

**STAFF REPORT
FEDERAL BUILDING CONDOMINIUM SURVEY AND
BINDING SITE PLAN AMENDMENT
(BSP-21-03)**

TO: City of Wenatchee Hearing Examiner
FROM: City of Wenatchee Community Development Department
RE: Public hearing for BSP-21-03
DATE: August 17, 2021

1. REQUESTED ACTION

Conduct a public hearing on an application to amend the LocalTel Federal Building Condominium Survey and Building Map (BSP-18-01, AFN: 2478960), located at 301 Yakima Street.

2. PROJECT INFORMATION

Applicant/Owner: LocalTel Federal Building, LLC and City of Wenatchee
Location: 301 Yakima Street (APNs 22-20-10-600-010, 020, 030, 040, 050, 060, 070, 080, 090, and 22-20-10-590-436)
Zoning District: Central Business District (CBD)
Comp. Plan Designation: CBD

Project Description and Background: The proposed project is an application to amend the LocalTel Federal Building Condominium Survey and Building Map (BSP-18-01, AFN: 2478960), submitted by LocalTel Federal Building, LLC and the City of Wenatchee.

This application (BSP-21-03) proposes to amend the existing Binding Site Plan and Condominium Survey to make alterations to the boundaries of the Joint Common Areas, Parking Common Areas, and Unit 1B. The alterations will allow for the construction of a vestibule at the southeast corner of the loading dock, relocation of electrical utility equipment and the trash enclosure, and relocation of the driveway on Methow Street. The alteration does not create any new unit or common areas. Application materials are included as Attachment A.

Site Characteristics:

Total Project Size: Approximately 2.58 acres
Domestic Water: City of Wenatchee
Public Sewer: City of Wenatchee
Power/Electricity: Chelan County P.U.D.
Fire Protection: Chelan County Fire District 1
Police Protection: Wenatchee Police Department

There is one existing building on the property, known as the Federal Building, owned and operated by LocalTel Federal Building, LLC and the City of Wenatchee, for business office uses. LocalTel

Federal Building, LLC has submitted a building permit application (BPC-21-082) for improvements to the interior of the building, including the enclosure of the loading dock for storage use and a common utility equipment and trash enclosure area within a designated common area and intends to submit a subsequent permit for the construction of a new vestibule at the southeast corner after the completion of the Binding Site Plan alteration. The property has been adequately improved with sidewalks, driveway aprons, and utilities.

Surrounding Properties:

North: Existing commercial uses, within the CBD district.

East: Existing commercial uses, within the CBD district.

South: Existing single-family and multi-family uses, within the RH (Residential High) and CBD districts.

West: Existing single-family, multifamily, and commercial uses, within the CBD district.

Access: Existing vehicular access is provided from S. Chelan Avenue, Kittitas Street, and Methow Street. Sidewalks along all adjacent streets provide pedestrian access to the building. The driveway on Methow Street will be relocated approximately 13 feet to the south of the existing driveway location to accommodate a redesign of the parking lot to support future building and site renovations for the City of Wenatchee.

3. COMPLIANCE ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and development regulations of the Wenatchee City Code.

Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Land Use / Urban Growth Area Element

Policy 3: Urban growth shall occur within urban growth boundaries where adequate public utilities and services exist or can be provided in an efficient manner.

Goal 6. Commercial Districts – Work to promote distinct commercial and business districts to serve citizens and visitors of our city.

Project compliance: This project is located within the Urban Growth Boundary. Adequate public utilities have been installed, including water, sewer, stormwater, and electricity. The amendments to the Binding Site Plan alter the condominium unit and common area boundaries to facilitate the growth and expansion of the existing, permitted uses.

Implementation Table, Zoning and Development Standards for the Central Business District

<p>Central Business District</p>	<p>Primary Uses:</p> <ul style="list-style-type: none"> ▪ Retail, food and beverage, entertainment, office ▪ Residential <p>Secondary Uses:</p> <ul style="list-style-type: none"> ▪ Limited light manufacturing 	<ul style="list-style-type: none"> ▪ Limited on-site parking ▪ Architectural design controls ▪ Tallest buildings ▪ No setbacks or lot coverage limits ▪ Design Controls on buildings and parking lots ▪ Signage controls for illumination, sandwich boards, off-premise, size and location ▪ Design controls for ground floor residential uses including additional standards in identified pedestrian corridors ▪ Height: 90ft
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Project compliance: The existing business office uses are expected to remain. These uses are permitted uses in the Central Business District and were reviewed for conformance with the development standards at the time they were permitted. Any new construction, remodels and additions, as a result of this alteration will be reviewed for conformance with the applicable Wenatchee City Code development standards.

Wenatchee City Code Title 10, Zoning

Development Standards, WCC Chapters 10.24, 10.46, 10.48, 10.60, and 10.62

Project compliance: The Binding Site Plan alterations will allow for the construction of a vestibule at the southeast corner of the loading dock, relocation of electrical utility equipment and the trash enclosure, and relocation of the driveway on Methow Street. The alteration does not create any new unit or common areas. The proposed building additions and driveway modifications meet the minimum setbacks, which are zero feet, and maximum lot coverage, which is 100 percent. Applicable development and design standards in the CBD will be reviewed at the time of building permit submittal.

Wenatchee City Code Title 11, Subdivisions

Procedure, WCC Section 11.18.030.

The processing of a short plat, plat or binding site plan alteration or vacation application shall be processed consistent with the provisions of WCC 13.09.050, Type III quasi-judicial review of applications.

Project compliance: Consistent with this criterion, the applicants have submitted a complete application for a binding site plan alteration in the standard format, and with fees. It was received and reviewed by City staff in preparation of this staff report. Review of the application included providing notice of the application to City departments, utilities, and public agencies for comment.

Final Binding Site Plan Alteration Criteria, WCC Section 11.18.060(2):

(a) The alteration may be approved, approved with conditions or denied after a written determination, with findings and conclusions in support thereof, is made whether the public use and interest will be served by the alteration.

Project compliance: Public use and interest are served by the amendment to the Binding Site Plan and Condominium Survey, which supports the ongoing redevelopment of the Federal Building for use as a business office by LocalTel and for a new central, city hall by the City of Wenatchee. The Comprehensive Plan goals and policies for commercial districts aim to facilitate the growth and expansion of existing, permitted uses.

(b) If the applicant seeks to further divide property in a short plat, plat or binding site plan, then a separate application shall be submitted for this purpose and the appropriate procedure in WCC Title 11, Subdivisions, shall be used to divide the property.

Project compliance: The alteration does not propose to create any new condominium units or common areas.

(c) If any land within the alteration area is part of an assessment district, any outstanding assessments shall be equally divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration.

Project compliance: This section does not apply to this application.

(d) If any land within the alteration application contains a dedication to the general use of persons residing within the short plat, plat or binding site plan, such land may be altered and divided equally between the adjacent properties.

Project compliance: This section does not apply to the application as there are no residential uses on the binding site plan.

Wenatchee City Code Title 12, Environmental Protection

Project compliance: The subject site is outside of the 200' shoreline jurisdiction and is not identified in any critical area in the maps used by the City.

4. ENVIRONMENTAL REVIEW

The Binding Site Plan alteration is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(3), as a remodel of an existing public structure which does not involve a material expansion or change in use beyond that previously existing.

5. PUBLIC NOTICE

Table 1. Procedural steps and dates

Application Submitted:	July 16, 2021
Determination of Completeness:	July 22, 2021
Notice of Application:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on August 5, 2021.
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on August 5, 2021 and published in the Wenatchee World newspaper on August 12, 2021.
Public Hearing:	The public hearing is scheduled for August 24, 2021 at 3:00p.m.

The public, staff, and relevant agencies have been given an opportunity to comment on the application. No comments were received, as of the publication of this report.

6. RECOMMENDATION

As conditioned below, the proposed Binding Site Plan alteration would serve the public's use and interest and meets the basic intent, criteria and standards associated with Title 10 and Title 11 of the Wenatchee City Code. Staff recommends **approval** of BSP-21-03 subject to the following findings of fact, conclusions of law, and suggested conditions of approval:

This recommendation is based on the following findings of fact:

1. An application was submitted by LocalTel Federal Building, LLC, and the City of Wenatchee on July 16, 2021, for an amendment to the LocalTel Federal Building Condominium Survey and Building Map (BSP-18-01, AFN: 2478960).
2. The subject property is located at 301 Yakima Street (APNs 22-20-10-600-010, 020, 030, 040, 050, 060, 070, 080, 090, and 22-20-10-590-436).
3. The property owners are LocalTel Federal Building, LLC and City of Wenatchee.
4. The Wenatchee City Code in Section 11.18.030 requires that alterations to a binding site plan be processed consistent with the provision in WCC 13.09.050, Type III quasi-judicial review of applications.
5. The application has been processed as a Type III quasi-judicial review for binding site plan alterations pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on August 24, 2021.
6. The application was determined complete on July 22, 2021 and notice of application and public hearing was issued on August 5, 2021.
7. The Wenatchee World published a notice of public hearing on August 12, 2021.
8. The subject property is located within the Central Business District (CBD).

9. The Wenatchee Urban Area Comprehensive Plan land use designation is CBD.
10. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use Element. This project is located within the Urban Growth Boundary. Adequate public utilities have been installed, including water, sewer, stormwater, and electricity. The amendments to the Binding Site Plan alter the condominium unit and common area boundaries to facilitate the growth and expansion of the existing, permitted uses.
11. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning. The Binding Site Plan alterations will allow for the construction of a vestibule at the southeast corner of the loading dock, relocation of electrical utility equipment and the trash enclosure, and relocation of the driveway on Methow Street. The alteration does not create any new unit or common areas. The proposed building additions and driveway modifications meet the minimum setbacks, which are zero feet, and maximum lot coverage, which is 100 percent. Applicable development and design standards in the CBD will be reviewed at the time of building permit submittal.
12. The proposal is consistent with the provisions of Wenatchee City Code Title 11, Subdivisions. Public use and interest are served by the amendment to the Binding Site Plan and Condominium Survey, which supports the ongoing redevelopment of the Federal Building for use as a business office by LocalTel and for a new central, city hall by the City of Wenatchee. The Comprehensive Plan goals and policies for commercial districts aim to facilitate the growth and expansion of existing, permitted uses.
13. The proposal is consistent with the provisions of Wenatchee City Code Title 12, Environmental Protection. The subject site is outside of the 200' shoreline jurisdiction and is not identified in any critical area in the maps used by the City. The Binding Site Plan alteration is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(3), as a remodel of an existing public structure which does not involve a material expansion or change in use beyond that previously existing.
14. No public, staff or agency comments were received as of the publication of this report.
15. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC Section 1.09.070.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code, Titles 10, 11, 12, and 13 and Comprehensive Plan.
4. As conditioned, this proposal meets the criteria in WCC Section 11.18.060(2).
5. Comments from the reviewing agencies have been considered and addressed where appropriate.

6. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
7. The public interest will be served by the subdivision and dedication.
8. The application, as conditioned, provides for the public health, safety and general welfare for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
9. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials provided in Attachment A, as submitted on July 16, 2021, except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. Submittal of the final plat alteration shall conform to the requirements of WCC Section 11.18.050(2).
4. The final plat alteration submittal must address the requirements of the conditions of approval and be reviewed in accordance with WCC Section 11.18.080, Recording.
5. Pursuant to RCW 58.17.140(3)(a), a final plat meeting all requirements shall be submitted to the City for approval within five years of the date of preliminary plat approval.
6. A final plat map shall be submitted by a land surveyor licensed in the State of Washington and comply with the substantive and submittal standards of WCC Chapter 11.16 and RCW 58.17.215.
7. It is the responsibility of the applicant to contact the Chelan County Assessor's and Treasurer's offices to confirm all taxes are current prior to recording of the final plat mylar.
8. All public and private utility easements shall be provided in locations and configurations as required by the various utility purveyors. The final plat shall show the location of all easements serving or encumbering the subject property. The location of existing structures and utilities (i.e. power, sewer, and water lines, etc.) and utility and private access easements shall be depicted on the face of the final plat.

Attachments:

- A. Application materials, dated July 16, 2021
- B. Overlay of Existing Binding Site Plan and Proposed Binding Site Plan Amendment, Boundary and First Floor Pages

Attachment A

Application materials, dated July 16, 2021



PLAT, SHORT PLAT, OR BINDING SITE PLAN ALTERATION APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
<input type="checkbox"/>	Pre-application meeting date and file no. <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed master application (signed and all parcel #'s included)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Plat, short plat, or binding site plan drawing depicting proposed alteration(s) – 5 18" x 24" copies (and at least one copy 11" x 17") of one or more maps with a scale of 100 or less feet to the inch to include the following items and required written data outlined in the WCC Section 11.12.030 (9 or less lots) or WCC Section 11.16.210 (10 or more lots).	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Road and Drainage Plans - 2 copies	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Water, Sewer, and Utility Plans - 2 copies	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Signatures of the majority of those with an ownership interest in the portion of the short plat, plat or binding site plan to be altered.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of the plat, short plat, or binding site plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Recent title report of plat certificate	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Date Accepted: Accepted By: File No.



Department of Community Development
 Planning Division
 1350 McKittrick Street, Suite A
 Wenatchee, WA 98801
 (509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Date Stamp _____ Accepted By: Receipt No. File No.

TYPE OF PERMIT YOU ARE APPLYING FOR:

- Major Subdivision Short Plat Binding Site Plan Variance
 Final Plat Final Short Plat Final Binding Site Plan Conditional Use
 Plat/Binding Site Plan Alteration Plat/Binding Site Plan Vacation Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: LocalTel Federal Building LLC

Mailing Address: 206 South Chelan Avenue

Contact No.: 509-393-5702 E-mail Address: Dimitri@localtel.net

Property Owner(s): LocalTel Federal Building LLC and City of Wenatchee
*If different than applicant

Mailing Address: _____

Contact No.: _____ E-mail Address: nnelson@nwgsurveys.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent: Norman Nelson

Mailing Address: 15 N. Chelan Avenue

Contact No.: 509-663-8660 E-mail Address: nnelson@nwgsurveys.com

Surveyor: Northwest GeoDimensions Inc Washington Registration #: 22963

Contact No.: 509-663-8660 E-mail Address: nnelson@nwgsurveys.com

Engineer: _____ Washington Registration #: _____

Contact No.: _____ E-mail Address: _____

Please indicate who should receive correspondence and notices:

Applicant
 Surveyor

Owner
 Engineer

Authorized Agent

PROPERTY INFORMATION

Street Address(es): 301 Yakima Street, Wenatchee, WA

Parcel No(s):: 22-20-10-600-050, 080, 010, 020, 030, 060, 090, 070 and 22-20-10-590-436

Abbreviated Legal Description:

Total site size in acres: 2.58 Ac

Zoning District Designation: Central Business District (CBD) ▼

Overlay District: N/A ▼

Comprehensive Plan Designation: Central Business District (CBD) ▼

Shoreline Environmental Designation: N/A ▼

Wildland-Urban Interface: N/A ▼

Critical Areas: N/A ▼

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: _____

Applicant Signature: 

Date: _____

Agent Signature: _____

Date: _____

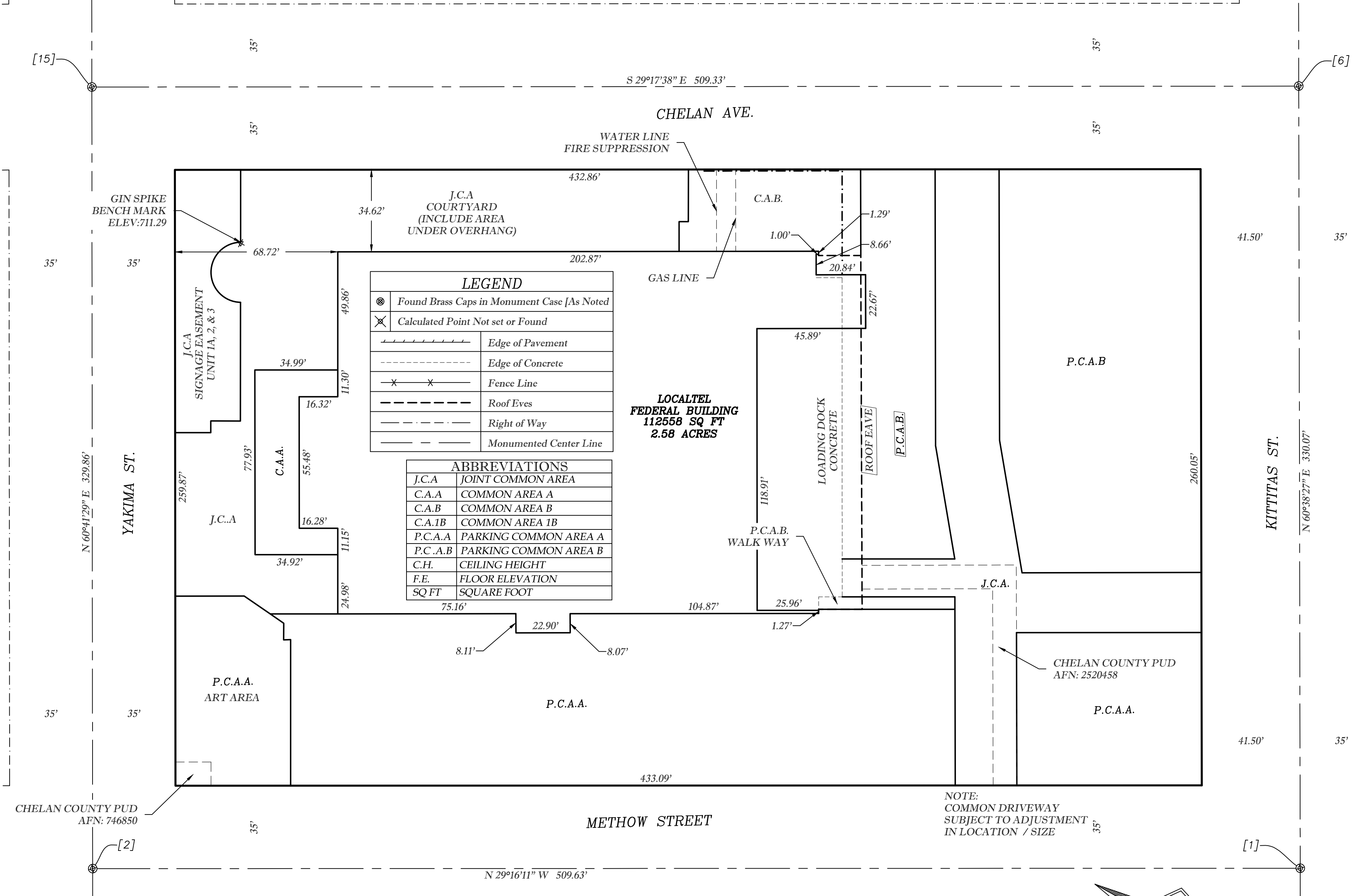
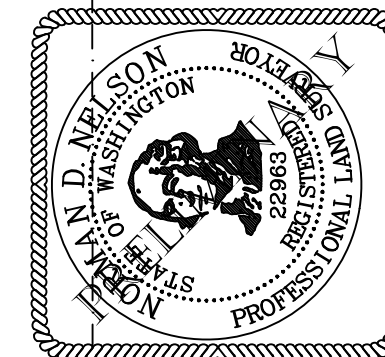
Owner Signature: 

NARRATIVE BSP 18-01A Amendment

Revised that portion of the Condominium Survey Localtel Federal Building Condominium Survey & BSP 18-01 AFN 2478960

1. Removed JCA Generator Area sheet 2 of 9 Localtel Federal Building Condominium Survey & BSP 18-01 AFN 2478960.
2. Removed JCA Electrical Room Sheet 4 of 9 Localtel Federal Building Condominium Survey & BSP 18-01 AFN 2478960.
3. Added PCAB walkway Southwest corner of the building Sheet 3 of 10
4. Added Vestibule at the Southeast Corner of the Loading Dock Sheet 5 of 10.

