From:	<u>Oliver Orjiako</u>
То:	James D. Howsley; Ezra L. Hammer; Rebecca Messinger
Cc:	Sonja Wiser; Jose Alvarez; Bart Catching; Christine Cook
Subject:	RE: Site-Specific UGA Requests - La Center UGA
Date:	Thursday, November 16, 2023 10:13:23 AM
Attachments:	image001.png image002.png

Hi Jamie:

Thank you for sharing and providing Community Planning the request for the record. Staff is compiling all the list of requests. The next steps include (a) creating a map based on parcel serial number and what the requests are and (b) share the map with our local jurisdictions for planning purposes and consideration if the request fits within their respective plans.

We anticipate discussions in 2024 of how the requests fits in with the alternatives and a proposed preferred plan for study in the EIS. Please, let me know if you have any questions. Thank you.

Oliver

From: James D. Howsley <jamie.howsley@jordanramis.com>

Sent: Thursday, November 16, 2023 9:29 AM

To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Ezra L. Hammer <elh@jordanramis.com>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>

Cc: Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; James D. Howsley <jamie.howsley@jordanramis.com> **Subject:** RE: Site-Specific UGA Requests - La Center UGA

Oliver,

Yes the City has a copy of it and have represented to us they are supportive of the request. We will likely be amending this to add some surrounding properties, but wanted to make the County aware of this as early as possible.

Best,

Jamie

James D. Howsley | Attorney OR Direct: (503) 598-5503 WA Direct: (360) 567-3913



jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



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From: Oliver Orjiako <<u>Oliver.Orjiako@clark.wa.gov</u>>
Sent: Thursday, November 16, 2023 9:24 AM
To: Ezra L. Hammer <<u>elh@jordanramis.com</u>>; Rebecca Messinger
<<u>Rebecca.Messinger@clark.wa.gov</u>>
Cc: James D. Howsley <<u>jamie.howsley@jordanramis.com</u>>; Sonja Wiser
<<u>Sonja.Wiser@clark.wa.gov</u>>; Jose Alvarez <<u>Jose.Alvarez@clark.wa.gov</u>>; Bart Catching
<<u>Bart.Catching@clark.wa.gov</u>>
Subject: RE: Site-Specific UGA Requests - La Center UGA

CAUTION: EXTERNAL EMAIL – verify sender before opening links or attachments

Hi Ezra:

This is to acknowledge receipt. Please, submit your request to the City of La Center as it is the Cities that proposes UGA boundaries for county consideration. Thank you.

Oliver

From: Ezra L. Hammer <<u>elh@jordanramis.com</u>>
Sent: Thursday, November 16, 2023 8:52 AM
To: Oliver Orjiako <<u>Oliver.Orjiako@clark.wa.gov</u>>; Rebecca Messinger
<<u>Rebecca.Messinger@clark.wa.gov</u>>
Cc: James D. Howsley <<u>jamie.howsley@jordanramis.com</u>>
Subject: Site-Specific UGA Requests - La Center UGA

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Rebecca and Oliver,

Please see the attached request to include five parcels in the La Center UGA.

We look forward to reviewing the proposal with the County.

Best,

Ezra L. Hammer | Attorney Direct: 503-598-5557

JORDAN ≈ RAMIS

1211 SW Fifth Avenue. Suite 2700 Portland Oregon 97204

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JORDAN ≈ RAMIS

Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

PacWest, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 **T** (503) 598-7070 **F** (503) 598-7373

November 15, 2023

Clark County Board of County Council c/o Oliver Orjiako, Community Planning Director Clark County 1300 Franklin St. Vancouver, WA 98660 E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of five parcels with property identification numbers 211244000, 211241000, 211265000, 211208005, and 211208000 (collectively, the "Properties"), which are bound by NW 309th St to the north, I-5 to the east, Brindle Ridge Farms to the south, and NW 31st Ave to the west. This letter is written to respectfully request that Clark County (the "County") approve: 1) the inclusion of the Properties in the City of La Center growth management area, 2) a zone change, and 3) a general plan designation change for the Properties. Letters from the property owners are included with this request authorizing Jordan Ramis PC to represent their request for said changes.

