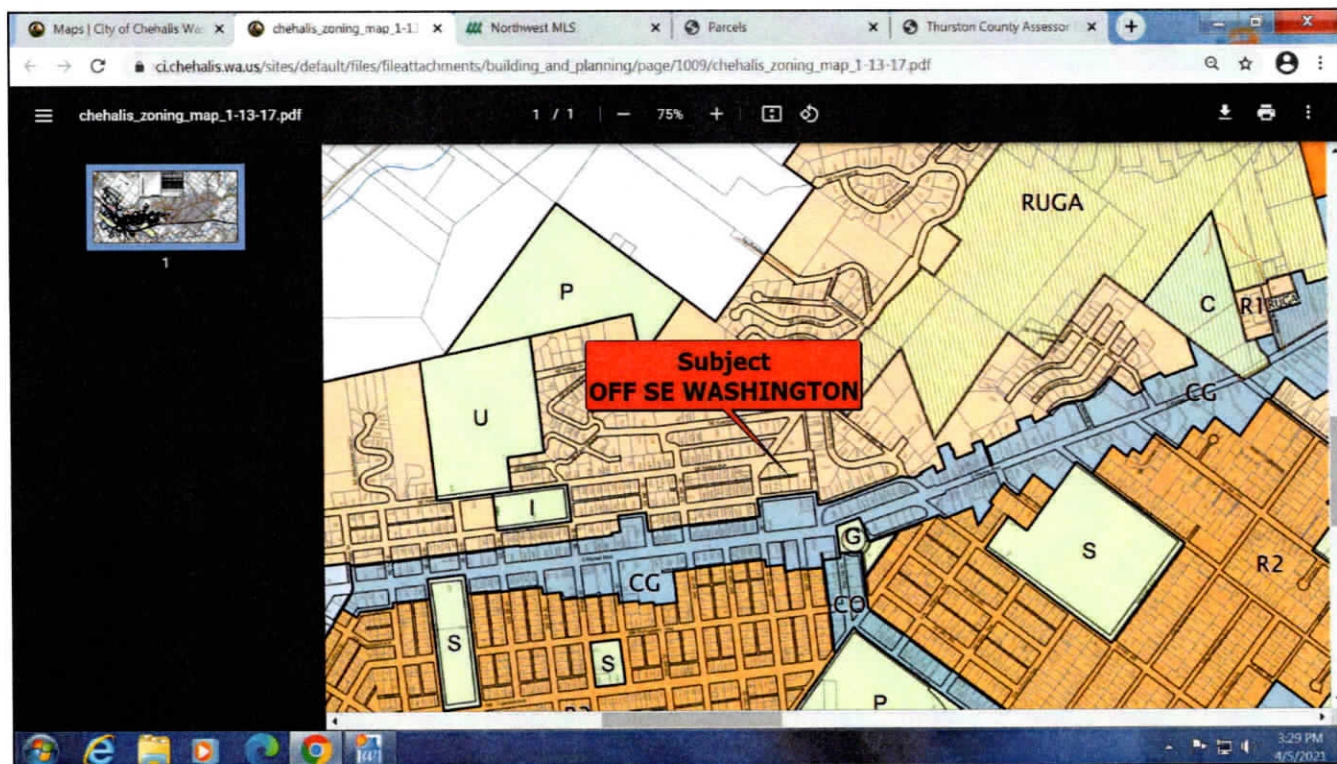
Client	NICHOLAS, THOMAS & CARA		
Property Address	OFF SE WASHINGTON		
City	CHEHALIS	County	LEWIS
Appraiser	NADYNE TAUSCHER	State	WA
		Zip Code	98532

