

(INCLUDED FOR CLARITY)

CITY OF FLORENCE

LAND USE APPLICATION

Community Development Department
250 Highway 101, Florence, OR 97439
(541) 997-8237 voice (541) 997-4106 fax

TYPE OF REQUEST

- | | | |
|---|---|---|
| <input type="checkbox"/> Minor Design Review (DR)
(less than 10,000 sq ft) | <input type="checkbox"/> Major Design Review (DR)
(more than 10,000 sq ft) | <input checked="" type="checkbox"/> Modification to approved plan |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Comprehensive Plan
Amendment (CPA) | <input type="checkbox"/> Administrative Review (AR) |

APPLICANT INFORMATION

Name: SARA BERGSUND, AIA Phone: 541-683-8661 x1
E-Mail Address: bergsund@bdarch.net Cell Phone: -
Address: 1369 OLIVE ST, EUGENE OR 97401
Signature: [REDACTED] Date: 04-04-12
Applicant's Representative (if any) _____

PROPERTY OWNER INFORMATION

Name: CASCADE HOUSING GROUP LLC Phone: 503-799-9454
E-Mail Address: phil@cascadehousing.com Cell Phone: _____
Address: 3300 NW 185th #222, PORTLAND OR 97229
Signature: [REDACTED] Date: _____
Applicant's Representative (if any) _____

If applicant and property owner are not the same, either sign or submit a letter of authorization to allow the applicant to act as agent for the property owner.

PROPERTY DESCRIPTION

Property Address: MUNSEL LAKE VILLAGE, FLORENCE OR
General Location (Example: southwest corner of Second St and Hwy 101) NORTH OF THE
FRED MEYER SHOPPING CENTER ON HWY 101
Map and Tax Lot Number: 18.12.14.20 1203, 1204, 1205, 1206 Lot Size 2.85 ACRES
Zoning Designation: NORTH COMMERCIAL DISTRICT

CONTINUED ON NEXT PAGE

PROJECT DESCRIPTION

Sq. ft. of Building: RESIDENTIAL @ 37,000 SF
COMMERCIAL @ 9,000 SF

Number of parking spaces required: 130

Sq. ft. of Addition: NA

Number of spaces provided: 145

Proposal (attach an additional sheet if necessary. Describe the project in detail, what is being proposed, size, objectives, what is desired by the project)

SEE ATTACHED ADDENDUM NARRATIVE AND DRAWINGS.

OFFICE USE ONLY

Date Submitted: _____

Fee: _____

Received By: _____

Receipt Number: _____

CONTINUED ON NEXT PAGE

OTHER INFORMATION REQUIRED

The Planning Commission will not consider incomplete applications

Please submit the following information with the Land Use Application:

TWO (2) FULL SIZED SETS OF PLANS ARE REQUIRED

SEVEN (7) REDUCED SIZE (8 1/2" X 11", 11" X 14", OR 11" X 17") ARE ALSO REQUIRED

Site plan existing and proposed drawn to scale, showing the following:

MOD DR/AR CUP	PUD	ZC/ CPA	SUB	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed site boundaries and proposed lot boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed structures (may require separate driveways)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed roads, streets, right-of-ways, pedestrian walks (widths and types), names, grades, radii
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed utility services - location of water and sewer lines, drainage routes, manholes, meters, fire hydrants, etc
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easements for the utilities
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed signage DEFER - SUBJECT TO SIGN PERMIT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, or other areas of special significance. NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Off street parking and loading spaces, showing ingress and egress or traffic (dimensions, striping, covered, not covered)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site topography

Landscape plan drawn to scale showing the following:

MOD/DR/ AR/CUP	PUD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing trees and shrubbery, identify those species to be retained and those proposed to be removed (trunk diameter, species)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences, hedges, or other buffers (height, material species)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and design of irrigation system
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape areas, existing and proposed landscape
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Numbers, types and spacing of species and material
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open space areas (public easement or common open space)

Architectural drawings or sketched drawn to scale showing the following:

MOD/DR/ AR/CUP	PUD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations- building heights indicated, north, south, east, and west views to be included
<input type="checkbox"/>	<input type="checkbox"/>	Exterior building materials, styles, and colors (roofing, trim, wall) SAME AS ORIGINAL APPROVAL, NO CHANGE

CONTINUED ON NEXT PAGE

I. Additional Information

Below is check list of the required information to determine if an application is complete. Florence City Code (FCC) references are provided for your convenience. The FCC is available at City Hall or online at www.ci.florence.or.us under "City Government", click on "City Code". You may also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, and *Highway 101 Access Management Plan* are available on the City's website or at the City Hall for review or purchase.

All Drawings need to be submitted as follows:

- 2 full sized sets of plans (scale to be a common scale, such as 10, 20, 30, 40, or 50 feet to the inch) Please note: A planner may request additional copies for larger projects once the application has been deemed complete.
- 1 set reduced to 11 x 17
- 1 electronic copy (pdf or word) (submitted on a CD or by email)

- Title Report from a Title Company (per FCC 10-4-3-C and 10-6-6-E)- indicating liens, access and/or utility easements, legal description

- Site Plan (per FCC 10-5)- drawn to scale showing dimensions, illustrating the size and location of existing use and structures and proposed use and structures on the property. Please also include natural features which are located on the property such as streams, wetlands, and sand dunes.

- Off-Site Conditions- (per FCC 10-1-1-4-B-3)- 300 feet from the proposed site that is one acre or larger and within 100 feet the site that is less than an acre. Drawing needs to include property lines, utility locations and sizes, existing and future streets, significant grade changes and natural features such as streams, wetlands and sand dunes. If possible, please include adjacent property's ingress and egress locations. This information is not needed to be surveyed by a registered surveyor.

- Landscaping Plan (per FCC 10-34-3-2)- drawn to scale showing: Location, size and species of the new proposed plant materials (at the time of planting); location(s) of areas where existing vegetation will be cleared and location(s) of areas where existing vegetation will be preserved- delineated on the recent aerial photo or site plan drawn to scale; specification for soil at time of planting, irrigation and anticipated planting schedule, location of existing and proposed fences and walls including buffering and screening materials, existing. Refer to the *Florence Tree and Plant List* to help you decide which plants work best in Florence. Landscaped bio-swells or ponds may count toward the landscaping require coverage.

- Architectural Drawings or Sketches (per 10-6-6-C)- Drawn to a common scale showing dimensions, floor plan, north, south, east, west elevation view of buildings (with height indicated), exterior building materials, styles, and colors (roofing, trim, wall). Properties located in the Old Town and Main Street Districts will also be reviewed with the *Downtown Architectural Guidelines* to determine compatibility.

- Access Permit (for properties along State or County Roads) (see FCC 10-35-2-4)- A State or County complete access permit or application is required. For properties on Highway 101 located between Highway 126 and the bridge, please refer to the *Highway 101 Access Management Plan*.

- Lighting Plan- (for parking lots and walkways) drawn to scale showing dimensions, location of each light fixture, elevation drawing of each light fixture in conformance to FCC 10-3-8-G.
- Utility Plan (per FCC 10-4-3-C and 10-6-6-E)- Drawn to a common scale showing: existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows and 2' contours. (Questions? Contact Public Works at 541.997.4106. Fire flows may be obtained by the Fire Marshal at 541.997.3212).

Erosion Control: Projects over 1 acre or more of land disturbance over a period of time (FCC 10-36-4) required to obtain a National Pollution Discharge Elimination System (NPDES) from Department of Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

Old Town District:

For properties within the Old Town District the following are also required:

Survey (for Old Town Zoning District) (per FCC 10-17A-4-K-1-a, 10-17B-4-K-1-a, and 10-17C-4-K-1-a)-All new development, redevelopment, and additions require a recent survey map drawn to scale which shows property lines, easements, 2' contours, existing structures (including height of sea-wall, if appropriate), floodplain, and highest observed tide.