The Properties currently have the Comprehensive Plan designation of AG, and a Zoning designation of Agriculture-20 (AG-20). The AG-20 designation is generally applied to lands that are at least 20 acres in size and have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. However, none of the parcels are 20 acres or larger and the Properties are adjacent to I-5, currently support commercial and industrial uses, and are located nearby a large gaming complex. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for agricultural purposes.

We are requesting that the County include the Properties in the La Center growth management area and change the Comprehensive Plan designation to Industrial (I) with no overlay and Zoning designation to Light Industrial (IL), also with no zoning overlay. Doing so will help support much needed jobs and economic development in La Center and the County.

This Site-Specific Request is submitted for consideration during the current Comprehensive Plan Periodic Update 2025 (the "2025 Plan") in compliance with Clark County Unified Development Code (CCC) 40.560.010. We respectfully request the County make the aforementioned changes to the Properties because they are ideally situated to help spur job growth and economic development, and we believe that the best future will be for residential light industrial purposes.

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We have attached the following exhibits for reference and additional support for this request:

Exhibit A – Map Identifying the Properties

Exhibit B - Letters of Authorization from Property Owners

Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative for this request addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County's 20-Year Comprehensive Plan.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC

Jams S. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

	t for Account 211244000	October 31, 202
General Information		
Property Account 21124400	00	hand
Sitz Address 2805 NW 309TH ST, RIDGEFIELD, W 9864		
Legal Desc #42 SEC 9 T4N R1EWM 3.96	A	
Owner MCLEAN TERRY S-& MCLEAN ELIZABETH	ĸ	
Mail Address 18301 NE 92ND AV BATTLE GROUND WA , 98604 L		
Tak Status Regul	ar	1 Summer and
Property Status Activ	ve a	1 1 minut
Area (approx.) 172,498 sq. ft. / 3.96 acr	45 <u>37</u>	3
Section-Township- Range SW 1/4,509,T4N,RJ		
Assessment (2023 Values for 2024 Taxes)		
Land Value \$235,283.0	10	
Building Value \$323,805.0	20	
Total Property Value \$559,088.0	00	
Total Taxable Value \$379,677.0	30	-111/4-
Most Recent Sale		
Sale Date 10/14/200		
Document Type DEE	Environmental Public Health	
Sale Number 057825	Public Health Food Inspector District	District 3
Sale Amount \$416,000.0	20 Public Health Food Plan Review Area	District #
Administrative	Public Health WRAP Inspector District	District 3
Jurisdiction Clark Coun	Wetlands and Soil Types	
	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Land Use Planning	G FEMA Map / FIRM Panel	53011C02020
		\$3011C02040
Comprehensive Plan Overlay(s) nor	— Flood Hazard Area	Outside Flood Area
Urban Growth Area Coun		hàna
Zoning Designation - Codes Agriculture-20 (AG-2)	 Soil Types / Class 	Hydric / CyA
Zoning Overlay(s) nor	ne	Non-Hydric / Gei Hydric / Odi
Miscellaneous		Non-Hydric / Sill
Census Tract 403.0	Water Resource Inventory Area	Name: LEWIS
	/a	Sub-Basin: East Fork Lewis Name: LEWIS
Neighborhood Ridgefield Junctic	20	Sub-Basin: Lower Lewis
Park District n	/a Watershed	Allen Canyon Creek
Public Safety		East Fork Lewis River
Burning Allowed Y	es Sub Watershed	Allen Canyon Creek McCormick Creek
EMS Response Area AM	Wetland Class	No Mapping Indicators
Fire District Clark-Cowlitz Fire Resci	Wetland Inventory	Presence
Increased Wildfire Danger Area	to weband inventory	Presence
Police Jurisdiction CCSO We	st Geological Hazards	
Schools	Geological Hazard	
School District Name Ridgefie	Id Liquefaction	Very Low to Low
Elementary School Attendance Area Union Ride	ge NEHRP Class	(
Middle School Attendance Area View Ride	ge Slope Stability	
High School Attendance Area Ridgefie	ld	
Transportation	Development Moratorium	
C-TRAN Public Transportation Benefit Area	lo hone	
Traffic Impact Fee (TIF) District Run		
	Archaeological Probability	High
Utilities	Archaeological Site Buffer	No
	/a Historic Site	1NV -
	12	
Sever District Rural/Resourt	Habitat and Species Resources	
Waste Collection Provider Waste Connection	Habitat and aperies impacts	Yas
	Riparian Habitat Area:	Fish Habitat Stream

