

ENGINEER'S REPORT

PERMIT REQUEST # 20 111680 RWE

FOR THE ESTABLISHMENT OF A NEW COUNTY ROAD RIGHT-OF-WAY IDENTIFIED AS *Richmond Road*

INTRODUCTION

Chapter 36.75 Revised Code of Washington (RCW) gives county legislative authorities broad authority to acquire land for county road purposes by purchase, gift, or condemnation. Chapter 13.90 Snohomish County Code (SCC) contains the County's regulations that implement the provisions of Chapter 36.81 RCW. The County's legislative authority's use of this broad authority must be made under the advice and supervision of the County Engineer.

SCC 13.90.010 provides that when the County Engineer determines that the criteria for road establishment have been met, road establishment may be initiated independently by the County Engineer. The County also has the authority under chapter 30.66B SCC to condition land development approvals upon adequate access to a public road, which often requires dedication of public road right-of-way (ROW). The process required for establishment of County roads is found in SCC 13.90.020.

FACTS/BACKGROUND

1. On September 29, 2019, Prospect Development LLC submitted an application to Planning and Development Services (PDS), requesting approval of a Single-Family Detached Unit (SFDU) named Camberfield SFDU (County File Number 19 113061 SPA). (See Exhibit 1)
2. The proposed Camberfield development contains six parcels and is located in the SW1/4 of Section 19 Township 27 North Range 5 East and SE1/4 of Section 24 Township 27 North Range 4 East. (See Exhibit 2)
3. The proposed 48-unit SFDU is to be built on Lots 6 through 9, Block 19, Plat of Alderwood Manor 5. (See Exhibit 3)
4. As part of the Camberfield SFDU portions of existing County rights-of-way for Richmond Road and 208th Street SE are proposed to be vacated. As a condition of approval of the development, the Department of Public Works (DPW) and PDS are requiring Prospect Development LLC to establish a new portion of Richmond Road as a County road. This new portion of County road is identified as "Road A" in the May 4, 2021, administrative site plan approval for the Camberfield SFDU (County File Number 19 113061 SPA).

5. The proposed development is served by 208th Street SE which is in the jurisdiction of the City of Bothell. The applicant is showing frontage improvements along 208th Street SE. An additional 10 feet of ROW is to be deeded to the City of Bothell. (See Exhibit 4)
6. Prospect Development LLC proposed a road connection between existing Richmond Road and 208th Street SE between the Camberfield SFDU and I-405. (See Exhibit 5)
7. Line-of-sight easements for stopping sight distance and intersection sight distance are required where the new road extends from the south right of way line of Richmond Road and at the intersection of Richmond Road and 208th Street SE, due to the horizontal curvature. (See Exhibit 6)
8. On August 10, 2020, road establishment and rights-of-way vacation requests were received by the Department of Public Works (DPW).
9. On February 19, 2021, Prospect Development LLC conveyed the proposed development to Pacific Ridge - DRH LLC, a Delaware Limited Liability Company, via bargain and sale deed. With the transfer of the Camberfield SFDU, Pacific Ridge - DRH LLC became the road establishment applicant. (See Exhibit 7)
10. On May 4, 2021, PDS approved the administrative site plan and on May 5, 2021, the administrative decision was issued.
11. On May 25, 2021, the construction plans for the development, including roads, were approved.
12. On October 20, 2021, Pacific Ridge - DRH LLC, submitted a minor revision to the approved administrative site plan dated May 4, 2021, to add one additional unit to the site, and increase the dwelling units from a total of 48 to a total of 49 units. This additional unit is located on the northwest corner of the site and along the edge of a line-of-sight easement. (See Exhibit 8)

FINDINGS

1. The new proposed public road identified as "Road A" in the May 4, 2021 approved administrative site plan is designated as Richmond Road and will connect to 208th Street SE.
2. The new road is classified as a non-arterial residential road. The right-of-way being provided has sufficient width to contain the required road and improvements and will comply with all applicable code and Engineering Design and Development Standards (EDDS) requirements.
3. The new public road, Richmond Road, will start at the south right-of-way boundary of the existing Richmond Road and run for a length of 282 feet and end at the north right-of-way boundary of 208th Street SE. The right-of-way is 36 feet wide.

4. A record of survey depicting the ROW limits and alignment of the roads has been recorded under Auditor's File Number (AFN) 202201075001. (See Exhibit 9)
5. Establishment of a new road is necessary, practicable, and will benefit the public because operation of the arterial road system is improved by dispensing local traffic onto multiple roads and access points; response time for emergency services is reduced; and use of transit systems, pedestrian facilities, and bicycle facilities are promoted.
6. Establishment of a new road is also consistent with the requirements set forth in chapter 30.24 SCC, "General Development Standards - Access and Road Network", and EDDS chapter 3-01 (7), "Road Circulation", including the requirement that a public road connection shall be constructed to any public road stubs on any adjacent parcel when the engineer determines the connection is necessary, practicable, and feasible.
7. No public expenditures will be required for the construction of a new road. All construction costs will be paid in full by the applicant.
8. Plans for the construction of the road to County standards have been approved by DPW and PDS. The County has accepted a performance security bond for the construction and completion of all right-of-way improvements for the road. Upon completion of construction of the road by the developer, approval of as-built drawings and acceptance of the road by the County (including PDS), a two-year maintenance security bond shall be posted by the developer. (See Exhibit 10)
9. DPW has reviewed and approved the Statutory Warranty Deed (SWD) and recommends the deed be accepted by the County.
10. The public administrative costs estimated to be incurred by the County in examining, investigating, and processing the establishment application are as follows:

Estimated Public Work Charges	\$4,500.00
Estimated Advertising Costs	\$ 300.00
Estimated Recording Fee	<u>\$ 215.00</u>
Total Estimated Fees	\$5,015.00
Application Fee Credit	<\$ 500.00>
Total Estimated Administrative Costs	\$ 4,515.00

RECOMMENDATION


Based on the foregoing Findings, Permit Request # 20 111680 RWE, establishment of the public road for Richmond Road is necessary, practicable, and in the best interest of the general public. The County Engineer recommends that the County Council accept the Statutory Warranty Deed conveying the right-of-way for the road and that it be recorded upon the terms and conditions of the ordinance.