Visual Aids (for new construction or story addition in Old Town)- Please refer to FCC 10-17A-4-K-1-b, 10-17B-4-K-1-b, and 10-17C-4-K-1-b for the requirements for each subsection.

Traffic Impact Study (per FCC 10-1-1-4-D)- (larger projects) Please refer to FCC 10-1-14-D to see if a Traffic Impact Study is required.

Site Investigation Report (SIR)- SIR may also be required, refer to FCC 10-7-3 which lists the hazard areas within the City Limits which will require a SIR. The SIR form is available at City Hall or by email.

Stormwater: A drainage plan is required for projects which are adding 500 square feet or greater of impervious surface area or clearing 10,000 square feet or greater (per FCC 9-5-2-4)- (Single Family houses are exempted). Please refer to FCC 9-5 for requirements and the Florence Stormwater Design Manual.

FCC Title 10, Chapter 1 states that staff has 30-days to review the application for completion. A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative. Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria as (refer to FCC 2-10-6).

Please note, that staff is willing to review your application and provide feedback prior to submitting a formal application. Feel free to contact the Planning Department if you have questions at 541-997-8237.

Please also remember that you may request a pre-development meeting to discuss your application. If the conference was not more than 90 calendar days from the date of this application submission, the cost of the conference will be credited towards your land use application.

■ BERGSUND
■ DELANEY

■ Architecture & Planning, P.C.

1369 Olive Street Eugene, Oregon 97401
T: 541 683 8661 F: 541 683 1136
www.bdarch.net

Munsel Lake Village Planned Unit Development
Approved Design Review and Conditional Use Permit

Resolution PC 08 26 PUD 02
Resolution PC 08 27 CUP 05
Resolution PC 08 39 DR 13

March 30, 2012

RE: Addendum

The Purpose of this addendum is to illustrate changes and refinements to the original Approved Development Plan and gain approval for those changes.

The Main Changes are:

- Residential Density reduced from 45 dwelling units to 35 dwelling units.
- Residential Building Heights reduced from three-story to two-story.
- Redesign of storm water management system complying with City of Florence adoption of new standards and the Spruce LID storm water system in place.
- No changes were made to the Commercial aspect of the Approved Development Proposal.

Some Further Refinements include responses to the original Conditions of Approval and the following:

- The western setback has been enlarged to 21 feet 6 inches for buildings and 15 feet 4 inch for porches as requested in the Conditions for Approval.
2. The existing one-way loop driveway design around the residential units has not changed. There is a 20 foot clear drivable surface made up of a 14 foot wide unobstructed asphalt drive, a 1 foot rolled or mountable curb and a 5 foot concrete sidewalk. (14+1+5=20) This occurs with the diagonal parking at the north and south one-way drives. Along the western edge, the drive remains one-way but is a total drivable width of 14 feet made up of an 8 foot wide asphalt drive, a 1 foot rolled or mountable curb and a 5 foot concrete sidewalk. All drive corners have a minimum 50 foot outside radius and minimum 28 foot interior radius, as requested. We are specifically asking that this drive design be acknowledged and approved through this PUD process. (Condition 2)
 2. Chapter 34 of the City Code is new since the development plans were approved. Section 10-34-3-6, Parking Lot Landscape Standards, requires interior landscape "islands" for parking lots with greater than (20) spaces but allows for the parking area landscaping standards to be met in alternative ways. The parking lots north and south of the residential portions of the project each have less than (20) spaces. The modified portion of the existing parking lot northeast of the residential portion of the project has (19) new spaces and this number reflects a reduction in the number of spaces from the

pre-development condition. The parking at the future commercial building is the only new parking area to exceed the (20) space minimum for the parking island requirement. The parking for this building includes single loaded parking bays on the north and west sides of the building and a double loaded parking lot on the south side of the building. To meet the intent of this requirement, the design proposes providing planting islands at the ends of the parking bays on the north and west sides of the building. A plant bed serving the function of an island but connected to the southern plant strip serves this function at the southwest corner of the south lot and a large planting area between the southeast end of the parking lot and the 15 foot setback from the Hwy 101 right of way provides this required planting area at the southeast corner. The code requires a minimum of 10 square feet of landscape area per parking space evenly distributed in planting areas of 30 square feet or more. There are 45 spaces associated with the commercial building totaling a required 450 square feet. We are proposing 1,579 square feet of parking area planting island space evenly distributed around the building with the minimum planting area being 111 square feet. (Condition 2)