Exhibit A Maps Identifying the Properties

JORDAN ≈ RAMIS

P	roperty Fact Sheet f	for Account 211241000	October 31, 202
General Information			hanne hanne
Property Account	211241000		
	S NW 309TH ST UNIT 22, RIDGEFIELD, WA 98642		
Legal Desc #39	SEC 9 T4N R1EWM 2.06A		
	S & MCLEAN ELIZABETH K		La Center
Mail Address	18301 NE 92ND AVE		
	E GROUND WA , 98604 US	John St.	The state
Tax Status	Regular		1116
Property Status	Active	1 Aur	
Area (approx.) 85	9,734 sq. ft. / 2.06 acres	IN COM	5
Section-Township- Range	SW 1/4,S09,T4N,R1E	N/N	
Assessment (2023 Values for 2024 Taxes)			
Land Value	\$120,137.00		1114
Building Value	\$0.00		- III &
Total Property Value	\$120,137.00		
Total Taxable Value	\$722.00		11111/
Most Recent Sale			- VIII /
Sale Date	10/14/2005		
Document Type	DEED	Environmental Public Health	
Sale Number	0578296	Public Health Food Inspector District	District
Sale Amount	\$416,000.00	Public Health Food Plan Review Area	District
		Public Health WRAP Inspector District	District
Administrative		Wetlands and Soil Types	
Jurisdiction	Clark County	Critical Aquifer Recharge Area	Category 2 Recharge Are
Land Use Planning		FEMA Map / FIRM Panel	53011C0204
Comprehensive Plan Designation	AG	Flood Hazard Area	Outside Flood An
Comprehensive Plan Overlay(s)	none	Shareline Designation	50
Urban Growth Area	County	Soil Types / Class	Non-Hydric / G
Zoning Designation - Codes	Agriculture-20 (AG-20)	and official states	Hydric / O
Zoning Overlay(s) Miscellaneous	none		Non-Hydric / S
Census Tract	403.01	Water Resource Inventory Area	Name: LEW Sub-Basin: East Fork Lev
Drainage District	n/a		Name: LEW Sub-Basin: Lower Lev
Neighborhood	Ridgefield Junction	Watershed	Allen Canyon Cre
Park District	n/a	Present an include	East Fork Lewis Riv
Public Safety	11/10	Sub Watershed	Allen Canyon Cre
Burning Allowed	Yes		McCormick Cre
EMS Response Area	AMR	Wetland Class	PEMI
Fire District	Clark-Cowlitz Fire Rescue	Wetland Inventory	Presen
Increased Wildfire Danger Area	No.	Geological Hazards	
Police Jurisdiction	CC50 West	Geological Hazard	
Schools	ware that	Liquefaction	Very Low to Lo
School District Name	Ridgefield	NEHRP Class	
Elementary School Attendance Area	Union Ridge	Slope Stability	
Middle School Attendance Area	View Ridge	Development Marstorium	
High School Attendance Area	Ridgefield	Development Moratorium	
Transportation	the gas have	none	
C-TRAN Public Transportation Benefit Area	No	Cultural Resources	
Traffic Impact Fee (TIF) District	Rural	Archaeological Probability	Ha
Transportation Analysis Zone	583	Archaeological Site Buffer	
Utilities	545	Historic Site	No Mapping Indicate
CPU Lighting Utility District	n/a	Habitat and Species Resources	
Last Street Sweeping	n/a	Habitat and Species Impacts	,
Sewer District	Rural/Resource		Fish Habitat Strea
of the P T man. But 1.00 by P tools	naray nesource	myanan nabitat wida:	
Waste Collection Provider	n/a		Seasonal Strea