The County Engineer also recommends the establishment be granted based on the following conditions.

CONDITIONS

1. All outstanding administrative costs are paid by the developer to the County Road Fund pursuant to SCC13.90.070.
2. The line-of-sight easement adjoining the west side of the proposed Unit 49 shall be clear of any obstruction that would hinder the clear sight triangle for the off-site parcel to the north and the line-of-sight easement south of Unit 43 shall also be clear of any obstruction, per EDDS 3-08. A plan and profile shall be submitted to verify that unit 49 was constructed outside of the clear sight triangle and line-of-sight easement as shown on Exhibit 6.
3. DPW and PDS, after inspection of the finished construction, determines that all County road standards have been met.

Approved by:



 Douglas W. McCormick P. E.
 Deputy Director/County Engineer

2/7/2022

 Date

Prepared by:

Maria Acuario

 Maria Acuario
 ROW Investigator III

2/4/2022

 Date



NOTICE

NOTICE OF APPLICATION

File Name: Camberfield SFDU

File Number: 19 113061 SPA

Project Description: Administrative Site Plan for 45 SFDU

Location: 20715 Richmond Road, Bothell

Tax Account Number: 003730-019-004-01, 003730-019-006-00, 003730-019-006-01, 003730-019-007-00, 003730-019-008-01, 003730-019-008-02, 003730-019-008-04 and 003730-019-009-03

Applicant: Prospect Development LLC

Date of application/Completeness Date: September 3, 2019

Approvals required: Administrative Site Plan approval, environmental review (SEPA) and associated construction permits.

Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.

Comment Period: Submit written comments on or before: **October 21, 2019**

Project Manager: Haleh Ghazanfarpour, 425.262.2938

Project Manager E-mail: Haleh.Ghazanfarpour@snoco.org

Date of Notice: September 29, 2019

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center County Administration Building East
- Permit Center and Record Center Hours are
 - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
 - 10:00 AM to 4:00 PM - Thursday
 - Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comments to PDS at the address below or email the project manager listed above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- There is no appeal opportunity for this application at this point in the process. Additional notice will be provided of any future appeal opportunities.

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building, 3000 Rockefeller Avenue, M/S 604, Everett, WA 98201
425-388-3311 TTY.

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard

ADA NOTICE: Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the _____ day of _____, 2019, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

Signed:

RETURN TO: Snohomish County Planning & Development Services
ATTN: Legal Notice Center
3000 Rockefeller Avenue, M/S 604

