

OLYMPIA AREA ROWING BINDING SITE PLAN FOURTH AMENDMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 14, AND
EDMUND SYLVESTER DONATION LAND CLAIM #47 AND JOHN M. SWAN DONATION LAND CLAIM #41
T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF THURSTON)

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF October 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sam Gibbon, EXECUTIVE DIRECTOR OF THE PORT OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE CORPORATE SEALS OF SAID CORPORATION

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY OF AND YEAR FIRST ABOVE WRITTEN.

J. Wilson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING
IN Thurston County

PRINT NAME Jessica Wilson
MY COMMISSION EXPIRES December 01, 2021

JESSICA WILSON
Notary Public
State of Washington
License Number 209312
My Commission Expires
December 01, 2021

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF THURSTON)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, AUTHORIZED REPRESENTATIVE OF CITY OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE CORPORATE SEALS OF SAID CORPORATION

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY OF AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING
IN _____

PRINT NAME _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF THURSTON)

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF October 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael D. Strub AUTHORIZED Executive Director TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE CORPORATE SEALS OF SAID CORPORATION

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY OF AND YEAR FIRST ABOVE WRITTEN.

J. Wilson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING
IN Thurston County

PRINT NAME Jessica Wilson
MY COMMISSION EXPIRES December 01, 2021

JESSICA WILSON
Notary Public
State of Washington
License Number 209312
My Commission Expires
December 01, 2021

REFERENCE

R1 OLYMPIA AREA ROWING BINDING SITE PLAN THIRD AMENDMENT
AUDITOR'S FILE NUMBER 4611194

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N85°53'09"E
BETWEEN FOUND MONUMENTS ALONG STATE AVE. NE, OLYMPIA,
WASHINGTON.

STATISTICS

EQUIPMENT: TOPCON HIPER V GPS METHODOLOGY: GPS
MEETS OR EXCEEDS SURVEY STANDARD AS PER:

WAC 332-130-050

WAC 332-130-090

WAC 332-130-100

SURVEY WORK OCCURRED IN MARCH 2020

SURVEYOR'S NOTE

1. THE PURPOSE OF THIS BIDDING SITE PLAN AMENDMENT IS TO MAKE MODIFICATIONS TO LOT 11 AS SHOWN ON BINDING SITE PLAN AMENDMENT NO. 3.
2. ADDING NEW LOTS 14 AND 15
3. LOT 11 WAS MODIFIED TO ACCOMMODATE TWO NEW LOTS "ABOVE DESCRIBED LOTS 14 AND 15".
4. AN ACCESS AND EMERGENCY VEHICLE EGRESS/INGRESS AND PARKING EASEMENT FOR LOTS 11, 14 & 15
EASEMENT AREA = 31,688 SQ. FT.
(SAID EASEMENT USE SHALL BE GRANTED TO LOTS 11, 14, AND 15 FOR SHARED USE.)
5. AN EASEMENT WAS ALSO ADDED AND SHOWN OVER AND ACROSS PORTIONS OF LOT 10 OF SAID AMENDMENT NO. 3. SEE SHEET 5 OF 6 FOR THE ABOVE MENTIONED MODIFICATIONS.

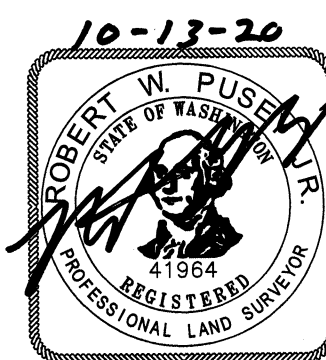
MODIFICATIONS / REVISIONS

IT IS EXPECTED THAT MODIFICATIONS AND REVISIONS TO THE AMENDED BINDING SITE PLAN AND ITS APPROVED DESIGN PLANS, CONDITIONS OF APPROVAL AND DOCUMENTS MAY BE NECESSARY AND NORMAL DURING THE COURSE OF ITS DEVELOPMENT. THE CITY OF OLYMPIA DEVELOPMENT REVIEW COMMITTEE SHALL REVIEW AND TAKE SUCH ACTION AS WITH RESPECT TO ANY PROPOSED MODIFICATION OR DEVIATION FROM THE APPROVED BINDING SITE PLAN AND/OR ANY DOCUMENTS ATTACHED THERETO. THE BURDEN OF DEVIATION IS NEEDED SHALL BE PLACED ON THE APPLICANT. AT THE DISCRETION OF THE DEVELOPMENT REVIEW COMMITTEE, THE APPLICANT MAY BE REQUIRED TO RECORD A REVISED AND APPROVED PLAN OR DOCUMENT. THERE SHALL BE NO MODIFICATION TO THE LOT GEOMETRY OF THIS BINDING SITE PLAN EXCEPT AS PROVIDED BY THE CITY OF OLYMPIA.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF 3RD GENERATION INVESTMENTS LLC, IN MARCH 2020.

Robert W. Pusey
ROBERT W. PUSEY, PLS
CERTIFICATE NO. 41964



LEGAL DESCRIPTION

ALL LOTS AS SHOWN OF OLYMPIA ROWING BINDING SITE PLAN THIRD AMENDMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4611194 RECORDS OF THURSTON COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, THE PORT OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS LAND DIVISION AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC STREETS AVENUES, PLACES, AND EASEMENTS FOR SEWER, WATER AND STREET LIGHTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, TRACTS, ETC. SHOWN ON THIS PLAT, IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN THEREON.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 14th DAY OF October 2020.

Sam Gibbon
EXECUTIVE DIRECTOR
PORT OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION

NAME _____
CITY OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION

NAME _____

AUDITOR'S INDEXING DATA

SUBJECT PROPERTY IS ALSO A PART OF THE E. SYLVESTER DLC # 47 AND THE J.M. SWAN DLC #41

COMMUNITY PLANNING AND DEVELOPMENT

EXAMINED AND APPROVED THIS 22nd DAY OF October 2020.