3. By reducing the number of residential units we are able to increase the size of the central play area. Play equipment is shown in the Tot Lot on the Landscape Plans. A large commons with paved plaza, covered picnic area, and lawn is available for play in the center of the project. (Condition 3)
4. New easements will be recorded prior to issuance of Certificate of Occupancy. (Condition 4)
5. Prior to the issuance of the first building permit, the revised final development plans for the sewer and water utilities will be approved by Public Works. (Condition 5)
6. Agreement of Covenants and Disclosure Statement will be recorded prior to issuance of the first building permit.
7. Sand mitigation on BLM property will be confirmed prior to issuance of first building permits.
8. Prior to issuance of the first building permit, we will secure all approach permits deemed necessary by the Oregon Department of Transportation (ODOT). Prior to issuance of a certificate of Occupancy, we will mitigate associated traffic impacts as determined and approved by ODOT. The design and construction of the proposed improvements to mitigate the traffic impacts will be approved by ODOT and be consistent with the requirements of the approved permits. (Condition 8)
9. Oak Street landscape covenants will be recorded prior to issuance of first building permit.
10. Oak Street construction non-remonstrance agreement shall be recorded prior to issuance of first building permit.
11. A covenant will be recorded joining the residential lots together prior to the issuance of the first building permit.
12. Property line adjustment will be obtained prior to issuance of first building permit.
13. ADA sign details & location of van accessible spaces will be submitted with the building permit application.
14. Reciprocal parking and access easements will be recorded prior to issuance of first building permit.

15. A new lighting plan is provided showing the exterior pole mounted fixtures surrounding the parking and driving areas. Pole lights do not exceed 20 feet in height. Internally, bollards and porch lights illuminate the interior paths. (Condition 15)
16. 12 covered Bicycle Parking spaces were required, but with the reduction in units only 9 are now required for the residential units. Most of the unit plans have a storage room off the back patio that is sized to meet the code dimensions for bike storage. This provides secure and covered space for 21 bikes. (Condition 16) Additionally we have 2 covered spaces at the Community Building and there are 5 covered spaces in the new commercial development as originally required.
17. With the redesign of the buildings and site plan, each of the buildings now faces the one-way drives (except 1) eliminating the Fire Marshal's concern that house numbers would be difficult to see from the driveway. (Condition 17)
18. Sign permit will be obtained.
19. Roof mounted equipment will be screened.
20. Landscaping will be maintained.
21. As a Condition of Approval, two more trash and recycle enclosures were added to the project and are dispersed equally around the residential development site and outside the western setback. With the reduction in the number of dwelling units, the enclosures are of varying size, but dispersed equally. (Condition 21)
22. The western driveway shall be marked as a fire lane with curb painted red and signs stating, "FIRE LANE NO PARKING" as directed by the Siuslaw Valley Fire and Rescue letter dated November 25, 2008. (Condition 22).
23. We have closed the south east access and opened the south west access point. (Condition 23)
24. We will add (2) street trees to show a total of (6) trees on the Landscape Plan along Highway 101. The quantity of street trees shown south of the entry drive on the previously submitted plan meet the code requirements based on spacing calculations with vision clearance and utility setbacks. We propose the (2) additional street trees be added in the planter strip north of the entry drive along hwy 101. (Condition 24)
25. The Spruce LID storm water is complete.
26. The Confederated Tribes will be contacted if cultural resources are found during construction.