Pr Pr	operty Fact Sheet f	for Account 211265000	October 31, 20
General Information			
Property Account	211265000	XIII	
Site Address			-4 > +
Legal Desc #63 S	EC 9 T4N R1EWM 10.09A		
	5 & MCLEAN ELIZABETH		La Center
	(C/B)		
Mail Address BATTLE	18301 NE 92ND AVE GROUND WA , 98604 US	35000	1
Tax Status	Regular		Equil 7
Property Status	Active	2	
Area (approx.) 439,5	520 sq. ft. / 10.09 acres	PEC MA	
Section-Township- Range	SW 1/4,509,T4N,R1E		Mill I L
Assessment (2023 Values for 2024 Taxes)			
Land Value	\$400,807.00		-1112
Building Value	\$0.00		
Tital Property Value	\$400,807.00		
Total Taxable Value	\$49,258.00		
		1994	6 11 11 9
Most Recent Sale			
Sale Date	01/05/1993	Environmental Public Health	
Document Type	CONT		
Sale Number	0346034	Public Health Food Inspector District	Distric
Sale Amount	\$55,000,00	Public Health Food Plan Review Area	District
Administrative		Public Health WRAP Inspector District	Distric
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning	and a source	Critical Aguifer Recharge Area	Category 2 Recharge Are
Comprehensive Plan Designation	AG	FEMA Map / FIRM Panel	\$30110020
	none		53011C020
Comprehensive Plan Overlay(s)		Flood Hazard Area	Outside Flood Ar
Urban Growth Area	County	Shoreline Designation	na
Zoning Designation - Codes	Agriculture-20 (AG-20)	Soil Types / Class	Hydric / C
Zoning Overlay(s)	none		Hydric / O Non-Hydric / S
Miscellaneous		Water Resource Inventory Area	Name: LEW
Census Tract	403.01	THE PARTY AND A PARTY AND A PARTY	Sub-Basin: East Fork Lev
Drainage District	n/a		Sub-Basin: Lower Lev
Neighborhood	Ridgefield Junction	Watershed	Allen Canyon Cre
Park District	n/a	Water since	East Fork Lewis Riv
Public Safety		Sub-Watershed	Allen Canyon Cre
Burning Allowed	Yes		McCormick Cre
EMS Response Area	AMR	Wetland Class	PEM
Fire District	Clark-Cowlitz Fire Rescue	Wetland Inventory	Préser
Increased Wildfire Danger Area	No	Geological Hazards	
Police Jurisdiction	CCSD West	Geological Hazard	
Schools		Ligurfaction	Very Low to L
School District Name	Ridgefield	NEHRP Class	10,000,000
Elementary School Attendance Area	Union Ridge	Slope Stability	
Middle School Attendance Area	View Ridge		
High School Attendance Area	Ridgefield	Development Moratorium	
Transportation		none	
C-TRAN Public Transportation Benefit Area	No	Cultural Resources	
Traffic Impact Fee (TIF) District	Rural		Moderate-H
Transportation Analysis Zone	583	Archaeological Probability	Moderate-H
Utilities		Archaeological Site Buffer	
CPU Lighting Utility District	n/a	Historic Site	No Mapping Indicate
Last Street Sweeping	n/a		
Sewer District	Rural/Résource	Habitat and Species Resources	
Waste Collection Provider	Rural/Resource	Habitat and Species Impacts	1
		Riparian Habitat Area:	Fish Habitat Stree