Paula Br...
CITY OF OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT

THURSTON COUNTY ASSESSOR CERTIFICATE

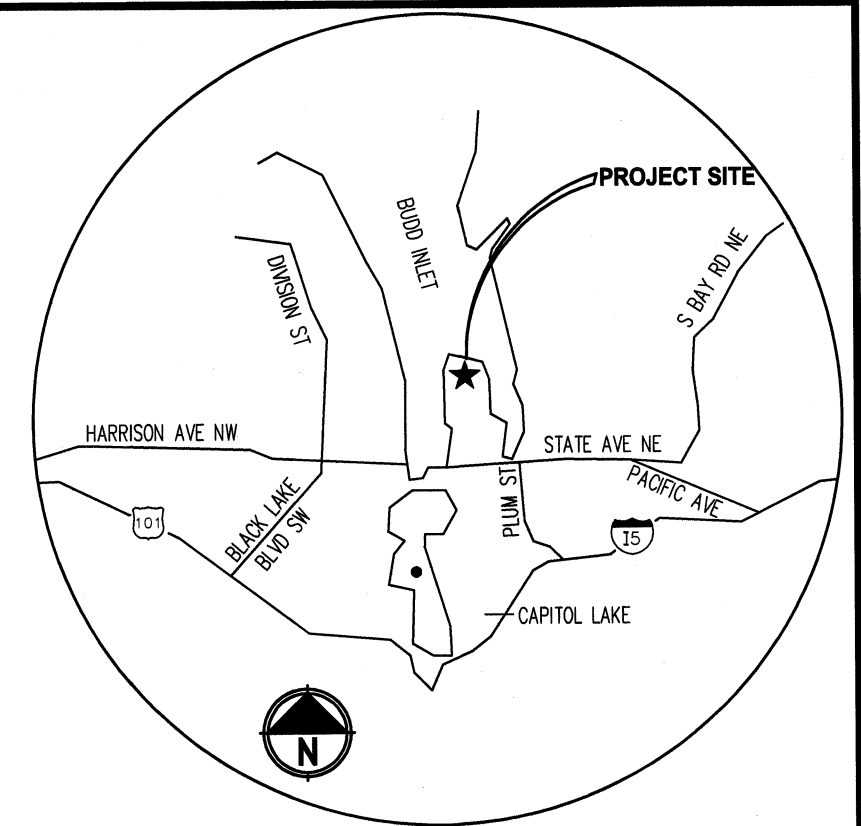
EXAMINED AND APPROVED THIS 14 DAY OF October 2020.

Corey...
THURSTON COUNTY ASSESSOR

THURSTON COUNTY TREASURER CERTIFICATE

EXAMINED AND APPROVED THIS 14th DAY OF October 2020.

Angie Flores
THURSTON COUNTY TREASURER



VICINITY MAP
NOT TO SCALE

CLERK - TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2020.

NOT Applicable
CLERK - TREASURER

OLYMPIA CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 22nd DAY OF October 2020.

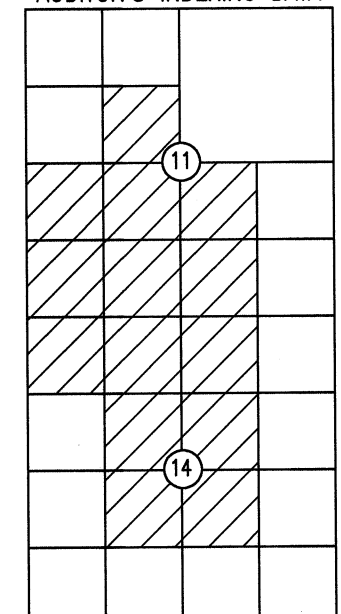
Marcie Redd
OLYMPIA CITY ENGINEER

THURSTON COUNTY HEALTH OFFICER CERTIFICATE

EXAMINED AND APPROVED THIS 15th DAY OF October 2020.

Dan Peebles
THURSTON COUNTY HEALTH OFFICER

AUDITOR'S INDEXING DATA



TOWNSHIP 18 NORTH
RANGE 2 WEST

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2020,
AT _____ M. IN BOOK _____ OF SURVEY'S AT PAGE _____
AT THE REQUEST OF CITY OF OLYMPIA.

COUNTY AUDITOR _____

AUDITOR'S FILE NO. _____

| | BY | DATE | SCALE: N.T.S. |
|----------|-----|---------|--------------------|
| SURVEYED | KLA | 03/2020 | DATE: OCTOBER 2020 |
| DRAWN | KLA | 03/2020 | DRAWING NUMBER |
| CHECKED | RWP | 10/2020 | 217-7369-002-BSP |
| APPROVED | | | |
| ACCEPTED | | | |

Parametrix

ENGINEERING • PLANNING • ENVIRONMENTAL SCIENCES

60 WASHINGTON AVENUE, SUITE 390
BREMERTON, WA 98337
P 360.377.0014
WWW.PARAMETRIX.COM

3RD GENERATION INVESTMENTS, LLC

407 ADAMS STREET, SUITE 102
OLYMPIA, WA 98501

BINDING SITE PLAN 4TH AMENDMENT

PORTION OF SECTION 14 T18N, R2W, W.M.
THURSTON COUNTY, WASHINGTON

OLYMPIA AREA ROWING BINDING SITE PLAN
FOURTH AMENDMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 14, AND EDMUND SYLVESTER DONATION LAND CLAIM #47
AND JOHN M. SWAN DONATION LAND CLAIM #41 T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