LOCALTEL FEDERAL BUILDING BOUNDARY AND BUILDING TIES



LEGEND	
⊙	Found Brass Caps in Monument Case [As Noted]
⊗	Calculated Point Not set or Found
———	Edge of Pavement
- - - - -	Edge of Concrete
- x - x -	Fence Line
- - - - -	Roof Eaves
- - - - -	Right of Way
- - - - -	Monumented Center Line

ABBREVIATIONS	
J.C.A.	JOINT COMMON AREA
C.A.A.	COMMON AREA A
C.A.B.	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A.	PARKING COMMON AREA A
P.C.A.B.	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT

**LOCALTEL
FEDERAL BUILDING
112558 SQ FT
2.58 ACRES**

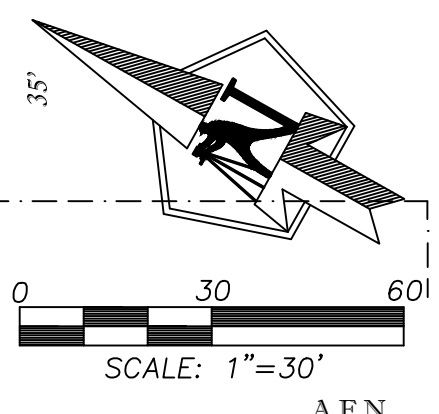
NOTE:
COMMON DRIVEWAY
SUBJECT TO ADJUSTMENT
IN LOCATION / SIZE

GENERAL NOTES:

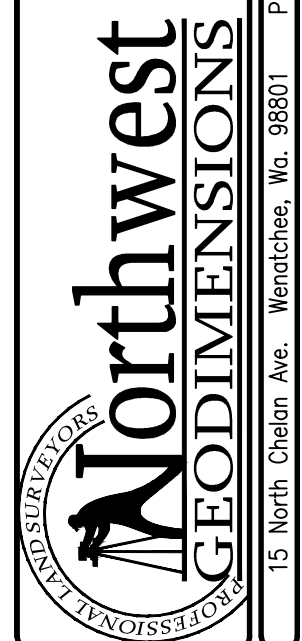
1. The Basis of Bearing is Washington State Plane North Zone NAD 83(9T).
2. The Vertical Datum is NAVD 88.
3. Monuments shown were visited on 08/15/2017 (Unless noted)
4. All distances shown on this plat are grid distances. Multiply by a combined scale factor of 1.000018091 to derive ground distances.
5. All distances are in U.S. Survey feet.
6. Traverse and topography were performed with the Trimble R8 GPS equipment and meets or exceeds the standards contained in WAC 332-130-090. Traverse was not balanced.

MONUMENTS NOTES

- [1] Found 2 1/2" Brass cap in Monument case
- [2] Found 1 1/4" Brass cap in Monument case
- [6] Found 2" Brass cap in Monument Case. Visited 02/18/2004
- [15] Found 2" Brass cap in Monument Case. Visited 02/18/2004



TURNING YOUR IDEAS INTO
REALITY THROUGH
INNOVATION INTEGRITY
AND PERSONAL SERVICE

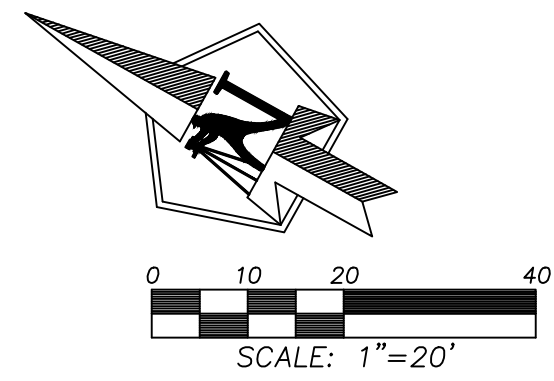
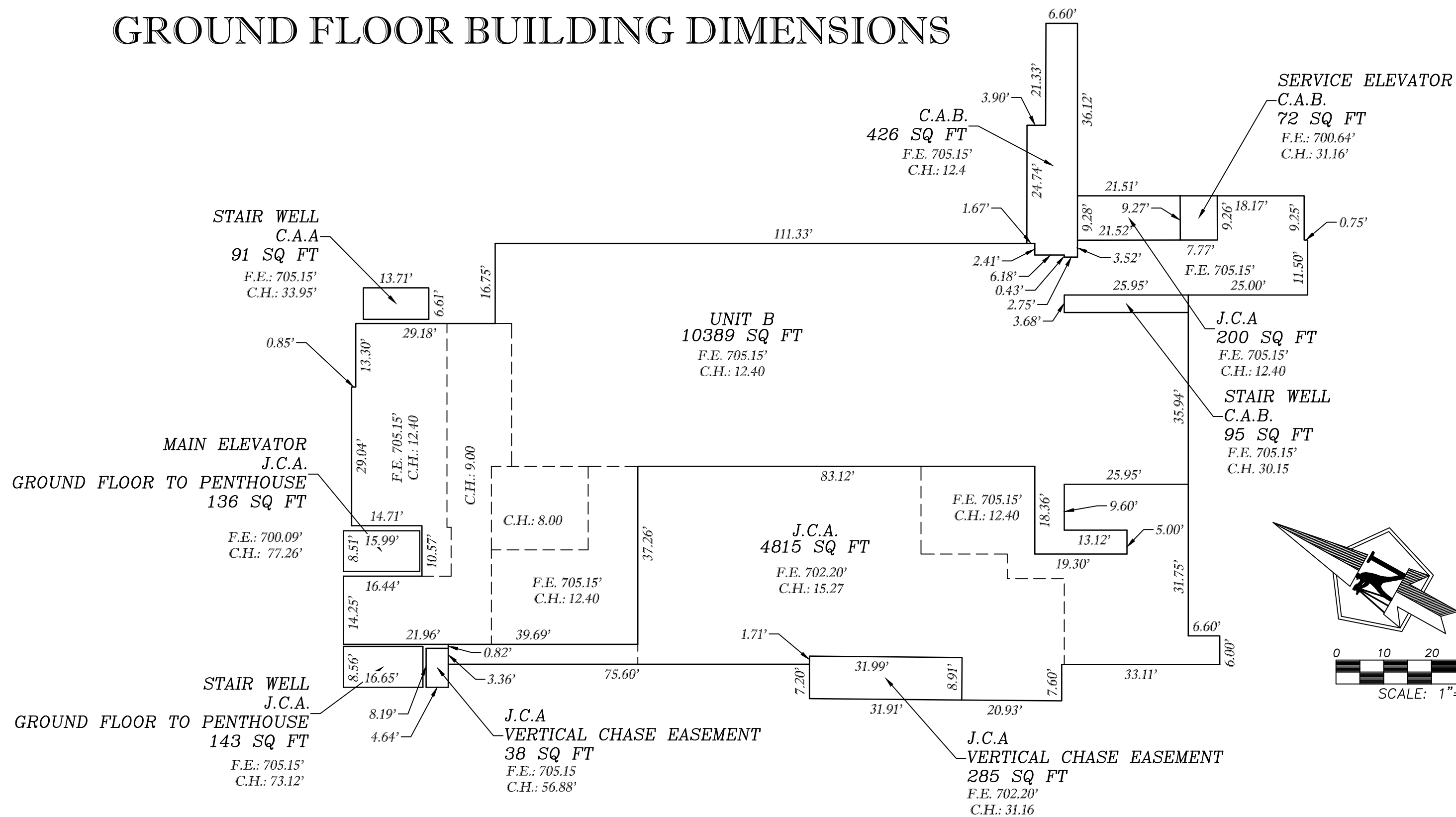


LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20. E. W.M.
 PORTION OF THE NW 1/4 OF THE NE 1/4
 SECTION 10
 WASHINGTON
 CHELAN COUNTY

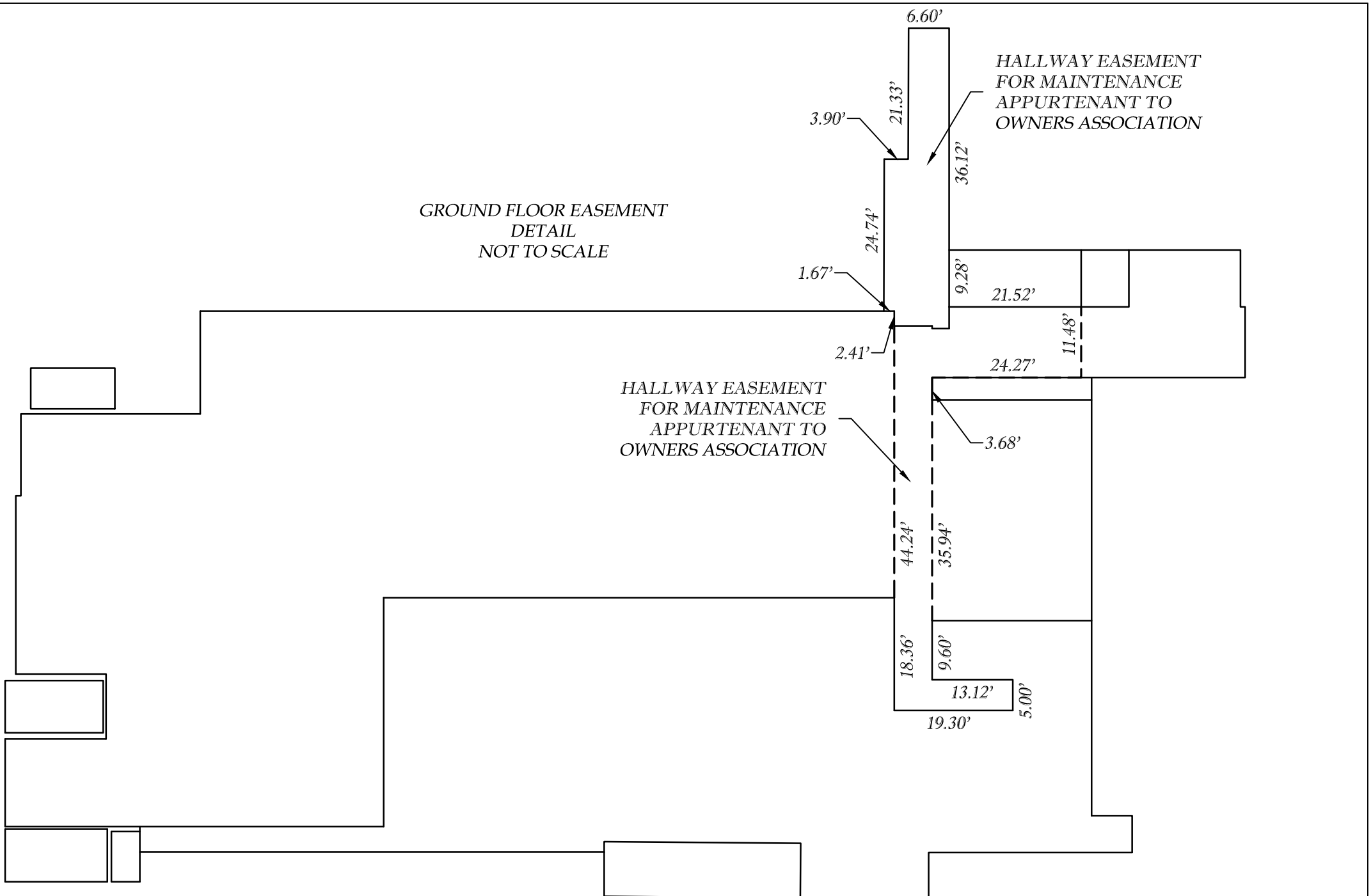
21041
 PROJ. NO.
 3 OF 10
 SH.