19 113061 SPA

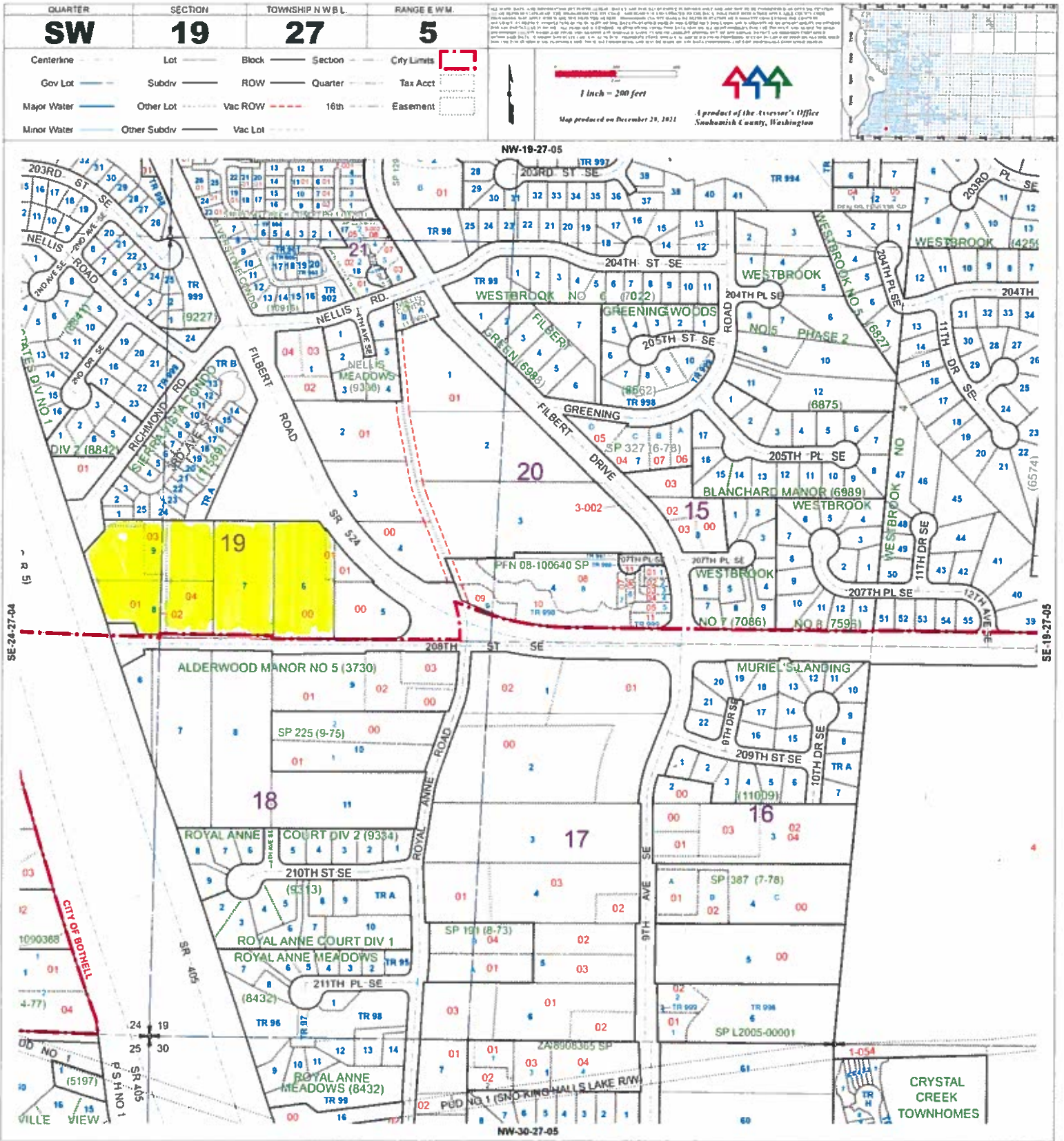


Exhibit 2 Page 1