EXCEPTIONS

SUBJECT TO THE FOLLOWING EXCEPTIONS PER THE THURSTON COUNTY TITLE REPORT DATED MARCH 20, 2020 AT 8:00 AM,
EXCEPTIONS:
1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF; ALSO, TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS, OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.
ADDITIONAL EXCEPTIONS:
4. MEMORANDUM OF LEASE AND THE TERMS AND CONDITIONS THEREOF:
LESSOR: PORT OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION
LESSEE: 3RD GEN INVESTMENT GROUP 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TERM: (50) YEARS BEGINNING JANUARY 7, 2019
DATED: JANUARY 07, 2019
RECORDED: FEBRUARY 20, 2019 AUDITOR'S
FILE NO.: 4670442
5. LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: 3RD GEN INVESTMENT GROUP 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION
BENEFICIARY: WASHINGTON FEDERAL, A NATIONAL BANKING ASSOCIATION
AMOUNT: \$12,600,000.00
DATED: MARCH 11, 2019
RECORDED: APRIL 01, 2019 AUDITOR'S
FILE NO.: 4676273
6. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, AND DEVELOPMENT AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; AND UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS-OF-WAY FOR PRIVATE RAILROADS, SAND OR GRAVEL, LOGGING AND/OR LUMBERING RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES, OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS OR OTHER PRODUCTS FROM OTHER LANDS.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE RECORDED: FEBRUARY 07, 1983
AUDITOR'S FILE NO.: 8302070015 AREA
AFFECTED: SAID PREMISES
8. EASEMENT FOR PUBLIC UTILITIES SHOWN ON THE FACE OF LARGE LOT SUBDIVISION NO. LL-5887 AND RECORDED AUGUST 30, 1996 UNDER AUDITOR'S FILE NO. 3049436, AS FOLLOWS:
EASEMENTS ARE HEREBY GRANTED TO THE CITY OF OLYMPIA FOR ALL CITY OWNED UTILITIES NOW EXISTING AND NOT INCLUDED WITHIN AN EASEMENT SITUATE WITHIN THE LIMITS OF THE LAND HEREBY PLATTED. SAID EASEMENTS SHALL BE 20 FEET IN WIDTH, CENTERED ON THE UTILITY AS CONSTRUCTED. SAID EASEMENT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS TO, UPON AND OVER SAID LAND AT ALL TIMES TO CONSTRUCT, MAINTAIN AND OPERATE, REPAIR AND REPLACE SAID UTILITY, PROVIDED HOWEVER, THAT THE CITY OF OLYMPIA SHALL HAVE THE RIGHT TO UTILIZE SUCH ADDITIONAL WIDTH AS MAY BE NECESSARY TEMPORARILY FOR THE PLACING OF EXCAVATED MATERIALS THEREON, AND FOR OTHER CONSTRUCTION AND MAINTENANCE OPERATIONS. SAID EASEMENTS ARE GIVEN WITH THE UNDERSTANDING THAT THE CITY OF OLYMPIA WILL, AT ITS OWN EXPENSE, RESTORE THE SURFACE OF SAID LAND TO THE SAME CONDITIONS WHICH EXISTED PRIOR TO ANY CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR OR REPLACEMENT OF SAID UTILITIES. (AFFECTS SAID PREMISES AND OTHER PROPERTY)

EXCEPTIONS

9. EASEMENT, OR QUASI-EASEMENT, DEDICATED IN SAID PLAT FOR THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS.
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, A WASHINGTON CORPORATION
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS RECORDED: APRIL 19, 2000
AUDITOR'S FILE NO.: 3289175
AREA AFFECTED: SAID PREMISES
11. TERMS AND CONDITIONS OF NOTICE OF OLYMPIA HISTORIC INVENTORY STATUS, AS RECORDED MARCH 27, 2001 UNDER AUDITOR'S FILE NO. 3342602. (AFFECTS SAID PREMISES AND OTHER PROPERTY)
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, A WASHINGTON CORPORATION
PURPOSE: GAS TRANSMISSION AND DISTRIBUTION LINE
RECORDED: DECEMBER 06, 2007 AUDITOR'S
FILE NO.: 3975794
AREA AFFECTED: SAID PREMISES
13. MODIFICATIONS/REVISIONS SHOWN ON THE FACE OF THE OLYMPIA AREA ROWING - AMENDED AND 2ND AMENDMENT AND 3RD AMENDMENT BINDING SITE PLAN, AS FOLLOWS:
IT IS EXPECTED THAT MODIFICATIONS AND REVISIONS OF THE BINDING SITE PLAN AND ITS APPROVED DESIGN PLANS, CONDITIONS OF APPROVAL AND DOCUMENTS MAY BE NECESSARY AND NORMAL DURING THE COURSE OF ITS DEVELOPMENT. THE CITY OF OLYMPIA DEVELOPMENT REVIEW COMMITTEE SHALL REVIEW AND TAKE SUCH ACTION AS WITH RESPECT TO ANY PROPOSED MODIFICATION OR DEVIATION FROM THE APPROVED BINDING SITE PLAN AND/OR ANY DOCUMENTS ATTACHED THERETO. THE BURDEN OF PROOF TO DEMONSTRATE WHY A MODIFICATION OR DEVIATION IS NEEDED SHALL BE PLACED ON THE APPLICANT. AT THE DISCRETION OF THE DEVELOPMENT REVIEW COMMITTEE, THE APPLICANT MAY BE REQUIRED TO RECORD A REVISED AND APPROVED PLAN OR DOCUMENT. THERE SHALL BE NO MODIFICATION TO THE LOT GEOMETRY OF THIS BINDING SITE PLAN EXCEPT AS PROVIDED BY THE CITY OF OLYMPIA.
14. SUBDIVISION IMPROVEMENT DEFERRAL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: PORT OF OLYMPIA AND CITY OF OLYMPIA
RECORDED: SEPTEMBER 30, 2009 AUDITOR'S
FILE NO.: 4113613
15. NOTES SHOWN ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:
A) TO THE EXTENT PRACTICAL, ALL PROPOSED ROADWAYS WILL BE CONSTRUCTED AT OR ABOVE THE FLOOD ELEVATION OF 11 FEET (NGVD 29), AND ALL FUTURE BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM FINISHED FLOOR ELEVATION OF 13 FEET PER CITY OF OLYMPIA BUILDING CODE.
B) AS EACH INDIVIDUAL LOT WITHIN THIS SHORT SUBDIVISION DEVELOPS, PROJECT SPECIFIC TRAFFIC IMPACT ANALYSES WILL BE REQUIRED TO ADDRESS TRAFFIC IMPACTS.
16. RESTRICTIONS SHOWN ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:
THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL THE OWNERS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS IS HELD.
ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNERS AND THEIR SUCCESSORS(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.
PURSUANT TO CITY ORDINANCE, THE CITY OF OLYMPIA MAY DENY THE ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR4 ANY STRUCTURE WITHIN THIS SHORT SUBDIVISION UNTIL STREET, SIDEWALK, OR OTHER REQUIRED SUBDIVISION IMPROVEMENTS HAVE BEEN INSTALLED.
IMPACT FEES FOR SCHOOLS, PARKS, FIRE, AND TRANSPORTATION ADOPTED BY THE CITY COUNCIL WILL APPLY TO THIS SUBDIVISION AT THE TIME OF BUILDING PERMITS.
ALL CONDITIONS CONTAINED IN THE MODIFIED MDNS ISSUED BY THE PORT OF OLYMPIA IN SEPTEMBER 12, 2007, ARE HEREBY INCORPORATED IN THIS DECISION AS REQUIRED OF THIS SUBDIVISION.