3531692



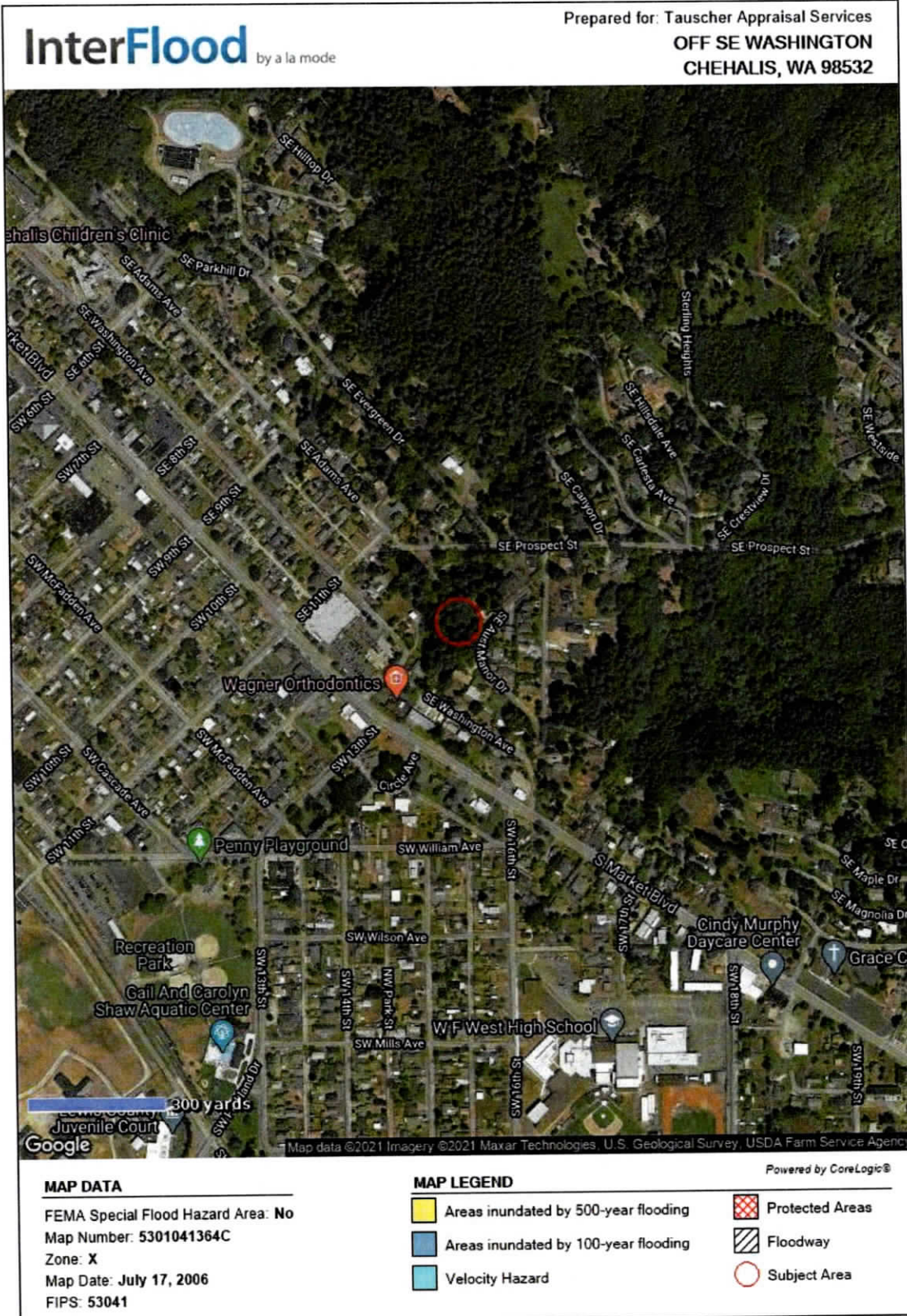
Zoning Map

Client	NICHOLAS, THOMAS & CARA						
Property Address	OFF SE WASHINGTON						
City	CHEHALIS	County	LEWIS	State	WA	Zip Code	98532
Appraiser	NADYNE TAUSCHER						



Flood Map

Client	NICHOLAS, THOMAS & CARA			
Property Address	OFF SE WASHINGTON			
City	CHEHALIS	County	LEWIS	State WA Zip Code 98532
Appraiser	NADYNE TAUSCHER			



FIRREA / USPAP ADDENDUM

Client NICHOLAS, THOMAS & CARA File No. 2104NICHOLAS
 Property Address OFF SE WASHINGTON
 City CHEHALIS County LEWIS State WA Zip Code 98532
 Appraiser NADYNE TAUSCHER

Purpose
 THE INTENDED USE OF THIS REPORT IS TO ESTABLISH FAIR MARKET VALUE FOR A POSSIBLE PURCHASE TRANSACTION.

Scope of Work
 After receiving the assignment, a preliminary search of all available resources was made to determine the market trends, influences and other significant factors pertinent to the Subject. A second review of the data was performed with the most relevant factors extracted and considered. Sales were examined & discussed with parties involved. The appraisal was then completed in accordance with standards dictated by the "Appraisal Foundation". The appraisal report was then delivered to the client.

Intended Use / Intended User
 Intended Use: THE INTENDED USE OF THIS REPORT IS TO ESTABLISH FAIR MARKET VALUE FOR A PURCHASE TRANSACTION.
 Intended User(s): THE INTENDED USERS OF THIS REPORT ARE THOMAS & CARA NICHOLS AND THE CITY OF CHEHALIS

History of Property
 Current listing information: PER THE NWMLS THE SUBJECT PROPERTY HAS NOT BEEN LISTED DURING THE YEAR PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL.

Prior sale: NO PRIOR SALES OF THE SUBJECT PROPERTY WERE FOUND WITHIN THE THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS REPORT.


Exposure Time / Marketing Time
 EXPOSURE/MARKETING TIME IS ESTIMATED TO BE 6-12 MONTHS.

Personal (non-realty) Transfers
 NO PERSONAL PROPERTY IS INCLUDED IN THIS REPORT.

Additional Comments
 IN THE EVENT THAT THE APPRAISER IS REQUIRED BY SUBPOENA OR OTHER LEGAL PROCESS TO PROVIDE TESTIMONY OR PRODUCE DOCUMENTS RELATING TO APPRAISER'S SERVICES UNDER THIS AGREEMENT, WHETHER IN COURT, DEPOSITION, ARBITRATION OR IN ANY OTHER PROCEEDING, AND REGARDLESS OF THE IDENTITY OF THE PARTY REQUIRING SUCH TESTIMONY OR PRODUCTION OF DOCUMENTS, CLIENT AGREES TO COMPENSATE APPRAISER FOR THE TIME INCURRED BY APPRAISER IN CONNECTION WITH THE PREPARATION FOR AND PROVISION OF SUCH TESTIMONY AND/OR DOCUMENTS AT APPRAISER'S HOURLY RATE OF \$300.00 AND TO REIMBURSE APPRAISER'S REASONABLE ACTUAL EXPENSES.

 STEVEN OLSEN ACCOMPANIED THE APPRAISER FOR THE INSPECTION OF THE SUBJECT PROPERTY. STEVEN OLSEN ASSISTED THE APPRAISER WRITING THIS REPORT IN THE SELECTION OF COMPARABLE SALES AND THE MARKET STUDY OF THE SUBJECT AREA. STEVEN OLSEN ALSO ASSISTED THE APPRAISER IN THE WRITING OF THIS REPORT.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser: 
 Signed Date: April 06, 2021
 Certification or License #: 1100261
 Certification or License State: WA Expires: 03/11/2023
 Effective Date of Appraisal: MARCH 17, 2021

Supervisory Appraiser: _____
 Signed Date: _____
 Certification or License #: _____
 Certification or License State: _____ Expires: _____
 Inspection of Subject: Did Not Exterior Only Interior and Exterior

Assumptions & Limiting Conditions

File No.: 2104NICHOLAS

Property Address: OFF SE WASHINGTON

City: CHEHALIS

State: WA

Zip Code: 98532

Client: NICHOLAS, THOMAS & CARA

Address:

Appraiser: NADYNE TAUSCHER

Address: PO BOX 928, CENTRALIA, WA 98531

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

— Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

Definitions & Scope of Work

File No.: 2104NICHOLAS

Property Address: OFF SE WASHINGTON

City: CHEHALIS

State: WA

Zip Code: 98532

Client: NICHOLAS, THOMAS & CARA

Address:

Appraiser: NADYNE TAUSCHER

Address: PO BOX 928, CENTRALIA, WA 98531

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.:

Property Address: OFF SE WASHINGTON City: CHEHALIS State: WA Zip Code: 98532
 Client: NICHOLAS, THOMAS & CARA Address:
 Appraiser: NADYNE TAUSCHER Address: PO BOX 928, CENTRALIA, WA 98531

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

Client Contact: NICHOLAS, THOMAS & CARA Client Name: NICHOLAS, THOMAS & CARA
 E-Mail: Address:

