

REQUESTS FOR QUALIFICATIONS

for

DEVELOPMENT SERVICES FOR THE SPOKANE HOUSING AUTHORITY FOR INTEGRATED DESIGN AND CONSTRUCTION SERVICES OF “CHALICE PLACE”

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A. INTRODUCTION

The Spokane Housing Authority (SHA) is seeking a development partner interested in providing design and construction services for the Chalice Place Project. The development partner selected through this RFQ process must demonstrate the expertise, capacity, and track record to develop the site. SHA seeks a partner that has a proven design that has been previously executed that can be adapted to the Chalice Place site. SHA envisions a process like the construction and acquisition of a spec house where SHA will acquire a product that has already been proven in the market, with some minor adjustments for context.

The site is a greenfield site that requires clearing and grading, but no demolition of existing structures. SHA intends to use either 9% or 4% Low Income Housing Tax Credits to finance Chalice Place. Once constructed, the property will house seniors at or below 60% Area Median Income.

SHA is public body corporate and politic of the State of Washington and provides affordable housing to over 7,000 low-income families in six counties in Eastern Washington through its housing voucher programs. SHA owns and operates 752 total housing units in Spokane County, WA.

Chalice Place

The Chalice Place site is located at the intersection of Wall and Country Homes Blvd in North Spokane. SHA has an option to purchase approximately 2.24 acres from Country Homes Christian Church with the purpose of developing affordable housing.



SHA's goal for the development of the site is to create a vibrant, modern community that balances the site's density and livability for residents. A newly constructed building should integrate well into the surroundings in terms of scale and aesthetics. As a seniors project, Chalice Place is envisioned as an elevator serviced and corridor loaded building.

SHA's objectives for the Project include:

- a. Obtaining an approximately 100 dwelling units on site. Funding availability may dictate that the number of units is scaled down to fit the budget.
- b. Provide high quality affordable housing to residents at 60% AMI or lower.
- c. Priority population is senior housing for those 55+.
- d. Modern amenities and recreation within the project that are comparable to market rate housing.
- e. Experienced development partner who has previously executed an acceptable design and can deliver both design and construction services for maximum efficiency.

B. SCOPE OF WORK

SHA invites developers interested in serving as the development partner for the Chalice Place Project to respond to this RFQ. The development partner selected through this process must demonstrate the expertise, capacity, and track record to construct senior housing within budget and on schedule.

SHA currently envisions that the development partner will be primarily responsible for the following, subject to negotiations and form of proposals:

- Provide a preliminary site plan, concept drawings, and initial cost estimate by October 8th.
- Preparation and permit approval of all construction documents.
- Collaborate with SHA to address any land use changes required at the Chalice Place site.
- Coordinate design scope of work. SHA intends for this to be an update of an existing product owned by the development partner for use at the Chalice Place site.
- Interface with Spokane County during the permit and inspection process including necessary design, engineering, and Geotech.
- Provide all design documents, including site plan and building plans and specifications to SHA for review.
- Provide review of development and operating budgets prepared by SHA.
- Serve as the general contractor for the project to construct the agreed housing product within an agreed timeline and budget.
- Serve as Evergreen Project Manager if needed.
- Comply with all local, state, and federal laws and requirements, including and as applicable: Washington State and/or Federal Prevailing Wage laws, the Fair Housing Act, Section 3 of the Housing Act of 1968, Section 504 of the Rehabilitation Act, as amended, and the Americans with Disabilities Act.
- Meet investor requirements for liquidity and performance for a LIHTC project.
- Provide SHA with copies of all relevant documents, including updates on development and construction progress, permits, site reports, as-built plans, specifications, certificate of occupancy, and Operations and Maintenance Manuals.

SHA's Scope

- Secure all project financing.
- Manage development models.
- Select investor and lender.
- Coordinate the underwriting process with funders and lenders.
- Provide project guarantees including completion, lease up, and tax credit delivery.
- Provide interim financing sufficient to process and pay monthly construction draws.
- Approve project design, including: site plan, specifications (including interior and exterior finishes, appliances, equipment, etc.), and unit size, count, and mix.

C. RFQ SCHEDULE AND PROCESS

1. Schedule

SHA issues this RFQ as part of a comprehensive process to select a development partner. SHA intends to evaluate the responses to this RFQ. SHA reserves the right to modify or cancel any and all parts of this RFQ and process. The general steps and preliminary schedule are described as follows:

Activity/Event	Date
<i>Release RFQ</i>	August 8th
<i>Site Tours</i>	The site is available to view at any time and can be accessed by Country Homes Christian Church Parking Lot.
<i>Deadline for Questions</i> See below for required procedure for RFQ questions or requests for clarifications.	August 20, 2025
<i>RFQ Submittal Due Date</i> See below for required procedure for RFQ submission.	5:00 PM on August 29, 2025
<i>RFQ Interviews</i>	Week of September 1, 2025
<i>Selection</i>	September 5, 2025

2. Communications and Questions

All questions or requests for clarifications regarding this RFQ must be submitted in writing and directed to the following email address: rfg@spokanehousing.org. SHA will disregard any communications sent in any other manner with respect to this RFQ.

All questions or requests for clarification concerning this RFQ must be received by SHA no later than 12:00 PM Pacific Time, on August 20, 2025. Questions or requests for clarifications received after this time and date will not be considered.

SHA will provide responses to properly submitted questions or requests via formal RFQ Addendum, which will be published on SHA's website on August 22, 2025. Respondents shall be responsible to review and download any RFQ addenda issued. SHA's communications (including written or oral communications, interpretations or clarifications) outside this formal RFQ addenda process shall not be binding and shall be without legal effect.

3. Costs and Expenses

All costs associated with the preparation, submittal and delivery of a response to this RFQ is the responsibility of respondent. SHA will not be liable for any costs incurred by the responder in the preparation of submittals in response to this RFQ.

4. Public Records

Any records or materials submitted to SHA in response to this RFQ become public records under the Washington State Public Records Act (RCW 42.56). The Act mandates that public records be promptly disclosed upon request unless disclosure of the requested documents is specifically exempted by statute. There is no specific exemption for RFQ documents. If SHA receives a public disclosure request for a respondent's records, SHA will notify the respondent of the request and delay disclosing the requested documents for ten calendar days to allow the responder to file a lawsuit under RCW 42.56.540 to enjoin disclosure. By providing a submittal, responder acknowledges that SHA has no obligation to protect responder's documents and will have no liability to responder if records are disclosed.

5. Rights Reserved

SHA reserves the right to accept or reject any or all responses in their entirety or in part and to waive informalities and minor irregularities and to contract as the best interest of SHA may require. During the evaluation process, if SHA determines that a particular requirement may be modified or waived and still allow SHA to substantially meet its needs, then the requirement(s) may be modified or waived. SHA reserves the right to contact any Respondent to seek clarification, to ask any or all Respondents to submit additional information, or to request modified responses after the submission deadline.

SHA requests that firms refrain from requesting public disclosure of selection information until a contract has been executed as a measure to best protect the solicitation process. SHA shall continue to properly fulfill all public disclosure requests for such information as required by law.

D. SUBMITTAL REQUIREMENTS

1. Submittal Format and Details

- Number of copies: Respondents shall provide an electronic bookmarked pdf (in searchable format) via Microsoft SharePoint using the following upload only link: https://spokanehousingauthority.sharepoint.com/:f:/g/devel/EmHRPWgapxIDqBpngP37uPsBvBzFBn5VYA7_q1zWY2-psw. SHA recommends including the respondent's name in the pdf file name (e.g., "XYZdeveloper.pdf"). SHA will not accept paper submittals.
- Page Limits: All submissions shall conform to the page limits (per section) identified in Submittal Content below.
- Submittal Deadline: Submittals must be received by SHA no later than 5:00 pm Pacific time on August 29, 2025. SHA will not consider any submittals received after the deadline. SHA will provide all responders with an acknowledgment of receipt. All submittals received will become the property of SHA.