EXCEPTIONS

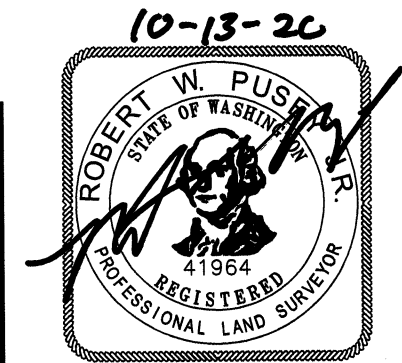
17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: QWEST CORPORATION, A COLORADO CORPORATION, D/B/A CENTURYLINK QC
PURPOSE: TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, REMOVE, OPERATE, AND MAINTAIN SUCH TELECOMMUNICATIONS FACILITIES, AND ELECTRICAL FACILITIES
RECORDED: SEPTEMBER 12, 2012 AUDITOR'S
FILE NO.: 4288189
AREA AFFECTED: SAID PREMISES
18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: QWEST CORPORATION, A COLORADO CORPORATION, D/B/A CENTURY LINK QC
PURPOSE: TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, REMOVE, OPERATE, AND MAINTAIN SUCH TELECOMMUNICATIONS FACILITIES, AND ELECTRICAL FACILITIES
RECORDED: SEPTEMBER 12, 2012 AUDITOR'S
FILE NO.: 4288190
AREA AFFECTED: SAID PREMISES
19. RIGHTS, IF ANY, FOR UTILITIES WHICH MAY HAVE BEEN GRANTED IN VACATED STREETS AND ALLEYS, PREVIOUS TO THE VACATION THEREOF.
20. NOTE SHOWN ON THE FACE OF BSP, AS FOLLOWS:
ANY CONTAMINATION DISCOVERED DURING FUTURE SITE DEVELOPMENT MUST BE REPORTED IMMEDIATELY TO THE HAZARDOUS WASTE SECTION OF THURSTON COUNTY ENVIRONMENTAL HEALTH AT 360-867-2664 AND DEPARTMENT OF ECOLOGY AT 360-407-6300. ON-SITE SEWAGE SYSTEMS MUST BE INSPECTED ONCE EVERY THREE YEARS BY AN ON-SITE SEWAGE SYSTEM PROFESSIONAL, AND THE SEPTIC TANKS MUST BE PUMPED BY A CERTIFIED PUMPER WHEN THE LEVEL OF SOLIDS AND/OR SCUM INDICATES REMOVAL IS NECESSARY.
21. TERMS AND CONDITION OF ENVIRONMENTAL COVENANT BY AND BETWEEN PORT OF OLYMPIA AND STATE OF WASHINGTON DEPARTMENT OF ECOLOGY, AS RECORDED NOVEMBER 27, 2018 UNDER AUDITOR'S FILE NO. 4659381.
22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
PURPOSE: CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM
RECORDED: FEBRUARY 14, 2020 AUDITOR'S
FILE NO.: 4737146
AREA AFFECTED: SAID PREMISES

Table with 4 columns: Action, BY, DATE, SCALE. Rows include SURVEYED, DRAWN, CHECKED, APPROVED, and ACCEPTED.

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
60 WASHINGTON AVENUE, SUITE 390 BREMERTON, WA 98337
P 360.377.0014 WWW.PARAMETRIX.COM

3RD GENERATION INVESTMENTS, LLC
407 ADAMS STREET, SUITE 102 OLYMPIA, WA 98501

BINDING SITE PLAN 4TH AMENDMENT
PORTION OF SECTION 14 T18N, R2W, W.M. THURSTON COUNTY, WASHINGTON



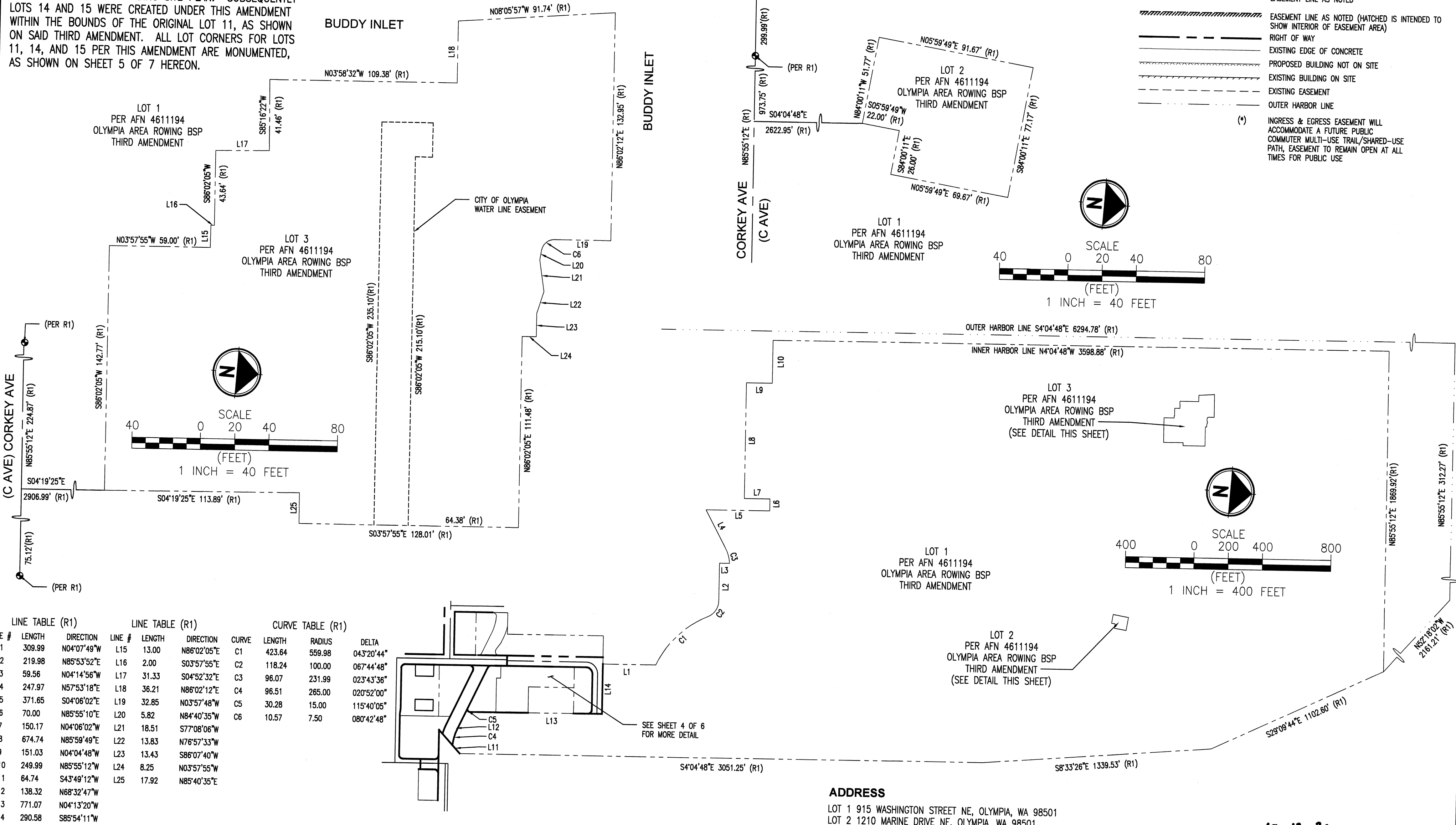
OLYMPIA AREA ROWING BINDING SITE PLAN
FOURTH AMENDMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 14,
AND EDMUND SYLVESTER DONATION LAND CLAIM #47
AND JOHN M. SWAN DONATION LAND CLAIM #41
T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