S I	roperty Fact Sneet I	for Account 211208005	October 31, 203
General Information			45 0
Property Account	211208005		
Site Address			
Legal Desc	LOT 2 SP2-887 10,96A		a Center
Owner	TYC LLC		2 200
Mail Address JOHN HOLT	MANN 26903 NE 45TH AVE	32010 51-1	and the second
R	IDGEFIELD WA , 98642 US		8- /
Tax Status	Regular		
Property Status	Active	1	
Area (approx.) 477	,418 sq. ft. / 10.96 acres		
Section-Township-Range	SW 1/4,S09,T4N,R1E		Jul Li
Assessment (2023 Values for 2024 Taxes)			
Land Value	\$400,740.00		
Building Value	\$400,740.00		
		8	
Total Property Value	\$400,740.00	18	
Total Taxable Value	\$400,740.00		
Most Recent Sale			
Sale Date	05/07/2009		
Document Type	D-QCD	- N	
Sale Number	637459	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District
		Public Health Food Plan Review Area	District
Administrative		Public Health WRAP Inspector District	District
Jurisdiction	Clark County	Facilit Realth White Inspector Statistics	Lotaer n.a
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designation	AG	Critical Aquifer Recharge Area	Category 2 Recharge Area
Comprehensive Plan Overlay(s)	none	FEMA Map / FIRM Panel	53011C0204
Urban Growth Area	County	Flood Hazard Area	Outside Flood Are
Zoning Designation - Codes	Agriculture-20 (AG-20)	Shoreline Designation	nor
Zoning Overlay(s)	none	Soil Types / Class	Non-Hydric / Ga
Miscellaneous			Hydric / Od Non-Hydric / 5
Census Tract	403.01	Water Resource Inventory Area	Name: LEW
Drainage District	n/a	Have Resource arrendity Free	Sub-Basin: East Fork Lew
Neighborhood	Ridgefield Junction		Name: LEW Sub-Basin: Lower Lew
Park District	n/a	Watershed	Allen Canvon Cre
Public Safety		water shell	East Fork Lewis Riv
Burning Allowed	Ves	Sub Watershed	Allen Canyon Cree
EMS Response Area	AMR		McCarmick Cree
Fire District	Clark-Cowlitz Fire Rescue	Wetland Class	No Mapping Indicato
Increased Wildfire Danger Area	No	Wetland Inventory	Presen
Police Jurisdiction		Geological Hazards	
Schools	CLAU WEST	Geological Hazard	Areas of Potential Instabili
School District Name	Marca 10		Very Low to Lo
	Ridgefield		very Low to Lo
Elementary School Attendance Area		NEHRP Class	
Middle School Attendance Area	View Ridge	Slope Stability	
High School Attendance Area	Ridgefield	Development Moratorium	
Transportation		none	
C-TRAN Public Transportation Benefit Area			
Traffic Impact Fee (TIF) District	Rural	Cultural Resources	
Transportation Analysis Zone	583	Archaeological Probability	Moderate-Hig Hig
Utilities		Archaeological Site Buffer	
CPU Lighting Utility District	n/a	Historic Site	No Mapping Indicato
Last Street Sweeping	n/a	constant the strates	no mapping incides
Sewer District	Rural/Resource	Habitat and Species Resources	
Waste Collection Provider	n/a	Habitat and Species Impacts	Y
Water District	Clark Public Utilities	Adjacent to Habitat Area:	Oak Woodlar