APPRAISER

Nadyne Tauscher
 Appraiser Name: NADYNE TAUSCHER
 Company: TAUSCHER APPRAISAL SERVICES
 Phone: (360) 330-2625 Fax: (360) 330-2620
 E-Mail: tauscher@compprime.com
 Date Report Signed: April 06, 2021
 License or Certification #: 1100261 State: WA
 Designation: CGREA
 Expiration Date of License or Certification: 03/11/2023
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: MARCH 17, 2021

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or
Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____

SIGNATURES



Chehalis City Council
Meeting Minutes
August 9, 2021

The Chehalis City Council met in regular session on Monday, August 9, 2021. Mayor Dennis Dawes called the meeting to order at 5:00 pm with the following members present: Michael Bannan, Tony Ketchum, Jerry Lord, Dr. Isaac Pope, and Bob Spahr. Councilor Daryl Lund participated via Zoom. Staff present included: Jill Anderson, City Manager; Tammy Baraconi, Planning and Building Manager; Kiley Franz, City Clerk; Tedd Hendershot, Fire Chief; Randy Kaut, Interim Police Chief; Brian Kelly, City Attorney; Trent Lougheed, Public Works Director (Zoom); Devlan Pool, Wastewater Superintendent; and Chun Saul, Finance Director.

1. **Approval of Agenda.** Mayor Dawes informed the Council that an executive session would not be necessary; the executive session was removed from the agenda. A motion to approve the agenda as amended was made by Councilor Spahr. The motion was seconded by Councilor Pope and carried unanimously.

2. **Consent Calendar.** Councilor Spahr moved to approve the consent calendar comprised of the following:

- a. Minutes of the regular City Council meeting of July 26, 2021; and
- b. July 30, 2021 Claim Vouchers No. 132238 – 132328 and Electronic Funds Transfer Check Nos. 1436 – 1476, 18, and 19 in the amount of \$418,120.80; and voided check numbers 132086 and 132218 in the amount of \$973.99; and a net total of \$417,146.81; and
- c. July 30, 2021, Payroll Vouchers No. 41725-41757, Direct Deposit Payroll Vouchers No. 13669-13804, Electronic Federal Tax and DRS Pension/Deferred Comp Payments No. 351-355 in the amount of \$915,089.14; and
- d. Resolution No. 12-2021, First and Final Reading – Rescinding November 2, 2021 general election ballot for the EMS levy; and
- e. Continuation of professional services agreement with Pacific Testing and Inspection, Inc. for building permit services and special inspections.

City Manager Anderson informed the Council that minor revisions to Resolution No. 12-2021 had been made after attorney review. Mayor Dawes explained that the EMS levy had been successfully passed in the primary election, so it was no longer necessary to bring to voters in November. The motion was seconded by Councilor Pope and carried unanimously.

3. **Riverside Force Main Replacement Project – Construction Budget Adjustment to Accept the Project as Complete.** Devlan Pool provided an overview of the force main replacement project and explained that additional budget authority of \$10,211.15 was needed to complete the project. The original force main replacement project was approved by Council in June 2019 with C&R Tractor and Landscaping. Change order #2 was a negotiated settlement between C&R Tractor and Gibbs and Olson, the engineering firm representing the City, for the costs to complete the pipeline.

Mayor Dawes inquired if there were any liabilities that agencies providing utility locate services had when providing information that proves to be incorrect. Mike Marshal of Gibbs and Olson explained that companies that provide utility locate services rarely take pre-engineering requests seriously, but no liability existed.

Mayor Dawes expressed frustration with the low bid process and the amount of change orders received recently. Councilor Lund expressed frustration with the utility locate services provided and the change orders received.

A motion to approve an increase to the construction project budget of \$10,211.15; authorize the City Manager to approve change order #2 for \$70,211.15 for the close out of construction of the Riverside Force Main Replacement Project; and accept the Riverside Force Main Replacement Project as complete; and authorize release of the project retainage after all statutory requirements have been met was made by Councilor Ketchum. The motion was seconded by Councilor Spahr and carried six to one. Councilor Lund disapproved the motion.

4. Temporary Fire Station Update – Request for Additional Budget Authority for Site Preparation Work and Required Additional Components of the Temporary Apparatus Bay. City Manager Anderson informed the Council that the permanent fire station site had been purchased, and an interim fire station would be placed on site until the new station can be built. In order to avoid a possible flood, the project was advanced quicker, which resulted in many unforeseen circumstances and construction issues.

City Manager Anderson explained that many of the requested alterations to the project would have been included in a project budget for the Council to review, had the original project not been rushed to avoid flood season. Many of these changes will provide better facilities on the site, such as a concrete slab and footings for the temporary apparatus bay, storm water work, and ADA compliance for the mobile home structure.

City Manager Anderson provided a brief history of the emergency fire station, the purchase of the land for a permanent fire station, the concern of a major flood, and the initiation of construction on the site for an interim station. She explained that additional work was needed for the following reasons: hydrocarbons in the soils, unsuitable materials in the dirt that required removal and fill to be placed before work could commence, excessive water saturation, electrical components, insulation of the temporary apparatus bay, and concrete footings and a concrete slab for the temporary apparatus bay. Additional contingency is requested for the moving of the mobile home structure which will serve as a housing facility for the firefighters and administrative offices.

Most of the additional expenses requested occurred after March 3, 2021, which qualifies them for the American Rescue Plan Act (ARPA) funds; funds have also been set aside in the public facilities fund for the fire station project.

Councilor Pope requested that City Manager Anderson have the budget committee review these kinds of requests before being brought to the Council for approval. Councilor Pope added that he believed the costs would have been required no matter how the plans had been prepared.

Mayor Dawes expressed frustration with the testing for hydrocarbons on the property, the lack of electrical planned, and the plan to use asphalt instead of concrete for the temporary apparatus bay.

Councilor Spahr expressed frustration with the geotechnical work, specifically the phase one and phase two environmental studies. He stated that in the process of gathering information, bad information was provided to the engineers and the contractors. Trent Lougheed briefly explained where the borings had been taken.

A motion to approve an increased budget for the Temporary (Interim) Fire Station Project of \$335,180.92 to fund the necessary increase in Scope of Work for the Site Improvements and Apparatus Bay; and increase the signing authority of the City Manager to pay expenses associated with the revised project budget; and authorize the use of American Rescue Plan Act (ARPA) funds to pay for the costs associated with the preparation of an interim fire station was made by Councilor Ketchum. The motion was seconded by Councilor Spahr and carried six to one. Councilor Lund disapproved the motion.