LEGEND

- AFN AUDITOR'S FILE NUMBER
(R1) REFERENCE TO AUDITOR'S FILE 4611194
(C) CALCULATED DISTANCE
● FOUND MONUMENT AS NOTED
● FOUND MONUMENT AS NOTED
● SET 5/8" REBAR AND CAP "LS 41964"
--- RIGHT OF WAY CENTERLINE
--- LOT LINE
--- NEW LOT LINE
--- EASEMENT LINE AS NOTED
--- EASEMENT LINE AS NOTED (HATCHED IS INTENDED TO SHOW INTERIOR OF EASEMENT AREA)
--- RIGHT OF WAY
--- EXISTING EDGE OF CONCRETE
--- PROPOSED BUILDING NOT ON SITE
--- EXISTING BUILDING ON SITE
--- EXISTING EASEMENT
--- OUTER HARBOR LINE
(*) INGRESS & EGRESS EASEMENT WILL ACCOMMODATE A FUTURE PUBLIC COMMUTER MULTI-USE TRAIL/SHARED-USE PATH, EASEMENT TO REMAIN OPEN AT ALL TIMES FOR PUBLIC USE

NOTE: ALL LOTS SHOWN HEREON ARE CALCULATED PER OLYMPIA AREA ROWING BINDING SITE PLAN, 3RD AMENDMENT, RECORDED UNDER AFN 4611194, WITH EXCEPTION TO LOT 11, WHICH IS SHOWN PER ACTUAL GROUND SURVEY MEASUREMENTS TO CONTROLLING MONUMENTS FOR SAID BINDING SITE PLAN. SUBSEQUENTLY LOTS 14 AND 15 WERE CREATED UNDER THIS AMENDMENT WITHIN THE BOUNDS OF THE ORIGINAL LOT 11, AS SHOWN ON SAID THIRD AMENDMENT. ALL LOT CORNERS FOR LOTS 11, 14, AND 15 PER THIS AMENDMENT ARE MONUMENTED, AS SHOWN ON SHEET 5 OF 7 HEREON.



| LINE TABLE (R1) | | | | CURVE TABLE (R1) | | | |
|-----------------|--------|-------------|--------|------------------|-------------|-------|--------|
| LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | CURVE | RADIUS |
| L1 | 309.99 | N04°07'49"W | L15 | 13.00 | N86°02'05"E | C1 | 423.64 |
| L2 | 219.98 | N85°53'52"E | L16 | 2.00 | S03°57'55"E | C2 | 118.24 |
| L3 | 59.56 | N04°14'56"W | L17 | 31.33 | S04°52'32"E | C3 | 96.07 |
| L4 | 247.97 | N57°53'18"E | L18 | 36.21 | N86°02'12"E | C4 | 96.51 |
| L5 | 371.65 | S04°06'02"E | L19 | 32.85 | N03°57'48"W | C5 | 30.28 |
| L6 | 70.00 | N85°55'10"E | L20 | 5.82 | N84°40'35"W | C6 | 10.57 |
| L7 | 150.17 | N04°08'02"W | L21 | 18.51 | S77°08'06"W | | 7.50 |
| L8 | 674.74 | N85°59'49"E | L22 | 13.83 | N76°57'33"W | | |
| L9 | 151.03 | N04°04'48"W | L23 | 13.43 | S86°07'40"W | | |
| L10 | 249.99 | N85°55'12"W | L24 | 8.25 | N03°57'55"W | | |
| L11 | 64.74 | S43°49'12"W | L25 | 17.92 | N85°40'35"E | | |
| L12 | 138.32 | N68°32'47"W | | | | | |
| L13 | 771.07 | N04°13'20"W | | | | | |
| L14 | 290.58 | S85°54'11"W | | | | | |

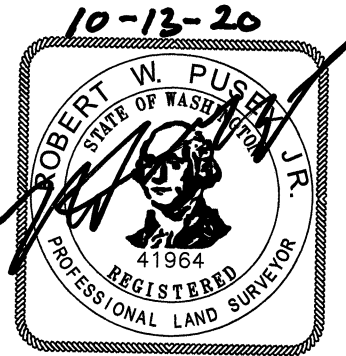
ADDRESS
LOT 1 915 WASHINGTON STREET NE, OLYMPIA, WA 98501
LOT 2 1210 MARINE DRIVE NE, OLYMPIA, WA 98501
LOT 3 1675 MARINE DRIVE NE, OLYMPIA, WA 98501

| | BY | DATE | SCALE: AS SHOWN |
|----------|-----|---------|--------------------|
| SURVEYED | KLA | 03/2020 | DATE: OCTOBER 2020 |
| DRAWN | KLA | 03/2020 | DRAWING NUMBER |
| CHECKED | RWP | 10/2020 | 217-7369-002-BSP |
| APPROVED | | | |
| ACCEPTED | | | |

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3RD GENERATION INVESTMENTS, LLC
407 ADAMS STREET, SUITE 102
OLYMPIA, WA 98501

BINDING SITE PLAN 4TH AMENDMENT
PORTION OF SECTION 14 T18N, R2W, W.M.
THURSTON COUNTY, WASHINGTON



OLYMPIA AREA ROWING BINDING SITE PLAN FOURTH AMENDMENT

A PORTION OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 14,
AND EDMUND SYLVESTER DONATION LAND CLAIM #47
AND JOHN M. SWAN DONATION LAND CLAIM #41
T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