DATE: 2021-07-15 | DSGN: | DWG: JTM | FILE: 2021-06-14 LOCALTEL CONDO SURVEY AMENDED (2) | Phone 509-663-8660 | Fax 509-663-6278

LOCALTEL FEDERAL BUILDING GROUND FLOOR BUILDING DIMENSIONS



GROUND FLOOR EASEMENT
DETAIL
NOT TO SCALE



ABBREVIATIONS	
J.C.A.	JOINT COMMON AREA
C.A.A.	COMMON AREA A
C.A.B.	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A.	PARKING COMMON AREA A
P.C.A.B.	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT

TURNING YOUR IDEAS INTO
REALITY THROUGH
INNOVATION INTEGRITY
AND PERSONAL SERVICE



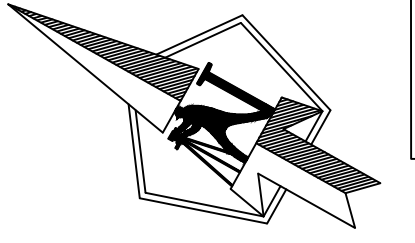
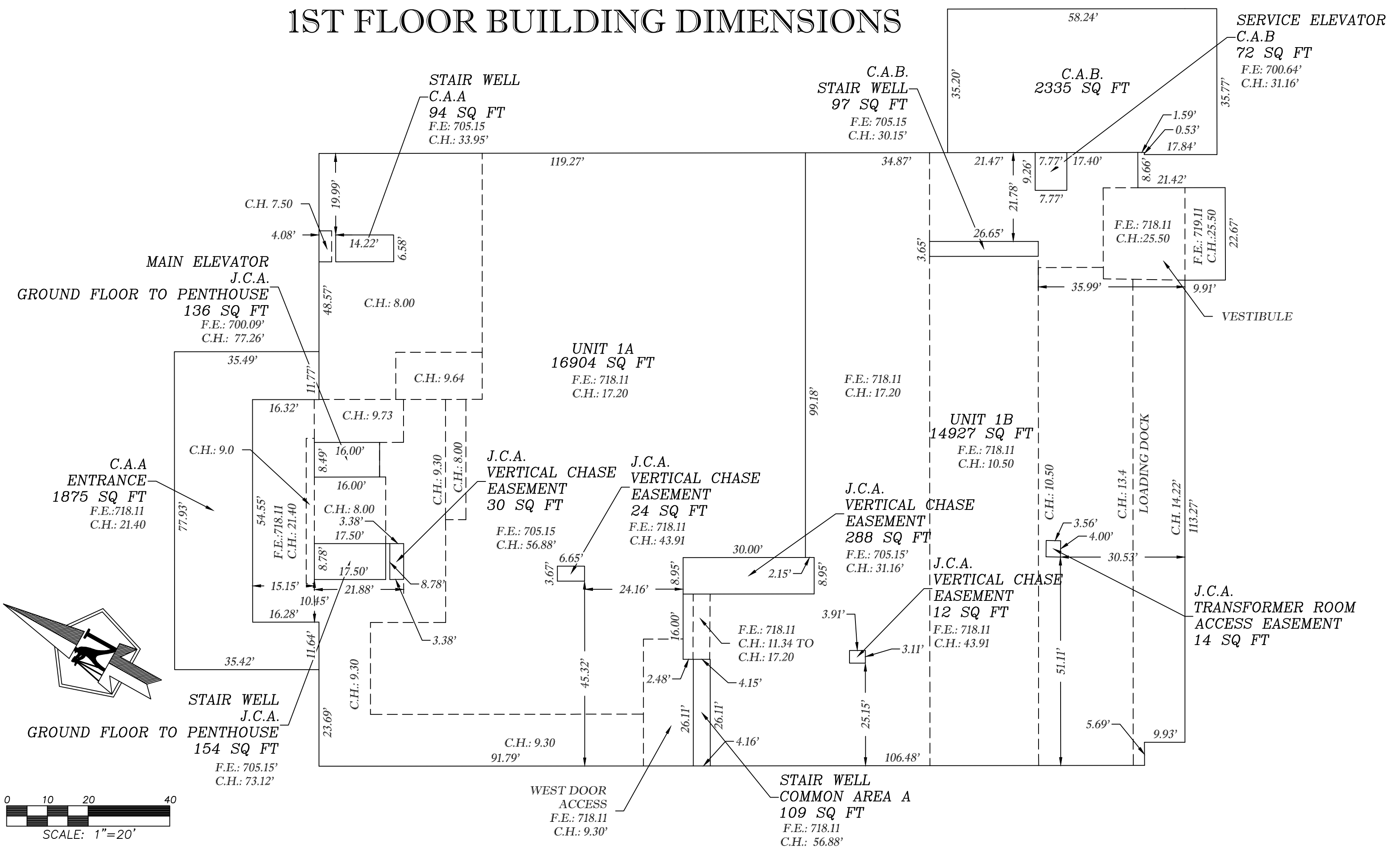
LOCALTEL FEDERAL BUILDING
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 CHELAN COUNTY

21041
 PROJ. NO.
 4 OF 10
 SH.

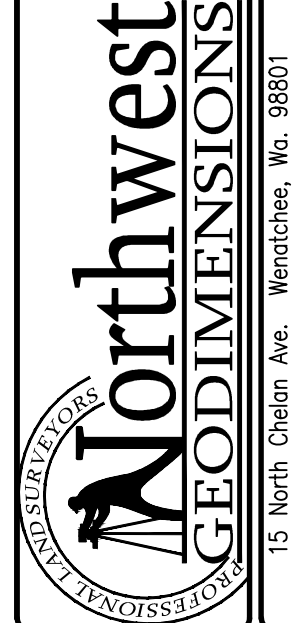
DATE: 2021-07-15 | DSGN: | DWG: JTM | FILE: 2021-06-14 LOCALTEL CONDO SURVEY/AMEND (2)