The Parking Requirement spread sheet (enc.) is revised to show current parking requirements:

- Original: required 145 spaces and provided 149 spaces
- Current revision: requires 130 spaces and provides 145 spaces

New Drawing Package submitted includes 14 sheets:

- Alta Survey 03-18-11
- Civil Engineer Plans 03-30-12
C1-Grading, Stormwater & Sanitary Sewer Plan

C2-Utilities and Water Plan
C3-Highway 101 Construction

- Landscape Architect Plans
 - LA-1a Landscape Master Plan w/o Oak Street Extension
 - LA-1b Landscape Master Plan w/ Oak Street Extension
 - LA-2 Details and Enlargements

- Architectural Site Plan, Building Plans and Elevations
 - A1-A Site Plan
 - A1-B Site Plan with Oak Street
 - A2 Residential Building A
 - A3 Residential Building B
 - A4 Community Building
 - A5 Commercial Building

- Site Lighting Plan with photometrics

**Munsel Lake Village & Munsel Lake Plaza parking requirements per Florence Code
Revised March 2012**

Building - business	type of use	Gross Area	spaces per area	total	applicable code	spaces provided
Munsel Lake Plaza - Unit #1 - Planned Parenthood	Office	1500	1500/400=4	4	FCC 10-3-4:C	
Munsel Lake Plaza - Unit #2 - Or. Coast Magazine	Office	5600	5600/400=14	14	FCC 10-3-4:C	
Munsel Lake Plaza - Unit #2 - Or. Coast Magazine	Storage, Warehouse	3000	3000/1000=3	3	FCC 10-3-4:D	
Munsel Lake Plaza - Unit #3 - currently vacant	Office or retail	1800	1800/400=4, (1800/333=5)	5	FCC 10-3-4:C	
Munsel Lake Plaza - Unit #4 - Ceramics and More	Specialty Shop and retail	2800	2800/333=8	8	FCC 10-3-4:C	
		14700		34		48
Munsel Lake Village - Comm. #1 - Restaurant	Restaurant	3000	3000/125=24	24	FCC 10-3-4:C	
Munsel Lake Village - Comm. #1 - Retail	Retail or Office	1500	1500/333=5, 1500/400=4	5	FCC 10-3-4:C	
Munsel Lake Village - Comm. #1 - Retail	Retail or Office	1500	1500/333=5, 1500/400=4	5	FCC 10-3-4:C	
Munsel Lake Village - Comm. #1 - Retail	Retail or Office	1500	1500/333=5, 1500/400=4	5	FCC 10-3-4:C	
Munsel Lake Village - Comm. #1 - Retail	Retail or Office	1500	1500/333=5, 1500/400=4	5	FCC 10-3-4:C	
		9000		44		45
Munsel Lake Village Residential Units	multi family	35 units	(8)1 bedr @1	8	FCC 10-3-4:A	
			(20)2 bedr @1.5	30	FCC 10-3-4:A	
			(7)3 bedr @ 2	14	FCC 10-3-4:A	
				52		52
					Total Spaces Required 34+44+52 = 130	Total Spaces Provided 48+45+52 = 145

MUNSEL LAKE VILLAGE MIXED USE PUD

March 1, 2012

PUD AREA ACRES

Lot 1204	0.82	Part of PUD but not part of Residential Project
Lot 1205	0.56	
Lot 1206	0.62	
Lot 1203	0.85	
	2.85	Acres

MUNSEL LAKE VILLAGE HOUSING AREA SUMMARY:

RESIDENTIAL PROJECT SITE ACRES:	2.03	SITE SQUARE FOOTAGE:	88,427	SF
NUMBER OF UNITS:	35			
DENSITY:	17	UNITS PER ACRE		
BUILDING FOOTPRINT TOTAL	24,175	SF	LOT COVERAGE	27.3%
Includes Buildings, Pavillion, Patios & Porches				
DRIVE AND PARKING TOTAL	33,222	SF	LOT COVERAGE	37.6%
Includes Drives and Parking				
SIDEWALKS	12,043	SF	LOT COVERAGE	13.6%
Includes Plaza				
TOTAL IMPERVIOUS AREA	69,440	SF	LOT COVERAGE	78.5%
PERVIOUS AREA (landscaped)	18,987	SF	LOT COVERAGE	21.5%