LEGEND

- AFN AUDITOR'S FILE NUMBER
- (R1) REFERENCE TO AUDITOR'S FILE 4611194
- (C) CALCULATED DISTANCE
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP "LS 41964"
- RIGHT OF WAY CENTERLINE
- LOT LINE
- NEW LOT LINE
- EASEMENT LINE AS NOTED
- EASEMENT LINE AS NOTED (HATCHED IS INTERIOR OF EASEMENT AREA)
- RIGHT OF WAY
- EXISTING EDGE OF CONCRETE
- PROPOSED BUILDING NOT ON SITE
- EXISTING BUILDING ON SITE
- EXISTING EASEMENT
- OUTER HARBOR LINE
- (*) INGRESS & EGRESS EASEMENT WILL ACCOMMODATE A FUTURE PUBLIC COMMUTER MULTI-USE TRAIL/SHARED-USE PATH, EASEMENT TO REMAIN OPEN AT ALL TIMES FOR PUBLIC USE

NOTE: ALL LOTS SHOWN HEREON ARE CALCULATED PER OLYMPIA AREA ROWING BINDING SITE PLAN, 3RD AMENDMENT, RECORDED UNDER AFN 4611194, WITH EXCEPTION TO LOT 11, WHICH IS SHOWN PER ACTUAL GROUND SURVEY MEASUREMENTS TO CONTROLLING MONUMENTS FOR SAID BINDING SITE PLAN. SUBSEQUENTLY LOTS 14 AND 15 WERE CREATED UNDER THIS AMENDMENT WITHIN THE BOUNDS OF THE ORIGINAL LOT 11, AS SHOWN ON SAID THIRD AMENDMENT. ALL LOT CORNERS FOR LOTS 11, 14, AND 15 PER THIS AMENDMENT ARE MONUMENTED, AS SHOWN ON SHEET 5 OF 7 HEREON.

LINE TABLE (R1)

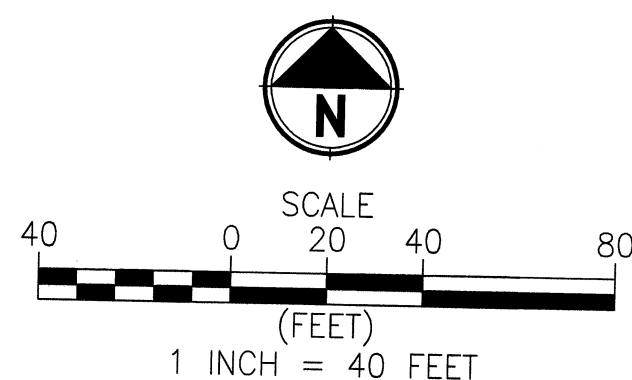
| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L11 | 64.74 | S43°49'12"W |
| L12 | 138.32 | N68°32'47"W |
| L26 | 55.60 | N04°06'15"W |
| L27 | 34.88 | N04°06'15"W |
| L28 | 71.40 | N85°54'11"E |
| L29 | 25.00 | S04°13'20"E |
| L30 | 68.48 | S04°06'15"W |
| L31 | 82.95 | N04°13'20"W |
| L32 | 60.00 | N85°54'11"E |
| L33 | 45.80 | N04°06'15"W |
| L34 | 45.69 | S57°45'47"E |
| L35 | 24.60 | S68°32'47"E |
| L36 | 43.25 | S85°54'11"W |
| L37 | 81.76 | S85°54'11"W |
| L38 | 89.81 | S04°05'22"E |
| L39 | 95.19 | S04°05'22"E |
| L40 | 16.58 | N04°06'15"W |
| L41 | 131.54 | N68°32'47"W |
| L42 | 122.58 | N04°06'15"W |
| L43 | 128.58 | S04°06'15"E |
| L47 | 32.14 | N43°48'31"E |
| L48 | 88.49 | N43°49'31"E |

CURVE TABLE (R1)

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|------------|
| C4 | 96.51 | 265.00 | 020°52'00" |
| C5 | 30.28 | 15.00 | 115°40'05" |
| C7 | 25.87 | 23.00 | 064°26'32" |
| C8 | 36.08 | 23.00 | 089°52'29" |
| C9 | 59.70 | 38.00 | 090°00'26" |
| C10 | 106.82 | 68.00 | 090°00'26" |
| C11 | 72.81 | 339.01 | 012°18'23" |
| C12 | 4.89 | 26.00 | 010°47'00" |
| C13 | 50.72 | 23.00 | 126°20'28" |
| C14 | 39.68 | 24.00 | 094°43'21" |
| C15 | 96.28 | 265.01 | 020°48'56" |
| C16 | 25.87 | 23.00 | 064°26'32" |

ADDRESS

LOT 4 325 JEFFERSON STREET NE, OLYMPIA, WA 98501
LOT 5 414 JEFFERSON STREET NE, OLYMPIA, WA 98501
LOT 6 427 JEFFERSON STREET NE, OLYMPIA, WA 98501
LOT 7 517 JEFFERSON STREET NE, OLYMPIA, WA 98501
LOT 8 421 JEFFERSON STREET NE, OLYMPIA, WA 98501
LOT 9 323 JEFFERSON STREET NE, OLYMPIA, WA 98501



| | BY | DATE | SCALE: 1" = 40' |
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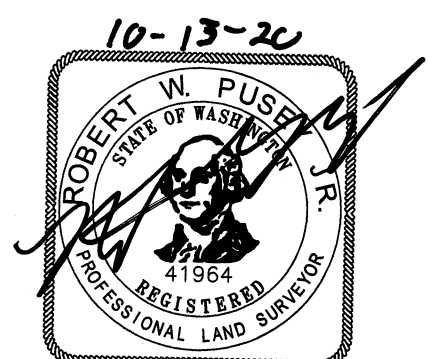
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BINDING SITE PLAN 4TH AMENDMENT