A.F.N. _____

LOCALTEL FEDERAL BUILDING 1ST FLOOR BUILDING DIMENSIONS

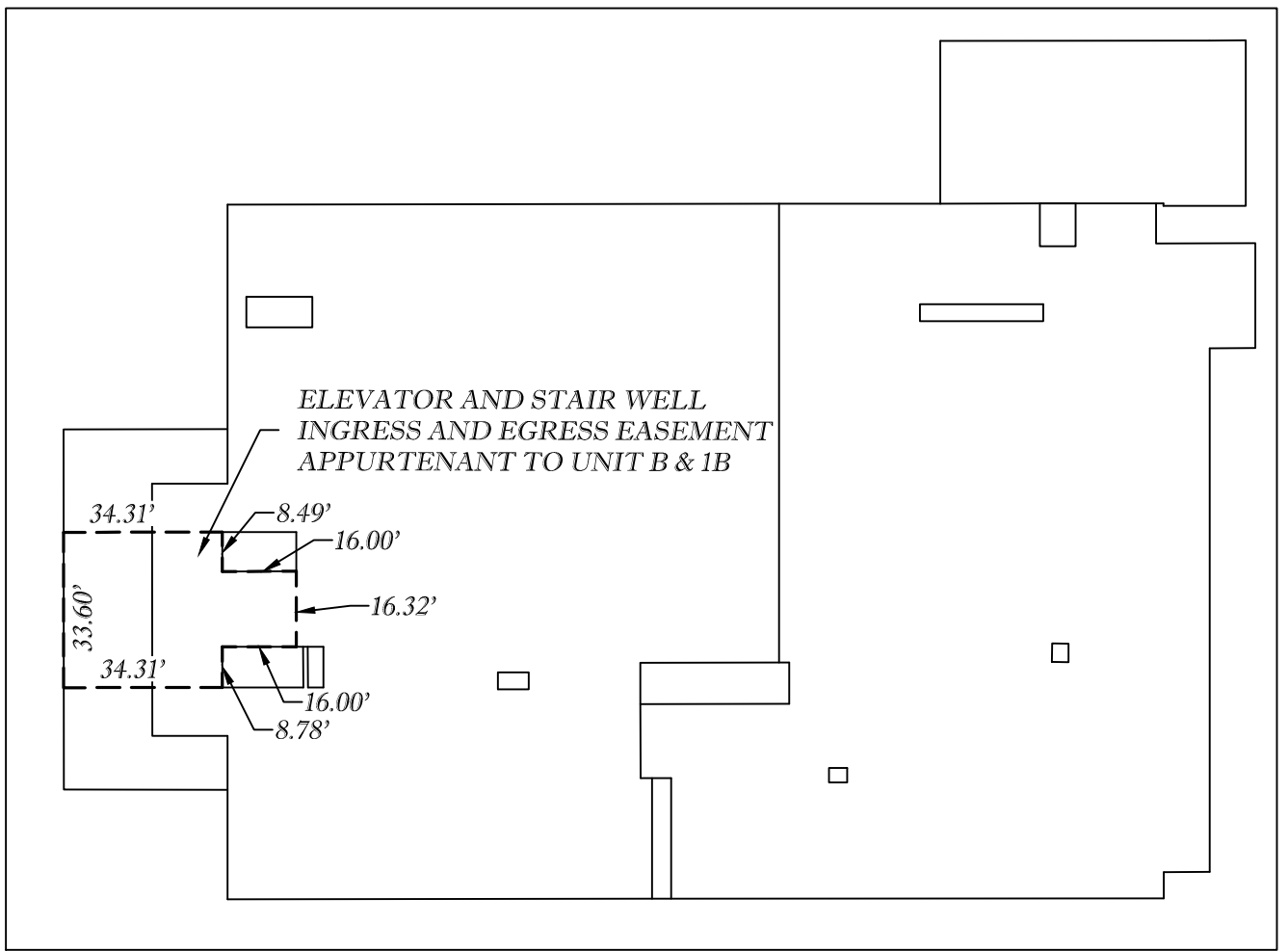


TURNING YOUR IDEAS INTO
REALITY THROUGH
INNOVATION INTEGRITY
AND PERSONAL SERVICE



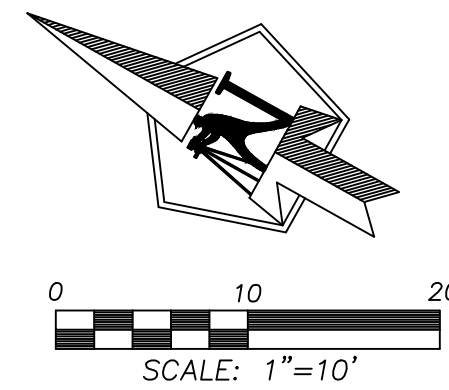
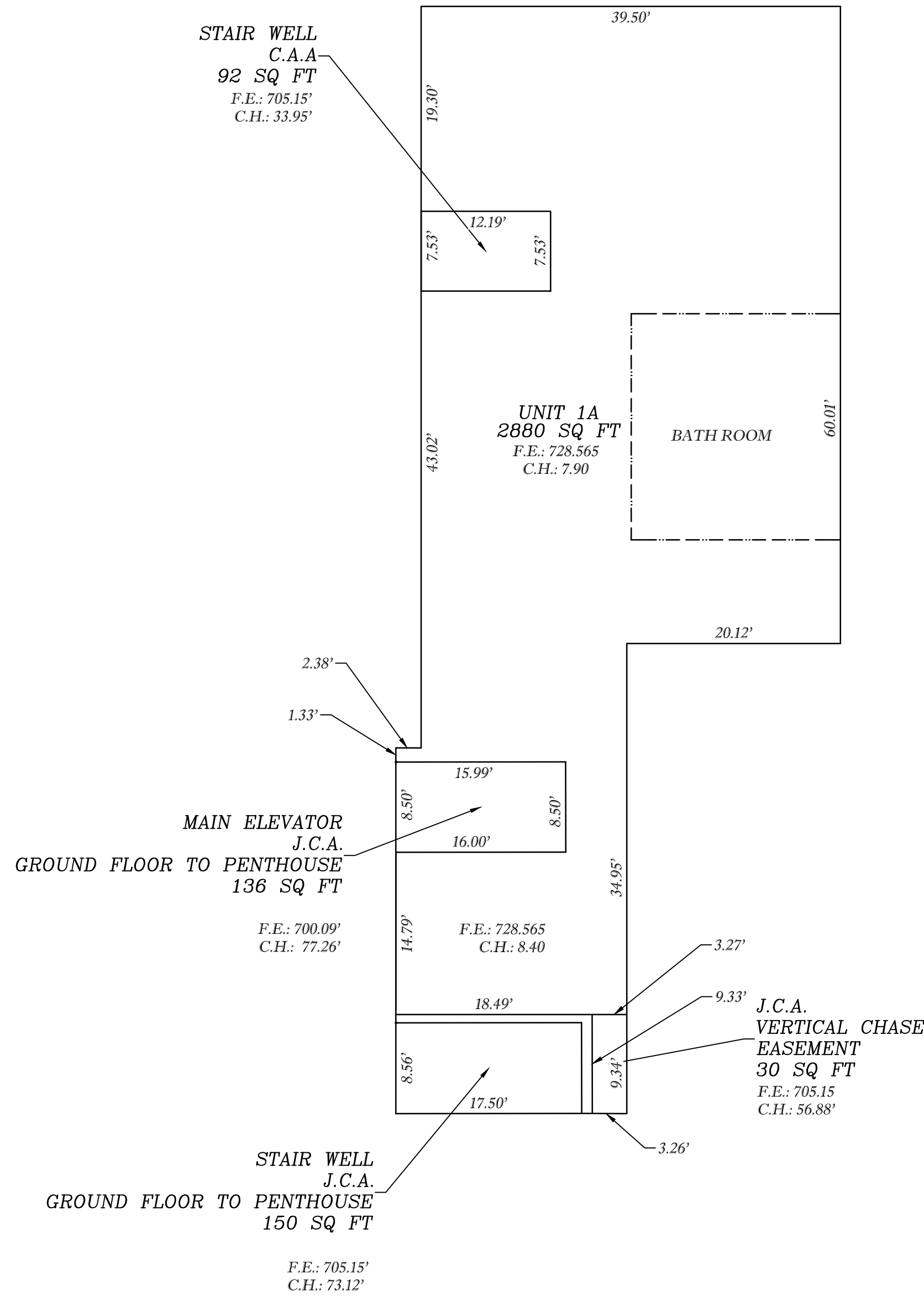
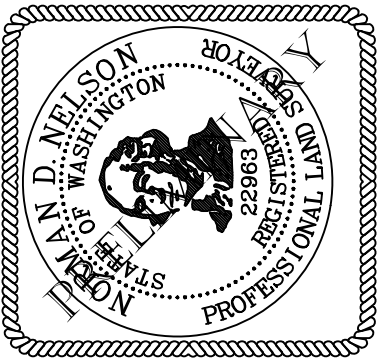
LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20 E. W.M.
 PORTION OF THE NW 1/4 OF THE NE 1/4
 SECTION 10
 WASHINGTON
 CHELAN COUNTY

21041
 PROJ. NO.
 5 OF 10
 SH.



A.F.N. _____

LOCALTEL FEDERAL BUILDING MEZZANINE BUILDING DIMENSIONS



ABBREVIATIONS	
J.C.A.	JOINT COMMON AREA
C.A.A.	COMMON AREA A
C.A.B.	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A	PARKING COMMON AREA A
P.C.A.B	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT

TURNING YOUR IDEAS INTO
REALITY THROUGH
INNOVATION INTEGRITY
AND PERSONAL SERVICE



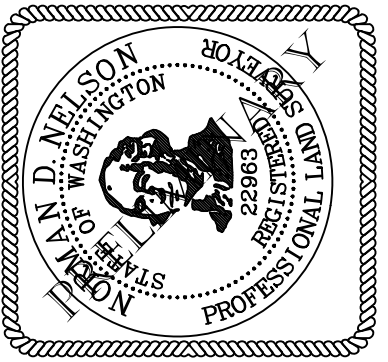
15 North Chelan Ave. Wenatchee, Wa. 98801 Phone 509-663-8660 Fax 509-663-6278

LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20 E. W.M.
 PORTION OF THE NW 1/4 OF THE NE 1/4
 SECTION 10
 WASHINGTON
 CHELAN COUNTY
 DSN: 2021-07-15
 DWN: JTM
 FILE: 2021-06-14 LOCALTEL CONDO SURVEY AMENDED (2)

21041
 PROJ. NO.
 6 OF 10
 SH.

A.F.N. _____

LOCALTEL FEDERAL BUILDING 2ND FLOOR BUILDING DIMENSIONS

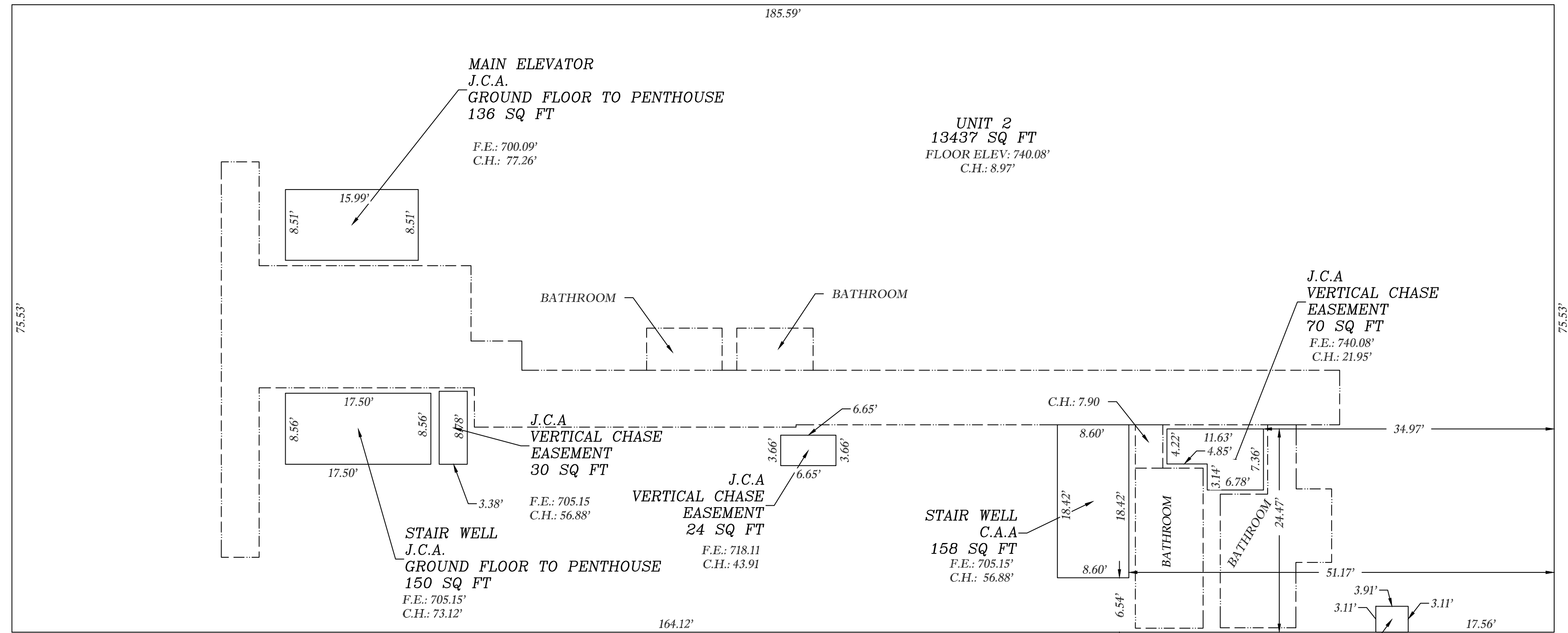


TURNING YOUR IDEAS INTO
REALITY THROUGH
INNOVATION INTEGRITY
AND PERSONAL SERVICE



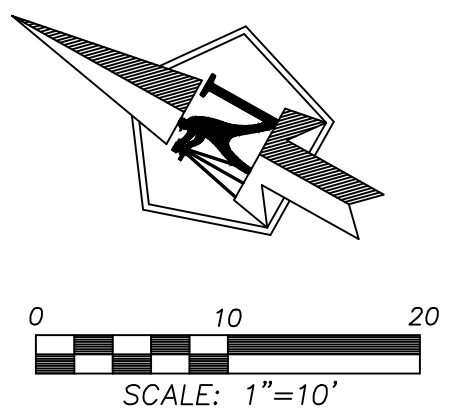
Phone 509-663-8660 Fax 509-663-6278

15 North Chelan Ave. Wenatchee, Wa. 98801



LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20 E. W.M.
 PORTION OF THE NW 1/4 OF THE NE 1/4
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 WASHINGTON
 CHELAN COUNTY
 DWN:JTM FILE: 2021-06-14 LOCALTEL CONDO SURVEY/AMEND (2)
 DATE: 2021-07-15 DSGN:

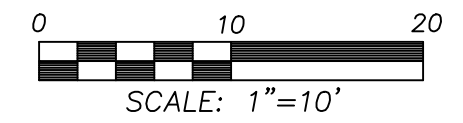
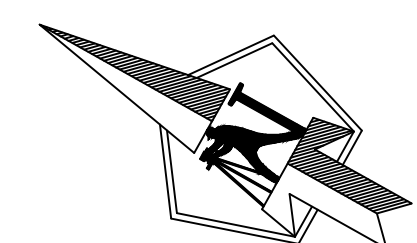
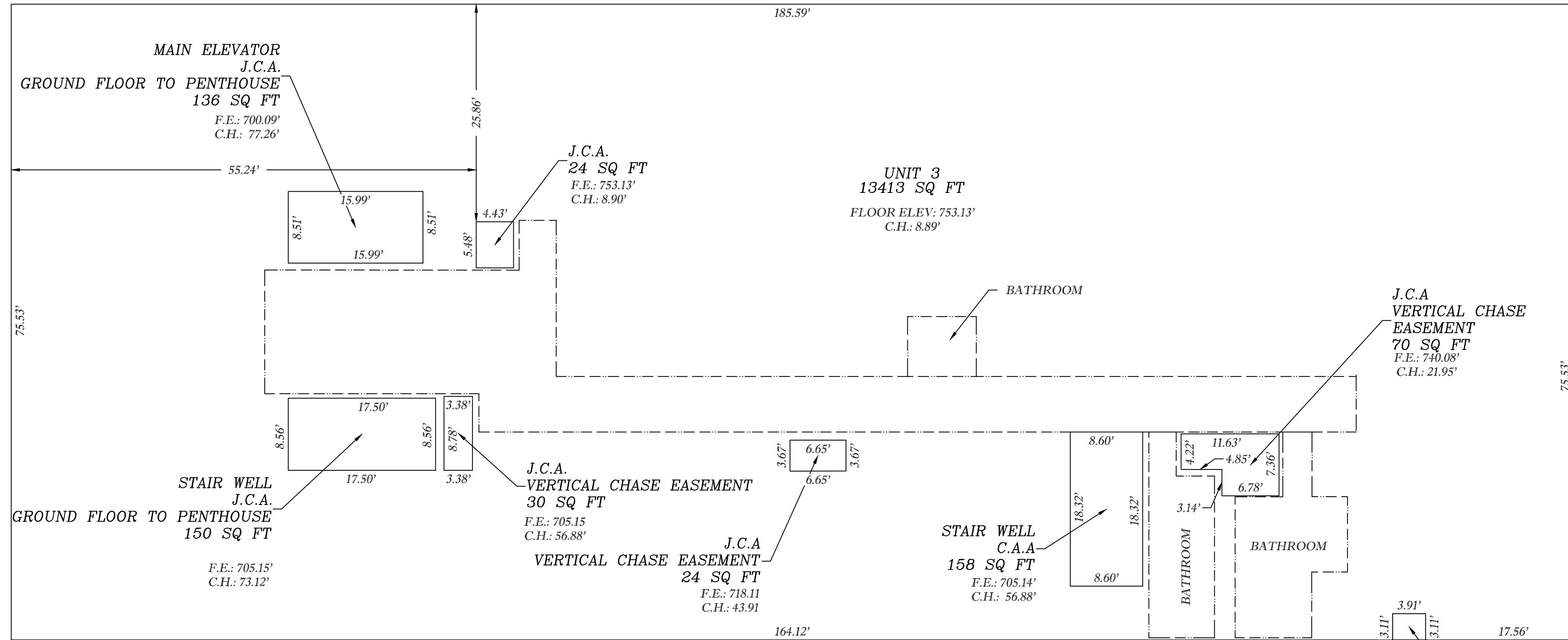
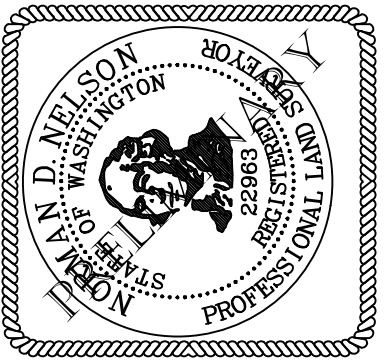
ABBREVIATIONS	
J.C.A	JOINT COMMON AREA
C.A.A	COMMON AREA A
C.A.B	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A	PARKING COMMON AREA A
P.C.A.B	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT



21041
 PROJ. NO.
 7 OF 10
 SH.

A.F.N. _____

LOCALTEL FEDERAL BUILDING 3RD FLOOR BUILDING DIMENSIONS



ABBREVIATIONS	
J.C.A	JOINT COMMON AREA
C.A.A	COMMON AREA A
C.A.B	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A	PARKING COMMON AREA A
P.C.A.B	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT

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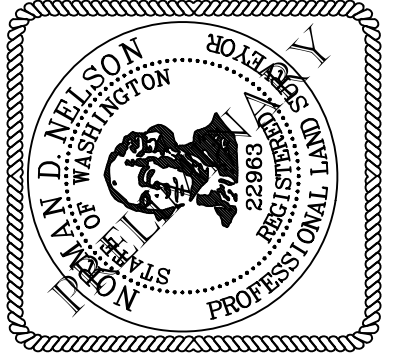
LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20 E. W.M.
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 WASHINGTON
 CHELAN COUNTY

21041
 PROJ. NO.
 8 OF 10
 SH.

A.F.N. _____

DATE: 2021-07-15 | DSGN: | DWG: JTM | FILE: 2021-06-14 LOCALTEL CONDO SURVEY/AMEND (2) | 15 North Chelan Ave. Wenatchee, Wa. 98801 | Phone 509-663-8660 | Fax 509-663-6278

LOCALTEL FEDERAL BUILDING PENTHOUSE & UPPER ROOF UNIT DIMENSIONS



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INNOVATION INTEGRITY
AND PERSONAL SERVICE

**Northwest
GEODIMENSIONS**

PROFESSIONAL LAND SURVEYORS

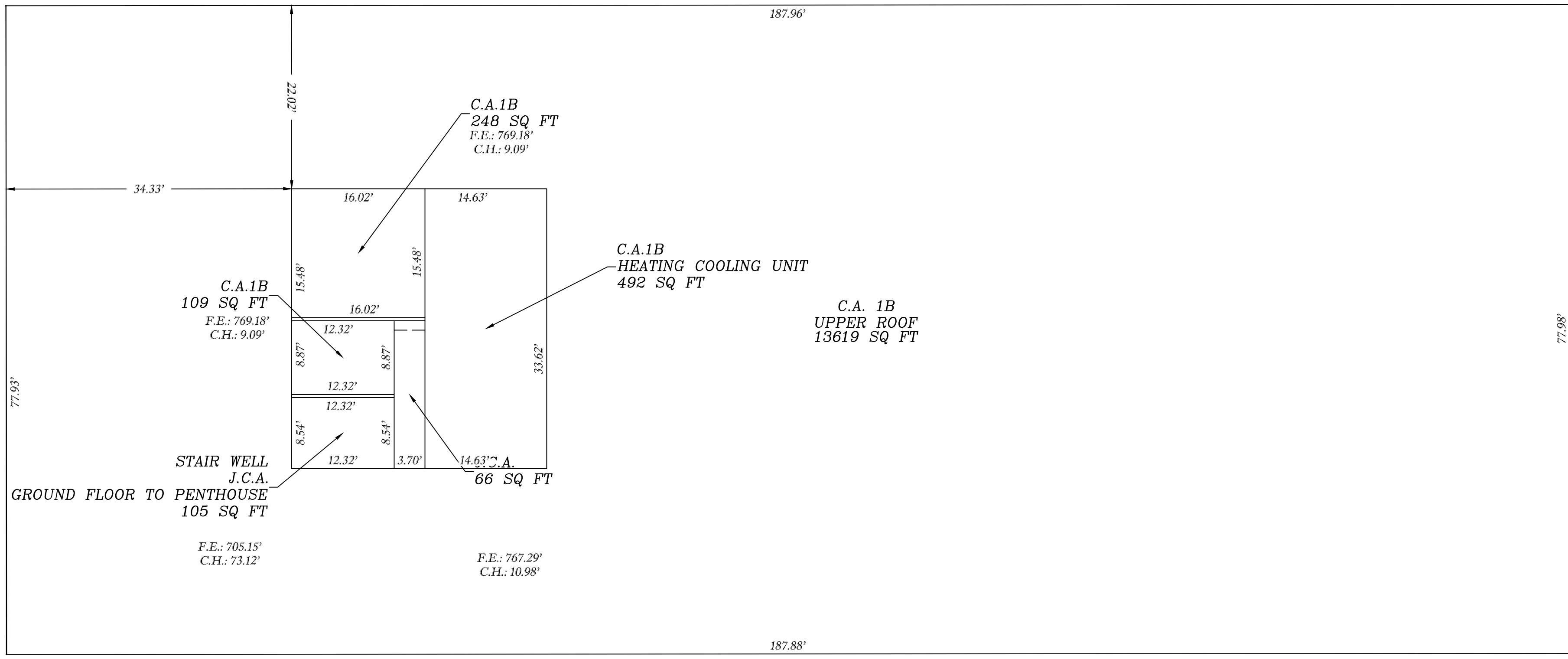
15 North Chelan Ave. Wenatchee, Wa. 98801
Phone 509-663-8660 Fax 509-663-6278

LOCALTEL FEDERAL BUILDING
CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
T. 22. N., R. 20 E. W.M.
PORTION OF THE NW 1/4 OF THE NE 1/4
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WASHINGTON

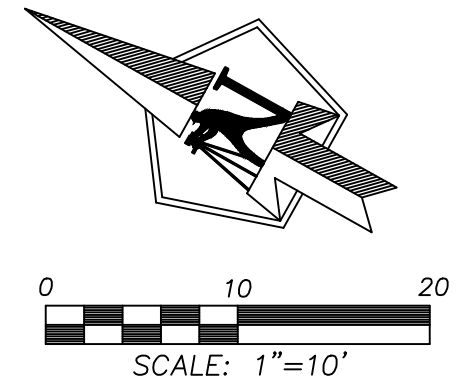
CHELAN COUNTY
DATE: 2021-07-15 DSN: JTM FILE: 2021-06-14 LOCALTEL CONDO SURVEY/AMEND (2)