5. Lodging Tax Advisory Committee – Reviewing Committee Size and Terms. City Manager Anderson explained that this item was presented at the request of the budget committee. The budget committee requested that rotating terms or the reduction of the size of the Lodging Tax Advisory Committee be considered. LTAC member Todd Chaput resigned from the committee since he had taken a position outside of the hospitality industry, which created a vacancy on the committee.

Councilor Lord explained that the committee can either be reduced in size, or a new member can be appointed. Mayor Dawes also explained that possible rotating terms would ensure that members that either collect or receive lodging tax funding have a chance to serve on the committee, if desired. Mayor Dawes also explained that any changes to the committee would take place in 2022, since the committee had already been approved for 2021.

Councilor Lord asked if the City could represent a collecting agency because of the RV park. Former council member and former LTAC chair, Terry Harris informed the Council that it could be done, but it was frowned upon. He expressed concerns regarding rotating terms since the process and applicable rules can be confusing for new members.

The Council requested that staff reach out to the new managers of the Best Western and Holiday Inn to see if one would like to serve on the lodging tax advisory committee for 2021.

6. Administration Reports.

a. **City Manager Update.** City Manager Anderson informed the Council that Randy Kaut will be the City's new Police Chief. A swearing in ceremony will take place on Tuesday, August 24th at 1:30 pm. in the City Council Chambers. She thanked everyone that attended the ceremony for Penny Playground and Recreation Park.

7. Councilor Reports/Committee Updates.

a. **Councilor Ketchum.** Councilor Ketchum informed the Council that ChehalisFest was well attended at the Lewis County Historical Museum.

b. **Councilor Pope.** Councilor Pope expressed his appreciation for the Chehalis Foundation and their fundraiser "Party at the Park", which raised funds to help maintain Alexander-Lintott Park.

c. **Mayor Dawes.** Mayor Dawes assisted with the pancake breakfast held by the Lewis County Historical Museum for ChehalisFest, attended the Chehalis Foundation fundraiser, Music in the Park, and the grand opening of Penny Playground and Recreation Park. He also participated in a tour of the upgraded armory in Centralia.

There being no further business, the meeting was adjourned at 6:18 pm.

Dennis L. Dawes, Mayor

Kiley Franz, City Clerk

Approved:

Initials: _____

**CHEHALIS CITY COUNCIL MEETING
AGENDA REPORT**

TO: The Honorable Mayor and City Council

FROM: Jill Anderson, City Manager

BY: Chun Saul, Finance Director
Michelle White, Accounting Tech II

MEETING OF: August 23, 2021

SUBJECT: Vouchers and Transfers – Accounts Payable in the Amount of \$1,679,900.24

ISSUE

City Council approval is requested for Vouchers and Transfers dated August 13, 2021.

DISCUSSION

The August 13, 2021 claim vouchers have been reviewed by a committee of three councilors prior to the release of payments. The administration is requesting City Council approval for Replacement Check No. 132329, Claim Vouchers No. 132330 – 132446 and Electronic Funds Transfer Check Nos. 1477 – 1506, 20, 21, and 22 in the amount of \$1,679,900.24 dated August 13, 2021 which included the transfer of:

- \$ 157,449.84 from the General Fund
- \$ 733.31 from the Dedicated Street Fund – 4% Sales Tax
- \$ 70,464.27 from the Arterial Street Fund
- \$ 359,607.48 from the Transportation Benefit District Fund
- \$ 1,933.86 from the LEOFF 1 OPEB Reserve Fund
- \$ 15,907.35 from the Public Facilities Reserve Fund
- \$ 695.05 from the Garbage Fund
- \$ 246,300.51 from the Wastewater Fund
- \$ 445,330.07 from the Water Fund
- \$ 315,542.00 from the Storm & Surface Water Utility Fund
- \$ 51,624.65 from the Airport Fund
- \$ 5,363.24 from the Custodial Court Fund
- \$ 8,948.61 from the Custodial Other Agency Fund

RECOMMENDATION

It is recommended that the City Council approve the August 13, 2021 Replacement Check No. 132329, Claim Vouchers No. 132330 – 132446 and Electronic Funds Transfer Check Nos. 1477 – 1506, 20, 21, and 22 in the amount of \$1,679,900.24.

SUGGESTED MOTION

I move that the City Council approve the August 13, 2021 Replacement Check No. 132329, Claim Vouchers No. 132330 – 132446 and Electronic Funds Transfer Check Nos. 1477 – 1506, 20, 21, and 22 in the amount of \$1,679,900.24.

**CHEHALIS CITY COUNCIL MEETING
AGENDA REPORT**

TO: The Honorable Mayor and City Council

FROM: Jill Anderson, City Manager

BY: Trent Lougheed, Public Works Director

MEETING OF: August 23, 2021

SUBJECT: Covid-19 Contracted Payment Plan Application Policy for Utility Payments

ISSUE

A Covid-19 Contracted Payment Plan Application Policy has been prepared for consideration by the City Council. The proposed policy is intended to allow utility customers payment plans for balances accrued during the Covid-19 pandemic consistent with the requirements established by the State.

BACKGROUND

At the beginning of the Covid-19 pandemic, the Governor of the State of Washington issued numerous emergency orders. One order prohibited the termination of most utilities due to non-payment to aid those financially affected by the pandemic. This order was extended multiple times, and per Washington State proclamation 20-23.16, the utility bill moratorium ends September 30, 2021.

All delinquent bills will be due beginning January 20, 2022, thereafter late fees and/or shut offs will occur. As some utility accounts have accumulated very large balances, utilities are required to provide a payment plan option. The proposed one-page policy and one-page application form for the required payment plans are attached to this report for your review and consideration.

FISCAL IMPACT

Although the numbers may change frequently depending on payments received, staff currently estimates that there are a total of 212 accounts (27 commercial, 185 residential) that are behind in their utility payments, with approximately \$145,750 owed on these accounts. The proposed payment plan will allow the account holders ample time to repay their outstanding balances, which will aid in the utilities collecting the amounts owed.

RECOMMENDATION

It is recommended that the City Council approve the "Covid-19 Contracted Payment Plan Application Policy" for utility payments.