MUNSEL LAKE VILLAGE BUILDING SUMMARY:

BUILDING TYPE & DESCRIPTION	UNITS		TOTAL BUILDING SQ FT	# OF BLDG TYPE	TOTAL SQ FT	STORAGE/ UTILITY (unheated)	PATIO	PORCH	DECK
	# OF UNITS	UNIT SQ FT							
BUILDING TYPE A:									
UNIT TYPE 2a: 2 Bedroom Accessible Flat, 1 Bath	1	981	981			39	75	33	
UNIT TYPE 2b: 2 Bedroom Flat (2nd floor), 1 Bath	1	981	981			39		33	60
interior stairs			226						
UNIT TYPE 2c: 2 Bedroom Townhouse, 1.5 Bath	2	947	1,894			56	150	52	
UNIT TYPE 3a: 3 Bedroom Townhouse, 2 Bath	1	1,203	1,203			40	75	38	
BUILDING TYPE A:	5		5,285	3	15,855	522	900	468	180
BUILDING TYPE B:									
UNIT TYPE 1a: 1 Bedroom Accessible Flat, 1 bath	1	664	664			15	75	33	
UNIT TYPE 1b: 1 Bedroom Flat (2nd floor), 1 bath	1	664	664			15		33	60
interior stairs			226						
UNIT TYPE 2c: 2 Bedroom Townhouse, 1.5 bath	2	947	1,894			56	150	52	
UNIT TYPE 3a: 3 Bedroom Townhouse, 2 bath	1	1,203	1,203			40	75	38	
BUILDING TYPE B:	5		4,651	4	18,604	126	1,200	624	240
35 RESIDENTIAL UNITS SUBTOTALS:					34,459	648	2,100	1,092	420
COMMUNITY BUILDING (1), with laundry facility					1,635				
PICNIC GAZEBO (1)						450			
TRASH ENCLOSURES (4)						400			
TOTALS:					36,094	1,498	2,100	1,092	420

MUNSEL LAKE VILLAGE UNIT SUMMARY:

UNIT TYPE & DESCRIPTION	TOTAL #	
UNIT TYPE 1a: 1 Bed 1 Bath Accessible Flat	4	8
UNIT TYPE 1b: 1 Bed 1 Bath Flat (2nd floor)	4	
UNIT TYPE 2a: 2 Bed 1 bath Accessible Flat	3	20
UNIT TYPE 2b: 2 Bed 1 bath Flat (2nd floor)	3	
UNIT TYPE 2c: 2 Bed 1.5 Bath Townhouse	14	
UNIT TYPE 3a: 3 Bed 2 bath Townhouse	7	7
		35

PARKING SUMMARY

UNIT TYPE	#	RATIO	CARS	
1 BR	8	1	8	
2 BR	20	1.5	30	
3 BR	7	2	14	
			52	Required
			52	Provided

Lane County Clerk
Lane County Deeds and Records

2011-014693



\$47.00

03/25/2011 03:47:43 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 02
\$10.00 \$11.00 \$16.00 \$10.00

After recording return to:	
Order Number: 42173	<i>JB</i>
Western Title & Escrow 497 Oakway Road, Suite 340 Eugene, OR 97401	
Grantee Name(s)	
Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians 1245 Fulton Avenue Coos Bay, OR 97420	
Until a change is requested, all tax statements shall be sent to the following address:	
Same as Above	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

James V. Genereaux and Susan J. Genereaux, as tenants by the entirety,
Grantor(s)

convey and warrant to

Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, a federally-recognized Native American tribal entity, Grantee

the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Account No(s): 1647708 & 1647716
Map/Tax Lot No(s): 18 12 14 20 01205 & 18 12 14 20 01206

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$700,000.00. (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Executed this 23 day of March, 2011

[Redacted Signature]
James V. Genereaux *[Redacted Signature]*
Susan J. Genereaux

State of Oregon, County of Multnomah) ss.

