



**CITY OF RICHLAND  
NOTICE OF APPLICATION, PUBLIC HEARING  
(SP2023-106 & Z2023-104)**

**Notice** is hereby given that Alan and Seana Mortensen, has filed a change of zoning and preliminary short plat application to rezone the property at 521 Smith Avenue, Assessor's Parcel Number 110984020129011, from R-2 to R-2S.

**Public Hearing:** The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, May 8, 2023. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)).

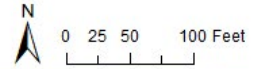
**Environmental Review:** The proposal is not subject to environmental review according to WAC 197-11-904.

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to [khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Thursday, April 21, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, May 7, 2023; however verbal comments may be presented during the public hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

# Vicinity Map

Item: 521 Smith Ave, Short Plat & Rezone  
Applicant: Alan & Seana Mortensen  
File #: SP2023-106 & Z2023-104





### Short Plat Application

**Note: A Pre-Application meeting is recommended prior to submittal of an application.**

**PROPERTY OWNER INFORMATION**  Contact Person

Owner: Alan and Seana Mortensen  
Address: 2310 Enterprise Dr, Richland, WA 99354  
Phone: (509) 528-3954      Email: stuanandseana@aol.com

**APPLICANT/CONTRACTOR INFORMATION (if different)**  Contact Person

Company:      UBI# n/a  
Contact:  
Address:  
Phone:      Email:

**SURVEYOR INFORMATION**

Contact: Rick Russum - Worley Surveying  
Address: 6310 Ryanick Road, Kennewick WA 99338  
Phone: (509) 582-6716      Email: rick@worleysurveying.com

**PROJECT DESCRIPTION**

Subdivide 521 Smith Avenue into two equal sized lots, in conformance with City of Richland zoning codes for medium density residential R-2S zoning requirements. Construct a single family dwelling on the empty lot to provide infill housing within the Richland Historic District.

**PROPERTY INFORMATION**

Parcel #: 110984020129011      Zoning: R-2  
Legal Description: PLAT OF RICHLAND BLOCK 129 LOT 11 SUBJECT TO EASEMENTS & RESTRICTION OF RECORD.  
Comp Plan Designation: Medium Density Residential  
Gross Acreage: 0.2203      Number of Lots: 2      Smallest Lot Size: 4600 sq ft  
Net Lot Area Acreage: 9,600 sq ft      Avg Lot Size: 4,800 sq ft      Largest Lot Size: 5,000 sq ft  
Domestic Water Supply:  City  Private Well      Sewage Disposal:  City  Septic  
Irrigation Source:  City  Private Well  Columbia Irrig District  Kennewick Irrig District  Other  
SEPA Checklist Submitted?  Yes  No  N/A      Title Report (Subdivision Guarantee) Submitted?  Yes  No

**APPLICATION MUST INCLUDE**

1. Completed Application and Filing Fee
2. 2 – Copies of Plat & 1 .pdf
3. 1 – 11" x 17" reduction of Short Plat
4. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
5. SEPA Checklist (if necessary)
6. Other information as determined by the Administrator

UTILITY	PROVIDER
Power	City of Richland
Telephone	n/a
Natural Gas	n/a
Cable TV	Spectrum

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

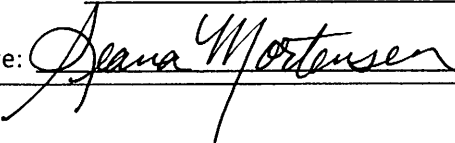
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Seana Mortensen

Applicant Signature:  Date 3/8/23

# SHORT PLAT NO. \_\_\_\_\_

PORTION SW1/4, OF THE SE 1/4 SECTION 10, T9N, R28E, W.M.  
 RICHLAND, BENTON COUNTY, WASHINGTON  
 PARCEL NUMBER 110984020129011

## DESCRIPTION

LOT 11, BLOCK 129 PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

## OWNER'S CERTIFICATE

WE, ALAN AND SEANA MORTENSEN HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

ALAN MORTENSEN \_\_\_\_\_ DATE \_\_\_\_\_

SEANA MORTENSEN \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
 COUNTY OF BENTON  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN AND SEANA MORTENSEN HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THERE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON \_\_\_\_\_ DATE \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

## NOTES

- DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.  
 ● DENOTES FOUND MONUMENT DATE VISITED FEBRUARY 2023  
 ● DENOTES CALCULATED POINT NOT SET
- BASIS OF BEARING: NAD83/91 CITY OF RICHLAND CONTROL WASHINGTON SOUTH ZONE
- EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
- ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. MAILING ADDRESS IS ZIP CODE 99352 NO BUILDING PERMITS FOR THE
- PROPOSED LOTS SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING POTABLE WATER AND SANITARY SEWER SERVICE UNTIL AN APPROVED WATER AND SEWER DISTRIBUTION SYSTEM THAT WILL PROVIDE SERVICES TO THE LOT THAT THE STRUCTURE WILL BE BUILT ON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPT. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE UNTIL SAID SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS AVAILABLE THROUGH THE CITY OF RICHLAND.

## APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON.

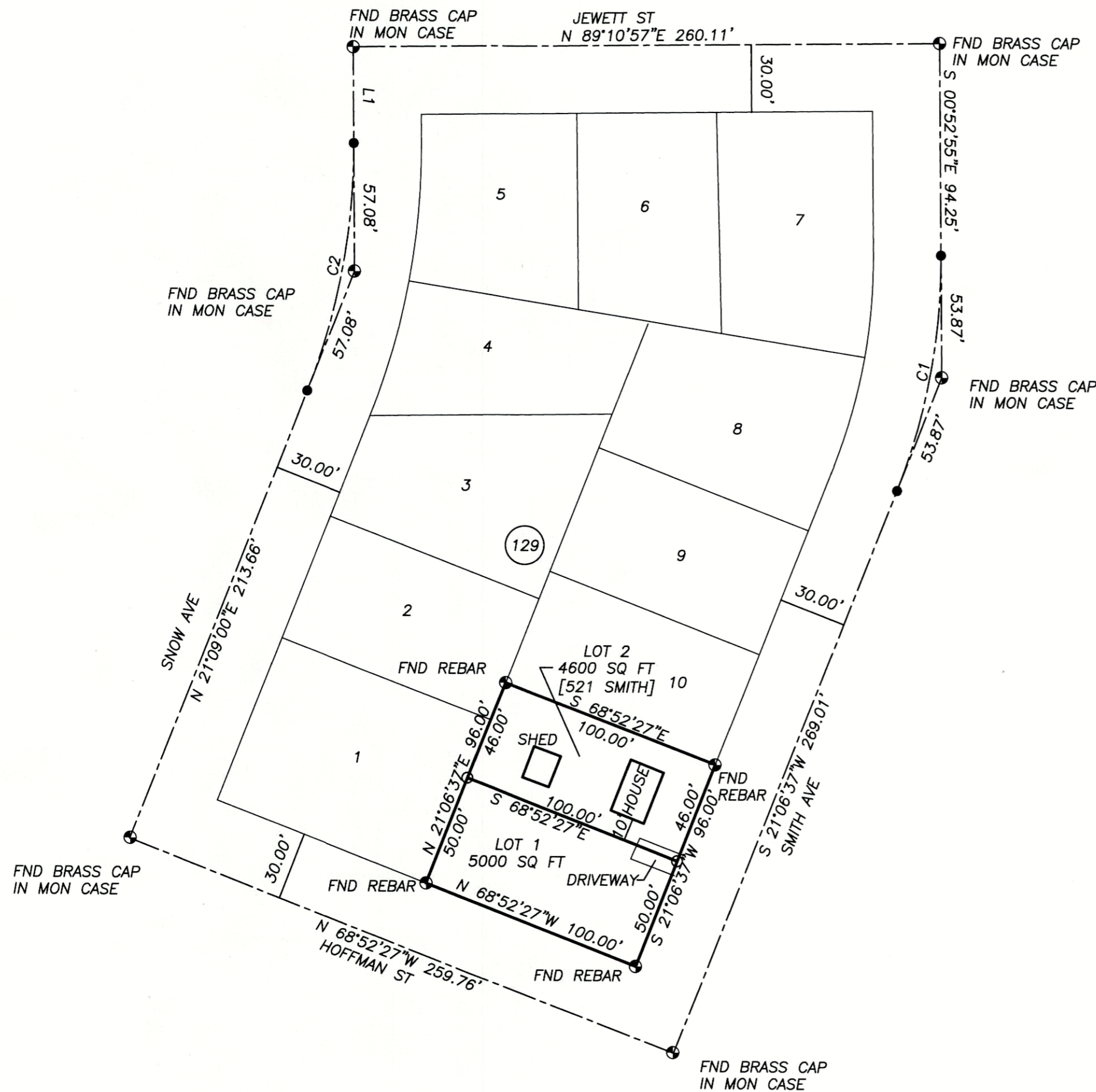
CITY OF RICHLAND CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## TREASURER

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

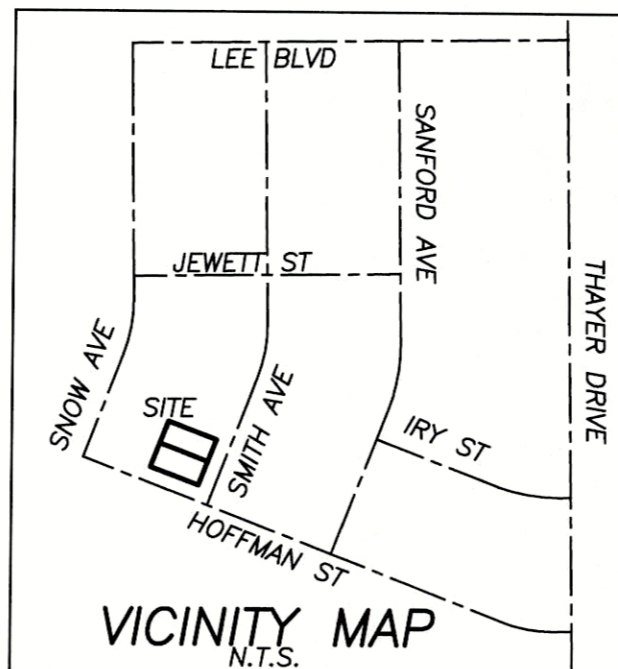
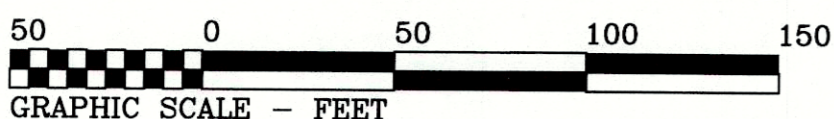
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 PARCEL NUMBER 110984020129011

BENTON COUNTY TREASURER \_\_\_\_\_

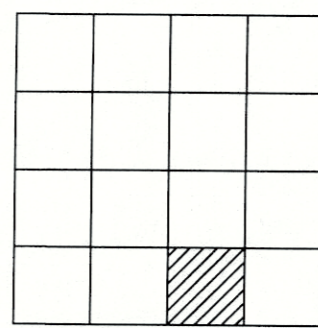


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	277.24'	106.41'	21°59'31"	N 10°06'51" E	105.76'
C2	293.82'	112.75'	21°59'13"	N 10°09'23" E	112.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'13" W	42.41'



WORLEY SURVEYING SERVICE, INC., P.S.  
 P.O. BOX 6132  
 KENNEWICK, WASHINGTON 99336  
 509-582-6716



SECTION INDEX  
 SECTION 10, T9N, R28E, W.M.

## SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEANA MORTENSEN AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

JOB # 23-013

SHEET  
 1 OF 1

TO: City of Richland Planning Department  
DATE: March 17, 2023  
FROM: Seana Mortensen   
SUBJECT: Residential Performance Standards and Special Requirements as applicable to  
521 Smith Avenue Short Plat/Re-zone Application

Per Richland Municipal Code, Section 23.18.020 requires the following for this project.

- a. A street landscaping plan showing the location and type of landscaping proposed.

The new lot created by subdividing 521 Smith into two lots will contain a newly constructed single-family residence. Landscaping will consist of a lawn and ornamental grasses in front of the house.

- b. Information showing the location, dimensions, and character of recreational facilities and/or open space, including paths and trails.

**Frankfort Park:** Frankfort Park is a 2.8-acre community park, located four tenths of a mile (about an 11-minute walk) away from 521 Smith Avenue. The address is 400 Hartford Street, Richland. It offers a playground for children, open areas, a basketball court, and a baseball field.

**Beverly Heights Park:** Beverly Height Park is a 2.3-acre community park, located one half mile (about a 12-minute walk) away from 521 Smith. The address is 245 Wright Avenue, Richland. This park offers picnic tables, a playground for children, and a baseball field.

**WE Johnson Park:** The W.E. Johnson Park is a 236-acre park, approximately 1.5 miles (a six-minute drive) from 521 Smith Avenue. It borders the Yakima River and is designated as Natural Open Space. Within the park are riparian, wetland, and shrub-step habitats. It offers a variety of recreational activities, including a dedicated horse park, dedicated archery ranges, and a network of trails used by hikers, equestrians, bikers, and bird watchers. It is part of the Sun and Sage Loop of the Great Washington State Birding Trail.

**Columbia Playfield:** Columbia Playfield is a 29-acre recreational park located 1.1 miles, and an 18-minute walk or a four-minute drive from 521 Smith Avenue. It offers baseball/softball fields, bleachers, and concessions. Its address is 1500 Mansfield Street, Richland.

- c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

This section is not applicable because 521 Smith Avenue is within an existing established neighborhood.



**SUBDIVISION GUARANTEE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

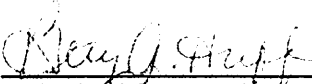
**Guarantee No.:** G-6329-12238

**Fee:** \$250.00

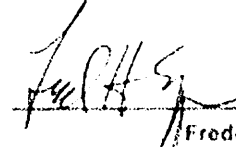
**Order No.:** 1957373

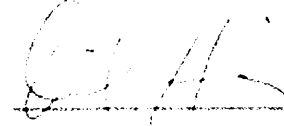
**Dated:** February 24, 2023

Stewart Title Guaranty Company (the "Company"), guarantees the County of Benton 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.

  
\_\_\_\_\_  
Authorized Countersignature  
Stewart Title Company  
7913 W. Grandridge Blvd  
Kennewick, WA 99336



  
\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

  
\_\_\_\_\_  
David Hisey  
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit [www.stewart.com](http://www.stewart.com).  
In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

### **Response Timing and Format**

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

### **Non-Discrimination**

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

### **Record Retention**

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

### **Changes to This CCPRA & CPRA Notice**

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

### **Link to Privacy Notice**

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

### **Contact Information**

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Website:** <http://stewart.com/ccpa>

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056



Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Biometric Information

Category F: Internet or other similar network activity

Category G: Geolocation data

Category H: Sensory data

Category I: Professional or employment-related information

Category J: Non-public education information

Category K: Inferences

## **Your Consumer Rights and Choices Under CPPA and CPRA**

### **Your Rights Under CCPA**

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

### **Access to Specific Information and Data Portability Rights**

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

### **Deletion Request Rights**

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

#### **Use of Personal and Sensitive Personal Information**

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

#### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

### Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

#### Personal and Sensitive Personal Information Stewart Collects

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

### **Right to Limit Use of Your Personal Information**

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com), or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

### **How Stewart Protects Your Personal Information**

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

### **Contact Information**

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

# STEWART TITLE GUARANTY COMPANY

## PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

**Stewart may collect the following categories of personal and financial information from you throughout your transaction:**

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

**Stewart may collect personal information about you from:**

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**Stewart may use your personal information for the following purposes:**

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

**Stewart may use or disclose the personal information we collect for one or more of the following purposes:**

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

## **SUBDIVISION GUARANTEE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Order Number:** 1957373

**Guarantee No.:** G-6329-12238

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.

**SUBDIVISION GUARANTEE  
EXHIBIT "A"  
LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Order Number:** 1957373

**Guarantee No.:** G-6329-12238

Lot 11, Block 129, Plat of Richland, according to the plat thereof recorded in Volumes 6 and 7 of Plats, records of Benton County, Washington.

## **SUBDIVISION GUARANTEE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

6. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of Plat of Richland as recorded in Volumes 6 and 7 of Plats, and any amendments thereto.



# SUBDIVISION GUARANTEE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Prepared by:  
Stewart Title Company  
8511 W. Clearwater, Suite E  
Kennewick, WA 99336

**Order Number:** 1957373

**Guarantee No.:** G-6329-12238

**Effective Date:** February 24, 2023

**Premium:** \$250.00  
**Sales Tax:** \$21.50  
**Total:** \$271.50

**OWNERS:** Alan Mortensen and Seana Mortensen, husband and wife

**LEGAL DESCRIPTION:**  
See Exhibit "A" Attached Hereto

**SUBJECT TO:**

1. MAP

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

2. General taxes: First half delinquent May 1; Second half delinquent November 1:

Year: 2023  
Amount Billed: \$1,242.54  
Amount Paid: \$0.00  
Amount Due: \$1,242.54, plus interest and penalty if delinquent  
Tax Account No. 110984020129011  
Levy Code: R1  
Land: \$50,000.00  
Improvements: \$71,740.00

3. Deed of Trust dated November 13, 2018 and recorded November 16, 2018 as Instrument Number 2018-034026 in the original principal amount of \$70,000.00 from Alan Mortensen and Seana Mortensen, husband and wife to George C. Reinmiller Trustee Inc., as trustee, for Boeing Employees' Credit Union.

4. Easement(s) as shown upon the face of said Plat of Richland and as amended under Auditor's File No. 373909.

5. Easement(s) and reservations in Deed from the United States of America and the terms and conditions thereof recorded under Instrument No. 395389.