SUGGESTED MOTION

I move that the City Council approve the "Covid-19 Contracted Payment Plan Application Policy" for utility payments.

CITY OF CHEHALIS

Utility Billing Department

2007 N.E. Kresky

Chehalis, Washington 98532

(360) 748-6664 / Fax (360) 748-6664

www.ci.chehalis.wa.us



Covid-19 Contracted Payment Plan Application Policy

- All Covid-19 payment plans will be approved by the Public Works Director, with the Finance Director as backup.
- We will offer 1 late payment forgiveness as a customer courtesy. This will result in a 7-day notice being sent to the customer to notify them they missed their due date and call for payment within 7 days of the letter. Failure to pay will result in the agreement being revoked.
- An NSF will result in a missed payment.
- We will require a minimum of one account holder to sign the agreement. Whomever signs the agreement will be the City's contact responsible party for ensuring payments are made.
- Landlords will need to sign the agreement to acknowledge notice of their tenant's delinquent balance and payment plan application. This is not an approval from the landlord for the payment plan.
- Final Bills/ Closed Accounts: If tenants do not pay their final bill, landlords are instructed to either apply for a payment plan for the outstanding tenant account or pay the balance in full.
- Payment plans are only available to balances accrued during the Covid-19 pandemic.
- If a property is being sold and it has a balance/ delinquent payment plan, we'll request funds from the title company.
- There will not be a deadline to sign up for a payment plan. We will however begin sending out contracts and letters end of September 2021. To avoid shut off in January 2022 they will need to have a payment plan on file. (This will be allowed to submit on shut off day).
- We will begin a reminder printed on our bills in August 2021. (Need to remove the tax notice)
 - "Per Washington State proclamation 20-23.16, the utility bill moratorium ends 9/30/21. All delinquent bills will be due beginning 1/20/22, thereafter late fees and/ or shut offs will occur. To apply for a payment plan please contact our office at 360-748-6664."
- Shut offs will begin January 2022, so long as the proclamation does not change 9/30/21.
- 1ST payment will be due their first billing period in 2022. (IE: 1/20/22 or 2/20/22)

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COVID-19 CONTRACTED PAYMENT PLAN APPLICATION

Service Address: _____ Utility Account Number: _____

Utility Customer(s): _____ Driver's License # _____

_____ Driver's License # _____

_____ Driver's License # _____

Phone Number: _____

Property Owner: _____ Phone Number: _____

Amount of Contract: \$ _____ # of Payments*: _____

*(*not to exceed 18 months from date of approval, which would be 9 payments for residential customers (bi-monthly billing)*

Amount to be added to Current Billing charges until agreement is Paid in full: \$ _____

I acknowledge that if this application is approved it does not forgive any balance owed on my account; but the city is allowing payments to be made over a period of time without incurring penalties due to the COVID-19 Emergency. I understand failure to make payments as outlined in this contract along with the current billing amount due, by due date listed on the billing, will result in the balance becoming due and payable in full including penalties assessed on complete balance; and any missed payment will result in agreement being revoked and the city can take any means necessary to collect on unpaid balances, including but not limited to the shut off/lock of said meter . If at any time the above listed account is closed out the final account balance will be due in full; the city can take any means necessary to collect unpaid balance, including collections.

BY SIGNING THIS AGREEMENT, YOU ARE ATTESTING THAT THE OUSTANDING BALANCES ARE A *DIRECT EFFECT* OF COVID-19.

Customer Signature: _____

Date: _____

Customer Signature: _____

Date: _____

Customer Signature: _____

Date: _____

Property Owner Acknowledgement: _____

Date: _____

Mailing Address: _____

Public Works Director: _____

Date: _____

**CHEHALIS CITY COUNCIL MEETING
AGENDA REPORT**

TO: The Honorable Mayor and City Council

FROM: Jill Anderson, City Manager

BY: Tammy Baraconi, Planning and Building Manger

MEETING OF: August 23, 2021

SUBJECT: Action on Ordinance No. 1021-B, First Reading – A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets.

ISSUE

A public hearing regarding the proposed street vacations was scheduled for Monday, August 23. This agenda item has been prepared in anticipation that the public hearing was conducted and concluded as scheduled by the Chehalis City Council. If the public hearing for the right of way vacations has been closed, the City Council can now take action on the proposed street vacations as presented in the public hearing. Please refer to the agenda summary for the public hearing for more detail on the project. For reference, the recommendation is included in this agenda summary.

RECOMMENDATION

It is recommended that the City Council adopt on first reading, Ordinance No. 1021-B, A Petition to Vacate Portions of Right-of-Way on SE Adams, 12th Street, and the Undeveloped Alley Between 11th and 12th Streets with the following conditions.

1. A utility easement shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of a portion of 12th Street.
2. A utility easement shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of a portion of Adams Avenue.
3. An access easement of twenty feet for the benefit of parcel #005859000000 shall be prepared by the applicant, approved by the City Engineer, and in effect prior to the purchase of the Adams Avenue.
4. Authorize the City Manager to negotiate the number of square feet with easements and the number of square feet without easements.
5. The property owner must pay the City the fair market value of the property.

6. To complete the property transfer, the applicant, at their expense shall have deeds drawn for the right of way vacation areas, approved by the City Engineer, and recorded.
7. The applicant, at their own expense shall have a boundary line adjustment created that 'connects' the vacated right of way to the appropriate parcels, have it reviewed and approved by City staff, and recorded before civil permits or building permits are issued.

SUGGESTED MOTION

I move the City Council pass Ordinance No. 1021-B on first reading with the seven recommended conditions from staff as stated in the agenda summary.

ORDINANCE NO. 1021-B

AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, PROVIDING FOR THE VACATION OF A PORTIONS OF SE ADAMS ST, 12TH STREET, AND THE UNDEVELOPED ALLEY BETWEEN 11TH AND 12TH STREETS; AND PROVIDING THAT THIS VACATION SHALL BE EFFECTIVE ONLY UPON SUCH DATE AS THE OWNER OF THE REAL PROPERTY ABUTTING SAID VACATION SHALL COMPENSATE THE CITY OF CHEHALIS IN AN AMOUNT EQUAL TO THE VALUE OF SAID VACATED RIGHT-OF-WAY.