This instrument was acknowledged before me on this 23 day of March, 2011 by James V. Genereaux and Susan J. Genereaux.

[Redacted Signature]

Notary Public for Oregon
My commission expires: _____



EXHIBIT "A"

Parcel I:


Parcel 2 of Land Partition Plat No. 99-P1252, as platted and recorded in Lane County Oregon Partition Plat Records, in Lane County, Oregon.


EXCEPT: Beginning at the Northwest corner of Parcel 2, Land Partition Plat No. 99-P1252, Lane County Oregon Partition Plat Records; thence along the North line of said Parcel 2 North 89° 42' 51" East for 29.25 feet; thence South for 150.93 feet to the South line of said Parcel 2; thence along said South line South 89° 58' 31" West for 29.25 feet to the Southwest corner of said Parcel 2; thence North for 150.80 feet to the point of beginning, in Lane County, Oregon.

Parcel II:

Parcel 3 of Land Partition Plat No. 99-P1252, as platted and recorded in Lane County Oregon Partition Plat Records, in Lane County, Oregon.

ALSO: Beginning at the Northwest corner of Parcel 2, Land Partition Plat No. 99-P1252, Lane County Oregon Partition Plat Records; thence along the North line of said Parcel 2 North 89° 42' 51" East for 29.25 feet; thence South for 150.93 feet to the South line of said Parcel 2; thence along said South line South 89° 58' 31" West for 29.25 feet to the Southwest corner of said Parcel 2; thence North for 150.80 feet to the point of beginning, in Lane County, Oregon.

After recording return to: Order Number: 42175
 Western Title & Escrow 497 Oakway Road, Suite 340 Eugene, OR 97401
Grantee Name(s) Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians 1245 Fulton Avenue Coos Bay, OR 97420
Until a change is requested, all tax statements shall be sent to the following address: Same as Above

Lane County Clerk Lane County Deeds and Records	2011-014697
	\$42.00
01213391201100146970010019	03/25/2011 03:47:46 PM
RPR-DEED Cnt=1 Stn=9 CASHIER 06 \$5.00 \$11.00 \$16.00 \$10.00	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

James V. Genereaux and Susan J. Genereaux, as tenants by the entirety,
Grantor(s)

convey and warrant to

Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, a federally-
recognized Native American tribal entity, Grantee

the following described real property free of encumbrances except as specifically set forth
herein:

Parcel 3 of Land Partition Plat No. 97-P1009, as platted and recorded in Lane
County Oregon Partition Plat Records, in Lane County, Oregon.

ALSO: Beginning at the Northwest corner of Parcel 1, Land Partition Plat No. 97-
P1009, Lane County Oregon Partition Plat Records; thence along the North line of
said Parcel 1 North 89° 57' 40" East for 50.00 feet; thence South 1° 49' 21" East
for 149.10 feet to the South line of said Parcel 1; thence along the South line of
said Parcel 1 South 89° 42' 49" West for 50.00 feet to the Southwest corner of said
Parcel 1; thence North 1° 49' 21" West for 149.32 feet to the point of beginning, in
Lane County, Oregon.

Account No(s): 1600368 and ptn. of 0781896
Map/Tax Lot No(s): 18 12 14 20 01203 & ptn. of 18 12 14 20 01201

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the
date of this deed, including any real property taxes due, but not yet payable.


The true consideration for this conveyance is \$ a donation

(Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS
2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT
OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF
THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO
9 AND 17, CHAPTER 855, OREGON LAWS 2009.

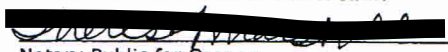
Executed this 23 day of March, 2011


James V. Genereaux


Susan J. Genereaux

State of Oregon, County of (Multnomah) ss.

This instrument was acknowledged before me on this 23 day of March, 2011 by James V.
Genereaux and Susan J. Genereaux


Notary Public for Oregon
My commission expires: _____