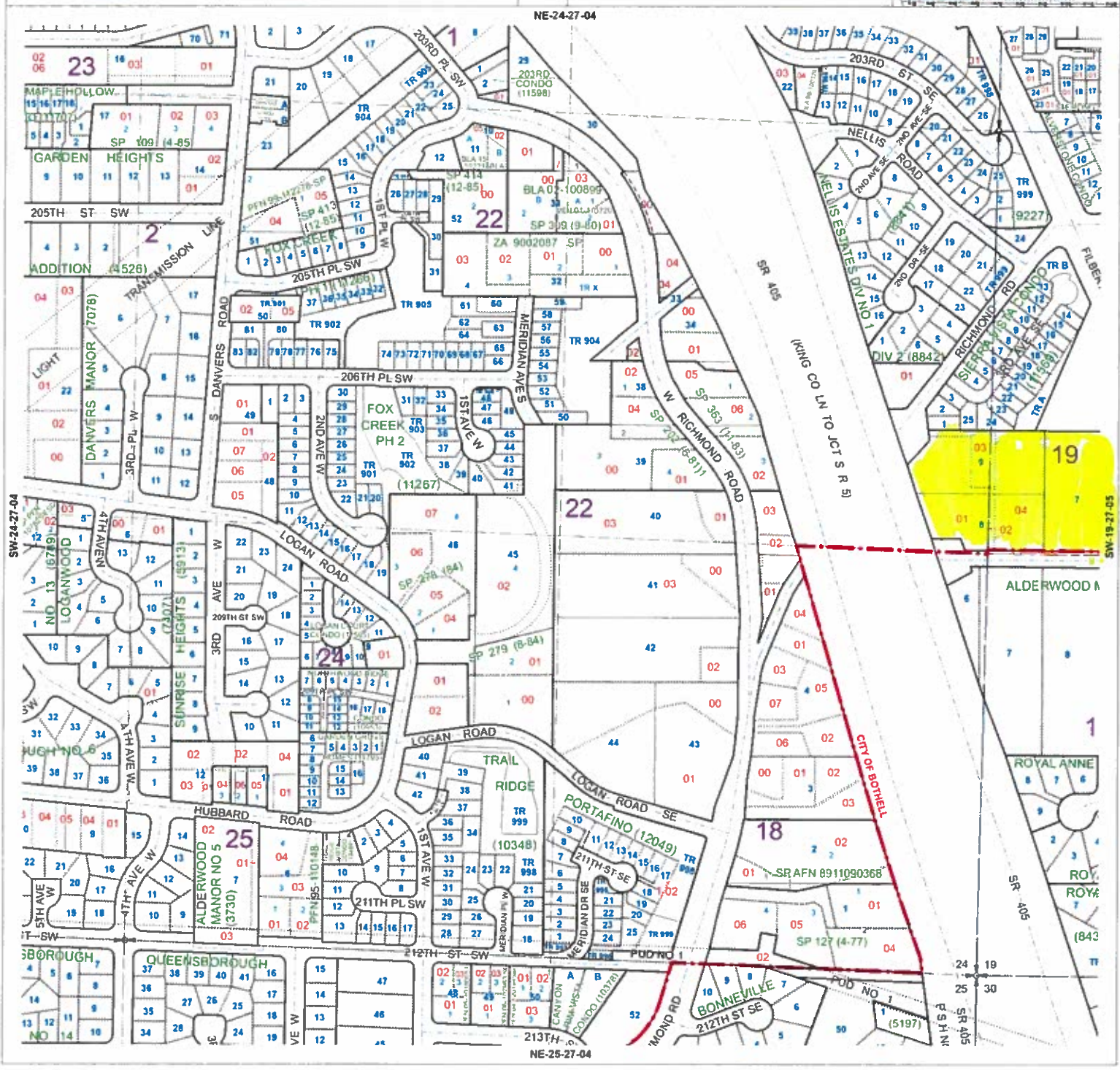
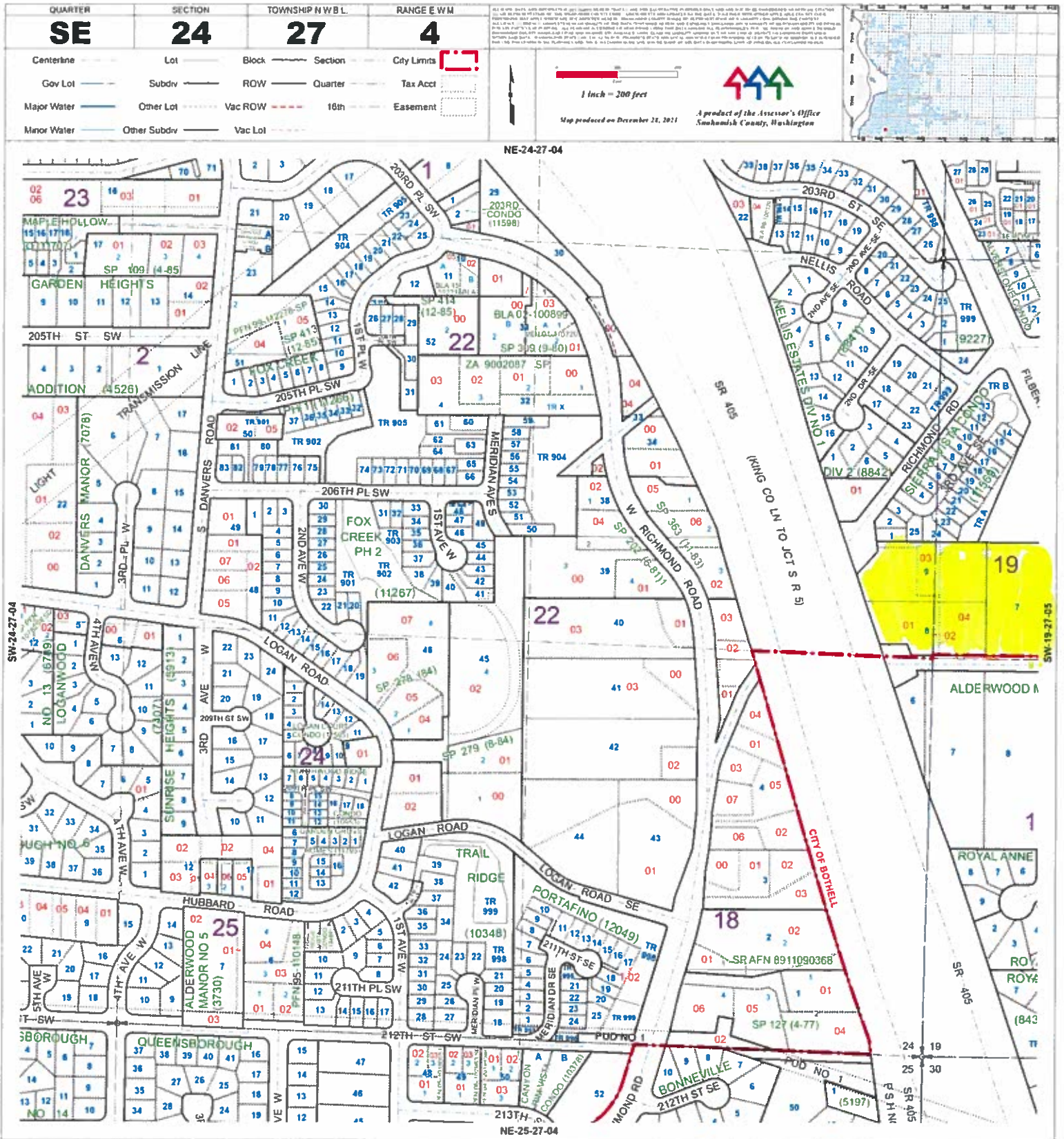