Whereas, the city of Chehalis received a petition from Fuller Design on behalf of Tom and Cara Nicholas for vacation of a portion of SE Adams Street, 12th Street, and an undeveloped alley between 11th and 12th Street more particularly described in said petition; and,

Whereas, pursuant to RCW 35.79.010, the city Council of the city of Chehalis did, at a regularly scheduled meeting on the 12th day of July, 2021, adopt Resolution No. 10-2021, setting the date of August 23, 2021, at the hour of 5:00pm as the time for a public hearing on said petition, which date was not less than twenty (20) days nor more than sixty (60) days after the adoption of said Resolution; and,

Whereas, The city Council of the city of Chehalis held a public hearing to consider said petition on the 23rd day of August, 2021, after due notice to the owners of all property abutting and adjacent to the area identified in said petition as required by law; and,

Whereas, the city of Chehalis must provide for utility service to all properties in the vicinity, including provisions for utilities provided by others; now, therefore,

THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1.

The legal descriptions for each portion of right of way being vacated is described in Exhibit A with certified survey drawings as Exhibit B and summarized as follows:

- SE Adams- 60 feet x 244 feet, 14,624 sq ft
- 12th Street- 50 feet x 300 feet, 14,974 sq ft
- Alley- 16 feet x 142 feet, 2,274 sq ft

shall be, and the same hereby is, vacated.

Section 2.

The city of Chehalis shall retain an easement and the right to grant easements over, under and across all said vacated portions of right-of-way for the provision of utility services.

Section 3.

This ordinance shall become effective only upon the date that Tom and Cara Nicholas, the owners of the real property adjacent and abutting said vacated rights-of-way shall compensate the city of Chehalis in an amount equal to the value of the rights-of-way so vacated.

PASSED by the City Council of the city of Chehalis, Washington, and **APPROVED** by its mayor this ____ day of _____, 2021.

Mayor

Attest:

City Clerk

Approved as to Form and Content:

City Attorney

EXHIBIT "A"

CITY OF CHEHALIS
12TH STREET VACATION

STREET VACATION AREA:

THAT PORTION OF TWELFTH STREET ABUTTING LOTS 19, 20 AND 21 AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35 AND LOT 7, BLOCK 3 McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, AND THAT PORTION OF GOVERNMENT LOT 5, SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY WASHINGTON KNOWN AS ASSESSOR'S PARCEL NO. 00583001000, DESCRIBED AS FOLLOWS:

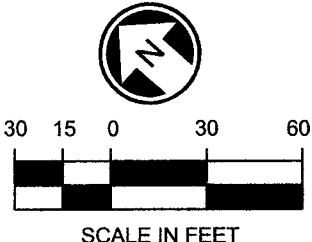
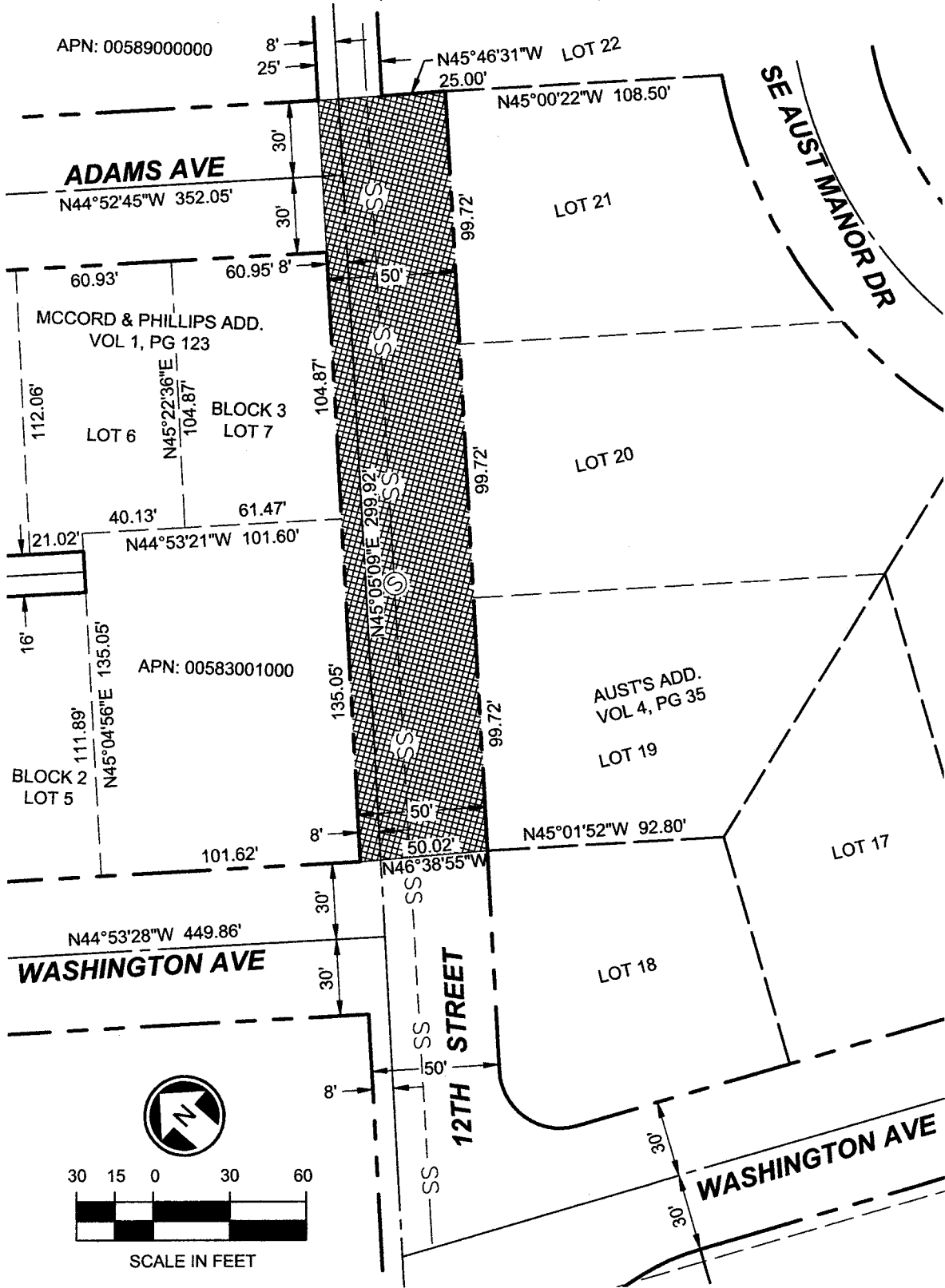
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 19, AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;
THENCE N45°05'09"E ALONG THE SOUTHERLY MARGIN OF TWELFTH STREET A DISTANCE OF 299.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 21, AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;
THENCE N45°46'31"E A DISTANCE OF 50.00 FEET TO THE MOST EASTERLY PLAT CORNER OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING INTERSECTION OF THE NORTHEASTERLY MARGIN OF ADAMS AVENUE AND THE NORTHERLY MARGIN OF SAID TWELFTH STREET;
THENCE S45°05'09"W ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 164.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 3;
THENCE CONTINUING S45°05'09"W ALONG THE NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 135.05 FEET;
THENCE S46°38'55"W A DISTANCE OF 50.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,974 SQUARE FEET MORE OR LESS

