COLUMBIA RIVER GORGE COMMISSION
MINOR CHANGE TO A DIRECTOR'S DECISION

CASE FILE: C19-0005

MINOR CHANGE APPLICANT: Dennis and Lynn Christensen

ORIGINAL APPLICANT: Dennis and Lynn Christensen

LANDOWNER: Dennis and Lynn Christensen

ORIGINAL PROPOSAL: The Columbia River Gorge Commission has received an application for the after-the-fact review of a single-family dwelling, driveway, associated utilities and two accessory structures. The applicants also request a hardship dwelling with a new driveway and separate utilities.

MINOR CHANGE REQUEST: The same development as in the original approved Director's Decision with changes as follows:

1) The hardship dwelling will be 1,120 sq. ft. instead of 1,716 sq. ft.
2) Construct an additional 24' x 14' shed adjacent to the hardship dwelling

LOCATION: The subject parcel is located at 440 Lyle-Snowden Road, Lyle, Washington, in the Southeast Quarter of Section 9, Township 3 North, Range 12 East, W.M., Klickitat County, Tax Lot Number 03-12-0951-0003/00. The parcel is 7.28 acres in size.

Land Use Designation: The subject parcel is in the General Management Area and designated Small Woodland.

AUTHORITY TO APPROVE MINOR CHANGE:
This application was received and reviewed under Commission Rule 350-81. The proposed minor changes are therefore being reviewed pursuant to Commission Rule 350-81-046.

Commission Rule 350-81-046 states:

Any change to a development action approved by the Executive Director shall be processed as a new action, except that the Executive Director may approve minor changes to findings, conclusions, and conditions of approval deemed to be consistent with the guidelines of Commission Rule 350-81 and the findings and conclusions for the original action. If the Executive Director approves a minor change, the Director shall notify all of the parties that would have standing to appeal the change, including the applicant, the Forest Service, the four Indian tribal governments, the county planning department, and anyone who
submitted comments during the comment period on the original land use application. The change itself (not the original decision) would be subject to appeal under the same time frames applicable to the original decision.

MINOR CHANGE DECISION:
Based upon the findings of fact in the Staff Report for Director’s Decision C19-0005, the request for a minor change by Dennis and Lynn Christensen, is consistent with the purposes of the Columbia River Gorge National Scenic Area Act (Act) and the standards in Section 6 of the Act, 16 U.S.C. §§ 544(a), 544d(d), the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and Commission Rule 350-81, and is hereby approved.

CONDITIONS OF APPROVAL:
The following conditions of approval are given to ensure that the subject request is consistent with the standards of Section 6 and the purposes of P.L. 99-663, and the Management Plan and approvable under Commission Rule 350-81. Compliance with them is required. This decision must be recorded in county deeds and records to ensure notice of the conditions to all successors in interest (Management Plan, Review Uses Guideline 1, pg. II-96). (Note: Conditions of Approval with changes are shown with strikeout text showing deletions to the original conditions and underlined text showing additions to the original conditions.)

1. To ensure notice of the conditions to successors in interest, this Director’s Decision, Staff Report for C19-0005, and approved site plan shall be recorded in county deeds and records at the Klickitat County Auditor’s Office. Once recorded, the applicants shall submit a copy of the recorded documents to the Gorge Commission.

2. This decision does not exempt the proposal from other non-Scenic Area rules and regulations. It is the applicant’s responsibility to ensure the use complies with all other applicable federal, state, and county laws and to obtain necessary approvals, including utility easement approvals.

3. The development shall be constructed as shown on the approved project description, site plan and elevation drawings. Any changes shall be reviewed and approved by the Executive Director before changes are implemented. Any new land uses or structural development such as dwellings, garages, workshops, or other accessory structures, additions or alterations, or grading not included in the approved application or site plan may require a new application and review.

4. The Columbia River Gorge Commission will conduct at least one siting inspection during construction to verify the staked location of all structures. A site visit for Final Inspection shall also be conducted (see Condition 10). The applicant shall arrange each inspection by calling the Gorge Commission at 509-493-3323 or by emailing info@gorgecommission.org. Each inspection may take up to seven business days from the time of calling for the inspection. The following minimum lot line setbacks shall apply to both the primary dwelling and hardship dwelling and the 24’ x 14’ accessory building:

   a. Eastern Property Line: two hundred (200) feet from the centerline of Lyle-Snowden Road;
   b. Northern Property Line: one hundred (100) feet from the northern property line;
   c. Southern Property Line: one hundred (100) feet from the southern property line;
   d. Western Property Line: two hundred (200) feet from the southern property line;
   e. Intermittent Stream: fifty (50) feet from the stream bed.
5. The landowner shall submit a written statement to the Commission specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted forest practices on lands designated Commercial Forest Land, Large or Small Woodland. This statement shall be recorded into county deeds and records for the subject parcel and submitted to the Gorge Commission before construction begins.

6. The proposed development shall comply with the following fire protection criteria. The applicant shall submit a written statement and amended site plan addressing each criterion to the Gorge Commission for review and approval, before construction begins:
   a. All buildings shall be surrounded by a maintained fuel break of 50 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire-resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.
   b. Buildings with plumbed water systems shall install at least one standpipe a minimum of 50 feet from the structures.
   c. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separated from the dwelling.
   d. Telephone and power supply systems shall be underground.
   e. Roofs of structures shall be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
f. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened with no coarser than ¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrester.

g. All structural projections such as balconies, decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building Code.

h. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4-inch mesh metal screen that is noncombustible and corrosion resistant.

7. The mobile home for Mr. Reeder may only be used as a hardship dwelling unit as defined by Rule 350-81, Land Use Ordinance, Columbia River Gorge Commission and is subject to the following conditions as a hardship dwelling unit:
   a. The hardship dwelling shall use the same subsurface sewage disposal system used by the existing dwelling only and it shall never be connected to a separate sewage disposal system; and
   b. this hardship dwelling unit is to be occupied only by Mr. John Reeder; and
   c. the owner will renew this permit through the Gorge Commission every two years for as long as Mr. Reeder is occupying this hardship dwelling; and
   d. the hardship dwelling will be removed from the property no later than 30 days after the use ceases as a hardship dwelling, as defined with this application.

8. If cultural resources are discovered during construction activities, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

9. If human remains are discovered during construction activities, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

10. The applicant shall notify the Gorge Commission within 30 days of project completion to arrange for a FINAL INSPECTION to confirm compliance with all of the conditions of approval. Project completion means completion of all work to the exteriors of structures (including painting). The applicants shall arrange the inspection by calling the Gorge Commission at (509) 493-3323 or info@gorgecommission.org. Each inspection may take up to seven business days from the time of calling for the inspection.

DATED AND SIGNED THIS 9th day of June 2020 at White Salmon, Washington.

Krystyna U. Wolniakowski
Executive Director
EXPIRATION OF APPROVAL:
Commission Rule 350-81-044 governs the expiration of this Director's Decision.

This decision of the Executive Director becomes void on the ___ day of June 2022 unless construction has commenced in accordance with Commission Rule 350-81-044(4).

Commission Rule 350-81-044(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date that the applicant commenced construction. The date of the Executive Director's preconstruction inspection to confirm the location of proposed structural development as required by this decision shall be considered the date the applicant commenced construction unless the applicant demonstrates otherwise.

Once the applicant has commenced construction of one element in this decision, the applicant will need to complete all elements in this decision in accordance with Commission Rule 350-81-044. The Commission does not use different "commencement of construction" dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-81-044(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicants shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicants were not responsible, would prevent the applicants from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics and/or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

APPEAL PROCESS:
The appeal period ends on the ___ day of July 2020.
The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Intent to Appeal and Petition with the Commission within thirty (30) days of the date of this decision. Information on the appeal process is available at the Commission office.

NOTES:
Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.

This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

COPIES OF THIS DECISION SENT TO:
    Confederated Tribes and Bands of the Yakama Nation
    Confederated Tribes of the Umatilla Indian Reservation
    Confederated Tribes of Warm Springs Reservation of Oregon
    Nez Perce Tribe
    U.S. Forest Service National Scenic Area Office
    Washington Department of Archaeology and Historic Preservation
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department
Klickitat County Assessor
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Friends of the Columbia Gorge

Attachments:
Approved site plan and elevations

COMMENTS FROM INDIVIDUALS/AGENCIES/GOVERNMENTS:
Notice of the original request was mailed to property owners within 200 feet of the subject parcel and the following individuals/agencies/governments:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation of Oregon
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office
Washington Department of Archaeology and Historic Preservation
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department
Klickitat County Assessor
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Friends of the Columbia Gorge

Written comments were received from Steve McCoy, Attorney for Friends of the Columbia River Gorge and the Confederated Tribes of the Warm Springs Reservation of Oregon.

AMENDED FINDINGS OF FACT AND CONCLUSIONS AND ANALYSIS OF CONSISTENCY OF PROPOSED CHANGES: (Note: Findings and Conclusions with changes are shown with strikeout text indicating deletions to the original findings and underlined text indicating additions to the original findings. Original, unchanged Findings and Conclusions are not included.)

1. Land Use

3. The applicants, Lynn & Dennis Christensen, request the after-the-fact review of a single-family dwelling, driveway, associated utilities, two accessory structures and fencing around the house. The applicants also request a hardship dwelling with a new accessory building, new driveway, and separate utilities, including septic. Existing development on the parcel includes a private road which bisects the subject parcel and provides access to the adjoining parcels to the north.

The applicants originally requested a 1,716 square-foot manufactured home for the hardship dwelling that is not compliant with Klickitat County’s zoning code. The applicants then worked with
the Klickitat County and the Gorge Commission to find a manufactured home that could accommodate both Klickitat County and Gorge Commission rules. The applicants submitted a modified proposal for a hardship dwelling that is a manufactured home measuring 1,120 square feet (56’ x 20’), and a 336 square foot “shed” accessory building (24’ x 14’), sited adjacent to the hardship dwelling.

6. Commission Rule 350-81-81-310 lists the Approval Criteria for the Siting of Dwellings on Forest Land:

   The approval of new dwellings and accessory structures on forest lands shall comply with the following guidelines:
   
   (a) The dwelling and structures shall be sited on the parcel so that they will have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least 200 feet from adjacent properties. Clustering or locating proposed development closer to existing development on adjacent lands may minimize impacts on nearby or adjacent forest operations.

The subject 7.28-acre parcel is Lot 3 of a four-lot subdivision. The subject parcel shares its entire southern boundary with Lot 4 of the subdivision, and its entire northern boundary with Lot 2. The subject parcel is approximately 349 feet long the entire length of the parcel from north to south. There is no location where the dwelling could be set back 200 feet from Parcel 2 and 200 feet from Parcel 4. Washington State Department of Natural Resource land borders the subject parcel to the west. The primary dwelling is sited approximately 550 feet from the western parcel boundary. An intermittent stream crosses the subject property approximately 350 feet from the western parcel boundary. As proposed, both the dwelling and hardship dwelling and the 24’ x 14’ accessory building are sited adjacent to the existing road, which is generally in the middle of the subject parcel. As constructed, the dwelling is sited 100 feet from the northern parcel boundary, and 175 feet from the southern parcel boundary. A condition of approval requires the hardship dwelling to be sited 100 feet from the northern and southern parcel boundaries, 200 feet from the eastern parcel boundary, and requires the applicants to schedule a siting inspection during construction to verify the staked location of the structure. The site plan the applicants submitted does not comply with these setbacks, and is not accurately drawn to scale. Staff drew a revised site plan with the approved location for the hardship dwelling.

In the application for a minor change, the applicant’s proposed location for the of the 24’ x 14’ accessory building is adjacent to the hardship dwelling, between the hardship dwelling and primary dwelling, generally in the center of the parcel. In compliance with the setback guidelines, a condition of approval requires the 24’ x 14’ accessory building to be sited 100 feet from the northern and southern parcel boundaries, 200 feet from the eastern parcel boundary, and requires the applicants to schedule a siting inspection during construction to verify the staked location of the structure.

Commission Rule 350-81-078(2) states:

   In the GMA, a setback or buffer specified in the guidelines for protection of scenic, cultural, natural, recreation, agricultural, or forestry resources may be varied to allow a residence to be built on a parcel of land upon a demonstration that all of the following conditions exist:
   
   (a) The land use designation otherwise authorizes a residence on the tract.
(b) No site exists on the tract (all contiguous parcels under the same ownership) on which a residence could practicably be placed in full compliance with the setback or buffer.

(c) The variance from the specified setback or buffer is the minimum necessary to allow the residence.

The Small-Woodland land use designation allows residences and hardship dwellings on the parcel. No site exists on the tract on which a residence could practicably be placed in full compliance with the setback or buffer because of the configuration of the parcel. As proposed, the development is sited in such a way that minimizes the variance of the 200-foot buffer to the greatest extent practicable.

(b) The amount of forest land used to site dwellings, structures, access roads, and service corridors shall be minimized. This can include locating new dwellings and structures as close to existing public roads as possible, thereby minimizing the length of access roads and utility corridors; or locating the dwelling, access road, and service corridors on portions of the parcel that are least or poorly suited for forestry. Areas may not be suitable for forestry because of existing non-forest uses, adjacent dwellings, or land productivity.

The new dwellings and the 24' x 14' accessory building are located as close to existing public roads as possible. The parcel is accessed off a private road that connects to Lyle-Snowden Road. The private road crosses a privately-owned parcel to the south before crossing the subject parcel. Both dwellings and the 24' x 14' accessory building have been sited near the private access road, and approximately 650 feet from connection to Lyle-Snowden road.

(c) Dwellings shall be located to minimize the risks associated with wildfire. Dwellings should be located on gentle slopes and in any case not on slopes that exceed 40 percent. Narrow canyons and draws should be avoided. Dwellings should be located to minimize the difficulty of gaining access to the structure in the case of fire. Dwellings should be located to make the access roads as short and flat as possible.

The dwellings and the 24' x 14' accessory building are both located at generally flat surfaces, and not on slopes that are greater than 40 percent. A condition of approval requires the hardship dwelling and accessory building to be 200 feet from the property line to the east, which is formed by Lyle-Snowden Road and steep slopes.

7. Commission Rule 350-81-300 lists the Approval Criteria for Fire Protection on Forest Land:

(a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire-resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.
(b) Buildings with plumbed water systems shall install at least one standpipe a minimum of 50 feet from the structure(s).

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(c) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(d) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road guidelines may be made only after consultation with the local rural fire district and the Washington Department of Natural Resources in Washington or the Oregon Department of Forestry in Oregon.

The pre-existing private road that accesses the property is 12 feet wide and does not have a grade that exceeds 12 percent. Both dwellings and the 12’ x 24’ accessory building are sited adjacent to the private road, accessed by short driveways that require minimal grading.

(e) Within 1 year of the occupancy of a dwelling, the local government shall conduct a review of the development to assure compliance with these guidelines.

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(f) Telephone and power supply systems shall be underground whenever possible.

The proposal is consistent with this requirement; however, a condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(g) Roofs of structures should be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.

The proposal is consistent with this requirement; both dwellings are manufactured homes with fire-resistant composite shingles. The 24’ x 14’ shed will have metal roofing, a fire-resistant material. A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.
(h) Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than 1/4-inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(i) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.

The primary dwelling has an attached deck and porch landing. The hardship dwelling has a 160 square foot covered porch. A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with this criterion.

(j) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4-inch mesh metal screen that is noncombustible and corrosion resistant.

A condition of approval is included in the decision to make the landowner aware of this requirement and to ensure compliance with these guidelines.

11. Commission Rule 350-81-270(1)(f) applies as a review use:

Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel less than or equal to 10 acres in size are subject to the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-310) and "Approval Criteria for Fire Protection" (350-81-300) and the following additional standards:

(A) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(B) The height of any individual accessory building shall not exceed 24 feet.

The applicants request a 24' x 14' (336 square feet) shed, sited next to the hardship dwelling. The total square footage for all the accessory buildings on the property as proposed is 560 square feet, under the 1,500 square foot requirement. The shed will be a single story, with 7' wall, less than the 24-foot height requirement.

Conclusion:

With conditions of approval that require multiple documents to be recorded with the property deeds, the removal of the hardship dwelling within 30 days of the cessation of the hardship, and compliance with the fire protection criteria and siting criteria listed in Commission Rules 350-81-300 and 310, the proposed dwelling, hardship dwelling, accessory buildings, and fencing are reviewable uses on lands designated GMA-Small Woodland, provided the development is in compliance with guidelines for the protection of scenic, cultural, natural, and recreation resources (350-81-520 through 350-81-620). The applicable resource protection policies are reviewed below.
Analysis of Consistency of Proposed Change:
These findings are hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-81.

B. Scenic Resources

2. Commission Rule 350-81-520(1)(b) states:

   New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

Existing nearby development consists of 13 dwellings and 26 accessory buildings within 0.75 miles of the subject parcel. The dwellings are one and two-stories tall and range from 200 to 3,200 square-feet in size, and 12 to 29 feet-tall. These calculations include all interior living space, including daylight or above-ground basements, attached garages, and covered decks or terraces.

The proposed dwelling has a footprint of 2,400 square-feet and is 16 feet-tall. The proposed hardship dwelling has a footprint of 1,120 square feet, 1,716 square feet and is 16 feet-tall. The proposed woodshed is 128 square feet, and the well house is 100 square-feet. The third accessory building, a shed, is 336 square feet. The height and size of the proposed dwellings and accessory buildings are within the ranges of heights and size of existing nearby development and thus consistent with Commission Rule 350-81-520(1)(b).

Conclusion:
The proposed development is consistent with the guidelines in Commission Rule 350-81-520 that protect scenic resources in the National Scenic Area.

Analysis of Consistency of Proposed Change:
These findings are hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-81-520.
West Ridge E304CT

*PLAN FLIPPED SIDE TO SIDE
*ENERGY STAR
**Old Hickory Sheds**
Cust. Service: (615) 890-8075
www.oldhickorysheds.com

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Date: 04/24/2020
Salesman: Gary Robinson

Customer Name: John Reeder
(NAME must match ID)

Delivery Address: 440 Lyle Snowden Rd
(City) LYLE (State) WA (Zip) 98635
(County) Klickitat
Primary Phone: (503) 853-2609
Cell Phone: 

Mailing Address:

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Cash Sale
*Checks payable to: Old Hickory Sheds, LLC*

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Free setup includes leveling the building, starting with one corner at ground level and raising it up to a maximum of three (3) feet. If leveling requires one (1) foot or less, pressure treated wood may be used. Otherwise, customer may supply concrete blocks which are placed on top of the ground, or we can supply concrete blocks for $3.00 each. In very rare cases, underground footers may be required by local building codes. Old Hickory Sheds does not offer digging or footer services, and these services are not included in free setup. However, we can work with Customer or a contractor when required for an additional cost. Free delivery covers one trip up to thirty (30) miles one way. Trips over thirty (30) miles are subject to a $3.00/mile (8ft & 10ft wide) or $3.50/mile (12ft wide) or $4.50/mile (14ft & 16ft wide) charge one way. Customer will be responsible for any additional mileage charge as well as the cost of any additional trips. *A non-refundable fee will be charged on cancellations or revisions of custom orders as follows: 10% on cash sales of 8ft, 10ft, & 12ft wide buildings, 20% on cash sales of 14ft & 16ft wide buildings; or, on rent to own sales, the security deposit plus first month's rent.

**NOTES/COMMENTS**

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QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.
Old Hickory Sheds, LLC - QUOTE SHEET
Quote Only - Order Number: 216380

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TOTAL OPTIONS PRICE $1170.00

Customer agrees to no additional loft!

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.
Old Hickory Sheds, LLC - DRAWING SHEET
Please send along with work order and order sheet on all custom orders - Order Number: 216380

Sales Lot  Ideal Homes Inc. - WA 7.0  Date  04/24/2020
Customer Name  John Reeder  Bldg Type/Size  Lofted Barn (7' Walls) 14x24

FRONT

14' To Eaves

13'2"

BACK

Roof ridge runs from FRONT to BACK

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.