Exhibit 2 Page 2

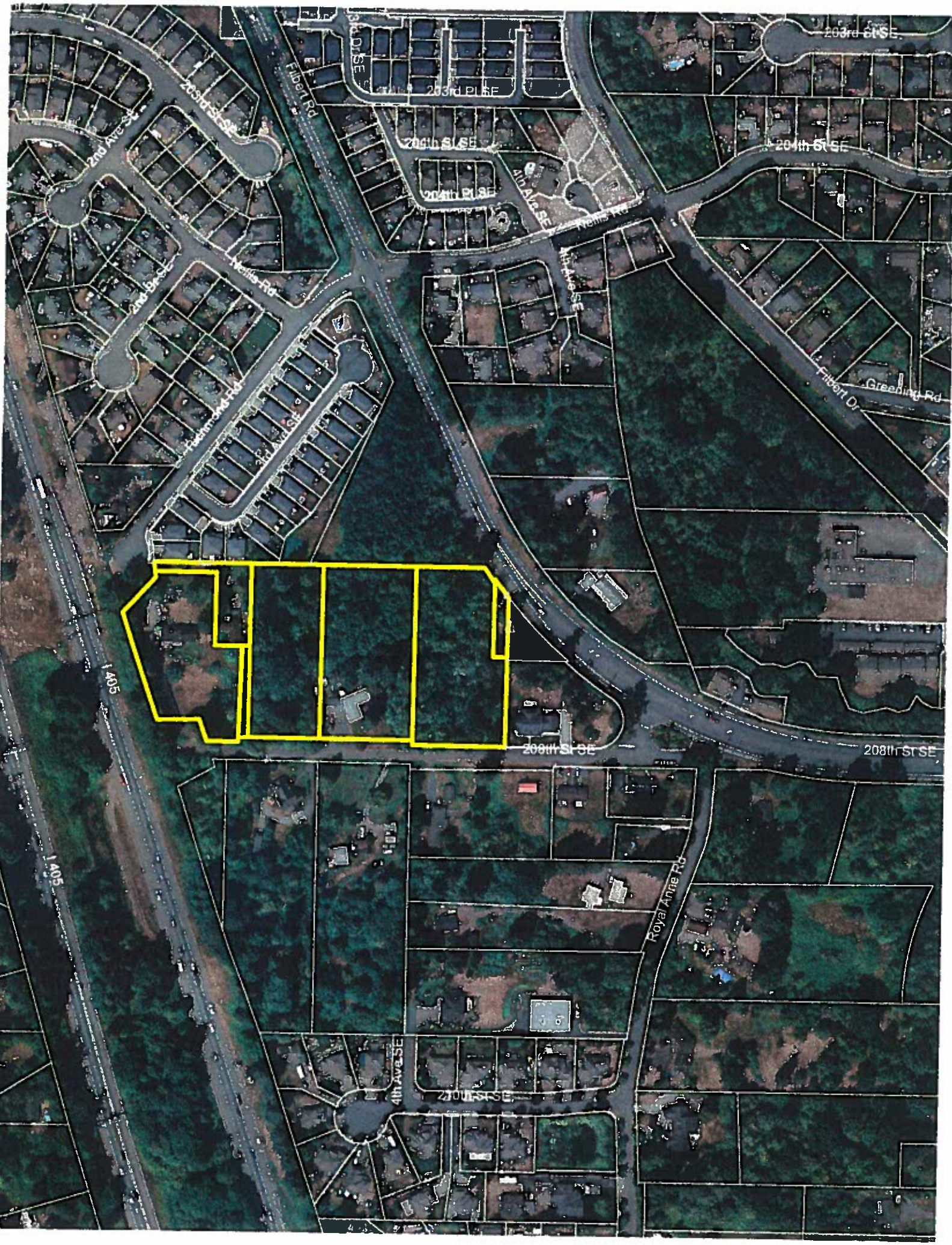
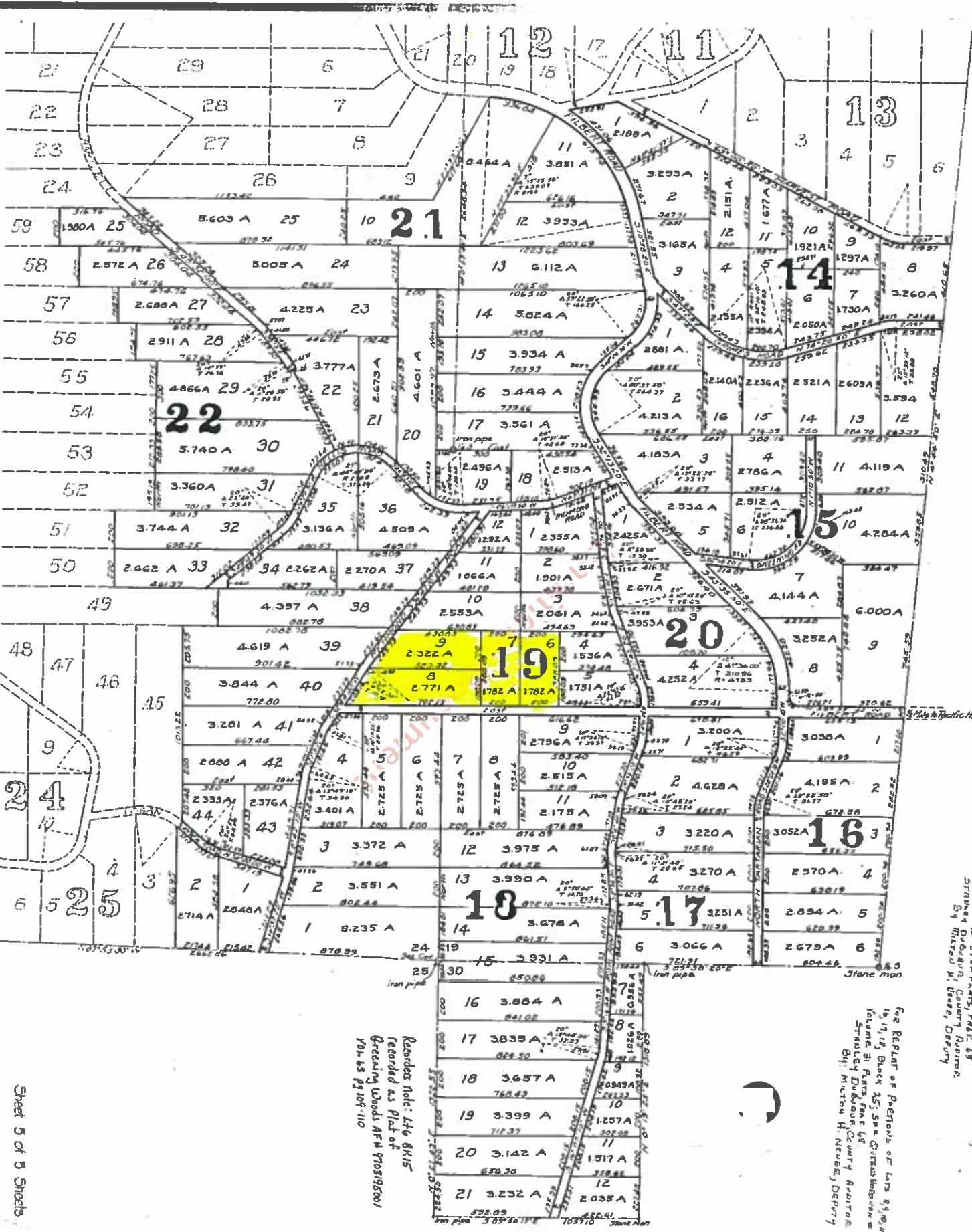


Exhibit 2 Page 3

Exhibit 3



Recorder note: Lte BK15
 Recorded as Plat of
 Greening Woods AFM 9208195001
 10-65 pg 104-110

For Report of portions of lots 9, 10, 12,
 14, 15, Block 25, 5th Grading, etc.,
 Volume 31, Part 5, Court Report,
 Straube & Deane, County Reporters,
 By Milton H. Neufel, Deputy

For Report of lot 12, Block 15, 1st Pava Park,
 Volume 31 of Parts, Part 68
 Straube & Deane, County Reporters,
 By Milton H. Neufel, Deputy