EXHIBIT B

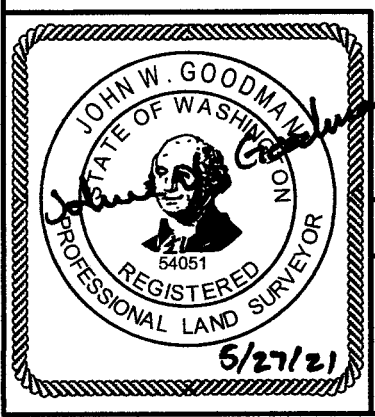
12TH STREET VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND

- SECTION SUBDIVISION LINE
- - - STREET RIGHT-OF-WAY LINE
- STREET CENTER LINE
- - - PROPERTY LINE
- - - PLAT LOT LINE
- STREET VACATION AREA



STREET VACATION AREA AREA: 14,974 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 7 & 19 - 21

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

EXHIBIT "A"

CITY OF CHEHALIS
ADAMS AVENUE VACATION

STREET VACATION AREA:

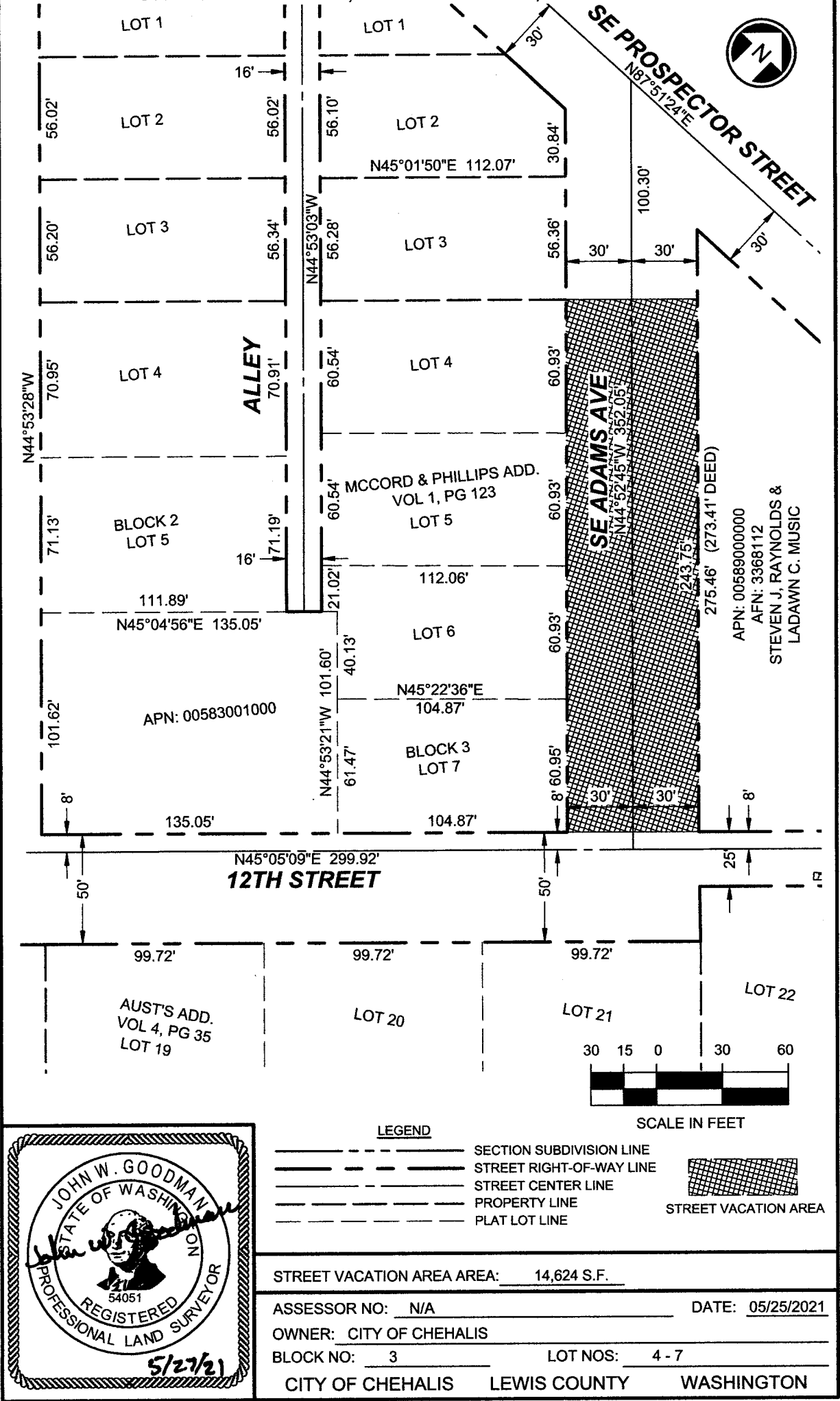
THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5, 6 AND 7, BLOCK 3 McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 7;
THENCE N44°52'45"W ALONG THE SOUTHWESTERLY MARGIN OF ADAMS AVENUE A DISTANCE OF 243.74 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 4;
THENCE N45°07'15"E A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON AND THE SOUTHWESTERLY LINE OF THAT PARTICULAR TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, DATED SEPTEMBER 14TH, 2011, RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3368112, ALSO BEING THE NORTHEASTERLY MARGIN OF ADAMS AVENUE;
THENCE S44°52'45"W ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 243.75 FEET TO THE INTERSECTION WITH THE NORTHERLY MARGIN OF TWELFTH STREET, BEING THE MOST EASTERLY CORNER OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON;
THENCE S45°05'09"W A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,624 SQUARE FEET MORE OR LESS