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THURSTON COUNTY, WASHINGTON



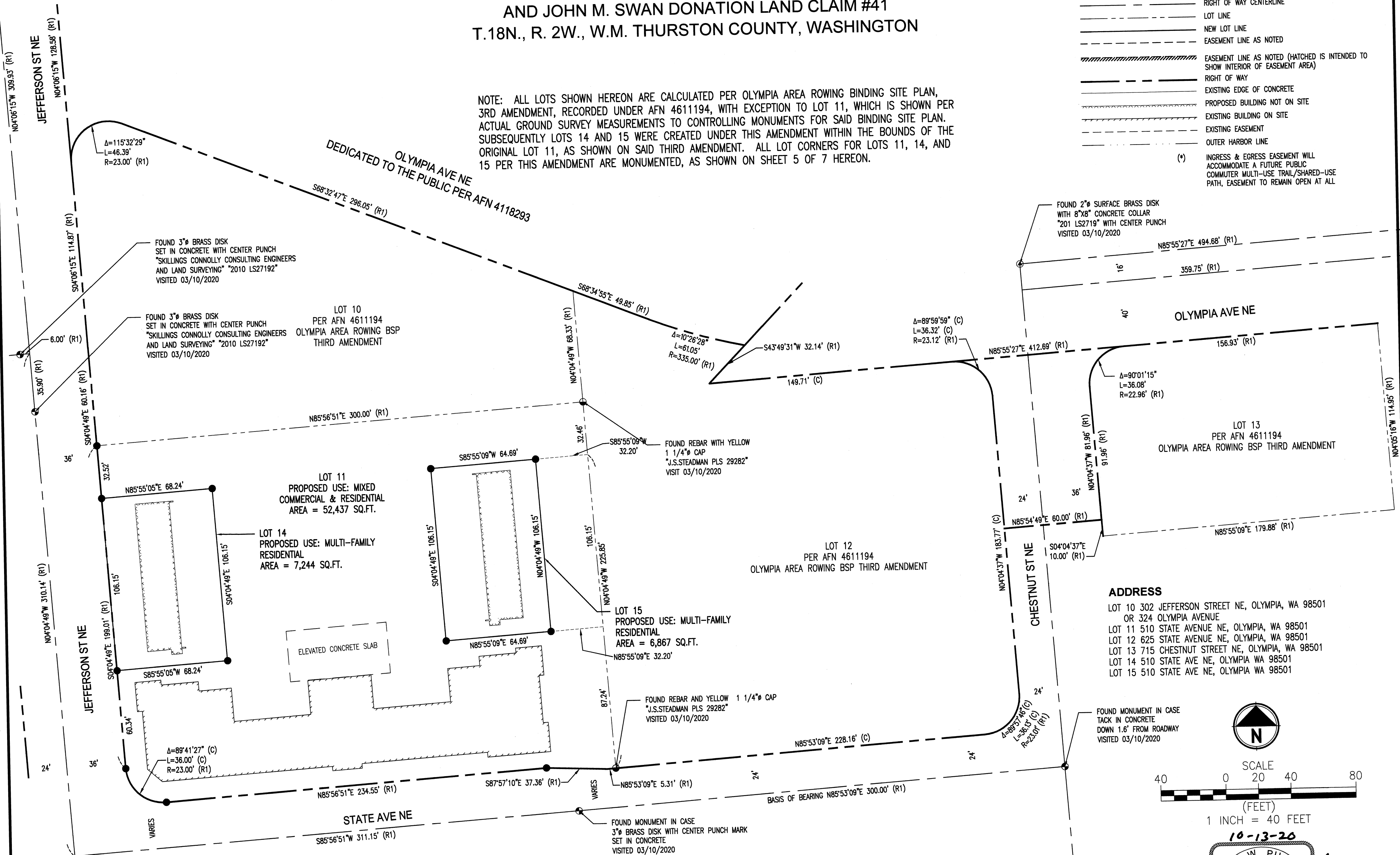
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T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

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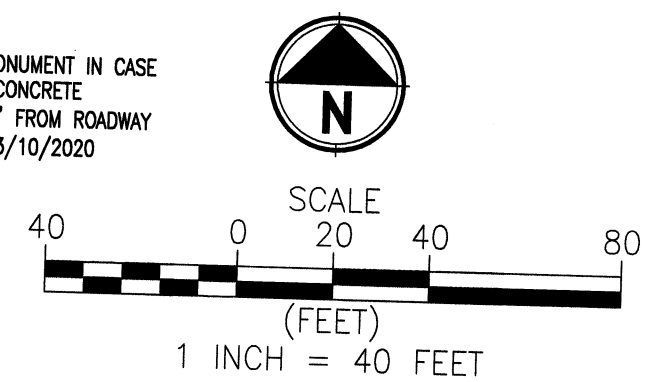
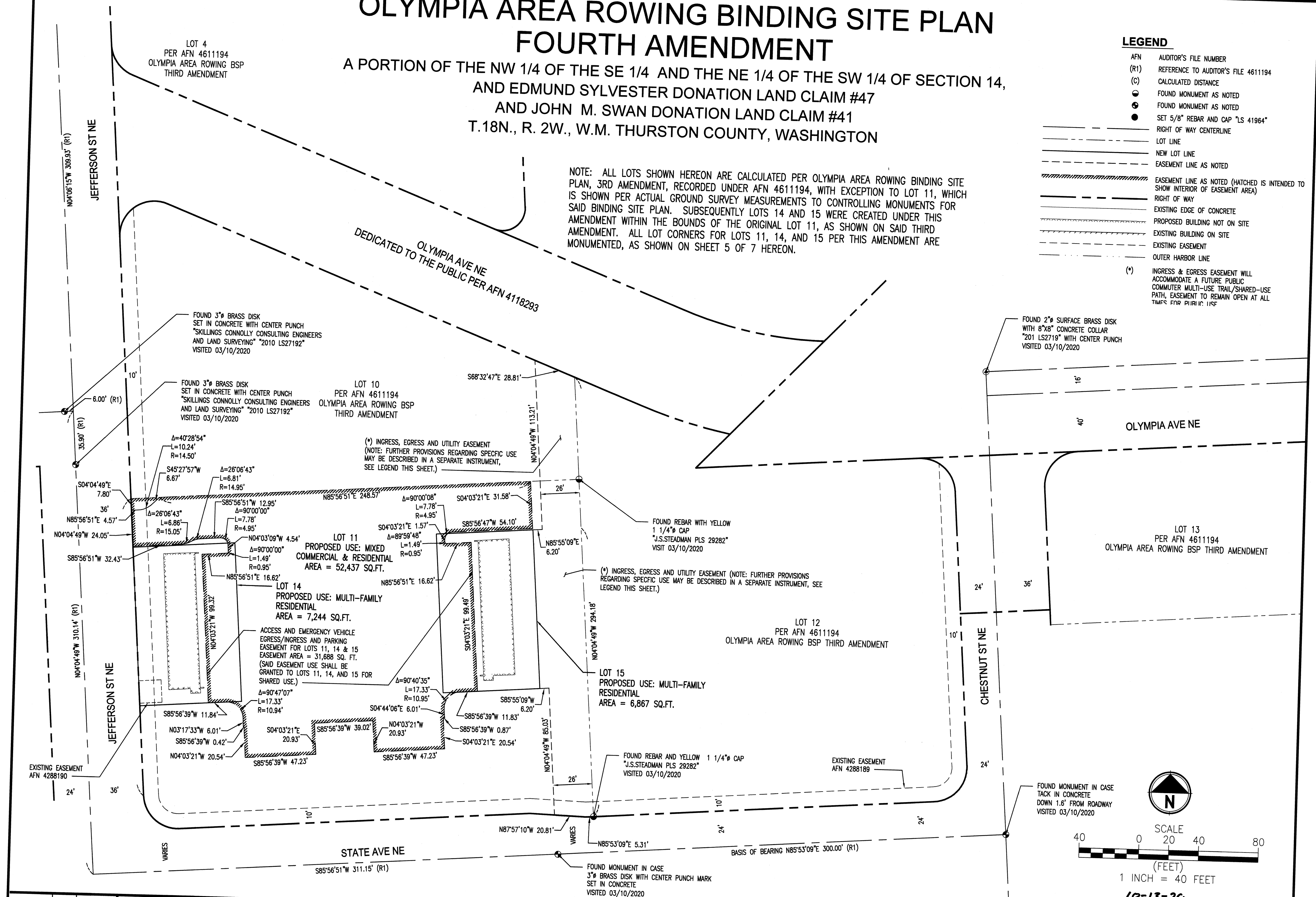
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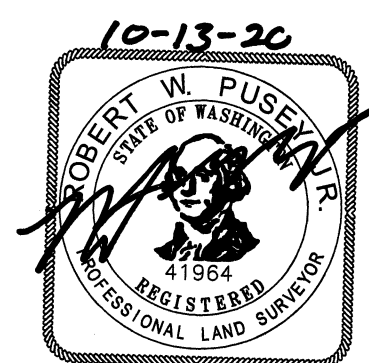