Sheet 5 of 5 Sheets

C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING

429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372

PH: (253) 848-4282
ccservices@cesnwinc.com

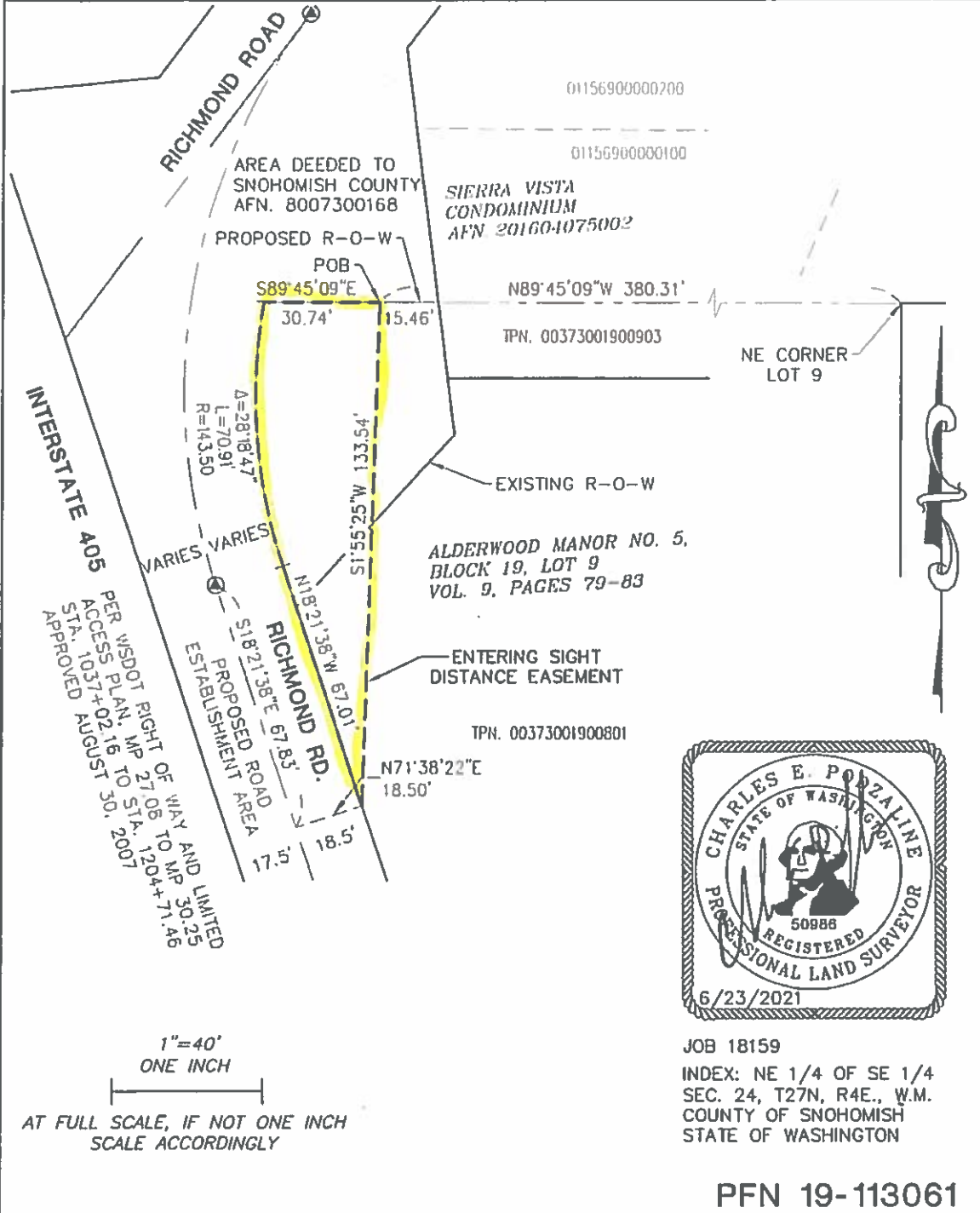
CAMBERFIELD

SIGHT DISTANCE EASEMENT

EXHIBIT

B

6/23/2021



C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING

429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372

PH: (253) 848-4282
ccservice@cesnwinc.com

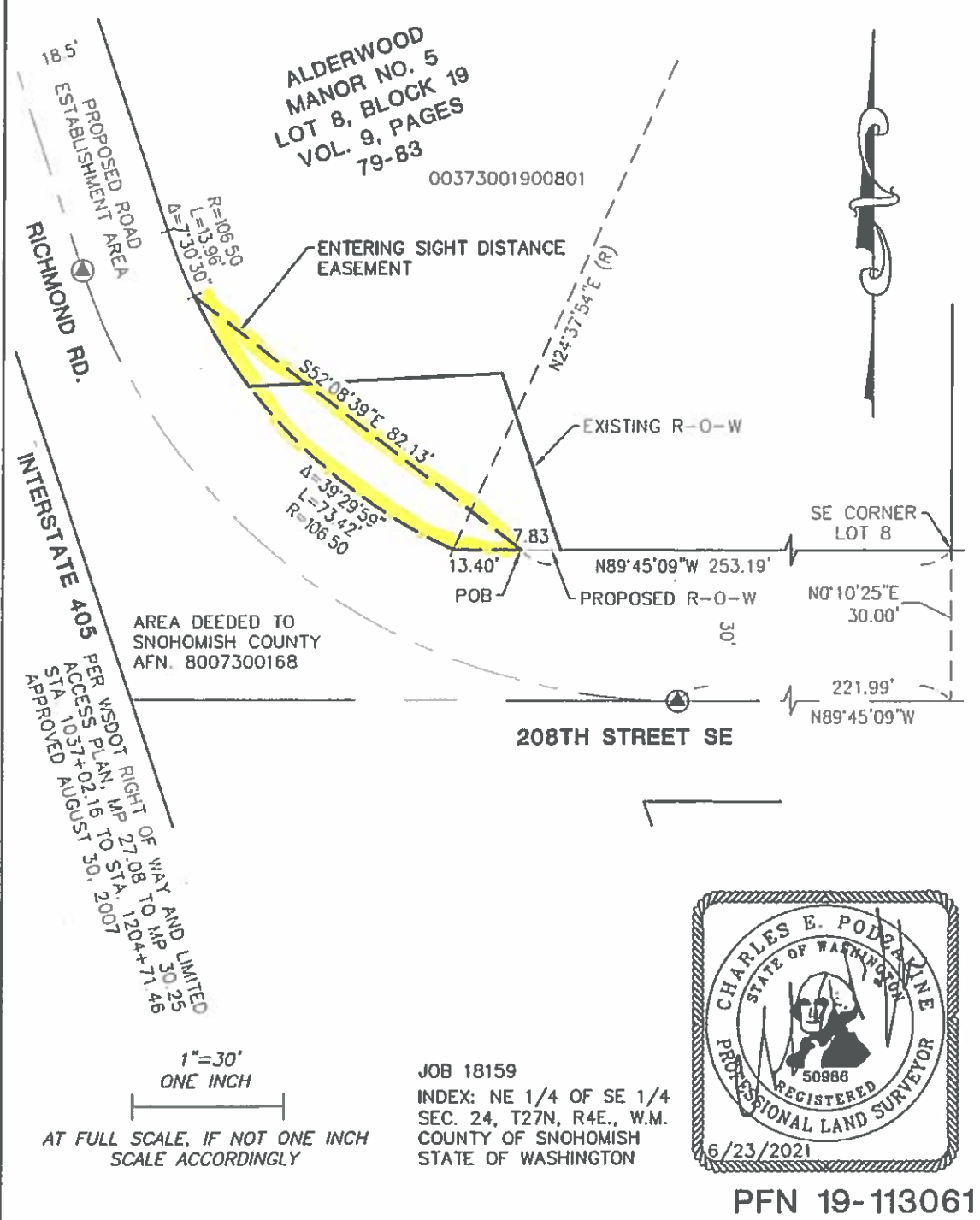
CAMBERFIELD

SIGHT DISTANCE EASEMENT

EXHIBIT

B

6/23/2021





202102190908
 DEEDS (EXCEPT QCDs)
 Rec: \$106.50
 2/19/2021 3:43 PM 1 of 4
 SNOHOMISH COUNTY, WA
 Electronically Recorded

When recorded return to:
 Pacific Ridge-DRH LLC, a Delaware Limited
 Liability Company
 17921 Bothell Everett Highway, Suite 100
 Bothell, WA 98012

Thank you for your payment.
 E157015 \$166,430.00
 BRUCE E 02/19/2021

Filed for record at the request of:

 **CHICAGO TITLE**
(CORPORATE MEMBER)
 3002 Colby Ave., Suite 200
 Everett, WA 98201

Escrow No. 500095247

**INSURED BY
 CHICAGO TITLE**

BARGAIN AND SALE DEED

THE GRANTOR(S)

Prospect Development LLC, a Washington limited liability company
 for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand
 paid, bargains, sells, and conveys to
 Pacific Ridge-DRH LLC, a Delaware Limited Liability Company

the following described estate, situated in the County of Snohomish, State of Washington.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal (Required if full legal not inserted above)

Lot D BLA #202007085002 and being a Ptn. Lots 6 and 7, Block 19, AWM #5 and
 Lots 8 and 9, Block 19, AWM #5 *ptr to 8 & 9*

Tax Parcel Number(s): 003730-019-008-01, 003730-019-008-02, 003730-019-008-04,
 003730-019-007-00, 003730-019-006-00, 003730-019-009-03
 *(IOP) *(IOP)

Dated: February 16, 2021

Prospect Development LLC, a Washington limited liability company

By McGowan Holding Group, Inc. a Washington Corporation
 as its Manager/Member

[Signature]
 Ryan C. McGowan
 President

Exhibit 7 Page 1

BARGAIN AND SALE DEED
(continued)

State of WA
Pierce County of Pierce

I certify that I know or have satisfactory evidence that Ryan C McGowan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of McGowan Holdings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 2 17 21

Sheila M Hartman
Name Sheila M Hartman
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 10/31/2023

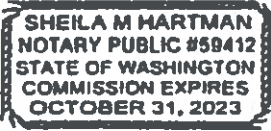


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 003730-019-008-01, 003730-019-008-02, 003730-019-008-04,
003730-019-007-00, 003730-019-008-00 and 003730-019-009-03

PARCEL A:

THAT PORTION OF LOTS 8 AND 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9,
THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 155.00 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 180.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING SOUTH A DISTANCE OF 208.09 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;
THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 85.88 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE CUL-DE-SAC AT THE TERMINUS OF 208TH STREET;
THENCE NORTH $18^{\circ} 36'26''$ WEST A DISTANCE OF 48.80 FEET;
THENCE SOUTH $88^{\circ} 65'01''$ WEST A DISTANCE OF 93.41 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF INTERSTATE HIGHWAY 405;
THENCE NORTH $18^{\circ} 36'26''$ WEST ALONG THE EASTERLY MARGIN OF INTERSTATE HIGHWAY 405, A DISTANCE OF 250.00 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE CUL-DE-SAC AT THE TERMINUS OF RICHMOND ROAD;
THENCE NORTH $42^{\circ} 20'18''$ EAST ALONG THE EASTERLY MARGIN OF SAID CUL-DE-SAC A DISTANCE OF 102.98 FEET;
THENCE NORTH $7^{\circ} 17'51''$ WEST A DISTANCE OF 13.94 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 20.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9;
THENCE EAST ALONG SAID PARALLEL A DISTANCE OF 131.92 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 230.00 FEET WEST OF THE EAST LINE OF SAID LOTS 8 AND 9;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9 A DISTANCE OF 180.00 FEET;
THENCE EAST A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTHERLY MOST 10.00 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THE EAST 185 FEET OF LOTS 8 AND 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10.00 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2213804, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