2. Submittal Content

Submittals should be organized in the order of the outline below and include the following information:

- Cover letter (no more than 2 pages): The cover letter should confirm Respondent's interest in serving as Development Partner on the Chalice Place project, confirm that Respondent's development team can successfully perform the scope of work in this RFQ, and be signed by a principal or officer of the firm authorized to execute contracts or other similar documents on the firm's behalf.
- References (no more than 1 page): Respondent should provide a list of at least two references for whom the firm or team members have performed similar work in the last 5 years, including the name of the client, contact person, address, phone number, and email address.
- Resumes (no more than 3 pages): Respondent should provide resumes for the key personnel that would be involved in the project.
- Narrative responses (no more than 8 pages):
 - a. Description of the proposed development entity and associated team's experience and composition, including:
 - Principals of the firm.
 - Proposed team and individual team members' experience, abilities, and skill.
 - Experience in delivering cost effective senior housing, on time, and within budget.
 - Respondent's philosophy, approach, lessons-learned, and core values for projects like the Project.
 - Respondent's experience as an integrated developer managing design and construction.
 - Experience with public funding sources including due diligence and compliance with LIHTC, WA State Housing Trust Fund, HOME, and other federal, state, or local funds. (Note: SHA will handle all financing with this project and be the point of contact with funders, however, understanding of how public funders work is helpful.)
 - b. Description of up to three recent projects Respondent has completed that were similar in size and scope to the Project.
 - Describe each project including the following:
 - Gross square footage of the project.
 - Type and number of units.
 - Type of construction.
 - Cost per square foot not including sales tax and any caveats about construction cost.

- Identify the one recent project that the Respondent believes best reflects SHA's Chalice Place development goals. Include a photo/rendering, sample building schematic, and project address.
 - Describe which members of the proposed development team for the Project were involved in each project and their roles.
 - Describe whether the projects were delivered on time and within budget and, if not why and how the cost overruns were resolved.
 - Indicate the status of each project and whether the project is available for tour by SHA.
- c. Description of Respondent's financial strength:
- Describe the financial strength of your firm.
 - How will SHA know that your firm has the financial capacity to complete construction of Chalice Place?
 - How does your firm ensure financial stability through a long construction project that may endure periods of market instability?
- How does your firm meet LIHTC investor liquidity and performance requirements?
- d. Describe the value proposition your firm brings to this development? How will SHA experience value over the short and long term by working with your firm?

E. EVALUATION CRITERIA

Respondents' submittals will be evaluated based on the criteria listed in this section and further described in Section D above. It is important for respondents to clearly demonstrate that they have adequate staff capacity in all the areas of expertise required for successful completion of this project.

Respondents are encouraged to identify and clearly label in their submittal how each criterion is being fully addressed. Evaluation of responses to this RFQ will be based only on the information provided in the submittal and, if applicable, interviews and reference responses.

SHA reserves the right to request additional information or documentation from the responder regarding their submittal documents, personnel, financial viability, or other items to complete the selection process. The following is a list of threshold and evaluation criteria that will be used to rate RFQ submittals.

Evaluation Criteria

#	Criteria	Maximum Points
1	Experience as an integrated development partner (<i>See Section D.2.a above for a complete description of this criterion</i>)	30
2	Experience with similar projects (<i>See Section D.2.b above for a complete description of this criterion</i>)	20
3	Description of financial capacity (<i>See Section D.2.c above for a complete description of this criterion</i>)	20
4	Value proposition. (<i>See Section D.2.d above for a complete description of this criterion</i>)	25
5	References	5
TOTAL		100

F. EVALUATION PROCESS

SHA will evaluate the RFQ submissions in accordance with the RFQ criteria. SHA reserves the right to make its final selection of a Respondent (without issuing a subsequent RFP) based solely on its review of the RFQ submissions.

At the conclusion of the RFQ process, SHA intends to enter into a period of exclusive negotiations with the selected Respondent, with the goal of arriving at a mutually acceptable master development agreement. SHA shall negotiate with the most qualified Respondent, as determined by evaluation of the responses and, if applicable, interviews. If SHA is unable to reach agreement with the highest ranked firm, it may negotiate with the second highest ranked firm, proceeding in turn to each firm, in order of rank, until a contract is executed.

SHA reserves the right to conduct reference checks at any point during the evaluation process. In the event that information obtained from the reference checks reveals concerns about the Respondent's past performance and their ability to successfully perform the contract to be executed based on this RFQ, SHA may, at its sole discretion, determine that the Respondent is not a responsible respondent and may select the next highest-ranked Respondent whose reference checks validate the ability of the Respondent to successfully perform the contract to be executed based on this RFQ. In conducting reference checks, SHA may include itself as a reference if the Respondent has performed work for SHA, even if the Respondent did not identify SHA as a reference.

By submitting in response to this RFQ, Respondents accept the procurement method used and acknowledge and accept that the evaluation process will require subjective judgments by SHA and the evaluation panel.

G. ADMINISTRATIVE INFORMATION

1. Social Equity. SHA encourages social equity provisions that will apply include but are not limited to employment of women and minorities as well as Women and Minority Business Enterprise participation.
2. Basic Eligibility: Prior to signing a Contract for these services, the successful respondent must be licensed to do business in the State of Washington and must have a state Unified Business Identifier (UBI) number.
3. Conflict of Interest: It is understood that, in the absence of any actual or apparent conflict, by responding to this RFQ, the Respondent, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to its possible performance of the work to be covered by this solicitation. Conflict of interest is defined as a situation in which the nature of work under a proposed contract and a prospective Respondent's organizational, financial, contractual or other interest are such that: 1) Award of the contract may result in an unfair competitive advantage; 2) The Respondent's objectivity in performing the work may be impaired; or 3) The Respondent has disclosed all relevant information and requested the SHA to make a determination with respect to the contract.

4. Contract Requirements: The form of the contract to be negotiated as a result of the RFQ process shall be a Development Partner Agreement. While the bulk of the terms and conditions for such Agreement have yet to be determined, the Respondent may view required contract clauses that may be included in the event federal assistance is used in funding the underlying Agreement.
5. Insurance: Depending on the nature of the agreement developed between SHA and the successful Respondent, appropriate insurance requirements will apply. SHA's minimum general insurance requirements include:
 - Commercial General Liability Insurance including Additional Insured Endorsement - \$1,000,000 each occurrence - \$2,000,000 aggregate
 - Commercial Automobile Insurance - \$1,000,000 each occurrence
 - Professional Liability Insurance - \$1,000,000 per claim/aggregate

H. PROTEST AND DISPUTE RESOLUTION

1. Purpose: These protest procedures are included in this RFQ to provide a prompt, fair and equitable administrative remedy to Respondents regarding alleged substantive errors or omissions in the RFQ or regarding any decision by SHA to shortlist, execute an agreement, or to declare a response non-responsive.
2. Timing: Any Respondent showing a substantial economic interest under this RFQ may protest to SHA (a "Protest") only in accordance with the procedures set forth below. There are two types of protest available to Respondents. The first must be submitted prior to response submittal and by the date stated below. The second type of protest can be filed after notice of the shortlist and within the time period state below.
 - a. Pre-response Protests (Protests based on the form or content of the RFQ documents): Any Protest based on the form or content of the documents included with the RFQ or any addendum (including, but not limited to, any terms, requirements and/or restrictions therein) must be filed with SHA as soon as practicable via email at: Rfq@spokanehousing.org. This is the point where Respondents must raise any concerns relating to the criteria for qualification published by SHA.

No protest based on the form or content of the solicitation documents, including the evaluation criteria, will be considered if received by SHA after August 30, 2025 at 5:00 p.m.
 - b. Post-response Protests: Protests based on a determination by SHA regarding this RFQ (including shortlist determination, identification of a successful Respondent, or rejection of one or more Responses) must be filed with SHA, via email at: Rfq@spokanehousing.org., within three (3) business days (defined as Monday through Friday except of U.S. federal holidays) after the Respondent has received notice of a determination.

No protest will be considered by SHA if all responses are rejected or if the protest is received after three (3) business days of the notice of determination.

3. Contents of Protest: To be considered, a Protest shall be in writing and shall include: (1) the name, street address, telephone number and email address of the aggrieved party; (2) the economic interest of the aggrieved; (3) a detailed description of the specific grounds for the Protest and any supporting legal and/or factual documentation; and (4) the specific ruling or relief requested.

4. Review:

For Protests prior to response submission, SHA reserves the right to resolve or to attempt to resolve any Protest that concerns the form or content of the RFQ documents and which Protest was timely received before the response opening through written addenda to the RFQ documents.

The purpose of the Post-response Protest process is to ensure the appropriate steps have been taken by SHA when a Respondent is dissatisfied with a shortlist decision. This process does not create any due process rights but is intended to allow Respondents to raise concerns regarding actions taken regarding the process. SHA shall promptly consider the Protest based on the written submittal. In its sole discretion, SHA may give notice of the Protest to other interested parties, including other Respondents.

For Post-response Protests the following types of issues will be considered an appropriate basis for a Protest:

- An alleged violation of state or federal laws;
- An alleged violation of SHA policies or procedures; or
- An alleged failure of the SHA to follow terms or processes set out in the applicable RFQ.

SHA may issue a written Final Decision. In making its decision, SHA may consult with others and consider information relating to the Protest from any source, including other interested parties. A copy of the Final Decision will be provided to the aggrieved party, and any other party as may be required, by email.

5. Judicial Proceedings: All judicial proceedings must be filed within three (3) business days of the issuance of SHA's Final Decision.

An aggrieved party that intends to commence judicial proceedings shall specifically provide notice to the SHA prior to the commencement of such proceedings. The notice shall be provided to SHA at Rfq@spokanehousing.org.

6. Strict Compliance: Strict compliance with these protest procedures is essential in furtherance of the public interest. Any aggrieved party that fails to comply strictly with these protest procedures is deemed, by such failure, to have waived and relinquished forever any right or claim with respect to alleged irregularities in connection with the solicitation or award of the contract. No person or party may pursue any judicial or administrative proceedings challenging the RFQ or any part of the process, without first exhausting the administrative procedures specified herein.
7. Acknowledgement: By submitting a response to this RFQ, the respondent acknowledges that it has reviewed and acquainted itself with the protest procedures herein and agrees to be bound by such procedures as a condition of submitting a response.

I. DOCUMENTS AVAILABLE FOR REVIEW

SHA has the following documents related to the subject property available for potential respondents to review:

- Preliminary ALTA Survey and short plat map
- Phase 1 ESA
- Title report
- SHA Property Specifications

24-425-ALTA.dwg 24x36 ALTA PG1

SCHEDULE B, PART II, EXCEPTIONS:

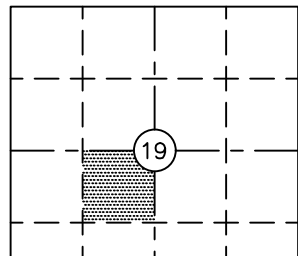
NOT A SURVEY MATTER

NOT A SURVEY MATTER.

RIGHT-OF-WAY DEED, AFN: 20717351

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TS16 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR MAKES NO WARRANTY AS TO THE LOCATION OF ANY UTILITIES NOT INDICALLY LOCATED AS UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.



SEC.19, T.26N, R.43E., W.M.

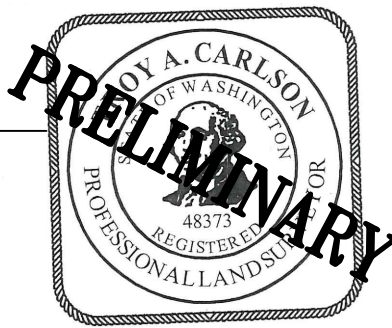
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON

18. ALL PLOTTABLE EASEMENTS ARE SHOWN ON SHEET 2

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11A, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 26, 2024.

DATE OF PLAT OR MAP _____

TROY A CARLSON, PLS 4837
STORHAUG ENGINEERING INC.



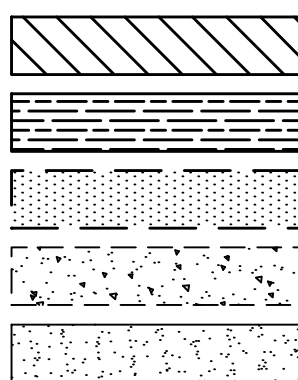
510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE 12/09/2024	SCALE NA
FIELD BOOK 22-387,24-425	DRAWN JRB
PROJECT NUMBER 24-425	DRAWING NO. 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

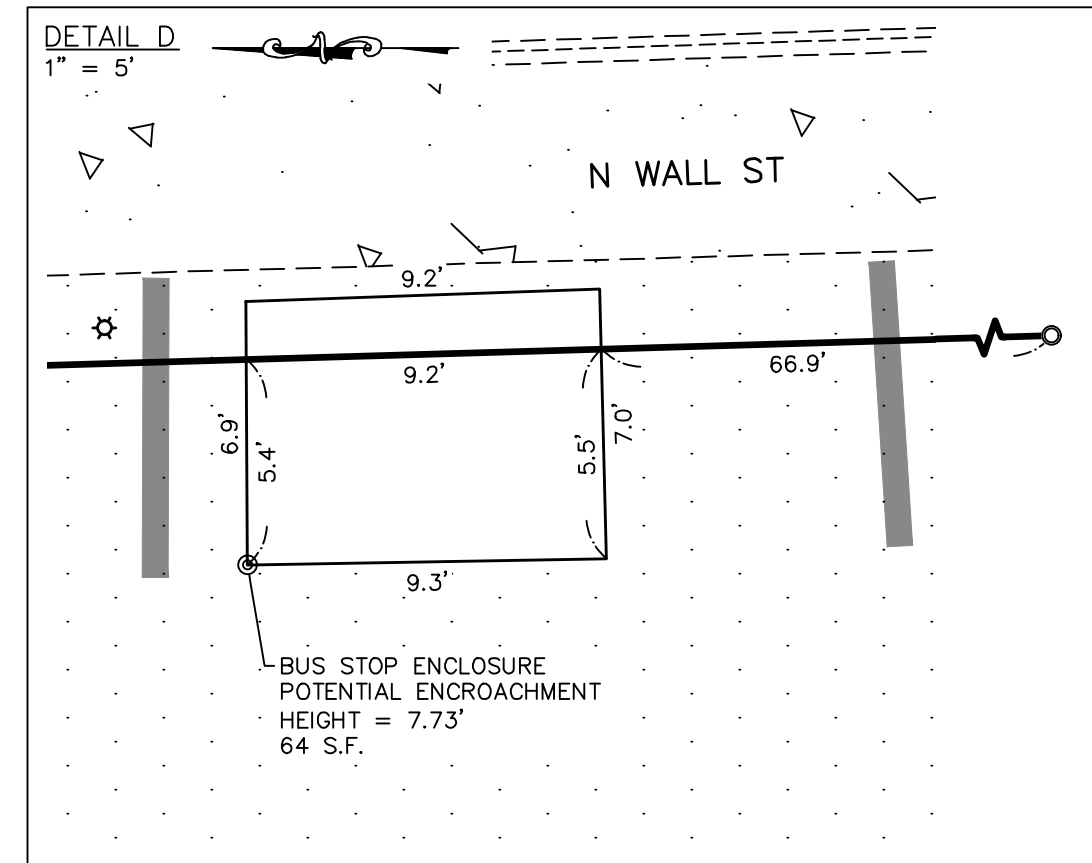
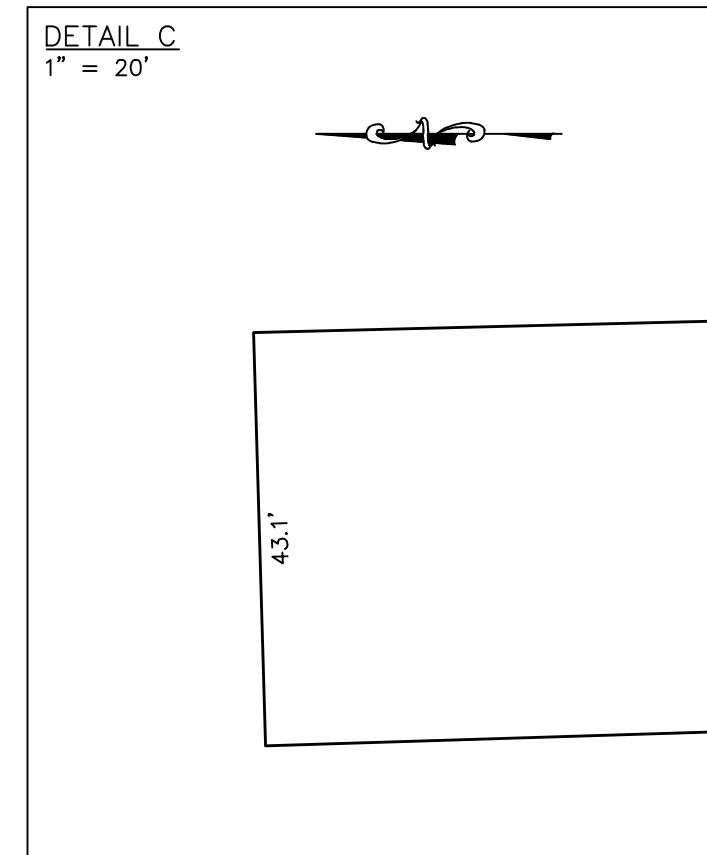
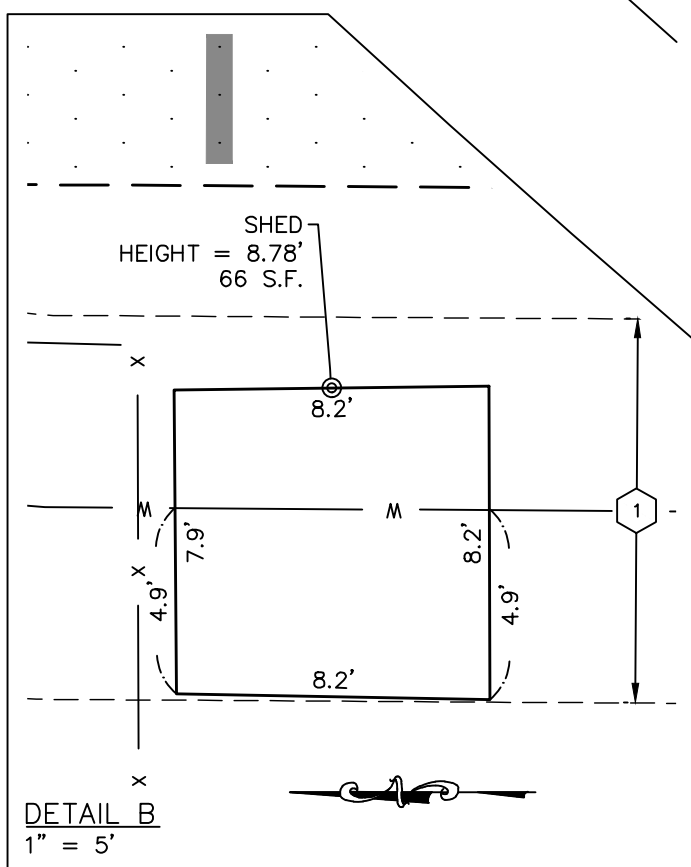
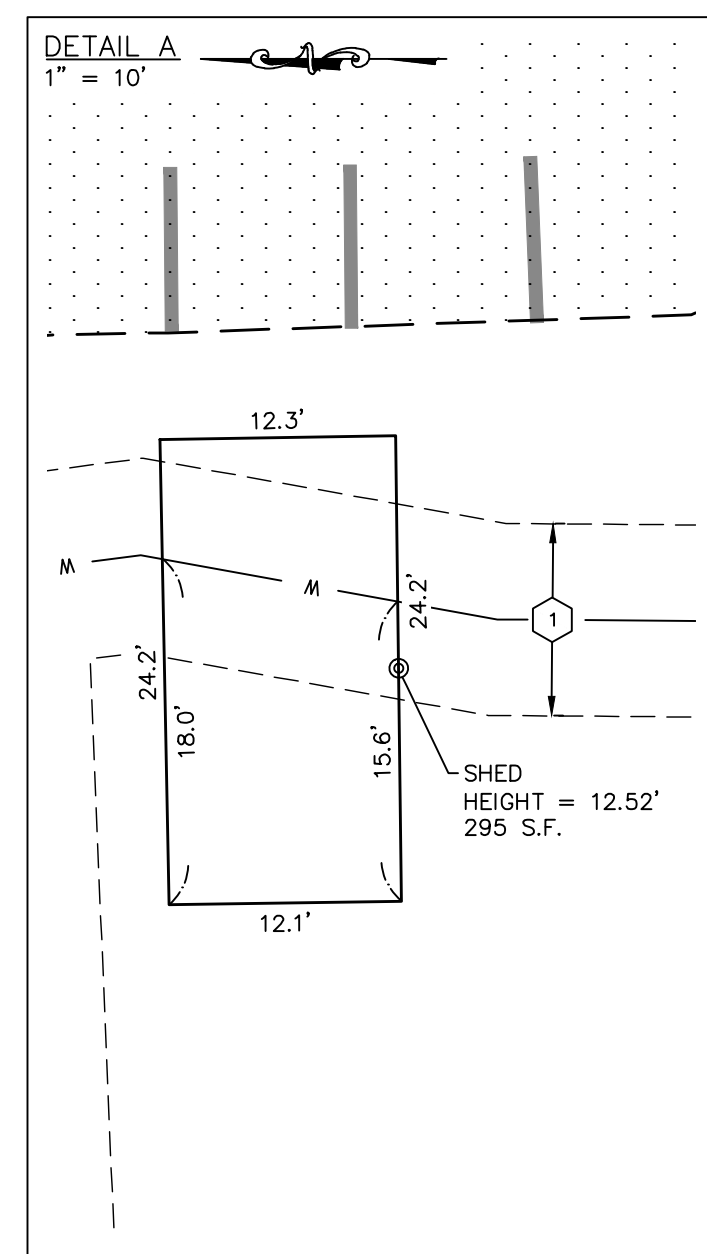
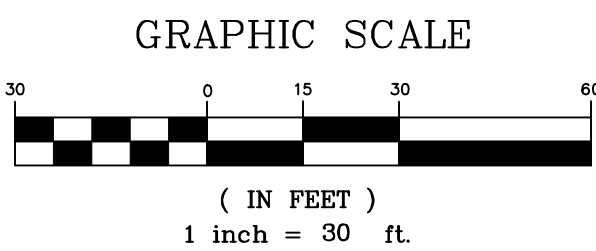
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

- LEGEND**
- FOUND MONUMENT AS NOTED
○ SET 1/2" REBAR W/ PLASTIC CAP, PLS 48373
SEE NOTE
- SUBJECT PARCEL BOUNDARY
--- SECTIONAL LINE
--- RIGHT-OF-WAY CENTER LINE
--- EASEMENT LINE
- 1970 MAJOR CONTOUR
--- 1971 MINOR CONTOUR
- W WATER LINE
SS SANITARY SEWER MAIN
SS SANITARY SEWER SERVICE - SEE NOTE 10
SD STORM DRAIN LINE
G GAS LINE
BP BURIED POWER LINE
OHP OVERHEAD POWER LINE
X FENCE
- RETAINING WALL
--- CURB
--- PARKING STRIPE



- BOLLARD POST
X WATER VALVE
M WATER METER
M WATER MANHOLE
X FIRE HYDRANT
● IRRIGATION CONTROL VALVE
H HOSE BIB
M COMMUNICATION RISER
M UTILITY MANHOLE
M STORM DRAIN MANHOLE
M DRYWELL
M CATCH BASIN - SEE NOTE 5
M SANITARY SEWER MANHOLE
M SANITARY SEWER CLEANOUT
M SANITARY SEWER CLEANOUT - SEE NOTE 10
M CLEANOUT FOR UNKNOWN UTILITY
M GAS METER
M LIGHT POLE
M POWER POLE
M GUY ANCHOR
M POWER METER
M POWER BOX
M AIR CONDITIONING UNIT
M SIGN

CURVE TABLE				
C#	DELTA	RADIUS	LENGTH	CHORD
C1	231°4'39"	1858.88'	754.12'	S34°01'33"W 748.96'
C2	132°41'02"	32.00'	74.10'	N68°00'37"W 58.62'

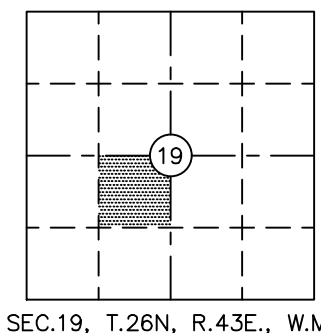


NOTES:

- EXCEPTION 15 APPROXIMATE LOCATION OF 10" WATER MAIN AND FIRE HYDRANT EASEMENT AFN: 941122072
- FOUND 1/2" IRON PIPE BEARS S88°12'41"W 0.16' FROM SET MONUMENT AT CALCULATED CORNER
- 1" IRON PIPE FENCE CORNER IS 1.2' SOUTH OF PROPERTY LINE
- FENCE TEE IS 0.8' SOUTH OF PROPERTY LINE
- FENCE TEE IS 0.5' SOUTH OF PROPERTY LINE
- FENCE TEE IS 0.1' SOUTH OF PROPERTY LINE
- FENCE CORNERS ARE +/- 0.4' SOUTH OF PROPERTY LINE
- FENCE CORNER IS 0.1' SOUTH OF PROPERTY LINE
- BUILDING IS 5.6' SOUTH OF PROPERTY LINE
- SOME DATA HAS BEEN ADDED TO THIS TOPOGRAPHIC SURVEY EXHIBIT FROM AS-BUILT DRAWINGS FROM 1993 PROVIDED BY COUNTRY HOMES CHRISTIAN CHURCH. SOME OF THIS DATA WAS UNABLE TO BE FIELD VERIFIED BY THE SURVEYOR WHO MAKES NO GUARANTEES ABOUT ITS EXISTENCE OR ACCURACY.

BASIS OF BEARING:

A BEARING OF N01°52'04"W WAS ASSUMED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, AS SHOWN HEREON.



storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	12/09/2024	SCALE	1" = 30'
FIELD BOOK	22-387,24-425	DRAWN	JRB
PROJECT NUMBER	24-425	DRAWING NO.	2 OF 2

SITE DATA TABLE

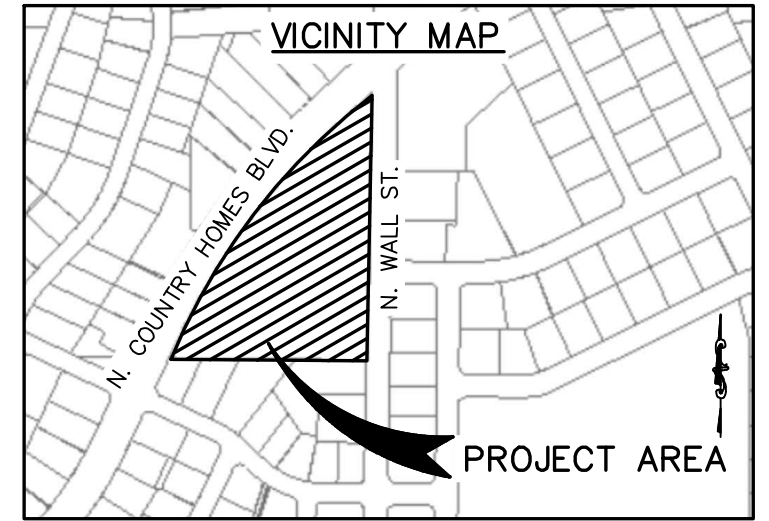
NO. OF PROPOSED PARCELS	2
EXISTING STRUCTURES/USES	RESIDENTIAL
RESIDENTIAL PARCEL SIZES	SEE EXHIBIT
WATER PURVEYOR:	WHITWORTH WATER DISTRICT #2
SEWER PURVEYOR:	SPOKANE COUNTY
URBAN GROWTH AREA(UGA):	NORTH METRO UGA
ZONING:	HIGH DENSITY RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION:	HDR
SETBACKS:	FRONT AND FLANKING STREET: 15' GARAGE: 20' REAR: 5' SIDE: 5'

PRELIMINARY SHORT PLAT A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

OWNER/DEVELOPER
PAMELA J. PARR
25 W. NORA
SPOKANE, WA, 99205
509-252-7139
PPARR@SPOKANEHOUSING.ORG

SURVEYOR/AGENT
TROY CARLSON/MIKE GALUSHA JR.
STORHAUG ENGINEERING
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
MICHAELG@STORHAUG.COM

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.



ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

MAG NAIL AND WASHER IN CONCRETE MEDIAN IN N WALL ST, JUST SOUTH OF W SHASTA WAY
ELEVATION: 1981.60

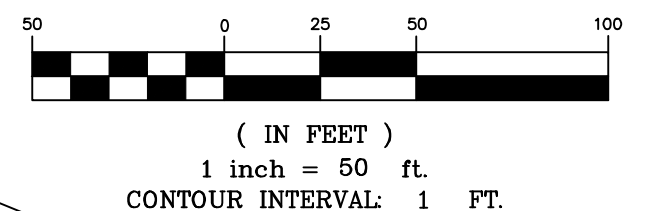
LEGAL DESCRIPTION

PER TITLE REPORT PROVIDED BY WFG NATIONAL TITLE COMPANY OF EASTERN WASHINGTON, COMMITMENT NO.: 24-203233, DATED 10/16/2024.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WALL STREET WITH THE SOUTH LINE OF SAID SUBDIVISION AT A POINT FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89°07' EAST 26.0 FEET DISTANT; THENCE ALONG SAID SOUTH LINE AND THE NORTH LINE OF THE PLAT OF TOWN AND COUNTY SECOND ADDITION, NORTH 89°07' WEST 531.41 FEET TO THE EASTERLY LINE OF COUNTRY HOMES BOULEVARD IN SAID ADDITION; THENCE NORTH 25°00' EAST, 32.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST (RIGHT) HAVING A RADIUS OF 1861.85 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY A DISTANCE OF 756.60 FEET THROUGH A CENTRAL ANGLE OF 23°17'; THENCE NORTH 48°17' EAST, 110.23 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID WALL STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 0°56' WEST, 713.75 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SPOKANE COUNTY FOR WALL STREET AND COUNTRY HOMES BOULEVARD BY DEED RECORDED JUNE 25, 1965, AS DOCUMENT NO.119442C; AND EXCEPT THAT PORTION CONVEYED UNDER RECORDING NO. 258379C.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

GRAPHIC SCALE



LEGEND

SUBJECT PARCEL BOUNDARY
PROPOSED PROPERTY LINE
SECTIONAL LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
MAJOR CONTOUR
MINOR CONTOUR
WATER LINE
SS SANITARY SEWER MAIN
SS SANITARY SEWER SERVICE - SEE NOTE 3
SD STORM DRAIN LINE
G GAS LINE
BP BURIED POWER LINE
OHP OVERHEAD POWER LINE
FENCE
RETAINING WALL
CURB

BUILDING
DECK AND RAMP
ASPHALT
CONCRETE
GRAVEL

BOLLARD POST
WATER VALVE
WATER METER
WATER MANHOLE
FIRE HYDRANT
IRRIGATION CONTROL VALVE
HOSE BIB
COMMUNICATION RISER
UTILITY MANHOLE
STORM DRAIN MANHOLE
DRYWELL
CATCH BASIN
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER CLEANOUT - SEE NOTE 3

LEGEND

GAS METER
LIGHT POLE
POWER POLE
GUY ANCHOR
POWER METER
POWER BOX
AIR CONDITIONING UNIT
SIGN
CLEANOUT FOR UNKNOWN UTILITY

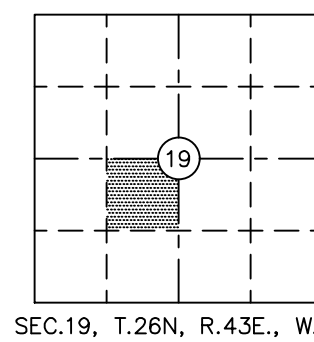
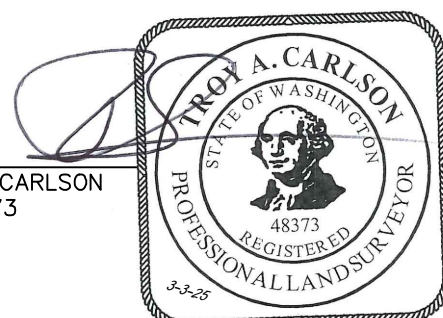
SURVEYOR NOTES:

1. THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITHIN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
2. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
3. SOME DATA ADDED TO THIS EXHIBIT IS FROM AS-BUILT DRAWINGS FROM 1993 PROVIDED BY COUNTRY HOMES CHRISTIAN CHURCH. SOME OF THIS DATA WAS UNABLE TO BE FIELD VERIFIED BY THE SURVEYOR WHO MAKES NO GUARANTEES ABOUT ITS EXISTENCE OR ACCURACY.
4. THERE EXISTS A 10' WIDE WATERLINE EASEMENT ACROSS THE SUBJECT PROPERTY, CENTERED ON ALL WATER LINES AND FIRE HYDRANTS ON THE PROPERTY PER AFN 9411220072

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.

TROY A. CARLSON
PLS 48373



civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	02/28/2025	SCALE	1" = 50'
FIELD BOOK	24-425	DRAWN	DKM
PROJECT NUMBER	24-425	DRAWING NO.	1 OF 1



WFG National Title Company of Eastern WA

a Williston Financial Group company

For title assistance on this order please contact:

WFG National Title Company of Eastern WA
25 W Cataldo Avenue, Suite A
Spokane, WA 99201

Title Officer: Sean Heath
Phone No.: (509) 922-2222
Email: SHeath@wfgtitle.com

License No.: 713049

For Informational Purposes Only:

Seller(s):	Country Homes Christian Church
Buyer(s):	
Address:	8415 N Wall St, Spokane, WA 99208
County:	Spokane
Tax Account No.:	36193.9105
Abbreviated Legal:	19-26-43 PT OF NE1/4 OF SW1/4;



WFG National Title Company of Eastern WA

a Williston Financial Group company

SCHEDULE A

Transaction Identification Data for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **WFG National Title Company of Eastern WA**
Issuing Office: **25 W Cataldo Avenue, Suite A, Spokane, WA 99201**
Loan ID Number: **Not Available**
Commitment Number: **24-203233**
Issuing Office File Number: **24-203233**
Property Address: **8415 N Wall St, Spokane, WA 99208**
Revision Number:

1. Commitment Date: **October 16, 2024 at 8:00 a.m.**

2. Policy or Policies to be issued:

ALTA® Owner's Policy (07-01-21)	Amount:	TBD
	Premium:	\$0.00
	Tax:	\$0.00
	Total:	\$0.00

Proposed Insured:

The estate or interest to be insured **FEE SIMPLE**

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Country Homes Christian Church, a Washington non-profit corporation

5. The land referred to in this Commitment is described as follows:

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

Countersigned:

**WFG National Title Company of Eastern WA, as Issuing Agent
for WFG National Title Insurance Company**

By: _____
Authorized Signature

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Florida company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT "A"
LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WALL STREET WITH THE SOUTH LINE OF SAID SUBDIVISION AT A POINT FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 89°07'1/2" EAST 26.00 FEET DISTANT; THENCE ALONG THE SOUTH LINE AND THE NORTH LINE OF THE PLAT OF TOWN AND COUNTRY SECOND ADDITION, NORTH 89°07'1/2" WEST 531.41 FEET TO THE EASTERLY LINE OF COUNTRY HOMES BOULEVARD IN SAID ADDITION; THENCE NORTH 25°00' EAST, 32.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST (RIGHT) HAVING A RADIUS OF 1861.85 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY A DISTANCE OF 756.60 FEET THROUGH A CENTRAL ANGLE OF 23°17'; THENCE NORTH 48°17' EAST, 110.23 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID WALL STREET; THENCE ALONG SAID RIGHT OF WAY LINE S0°56' WEST, 713.75 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SPOKANE COUNTY FOR WALL STREET AND COUNTRY HOMES BOULEVARD BY DEEDS RECORDED JUNE 25, 1965 AND JANUARY 6, 1967, AS DOCUMENT NO. [119442C](#) AND DOCUMENT NO. [258379C](#);

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

ALTA 2021 COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I
REQUIREMENTS

The following requirements are to be complied with:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

INFORMATIONAL NOTES

- NOTE: Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees may be charged, subject to the Auditor's discretion.
- NOTE: As to any and all covenants and restrictions set forth herein, the following is added: "but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to a handicap, but does not discriminate against handicapped persons."
- NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.
- NOTE: If you would like the company to act as trustee in a proposed Deed of Trust, please note that WFG National Title Company, a Washington limited liability company may act as Trustee of a Deed of Trust under RCW 61.24.010(1).
- NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.

End of Schedule B, Part I

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SCHEDULE B, PART II

EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Any rights, interests or claims of parties in possession not shown by the public records.
4. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.
5. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.
6. (a) Taxes or assessments that 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; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Easements or claims of easements not shown by the public records.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; and (c) Oil, natural gas, coal, fissionable materials or other minerals previously conveyed, leased or retained by prior owners, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.
10. Water rights, and claims or title to water, whether or not shown by the Public Records.
11. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

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12. Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under [475905B](#) of Official Records.

In Favor of: Spokane Suburban Water Company
For: Easement to lay, install, construct, maintain, repair, enlarge, replace, renew, operate and use water main or mains and related accessories, together with drainage pipe facilities for any overflow from grantee's reservoir

13. Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under [53656C](#) of Official Records.

In Favor of: Washington Water Power Company
For: Easement to lay, install, construct, maintain, repair, enlarge, replace, renew, operate and use water main or mains and related accessories, together with drainage pipe facilities for any overflow from grantee's reservoir

An assignment of easement rights to Spokane Suburban Water Company by document recorded February 28, 1983, under Auditor's File No. [8302280265](#).

14. Spokane County Sewerage Developer Connection Agreement and the terms and conditions thereof, recorded as [9408310075](#), of Official Records.

15. Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under [9411220072](#) of Official Records.

In Favor of: Whitworth Water District #2
For: Water main and fire hydrants

16. Real estate excise tax pursuant to the authority of RCW Chapter 82.45 and subsequent amendments thereto.

The rate of real estate excise tax to a sale on or after 1/1/2023 for properties which are not formally classified and specially valued as timberland or agricultural land is:

1.60% on any portion of the sale price of \$525,000 or less;
1.78% on any portion of the sale price above \$525,000.01, up to \$1,525,000;
3.25% on any portion of the sale price above \$1,525,000.01, up to \$3,025,000;
3.50% on any portion of the sale price above \$3,025,000;

Levy Code: 1280

17. Taxes and charges, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Tax Year: 2024
Tax Type: County
Tax ID No.: 36193.9105
Taxing Entity: Spokane County Treasurer
Total Annual Tax: \$1,025.34
First Installment: \$512.67
First Installment Status: Delinquent
First Installment Due/Paid Date: April 30, 2024
First Installment Delinquent Date: May 1, 2024
Second Installment: \$512.67
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2024
Second Installment Delinquent Date: November 1, 2024
Notes: [View Taxes](#)

18. General taxes and potential supplemental assessments, including other amounts due thereunder, which results from any change in tax exempt status. The land is currently carried on the tax rolls as exempt from taxes. On the date of death, conveyance or change in use which removes it from exempt status, the land will become subject to general property taxes from that date forward.

(Church exemption)

In addition, supplemental assessments for general property taxes for prior years may also be levied against the land. For further information regarding the above, contact the county treasurer.

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19. Any unpaid assessments or charges, and liability for further assessments or charges by:
Whitworth Water District #2.
20. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

- Note 1: Evidence should be submitted disclosing the identity and authority of the parties who will execute the proposed instrument for Country Homes Christian Church in accordance with its by-laws and pursuant to the discipline of the parent church with which it may be affiliated.
- Note 2: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the commitment and Schedule B of the policy): The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this commitment:
None of Record
- Note 3: The matters relating to the questions of survey, rights of parties in possession, and unrecorded liens for labor and material have been cleared for the loan policy which, when issued, will contain the ALTA 9.10 or WLTA 100 Endorsement, as appropriate for the policy form.
- Note 4: Based on information provided to the company, on the date of this commitment it appears that there is located on the land:

Commercial/Industrial

Known As:
8415 N Wall St
Spokane, WA 99208
- Note 5: The county tax rolls disclose the current assessed valuations as follows:
- | | |
|------------|----------------|
| Land: | \$827,240.00 |
| Improved: | \$856,600.00 |
| Total: | \$1,683,840.00 |
| Levy Code: | 1280 |
- Note 6: The Company requires the proposed insured to verify that the land covered by this Commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for title insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.
- Note 7: The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

19-26-43 PT OF NE1/4 OF SW1/4;
- Note 8: When sending documents for recording, via U.S. mail or special courier service, please send to the following address, unless specific arrangements have been made with your title unit:
WFG National Title Company
25 West Cataldo Ave, Ste A
Spokane, WA 99201
Attn: Recording Dept.

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Note 9: Title will be vested in parties yet to be disclosed. When title is vested, their title will be subject to matters of record against their names.

End of Schedule B, Part II

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ALTA 2021 Commitment - 07-01-2021
3178600



COMMITMENT FOR TITLE INSURANCE
 Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

Notice

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I - Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WFG NATIONAL TITLE INSURANCE COMPANY

By: _____

Steve Ozonlan, President/CEO

ATTEST: _____

Joseph V. McCabe, EVP/General Counsel/Secretary



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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Florida company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION – *INTENTIONALLY DELETED*

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Florida company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Williston Financial Group Privacy Notice

Williston Financial Group LLC, WFG National Title Insurance Company, and each of the affiliates listed below (collectively “WFG” or the “WFG Family”) believe it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Notice provides that explanation. We reserve the right to change this Privacy Notice from time to time.

WFG’s primary business is providing appraisal, title insurance, and escrow services for the sale or refinance of real property. This can be a complicated process involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information, including email addresses, Social Security numbers, driver’s license, and other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; information about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land, tax, court and credit records to make certain that any liens, challenges or title defects are addressed properly. Some of the information that is collected is provided by you or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and lenders, and others working to facilitate your transaction, as well as information from public, private or governmental databases including credit bureaus, ‘no-fly’ lists, and terrorist ‘watch lists’.

What Information is Shared?

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete current and future transactions.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, and condominium or homeowners’ association information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals, and inspections may be ordered.
- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.

- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents, usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Information within your title policy may be shared with WFG National Title Insurance Company title policy issuing agents to facilitate future financial transactions involving your property.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the U.S. Department of the Treasury, local and state tax authorities, and other regulatory and governmental agencies.
- **WFG title policy issuing agents only:** personal information provided by you may be shared with a third party for the purposes of facilitating training to obtain CE/CLE credits.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

How does WFG use your Information?

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested, and to close and facilitate your transaction.
- Provide and use historic transaction information to facilitate future financial transactions.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create, manage, and maintain your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party.
- Protect the integrity and maintain security of our applications, websites, and products.
- Operate, evaluate, and improve our business.
- Provide you with information about products, services, and promotions from WFG or third parties that may interest you.
- **WFG title policy issuing agents only:** Provide you with a training platform to obtain CE/CLE credits

How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

Computer Information

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email. This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain websites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our website and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our website, assess how our advertisements on other websites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

In addition to the above, if you use an eClosing platform to sign your real estate transaction additional information may be collected. This may include:

- Your IP address.
- Your location.
- Your email address and your alias.
- The type of browser and operating system you use.
- The time of your visit.
- Your biometrics.
- Your image.
- Video recording of your transaction signing.
- Transaction metadata.
- Cookies.

Links to Third Party Sites

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities ("Do Not Track"), our websites do not currently change the way they operate based upon detection of a Do Not Track or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect from the social media platform additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button, or the Google+, that particular social network's plug-in will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You "Opt-Out?"

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the "Legal" Notices attached below.

The "Legal" Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures – see links below. The state-specific statutes referenced therein may also give residents of those states additional rights and remedies.

Privacy Notice for California Residents - <https://national.wfgnationaltitle.com/privacy-notice-california>

Privacy Notice for Oregon Residents - <https://national.wfgnationaltitle.com/privacy-notice-oregon>

How to Contact Us

If you have any questions about WFG's privacy notice or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC

WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC

MYHOME, A WILLISTON FINANCIAL GROUP COMPANY, LLC (formerly known as WILLISTON ENTERPRISE
SOLUTIONS & TECHNOLOGY, LLC)

WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC, D/B/A WFG NATIONAL TITLE

Rev 12.20.2022

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and other government identification information • Your name, address, phone, and email • Information about the property, any liens and restrictions • Financial Information including credit history and other debt • Financial account information, including wire transfer instructions.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.

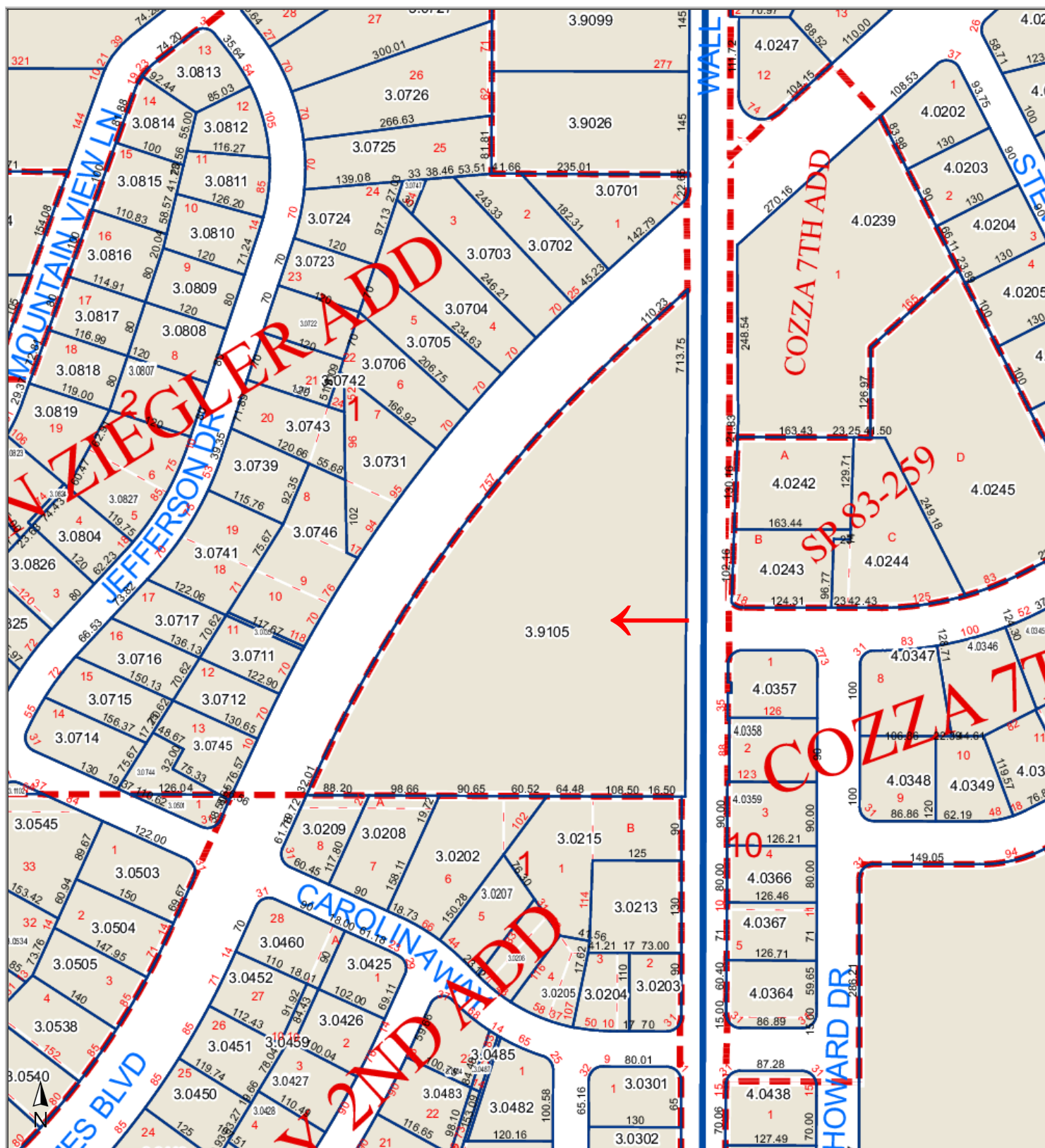
Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For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

To limit our sharing	<ul style="list-style-type: none"> • Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com • Mail the form below <p>Please note:</p> <p>If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>
Questions?	Call 833-451-5718 or Email consumerprivacy@willistonfinancial.com

Mail-In Form		
If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit:	
	<input type="checkbox"/> Do not share information about my creditworthiness with your affiliates for their everyday business purposes.	
	<input type="checkbox"/> Do not allow your affiliates to use my personal information to market to me.	
	<input type="checkbox"/> Do not share my personal information with nonaffiliates to market their products and services to me.	
	Name	Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68 th Pkwy, #350 Portland, OR 97223
	Address	
	City, State, Zip	
	File Number	

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Who we are	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show your driver's license <p>We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes—information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Our affiliates include companies with a common corporate identity, including those listed below.</p>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Nonaffiliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.</p>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <p>Williston Financial Group does not jointly market.</p>
Other important information	
<p>As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information:</p> <p>Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california</p> <p>Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon</p>	



WFG National Title Company
a Williston Financial Group Company

ParcelID: 36193.9105

8415 N Wall St, Spokane WA 99208

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Spokane Housing Authority Property Specifications For Multifamily Housing Properties

Parking Lot

- Concrete wheel stops
- Concrete curbing
- Asphalt thickness (TBD)
- EV charging station location & type per code
- Extra handicap spaces preferred
- Standard LED Lights
- Web-based CCTV

Site

- Irrigation Controls and Components per Evergreen Sustainable Development Standards (ESDS)
- Planter edging required. Cedar or basalt rock mulch.
- Site LED Lighting
- Web-based CCTV
- ~~• Play Equipment as appropriate~~
- Outdoor Furnishings: handicap accessible smoking shelter, covered outdoor space,
- Raised bed Garden: metal water trough construction, irrigation water from frost free spigot/hydrant, minimum 5% of beds handicap accessible.
- Monument Sign
- Bicycle facilities as required
- Trash enclosure(s) with garbage and recycling dumpsters. Preferred enclosure type is CMU construction.

Exterior

- Cladding
 - Hardie CEM Plank, Hardie Board, or LP Smartside for longevity.
 - Woodgrain textured finish depending on style of the building.
 - Façade treatments as may be required by local code.
 - Building/Unit numbers per SHA standard signage
- Windows
 - Vinyl double pane sliders with limiters.
 - Millgard style.
- Exterior Doors
 - Fiberglass or steel with steel frames.
 - Door operator and kickplates on accessible doors.
 - Card reader locks.
 - Call box at primary entry door.
- Roofing
 - 40-50 year architectural asphalt unless flat/low slope roof.

- Paint
 - Colors will be owner approved.
 - Paint needs to be ESDS compliant and have a useful life of 12-15 or more years.
- Gutters
 - Gutters are context specific. Gutters helmets are required if we have gutters.
 - Tightlined to drywell
 - Seamless gutters with 5" gutters.

Unit Interior

- Handicap Accessible Units
 - Roll in shower with grab bars and seat installed
 - 2% of units "sensory accessible" smoke alarm, phone, and doorbell equipped per federal "Section 504".
 - Floor drains in all bathrooms with roll-in shower.
- Drywall
 - 5/8 thickness throughout. Prefer plywood underlayment or wood wainscot in ADA Type A units & 1st floor interior hallways where durability is key for lower 48".
 - Textured drywall.
 - Transparent corner guards on exterior drywall corners
- Trim
 - Vinyl/rubber base.
 - Painted MDF trim.
 - Drywall returns at windows.
 - Wood frames on solid wood interior doors.
 - Steel doors and frames on unit and building entrance doors.
- Doors
 - Solid core doors with wood frames on swinging doors
 - Smooth. Darker color.
 - Solid core doors on closets
 - Possible VE item?
- Locks
 - Deadbolts only on unit doors – no locks in handle set.
 - Lock manufacturer -Stanley/Best.
 - Metal keyed locks
- Plumbing
 - Concealed fire sprinkler heads.
 - Faucet Manufacturer and Type – Moen
 - Low-flow Evergreen Sustainable Development Standards for toilet, faucets, and shower head specification
 - Shower Head and controls specification - Moen
 - No garbage disposals
 - Whole building water softener preferred for pipes, joint, and water heater longevity.
 - Water heaters installed in a locked closet.
 - Water shutoffs for each unit and at each fixture.

- Bathroom accessory type.
 - 1 piece fiberglass tub/shower combo with pre-installed wood blocking for grab bars.
 - All ADA “Type A” units to have shower seat, shower grab bars, and toilet grab bars installed.
 - Roll-in shower to be installed in all ADA “Type A” units plus all ground floor units.
 - Minimum 1 towel bar and 2 hooks per bathroom.
 - Wood blocking in all bathroom walls for all grab bars, towel bar, and hooks regardless of handicap accessibility requirement.
- Window Coverings
 - Faux wood blinds with removable slats.
 - Windows will have drywall returns.
 - Solid surface sill.
- Electrical
 - Receptacle color – white
 - Standard switch color – white
 - Plates to match - Nylon Plates
 - USB outlets
- Interior Paint
 - Units – trim, walls, and ceiling, all SHA off white/beige/warm neutral
 - Manufacturer, product, and sheen.
- Appliances
 - Color (black or white)
 - Preferred Manufacturer?
 - Stoves with Fire Avert pressure switch coil burners
- Flooring
 - LVP in Kitchen, Living, and hallway
 - Vinyl/rubber cove base
 - Manufacturer
 - 20 mil wear layer preferred
 - Gypcrete needs to be thick enough to support large point loads.
 - Carpet in bedrooms
 - Vinyl/rubber cove base
 - Option for carpet tiles in bedroom.
 - Sheet Vinyl in bathrooms and laundry spaces.
 - Integrated cove base with welded joints. Caulk any floor drain.
- Cabinetry, Countertops, and Window Sills
 - Solid surface counter tops preferred.
 - Cabinetry
 - Soft close doors and drawers
 - Basis of design is “Smart Cabinetry”
 - Plywood cabinet boxes and hardwood drawer boxes are preferred.
 - Owner chooses species and color.
 - Solid surface window sills
- Lighting

- LED light fixtures
- HVAC
 - Wall mounted thermostats (not remote controls). Can be wired or wireless depending on cost differential. 10 year battery.
 - Bath fans – Panasonic Whisper fans or similar.
 - Heating and Cooling – evolving based on code. Key criteria: durable with a useful life of 15 years, intuitive to operate, easy to maintain, proven operational track record.
 - Energy Recovery Ventilation – Preferred Manufacturer/Unit
- Laundry
 - Central Laundry(ies) with leased equipment.
 - Depending on property design there may be a laundry on each floor or in each building.
 - Prefer both e-pay and coin payment options
 - Ducts need to be able to be cleaned out.
 - Lockers in laundry room
- Connectivity
 - Media panel in each unit.
 - Coaxial cable and CAT6 (minimum) connection in each living room and bedroom.
 - Wire for Wi-Fi capability in laundry rooms and common areas.
- Information Technology
 - Wired CCTV that views, at minimum, vehicle entry points, building entries, primary common area, maintenance building entry, and management office doorway.
 - Fire control panel install & monitoring vendor(s)
 - Access controls (if required) – brand and vendor
 - IT closet at/near management office for CCTV, burglar alarm, and ISP equipment.
 - Wireless repeaters (brand and model #) as needed
 - Cellular for elevators and fire protection.
- Pet Amenities
 - Pet waste cleanup stations.
 - Fenced pet exercise area.
 - Dog wash station desired
- Custodial facilities
 - Slop sink and supplies storage

Common Areas

- Management office (1 minimum). Burglar alarm.
- Management/Tenant meeting room
- One staff-only bathroom.
- Standard amenity: seating space for 2+ people on each residential floor,
- Common area bathroom fixtures, finishes, paint, drinking fountain
- Common room furnished with TV, kitchen, computer lab, and cabinetry matching unit finishes.
- Covered outdoor space seating/activity area(s).
- Separate handicap-accessible pagoda/smoking area with litter disposal
- LVP for common hallways.
- Walk off mats for entrance doors to property.

Elevator

- Car size & finish – dictated by code. One “gurney sized” car per elevator-served building.
- Pit vs. cable – What are the options and what has the best long term maintenance.

Maintenance Space

- 1000 square feet minimum. Separate building preferred.
- Electrical and wired internet service
- Heating & air conditioning preferred.
- Burglar alarm.

Back Stock

- Supply extra materials equal to 5% of units or installed quantity for post-warranty maintenance. Includes light fixtures, grab bars, interior doors, unit entry doors, flooring, base, plumbing fixtures, shades/blinds, corner guards, cabinet doors/pulls, and ceiling tiles.