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



















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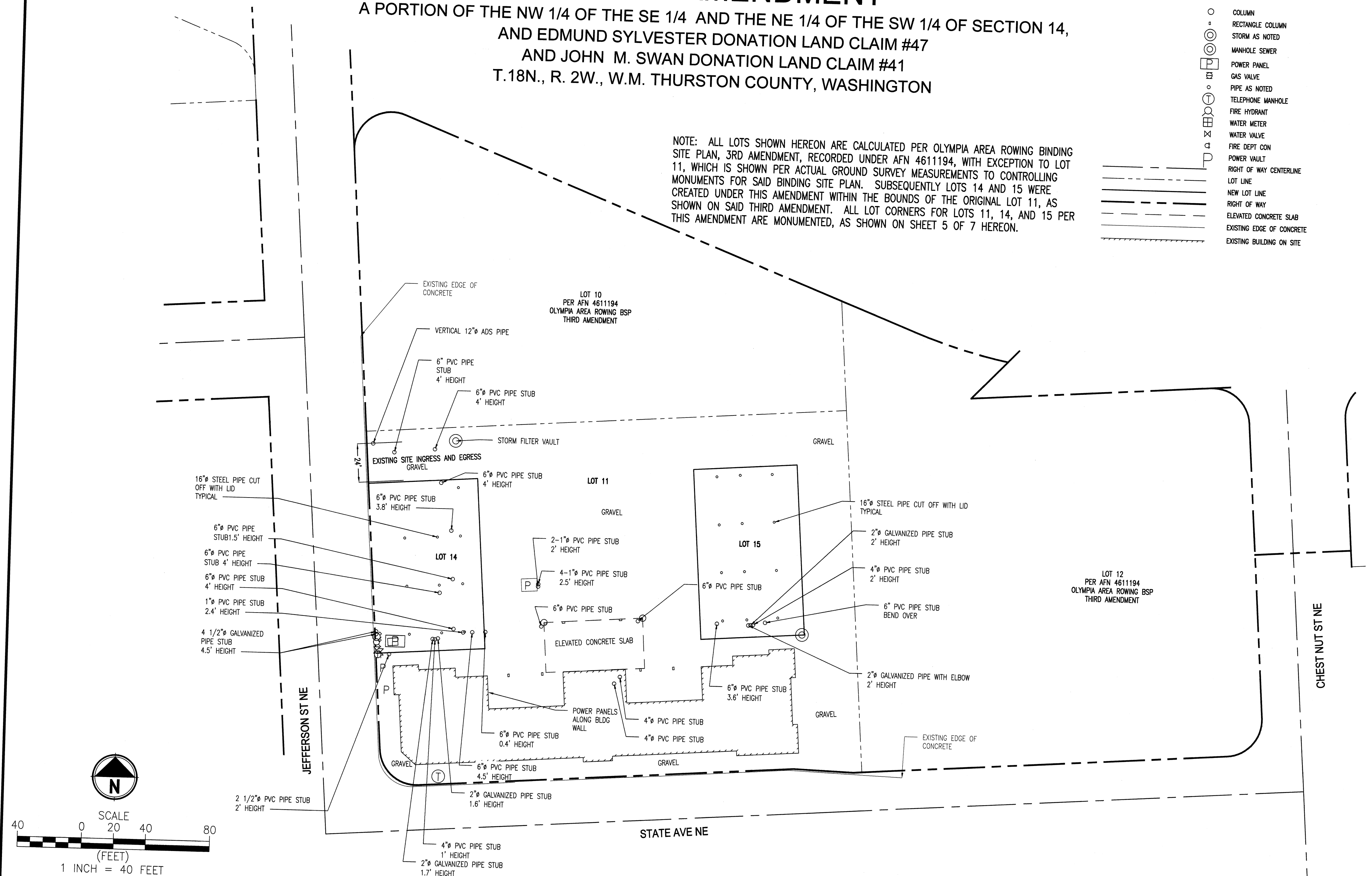
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T.18N., R. 2W., W.M. THURSTON COUNTY, WASHINGTON

LEGEND

- | | |
|---|---------------------------|
|  | COLUMN |
|  | RECTANGLE COLUMN |
|  | STORM AS NOTED |
|  | MANHOLE SEWER |
|  | POWER PANEL |
|  | GAS VALVE |
|  | PIPE AS NOTED |
|  | TELEPHONE MANHOLE |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE DEPT CON |
|  | POWER VAULT |
|  | RIGHT OF WAY CENTERLINE |
|  | LOT LINE |
|  | NEW LOT LINE |
|  | RIGHT OF WAY |
|  | ELEVATED CONCRETE SLAB |
|  | EXISTING EDGE OF CONCRETE |
|  | EXISTING BUILDING ON SITE |



| | | | |
|----------|-----|---------|--------------------|
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