NEW PARCEL D, BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FKILE NO 202007080812 AND AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR FILE NO. 202007085002 RECORDS OF SNOHOMISH COUNTY BEING A PORTTION OF TRACTS 6 AND 7, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

PARCEL D:

ALL THAT PORTION OF LOT 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 TO 83, INCLUSIVE, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9,
THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 9 FOR 155.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE DUE SOUTH FOR 180.00 FEET;
THENCE DUE WEST FOR 75.00 FEET;
THENCE DUE NORTH FOR 180.00 FEET;
THENCE DUE WEST FOR 130 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF A CUL-DE-SAC AT THE END OF RICHMOND ROAD;
THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 9;
THENCE DUE EAST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RSN 803320 | 20-117824
20-350

TITLE 13 SCC RIGHT-OF-WAY
PERFORMANCE SECURITY - BOND

Title 13 Right of Way
Performance Bond

STATE OF WASHINGTON)
: ss.
COUNTY OF SNOHOMISH)

BOND NO. 30115384

We, Pacific Ridge - DRH, LLC as Principal
(the Principal), and The Continental Insurance Company as Surety (the Surety), a
corporation organized under the laws of the State of PA and duly authorized to
transact Surety business in the State of Washington, are held and firmly bound unto Snohomish County (the
County), a political subdivision of the State of Washington, in the amount of \$20,400.00, for the
payment of which sum we bind ourselves, and each of our executors, administrators, successors and assigns,
jointly and severally.

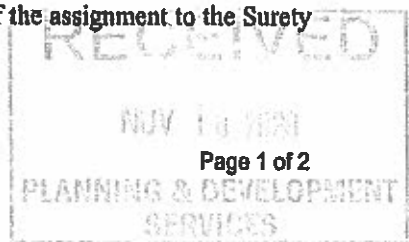
Now, therefore, the conditions of these obligations are such, that if the Principal shall construct and
complete all right of way improvements for the project of Gamberfield SFDU
project file number 20 110523 LDA required under Titles 13 and 30 Snohomish County Code (SCC) and
permitted under Title 13 SCC, then this obligation shall be void; otherwise the obligations set forth herein shall
remain in full force and effect until final inspection and construction acceptance by the County of all
improvements.

We further agree that if, during the period this performance security is in effect, either the Director of
Snohomish County Planning and Development Services (the Director) or the County Engineer determines the
Principal has failed to properly install the improvements, the Director or County Engineer shall notify the Principal
and Surety in accordance with SCC 13.10.116. The notice shall describe the work or improvements that must be
done to prevent the forfeiture of the security device, provide a date certain by which the required work or
improvements must be completed to the Director or County Engineers satisfaction, and state that if the work or
improvements are not completed within the time specified, the County may proceed with forfeiture of the security
device and use the funds to complete the required work or improvements. The Surety, in accordance with SCC
13.10.116(3), has the option to either pay up to the full security amount to the County upon demand or complete
the work according to the County's terms and conditions. The amount demanded by the Director or their designee
will be a good faith estimate of the actual cost of the work or improvements to be completed.

We further agree that if it is necessary for the County to take any legal action against any signatory to this
agreement to assure the proper completion of this project, the County shall be entitled to its reasonable costs and
attorney's fees.

We further agree that in the event the real property upon which the work secured by this security device is
annexed into an incorporated municipality, the County, pursuant to SCC 30.84.020(2)(b), shall have the right, at its
option and in its sole discretion, to assign the County's interest in this security device to the annexing municipality
without the necessity of obtaining a re-issuance of the security device. Should the County assign its interest in this
security device to a municipality, the County shall promptly deliver written notice of the assignment to the Surety
and the Principal.

Exhibit 10 Page 1



Title 13 Right of Way Performance Bond

Project Name: Camberfield SFDU

Project File Number: 20 110523 LDA

We further agree that the Principal and the Surety shall promptly notify Snohomish County Planning and Development Services of any change of address. Change of addresses notices shall be in writing and shall be mailed to Snohomish County Planning and Development Services, 3000 Rockefeller Ave., M/S 604, Everett, WA 98201. The County will mail only to the last known address of Principal and Surety.

Signed this 17th day of November, 2020.

Pacific Ridge - DRH, LLC
Principal

17921 Bothell Everett Highway
Address

Bothell, WA 98012
City, State, Zip

Phone Number: 425-939-1158

By: *Barbara Rodgers*
Signature of Principal

BARBARA RODGERS
Please Print Name & Title
V.P. LAND

The Continental Insurance Company
Name of Surety

801 Warrenville Road
Address

Lisle, IL 60532
City, State, Zip

Phone Number: 630-719-3000

By: *James I. Moore*
Signature of Surety Official

James I. Moore, Attorney-in-Fact
Please Print Name & Title



Accepted by Snohomish County: _____ Date: 11-18-2020

Ken W. Dow

ST

Exhibit 10 Page 2

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

James I. Moore , Individually

of Downers Grove, IL its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond No.: 30115384
Principal: Pacific Ridge - DRH, LLC
Obligee: Snohomish County Planning and Development Services

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 27th day of February, 2018.



The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 27th day of February, 2018, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 17th day of November, 2020.



The Continental Insurance Company

D. Johnson
D. Johnson Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Obligee Ser

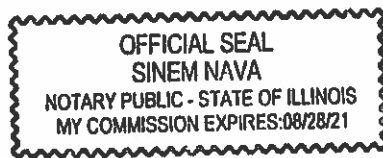
:lty.

State of Illinois }
 } ss.
County of DuPage }

On November 17, 2020, before me, Sinem Nava, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of The Continental Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires August 28, 2021



Sinem Nava
Sinem Nava, Notary Public

Commission No. 859777

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