	Property Fact Sheet f	for Account 211208000	Octuber 31, 20
General Information			
Property Account	211208000		
	NW 31ST AVE, RIDGEFIELD, WA 98642		1
Legal Desc	LOT 1 SP2-887 6.73A		a Center
Owner	TRO HOLDINGS LLC	3000 2	
Hall Accress	2301 SE HIDDEN WAY #100 VANCOUVER WA, 98661		
Tax Status	Regular		
Property Status	Active	L PA	
Area (approx.)	193,159 sq. ft. / 6.73 acres	producer and the	
Section-Township- Range	SW 1/4,509,T4N,R1E		
Assessment (2023 Volues for 2024 Taxos)			
Land Value	\$375,979.00		
Building Value	\$745,517.00	15	
Total Property Value	\$1,122,496.00		- Marine
Total Taxable Value	\$1,122,496.00		
Most Recent Sale		1 News	
Sale Date	01/06/2023	Environmental Public Health	
Document Type	D-SWD		Ristric
Sale Number	875493	Public Health Food Inspector District	District
Sale Amount	\$1,750,000.00	Public Health Food Flan Review Area	District
Administrative		Public Health WRAP Inspector District	Distric
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Critical Aquifer Recharge Area	Category 2 Recharge Are
Comprehensive Plan Designation	AG	FEMA Map / FIRM Panel	53011C020
Comprehensive Plan Overlay(s)	none	Flood Hazard Area	Outside Flood An
Urban Growth Area	County	Shareline Designation	no
Zoning Designation - Codes	Agriculture-20 (AG-20)	Soil Types / Class	Non-Hydric / Gi
Zoning Overlay(s)	none		Hydric / O
Miscellaneous	mente		Non-Hydric / P Non-Hydric / S
Census Tract	403.01	Water Resource Inventory Area	Name: LEW
			Sub-Basin: East Fork Lev
Drainage District	n/a		Name: LEW Sub-Basin: Lower Lev
Neighborhood	Ridgefield Junction	Watershed	Allen Canyon Cre
Park District	n/a		East Fork Lewis Riv
Public Safety		Sub Watershed	Allen Canyon Cre
Burning Allowed	Yes		McCormick Cre
EMS Response Area	AMR	Wetland Class	No Mapping Indicate
Fire District	Clark-Cowlitz Fire Rescue	Wetland Inventory	Presen
Increased Wildfire Danger Area	No	Geological Hazards	
Police Jurisdiction	CCS0 West	Geological Hazard	Slopes > 15
Schools		Liquefaction	Very Low to L
School District Name	Ridgefield	NEHRP Class	
Elementary School Attendance Area	Union Ridge	Slope Stability	
Middle School Attendance Area	View Ridge		
High School Attandance Area	Ridgefield	Development Moratorium	
Transportation		none	
C-TRAN Public Transportation Benefit Are	a No	Cultural Resources	
Traffic Impact Fee (TIF) District	Rural	Archaeological Probability	Moderate-Hi
Transportation Analysis Zone	583	construction construct	Huudaterh
Utilities		Archaeological Site Buffer	1
CPU Lighting Utility District	n/a	Historic Site	No Napping Indicate
Last Street Sweeping	n/a		
Sewer District	Rural/Resource	Habitat and Species Resources	
Waste Collection Provider	n/a	Habitat and Species Impacts	Y
Water District	Clark Public Utilities	Habitat Area:	Oak Woodla
A REPORT OF LODIES OF A	AND A MALE AND	Adjacent to Habitat Area:	Oak Wondla
		Riparian Habitat Area:	Seasonal Strea



Exhibit B Letters of Authorization from Property Owners

JORDAN *≈* RAMIS

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 T (503) 598-7070 F (503) 598-7373

LETTER OF AUTHORIZATION

TRO Holdings LLC is the owner of record for the real property located at 30307 NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208000) (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: 4 CA

Title:

Date:

12023

56253-80752 4895-9718-4308.1

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JORDAN 🕱 RAMIS

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 T (503) 598-7070 F (503) 598-7373

LETTER OF AUTHORIZATION

TYC LLC is the owner of record for the real property located along NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208005) (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer:

Title:

Date:

auhto Martin DWHON

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56253-80752 4895-9718-4368.1

JORDAN ≈ RAMIS

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 T (503) 598–7070 F (503) 598–7373

LETTER OF AUTHORIZATION

Elizabeth and Terry McLean are the owners of record for the real property located at the intersection of NW 31st Ave and 309th St in Ridgefield, Washington (Assessor Tax Parcels No. 211244000, 211265000 and 211241000) (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer:

Elizabeth McLean

Date:

11/15/

Terry McLean

Authorized Signer:

11 (15

Date:

56253-80752 4895-9718-4368.1

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