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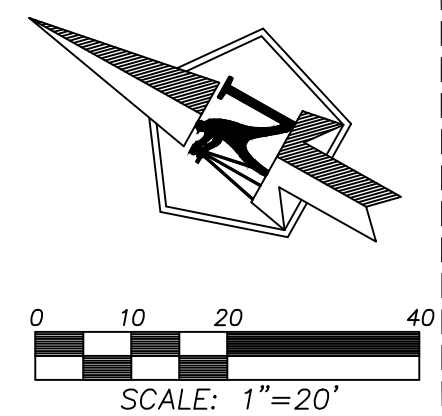
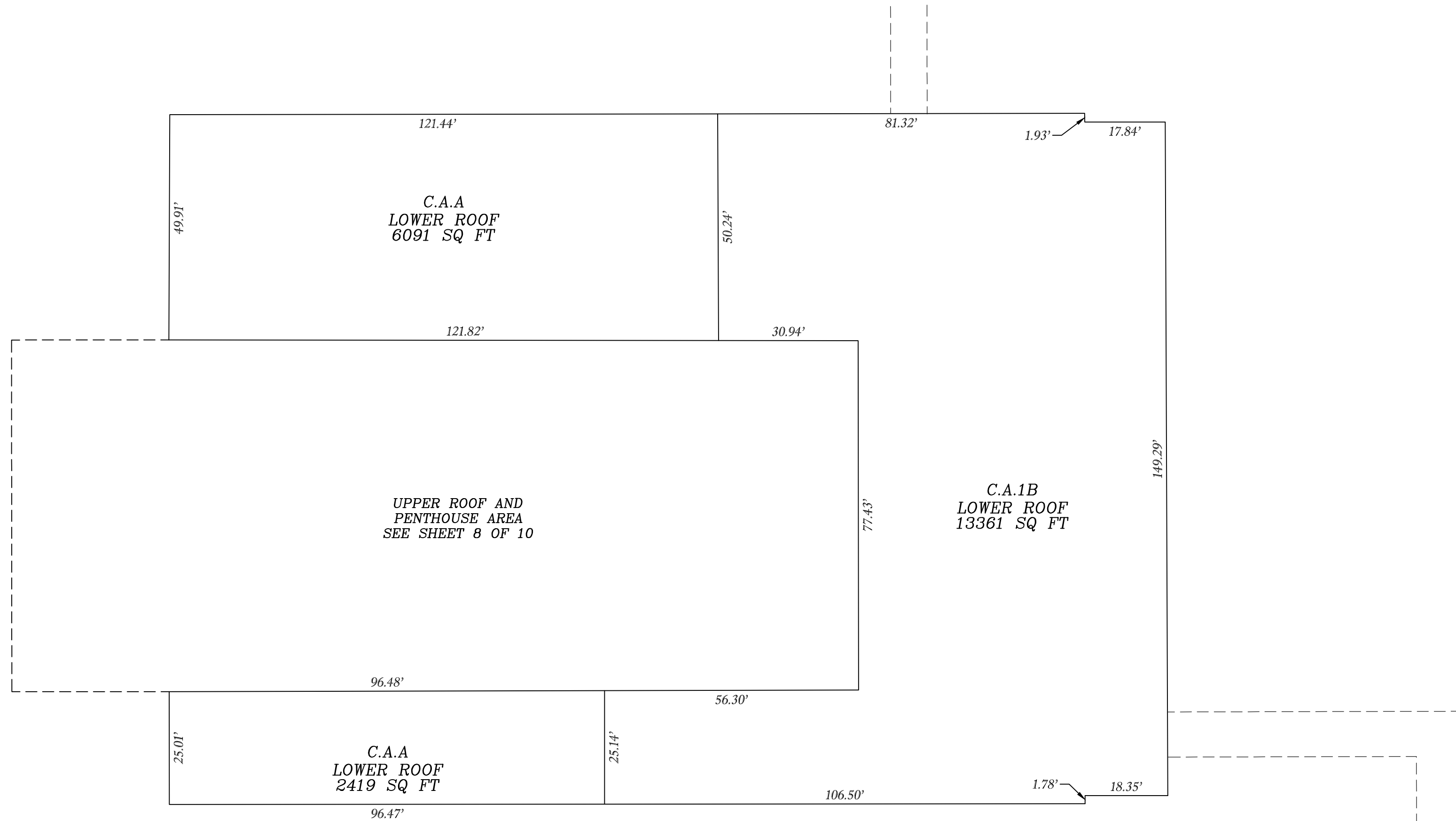
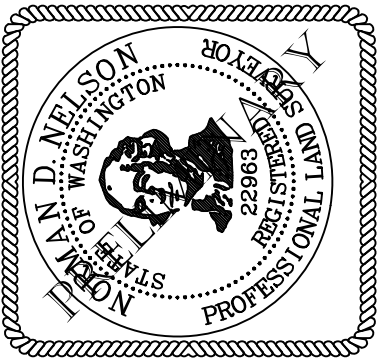


ABBREVIATIONS	
J.C.A	JOINT COMMON AREA
C.A.A	COMMON AREA A
C.A.B	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A	PARKING COMMON AREA A
P.C.A.B	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT



A.F.N. _____

LOCALTEL FEDERAL BUILDING LOWER ROOF DIMENSIONS



ABBREVIATIONS	
J.C.A	JOINT COMMON AREA
C.A.A	COMMON AREA A
C.A.B	COMMON AREA B
C.A.1B	COMMON AREA 1B
P.C.A.A	PARKING COMMON AREA A
P.C.A.B	PARKING COMMON AREA B
C.H.	CEILING HEIGHT
F.E.	FLOOR ELEVATION
SQ FT	SQUARE FOOT

A.F.N. _____

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15 North Chelan Ave. Wenatchee, Wa. 98801
 Phone 509-663-8660 Fax 509-663-6278

LOCALTEL FEDERAL BUILDING
 CONDOMINIUM SURVEY & BSP 18-01A AMENDMENT
 T. 22. N., R. 20 E. W.M.
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 WASHINGTON

DATE: 2021-07-15 DSN: JTM FILE: 2021-06-14 LOCALTEL CONDO SURVEY AMENDED (2)
 CHELAN COUNTY

21041
 PROJ. NO.

10 OF 10
 SH.



SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000-091652368

Fee: \$300.00

Order No.: 30710

Dated: July 07, 2021


Stewart Title Guaranty Company (the "Company"), guarantees the County of Chelan and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:


Authorized Countersignature





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

Central Washington Title Services, Inc.
1205 N. Wenatchee Avenue
Wenatchee, WA 98801
Agent ID: 470052

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.
In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

SUBDIVISION GUARANTEE

Prepared by:
Central Washington Title Services, Inc.
1205 N. Wenatchee Avenue
Wenatchee, WA 98801

Order Number: 30710

Guarantee No.: G-0000-091652368

Effective Date: July 07, 2021 at 8:00am

Premium: \$300.00
Sales Tax: \$25.80
Total: \$325.80

OWNERS: City of Wenatchee, a Washington municipal corporation as to Parcel C, D and E, and LocalTel Federal Building, LLC, a Washington limited liability company as to the remainder

LEGAL DESCRIPTION:

Parcel A (22 20 10 590 436):

Joint Common Area of the LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel B (22 20 10 600 080):

Common Unit A, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel C (22 20 10 600 010):

Unit 1A, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel D (22 20 10 600 020):

Unit 2, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel E (22 20 10 600 030):

Unit 3, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel F (22 20 10 600 040):

Unit B, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel G (22 20 10 600 060):

Unit Parking A, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel H (22 20 10 600 090):

Common Unit B, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel I (22 20 10 600 050):

Unit 1B, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

Parcel J (22 20 10 600 070):

Unit Parking B, LocalTel Federal Building Condominiums, a condominium, according to Declaration thereof recorded under Chelan County Recording No. 2478961, and amendment(s) thereto; said units are located on survey map and plans filed Book 35, at pages 85 through 93, records of Chelan County, Washington.

SUBJECT TO:

1. Rights and liabilities under customary agreement for water right in Wenatchee Reclamation District including the restriction of the use of said water for irrigation, stock, and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein, as disclosed by various instruments of record.
2. Restrictions, conditions, dedications, notes, easements and provisions delineated and/or described on the [Amended Great Northern](#) plat recorded in Volume 1 of Plats at page(s) 15 in Chelan County, Washington.
3. Restrictions, conditions, dedications, notes, easements and provisions delineated and/or described on the [LocalTel Federal Building BSP 18-01](#) recorded in Volume 35 of Plats at page(s) 85-93 in Chelan County, Washington.
4. Agreement and the terms and conditions thereof:
Between: City of Wenatchee
and: United States of America
Recorded: December 4, 1973
Recording No.: [736301](#)
Purpose: Sidewalk agreement
5. Easement, including terms and provisions contained therein:
Recorded: February 19, 1975
Recording No.: [746850](#)
In favor of: Public Utility District No. 1 of Chelan County
For: Electric transmission and/or distribution system
Affects: Subject property

6. Covenants, conditions, restrictions, reservations and/or easements therein:

Recorded: July 31, 2017
Recording No.(s): [2462039](#)

7. Covenants, conditions, restrictions, easements and assessments, if any, (but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant [a] is exempt under Chapter 42, Section 3607 of the United States code or [b] relates to handicap but does not discriminate against handicapped persons) contained in instrument:

Recorded: June 5, 2018
Auditor's File No.: [2478961](#)

8. Easement, including terms and provisions contained therein:

Recorded: July 22, 2020
Recording No.: [2520458](#)
In favor of: Public Utility District No. 1 of Chelan County
For: Underground utility
Affects: A portion of said premises

9. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of LocalTel Federal Building Condominium, or any amendment(s) thereto, or under the By-laws adopted pursuant to said Declaration, to the extent provided for by RCW 64.34.

10. Deed of Trust and the terms and conditions thereof:

Grantor: LocalTel Federal Building, LLC, a Washington limited liability company
Trustee: Central Washington Title Services
Beneficiary: Cashmere Valley Bank
Amount: \$3,007,352.99
Dated: July 24, 2017
Recorded: July 31, 2017
Recording No.: [2462040](#)

The Deed of Trust was partially reconveyed as to Units 1A, 2 and 3 of LocalTel Federal Building Condominiums by instrument recorded under Recording No. [2479029](#).

11. Assignment of Leases and/or Rents and the terms and conditions thereof:

Assignor: LocalTel Federal Building, LLC, a Washington limited liability company
Assignee: Cashmere Valley Bank
Dated: July 24, 2017
Recorded: July 31, 2017
Recording No.: [2462041](#)

The Deed of Trust was partially reconveyed as to Units 1A, 2 and 3 of LocalTel Federal Building Condominiums by instrument recorded under Recording No. [2479029](#).