EXHIBIT B SE ADAMS STREET VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND	
	SECTION SUBDIVISION LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PROPERTY LINE
	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 14,624 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 4 - 7

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

EXHIBIT "A"

CITY OF CHEHALIS
ALLEY VACATION

ALLEY VACATION AREA:

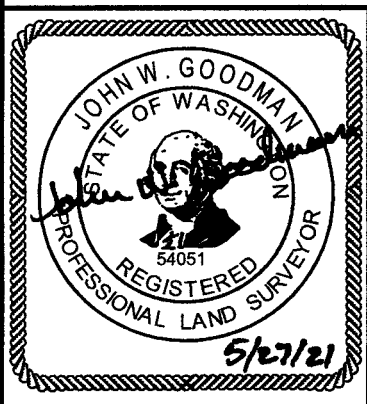
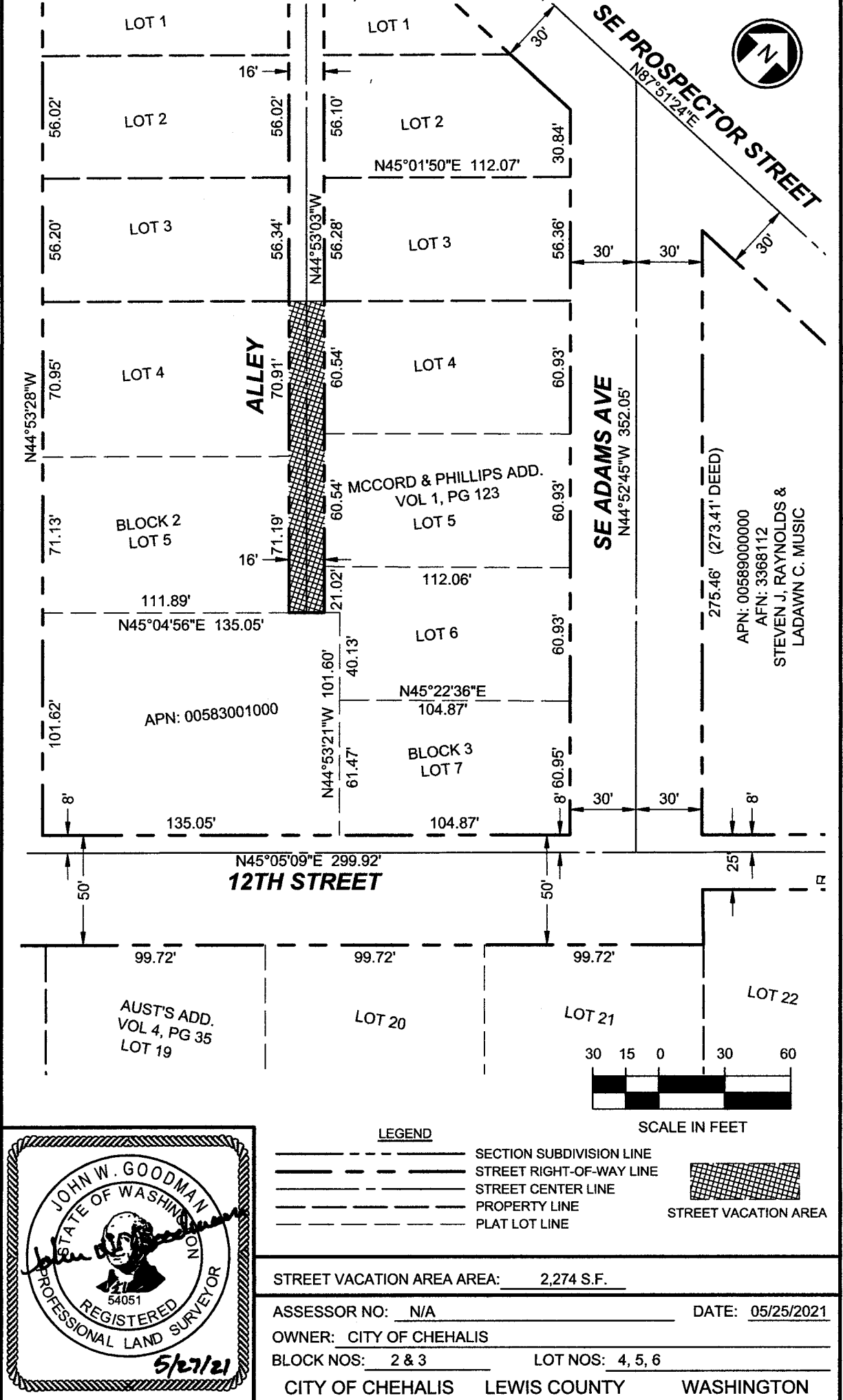
THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5 AND 6, BLOCK 3, AND LOTS 4 AND 5, BLOCK 2, McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 5, BLOCK 2 AS SURVEYED ON RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3531692, IN VOLUME 33 OF SURVEYS AT PAGE 138;
THENCE N44°53'03"W ALONG THE SOUTHWESTERLY MARGIN OF ALLEY ALONG ABUTTING SAID LOTS 5 AND 4 OF BLOCK 2 A DISTANCE OF 142.10 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4, BLOCK 2;
THENCE N45°05'11"E A DISTANCE OF 16.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 4, BLOCK 3;
THENCE S44°53'03"E ALONG THE NORTHEASTERLY MARGIN OF ALLEY ALONG SAID LOTS 4, 5 AND 6, BLOCK 3 A DISTANCE OF 142.10 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LOT LINE OF SAID LOT 6, BLOCK 3;
THENCE S45°04'56"W A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,274 SQUARE FEET MORE OR LESS

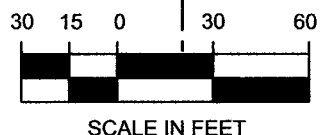
EXHIBIT B ALLEY VACATION

PORTION OF THE GOVERNMENT LOT 5
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND

-----	SECTION SUBDIVISION LINE
-----	STREET RIGHT-OF-WAY LINE
-----	STREET CENTER LINE
-----	PROPERTY LINE
-----	PLAT LOT LINE
	STREET VACATION AREA



STREET VACATION AREA AREA: 2,274 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NOS: 2 & 3 LOT NOS: 4, 5, 6

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON