EXHIBIT 26

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March 4, 2016

Michael Lawrence
P.O. Box 3128
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RE: Formal Site Plan Approval; TUM-15-0298
Forest Park
Ridgeview Loop SW, Tumwater, WA 98512
Parcel #55201200000. Area of property: 7.94 acres

Dear Mr. Lawrence:

On February 11, 2016, the Development Review Committee for the City of Tumwater reviewed your Formal Site Plan Review application for the above-referenced project. The following comments are organized by Divisions and are valid for a period of six months from the date of this letter. If the six-month period has lapsed, you must re-submit your project for another formal review to ensure that there are no changes in code requirements or City policies that may affect your proposal. Any changes to the site plan that were not reviewed previously may delay approval of your project.

The following comments, code citations, and conditions of approval pertain to the proposal.

GENERAL
All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, building, fire code compliance, and engineering shall be met.

PLANNING
1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies this area as Multi-Family Medium Density Residential within the Tumwater Hill Neighborhood. The proposal is consistent with the intent of the Comprehensive Plan.

2. Use: The proposed project is to construct 67 units in three and four unit apartment buildings on 7.94 acres. The project is located in the Multi-Family Medium-Density zone district and Aquifer Protection Overlay zone district, and is a permitted use.

   The management office is considered an accessory use.

3. Density: The minimum and maximum densities allowed in the MFM zone district are 9 and 15 dwelling units per acre respectively. The density calculation is based on net acreage of the site after subtracting critical areas and their buffers (i.e. geologically hazardous areas) and all private roads serving the project.

4. Building Coverage: The maximum lot-coverage for buildings in the MFM zone is 70 percent.

5. Building Height: The maximum building height in the MFM zone is 40 feet.

6. Yards/Setbacks: The minimum required setbacks for the MFM zone district around the perimeter of the property are as follows:

   10 feet minimum along all public and private street frontages. The face of any garage fronting the private streets shall be 18 feet from the edge of the private street easement.

   20 feet minimum along the entire south boundary because the property abuts a Single-Family Low-Density (SFL) zone district.

   5 feet minimum along the entire north and west boundaries.

   Utility vaults, HVAC systems, etc. are not allowed to be placed in the setback area. This area is reserved for open space and landscaping.

7. Postal Facilities: Consolidated postal drop-off facilities shall be provided for the site. The location of the facilities must be coordinated and approved by Public Works Engineering and the U.S. Postal Service.

   The location of postal facilities shall be shown on the site plan and civil engineering plans.

8. Pedestrian Access: Pedestrian access elements will be required throughout the site and must be connected to the public sidewalk on Ridgeview Loop.

9. Design Review: The building designs shall conform to the City of Tumwater's design review ordinance outlined in TMC 18.43.070. Architectural elevation

drawings of each building-type shall be submitted for review and approval prior to issuance of Building Permits.

A design review package shall be accompanied with a design review fee of $220 for each building-type associated with the project.

10. Parking: 1.5 off-street parking stalls are required for each dwelling unit containing one or two bedrooms. Two off-street parking stalls are required for each dwelling unit containing three or more bedrooms. In addition, one guest stall is required for each 10 units.

    The parking areas must be hard-surfaced (asphalt, concrete or turfstone). The seven guest spaces shall be defined by white striping a minimum of four-inch-wide. A minimum four-foot-wide walkway is required between the building(s) and the parking stalls where applicable. Parking spaces must utilize approved wheel-stops to prevent vehicle overhang of a sidewalk or landscape area. The guest parking stalls shall be 9 feet in width by 18 feet in depth. The backup aisle for the guest spaces shall be 22 feet 6 inches in width.

    The project is required to provide short-term and long-term bicycle parking facilities. The facilities shall comply with TMC 18.50.120. The location of these facilities shall be shown on the site and engineering plans.

11. Lighting: Site lighting shall comply with the City's exterior illumination regulations outlined in TMC 18.40.035. These regulations require all exterior light fixtures to be fully shielded and directed downward and inward to minimize impacts on off-site uses. Light poles along the private streets shall be limited to 24 feet in height.

    A basic lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The basic lighting plan shall be a plan view of the building showing the locations of proposed exterior lighting fixtures. The basic lighting plan shall include photos and details of all proposed exterior lighting fixtures.

12. Landscaping: A landscape and irrigation plan must be submitted for the perimeter boundaries and internal parking areas. The plan must show proposed plantings, tree types and heights, and other vegetation. Street trees are required along Ridgeview Loop and must be installed in accordance with the Tumwater Development Guide and Comprehensive Street Tree Plan.

    The landscape and irrigation plan must be accompanied with a review fee of $220. The landscape and irrigation plan shall be approved prior to issuance of Building Permits.

13. Signs: The MFM zone allows one 32 square-foot monument sign on the Ridgeview Loop frontage to identify the name of the development. Permits are required and height restrictions apply depending on the location of the sign(s). Within the front yard, the sign can be no more than 42 inches in height. If it is located beyond the 10-foot front yard area, the sign can be a maximum of six feet. TMC 18.44

14. Geologically Hazardous Areas: A geologically hazardous area review report has been submitted for the project. The project must meet the requirements of TMC 16.20.

15. Transportation Concurrency: A transportation concurrency determination was issued for the project.

16. Impact Fees: Impact fees will be applied to the Building Permit applications for traffic, parks and schools.

    The amount of the fees will be based on the most current fee resolution in effect at the time of filing complete Building Permit applications for the proposed buildings.

17. SEPA: A Determination of Non-Significance (DNS) was issued for this project. The DNS has been appealed by the Overlook Home Owners Association (HOA). The Overlook HOA must appeal the City's decision to grant Site Plan Approval in order for the SEPA appeal to be valid. The HOA will have 14 days to file an appeal of this decision.

18. Open Space: A minimum of 15-percent of the gross site area shall be designated as open space. The open space area is required to include both passive and active recreation facilities for enjoyment of the residents.

19. Land Clearing: A land clearing permit is required to be issued with the site development/grading permit. A land clearing permit application fee of $100 will be added to the fees associated with the site development/grading permit. A $200 permit fee will be due when the land clearing permit is ready to be issued.

    The project must meet the City's tree protection requirements. TMC 16.08

    Not less than 20 percent of the trees, or not less than 12 trees per acre (whichever is greater), shall be retained. TMC 16.08.070.R

    Not more than 30-percent of the trees on any parcel of land shall be removed within any 10-year period, unless the clearing is accomplished as part of an approved development plan. TMC 16.08.070.Q

20. Refuse Disposal: The dumpsters are required to be gated and screened with masonry walls and/or sight-obscuring fence with landscaping.

BUILDING AND FIRE

IMPORTANT NOTE: At this point in the process, no comprehensive review of construction drawings for the proposed structure(s), if they exist, has been undertaken. When that review does occur, additional requirements are likely to be added to this list of conditions in order to ensure that the project conforms with all required building and fire codes.

1. A minimum of one van accessible barrier free parking space shall be provided for the office. IBC Section 1106

    a. Accessible parking spaces shall be not less than 96 inches in width and shall have an adjacent access aisle not less than 60 inches in width. Van accessible parking spaces shall be not less than 96 inches in width and have an adjacent access aisle not less than 96 inches in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space. ANSI A117.1 Chapter 502

    b. Where accessible parking spaces are required for vans, the vertical clearance shall be not less than 98 inches at the parking space and along at least one vehicle access route to such spaces from site entrances and exits. ANSI A117.1 Chapter 503.5.

    c. Barrier free parking spaces and access aisles shall slope not more than 1 in 48, and shall be firm, stable and slip resistant. ANSI A117.1 Chapter 503.4

    d. All barrier free parking stalls shall be identified by a sign at the head of the parking space, 60 inches minimum above grade measured to the bottom of the sign. The sign shall be marked with the international symbol of access and shall bear the words: "State Disabled Parking Permit Required." Van stalls shall also state "VAN". ANSI A117.1 Chapter 502.6 and IBC Section 1101.2.4

2. The building and site are required to be accessible. An accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel shall be shown on the site plan. WAC 51-30

3. Accessible Type A and Type B units shall be distributed throughout the

buildings in accordance with IBC 2012 Edition Chapter 11. Also, at least two percent of the parking stalls provided shall be accessible. IBC 1106 and 1107

4. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application, checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition, special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections must be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

   When the grading work is complete and ready for final inspection, the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineer's and special inspector's reports. In addition, as-built drawings for the site must be submitted in a PDF format. IBC Appendix J

5. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections must be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

6. Grading, blasting, retaining/rockery and tree cutting permits will not be issued until the civil plans (roads and utilities) have been approved. No Exceptions.

7. The proposed building occupancy is R2 occupancy of Type 5-B construction. IBC Section 3

8. Exterior walls are required to be of one-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8

9. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.

10. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.

FIRE

11. The proposed buildings are required by code to be provided with NFPA 13 fire sprinkler systems throughout. IBC 903.2.8

12. Fire alarm systems will be required to be installed in the buildings.

13. The applicant must coordinate with the Building Safety Official on the location of the Fire Department connection, post indicator valve, remote annunciator panel and key box. The Building Safety Official will approve the locations of the fire suppression equipment. This information shall be included on the site and landscape plans.

14. The required fire flow for this building is derived from Appendix III-A of the International Fire Code. Type 5B buildings of this size are required to have a fire flow of 3,000 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50-percent reduction for fully sprinkled buildings allowed in Section 5.2 will be allowed for this site. Therefore, the required fire flow will be 1,500 gallons per minute at 20 psi. IFC 903

15. Any buildings constructed on site that are more than 150 feet from an approved Fire Department vehicle access point shall be provided with asphalt, concrete or turf-stone paved access roads a minimum of 20 feet wide. The fire lane shall be constructed to meet minimum City street standards. The engineer shall submit drawings and details on how the fire lane is to be constructed. Any dead-end fire access roads that are in excess of 150 feet in length shall be provided with an approved turnaround. IFC 501, TMC 15.16.020 and policy 96-02

16. Gates blocking access to the site for fire department equipment shall be provided with an Opticom security control.

17. Fire lane signs and yellow striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3 and Policy 96-02. Fire lanes shall be identified on the site plan.

18. When any portion of a building constructed on site is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, there shall be provided on site fire hydrants capable of supplying the required fire flow. Placement of the

hydrants shall be coordinated with the Building Safety Official. Fire hydrant locations shall be shown on the site plan and the landscape plans. IFC 501

19. The water main shall be looped around the entire site.

20. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical or combustible construction. No exceptions. IFC 503

MISCELLANEOUS

21. The addresses for this site will be assigned prior to civil plan approval.

22. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.

23. A building permit application (including shell permits) shall include architectural, structural, plumbing, mechanical and energy plans and specifications. No exceptions. Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.

24. Two sets of plans and specifications shall be submitted along with application and plan review fees. Maximum size plans accepted are 24 x 36 inches. Minimum scale accepted is 1/4 inch.

25. The following permits may be required for this project:
    - Grading
    - Blasting
    - Retaining / rockery
    - Building, including plumbing and mechanical
    - Fire sprinkler / fire suppression
    - Fire alarm
    - Sign

26. All new building projects are required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.

27. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within five feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3

ENGINEERING

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.

2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.

3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.

4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.

5. The applicant is responsible for all plan check, inspection and connection fees.

6. Any private or public utility relocation is the responsibility of the applicant.

7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.

8. Provide all easements and bills-of-sale documents with the engineered plans.

9. All legal descriptions must be accompanied with an appropriate drawing that the City surveyor can use to verify the legal description. All engineering drawings must be on 24" x 36" paper sheets.

10. The owner or owner's representative is also responsible for furnishing the City with electronic files on CD ROM, compatible with Release 2000 or newer Auto-CAD format. Drawings shall be in TCHPN (Thurston County High Precision Network) horizontal datum. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish a CD with PDF files and AutoCAD. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.

11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take

precedence over the approved site plan.

STREET

12. All access to the property must be consistent with City standards and policies.

13. Bulb outs are required on the private road and Ridgeview Loop at the intersection on the developing side only.

STORM

14. A drainage design and erosion control plan will be required according to the City's 2010 Drainage Design and Erosion Control Manual.

15. Maintenance of the on-site storm water system will be the responsibility of the property owner, and a maintenance agreement must be recorded against the property.

16. This project must provide treatment of the storm water on-site and release to Crosby Boulevard. The water is then routed to the Linwood Regional Storm Water Facility.

17. The Latecomer amount for the regional facility is $67,894.80.

SANITARY SEWER

18. The 8-inch sanitary sewer main this project is tying into is a private main for the elementary school. The existing line must pass the appropriate tests and taken over by the City of Tumwater. The school district will need to provide a bill-of-sale.

19. If this project is a condominium project, then each unit must pay one Equivalent Residential Unit in connection fees.

20. All sanitary sewer mains must be TV'd. The applicant must provide a tape of the sanitary sewer line before occupancy of the project.

WATER

21. The project must meet minimum fire flow requirements.

22. Pressure reducing valves will be required for the domestic service if the pressure is over 80 psi. This project will be tying into the high pressure zone and therefore some of the buildings will need PRVs.

23. Back flow prevention is required on all fire services and irrigation services, and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490. Please contact Dennis Winchel at 360-754-4150 for more information.

24. Any water main extension will require a minimum of an 8-inch system. The main size will depend on the fire flow requirements for this project. The system shall be designed for a maximum velocity of 8 feet per second within the right-of-way.

25. Water meters must be placed in the public right-of-way or clustered on site within an easement. The professional engineer must provide calculations on the maximum instantaneous water demand and size of the meters for the project.

Please be advised that the site plan drawing is a "stand alone" document to be submitted in conformance with the criteria identified on the site plan application form. Any requirement for detailed utility plans, grading plans, storm drainage plans, or erosion control plans are separate drawings and are not to be incorporated on the site plan drawing. The project will be granted formal site plan approval prior to final approval of the aforementioned plans.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed Building Permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of Building Permits.

If you have any questions regarding the Planning issues, please contact me at 360-754-4180. For questions on Building/Fire, contact John Darnall at 360-754-4180. For Engineering questions, please contact Matt Webb at 360-754-4140.

Sincerely,

Suresh Bhagavan
Associate Planner

c: James Schweickert, 7411 Prine Drive SW, Olympia, WA 98512
Scott LaVielle, Fire Chief
John Darnall, Building and Fire Safety Official
Matt Webb, Public Works Engineer