12. General taxes: The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st:

Year: **2021**
Amount billed: \$6,871.23
Amount paid: \$3,435.66
Amount due: \$3,435.57, plus interest and penalty, if delinquent
Tax Parcel No.: [22 20 10 600 040](#)
Affects: Parcel F

- 13. General taxes: The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st:
Year: **2021**
Amount billed: \$9,783.42
Amount paid: \$4,891.76
Amount due: \$4,891.66, plus interest and penalty, if delinquent
Tax Parcel No.: [22 20 10 600 050](#)
Affects: Parcel I

- 14. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 590 436](#)
Affects: Parcel A

- 15. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 080](#)
Affects: Parcel B

- 16. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 010](#)
Affects: Parcel C

- 17. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 020](#)
Affects: Parcel D

- 18. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 030](#)
Affects: Parcel E

- 19. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 060](#)
Affects: Parcel G

- 20. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 090](#)
Affects: Parcel H

- 21. Liability, if any, for pro-rata portion of **2021** taxes which are carried on the Chelan County Tax Rolls as exempt:
Tax Parcel No.: [22 20 10 600 070](#)
Affects: Parcel J

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SUBDIVISION GUARANTEE

Order Number: 30710

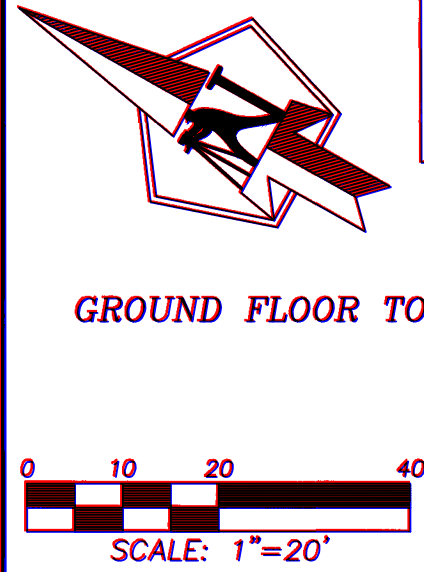
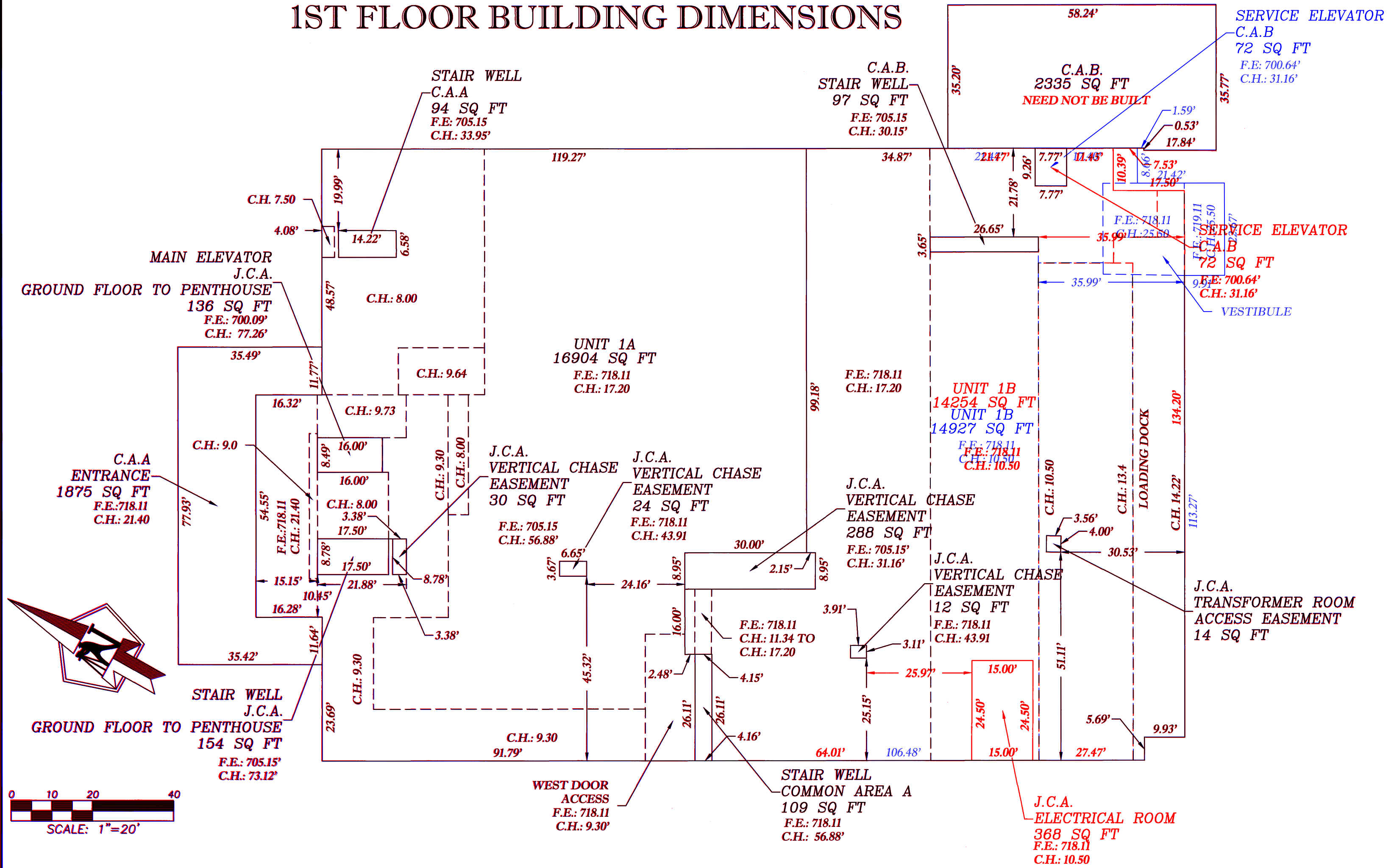
Guarantee No.: G-0000-091652368

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

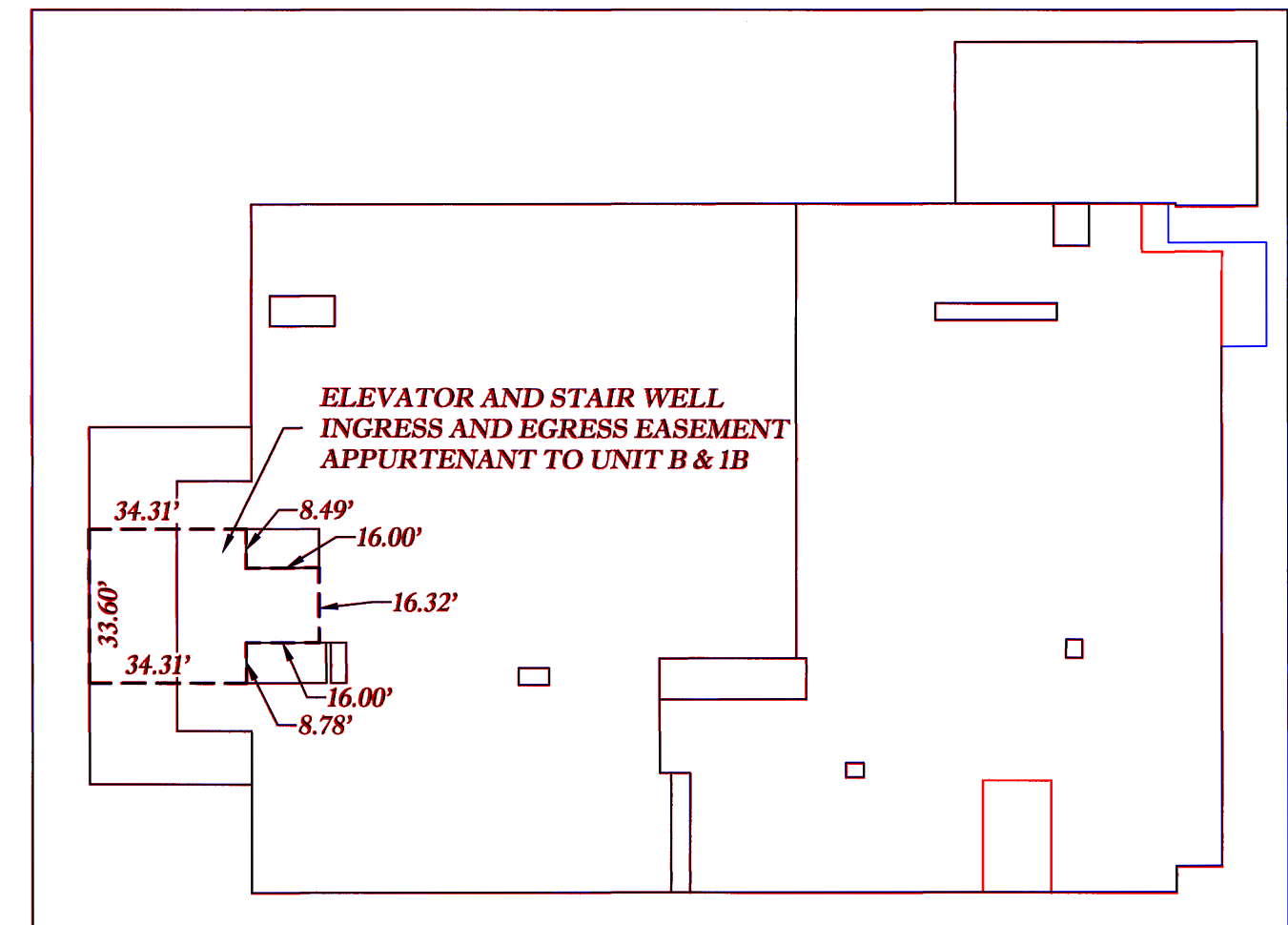
Attachment B

Overlay of Existing Binding Site Plan and Proposed Binding Site Plan
Amendment, Boundary and First Floor Pages

LOCALTEL FEDERAL BUILDING 1ST FLOOR BUILDING DIMENSIONS



ABBREVIATIONS	
J.C.A.	JOINT COMMON AREA
C.A.A.	COMMON AREA A
C.A.B.	COMMON AREA B
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P.C.A.A.	PARKING COMMON AREA A
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C.H.	CEILING HEIGHT
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Northwest GEODIMENSIONS

15 North Chelan Ave. Wenatchee, Wa. 98801
Phone 509-663-8660 Fax 509-663-8278

LOCALTEL FEDERAL BUILDING
CONDOMINIUMS SUBDIVISION
T. 22. N., R. 20. E. W.M.
PORTION OF THE NW 1/4 OF THE NE 1/4
SECTION 10

WASHINGTON

DATE: 2023-05-25

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PROJ. NO. 4 OF 90
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