

ORDINANCE

770

CITY OF LACEY

AN ORDINANCE ADDING A NEW BUSINESS PARK DISTRICT TO THE ZONING CODE OF THE CITY BY ADDING A NEW CHAPTER, 16.41, TO THE LACEY MUNICIPAL CODE AND CHANGING CURRENT LAND USE PLANNING OF CERTAIN PROPERTY WITHIN THE CITY BY AMENDING THE LAND USE MAP ADOPTED BY ORDINANCES 583 AND 745 AND THOSE PORTIONS OF ORDINANCES 715 AND 750 RELATING TO ZONING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. There is hereby added to the Lacey Municipal Code, Chapter 16.41 to read as follows with the proviso that the title listings of sections are printed for illustrative purposes only and shall not be considered as part of the adopting ordinance:

CHAPTER 16.41

BUSINESS PARK DISTRICT

Sections:

- 16.41.010 Intent
- 16.41.020 Permitted Uses
- 16.41.030 Prohibited Uses
- 16.41.040 Environmental Standards
- 16.41.050 Site Requirements
- 16.41.060 Off-Street Parking and Loading
- 16.41.070 Landscaping
- 16.41.080 Stormwater Runoff

16.41.010 Intent. It is the intent of this chapter to:

- A. Provide an environment exclusively for and conducive to the development and protection of a broad range of business park activities including modern, administrative facilities, research institutions, and specialized manufacturing organizations, all of a non-nuisance type under controls to protect the nearby uses of land and to encourage comprehensive planning of the entire site within a campus-type setting.
- B. Provide the opportunity for the development of business parks to be planned and coordinated for the site as a whole.
- C. Provide standards for business park development in order to create quality development compatible with surrounding areas and to be particularly attractive to research and development and less intense assembly and manufacturing industries.
- D. Provide development controls for nuisance-creating features such as noise, dirt, odor, vibration, air and water pollution, traffic circulation, open space and landscaping requirements.
- E. Business park development will be reviewed for consistency with the following guidelines:
 - 1. All uses must be served by sewer unless alternate means of treatment are identified as acceptable by the LOTT Phase 2 Study.
 - 2. Uses which would generate extensive truck traffic through residential areas will not be allowed.
 - 3. Uses which would create a risk of hazardous waste spills must provide hazardous waste containment provisions that meet health and environmental regulations to prevent air, ground and surface water contamination.

4. The development may be required to participate in off-site improvements to the road network.
5. The development may be required to utilize alternate truck routes.

16.41.020 Permitted uses.

A. Primary uses permitted in the Business Park District provide a broad range of activities including research institutions, and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:

1. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously-prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber.
2. Printing, publishing and book binding.
3. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment.
4. Scientific research, testing and experimental development laboratories.

B. Secondary Uses

Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses.

1. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use.
2. Corporate headquarters and regional offices in conjunction with a primary use.
3. Engineering, development, administrative or executive offices which are part of a primary use.
4. Retail - Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed 10 percent of the business park district. The total square footage of retail uses within a building may not exceed 25 percent of the building gross floor area, and an individual retail use may not

exceed 5,000 square feet. A building containing a retail use may not be located closer than 100 feet to a major street. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:

- a. Convenience stores
 - b. Barber/beauty shop
 - c. Drug store
 - d. Delicatessen
 - e. Restaurants, except drive-ins
 - f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling).
 - g. Daycare centers
5. Multifamily residential -- fifteen percent (15%) of the total acreage of a business park district may be developed with multifamily residential units for the purposes of providing a transition buffer.

Multifamily residential developments will be reviewed and designed using the following Sections of this Chapter and Chapter 16.18 High Density Residential District:

- a. 16.41.050 G. Transitional Buffer,
- b. 16.41.050 H. Height Limitation,
- c. 16.41.070 Landscaping,
- d. 16.18.020 Permitted Uses,
- e. 16.18.030 Environmental Performance Standards,
- f. 16.18.040 (A through G) Lot Area, and
- g. 16.18.050 Off-Street Parking.

C Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

1. Uses similar to, or related to, or compatible with those listed or described in subsection "A" and "B" above, are permitted upon a finding by the Site Plan Review Committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey Development Plan.
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area.
 - b. The development standards for permitted uses can be met by the proposed use.
 - c. The public need is served by the proposed use.

D. Special uses may be permitted as provided for in Chapter 16.66 of this title.

16.41.030 Prohibited Uses. Uses other than those identified or described in Section 16.41.020 in this chapter are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.
- B. Examples of prohibited uses are:
 - 1. Uses which would generate extensive heavy truck traffic.
 - 2. Warehouse/distribution facilities when not related to a permitted use.
 - 3. Gasoline outlets.

16.41.040 Environmental Performance Standards. It shall be the responsibility of the operator and/or the proprietor of any permitted use to make the adequate provisions for the transportation, use, storage, containment and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by the Washington Department of Ecology. Consideration shall be given to protect surface and ground water quality.

The operator and/or proprietor shall provide such reasonable evidence and technical data as the enforcing officer or the Site Plan Review Committee may require to demonstrate that the use or activity is or will be in compliance with the Environmental Performance Standards of Chapter 16.57 of this title.

All applications shall be submitted to and reviewed by the City for compliance with good sanitary practice, appropriate aquifer protection, and hazardous waste management planning.

Failure of the enforcing officer or Site Plan Review Committee to require such information shall not be construed as relieving the operator and/or proprietor from compliance with the Environmental Performance Standards of this title.

16.41.050 Site Requirements. Minimum requirements shall be as follows:

- A. Minimum site acreage, ten (10) acres.
- B. Lot area, twenty thousand (20,000) square feet.
- C. Lot depth, two hundred (200) feet.
- D. Lot width, one hundred (100) feet.
- E. Maximum building coverage .4 FAR.
- F. Yards
 - 1. Front Yard. The front yard shall be twenty percent (20%) of lot depth but need not be more than sixty (60) feet. In cases where no parking or service occurs between the face of the building and the street, the front yard may be reduced to thirty (30) feet.
 - 2. Side Yard on Flanking Street or Corner Lot. The side yard shall be fifteen percent (15%) of the lot depth but need not be more than fifty (50) feet. In cases where no parking or service occurs between the face of building and the street, the side yard may be reduced to twenty-five (25) feet.
 - 3. Side Yards. The side yards shall have an aggregate width of 10 percent (10%) of the lot width but the aggregate width need not be more than forty (40) feet. There shall be a minimum of ten (10) feet on each side except where the property line passes through the entire depth of the building. In those cases the total side yard requirement shall be fifteen percent (15%) of the combined lot width but need not exceed forty (40) times the number of lots. There shall be a minimum of twenty (20) feet on each side.
 - 4. Streets. Along all arterial streets there shall be a minimum setback of thirty-five (35) feet.
 - 5. Rear Yards. None required except as a transition buffer to residential uses.
- G. Transitional Buffer. Transitional buffer shall exist when a non-residential use in the Business Park adjoins residential development, a yard of not less than fifty (50) feet shall be provided. The yard shall be landscaped with Type II landscape.
- H. Height Limitation. Building heights are limited to four (4) stories or sixty (60) feet. Provided, however, that when a building exceeds two (2) stories or thirty five (35) feet there shall be added one additional foot of yard setback on all sides for each one foot of additional building height.

16.41.060 Off-Street Parking and Loading. All developments shall provide parking at a maximum ratio of four (4) cars per one thousand (1,000) square feet of gross floor area and a minimum ratio of two (2) cars per one thousand (1,000) square feet of gross floor area. The Site Plan Review

Committee may lower the ratio to as little as five-tenths (.5) per one thousand (1,000) square feet of floor area if a covenant is attached to the property that limits the occupancy load to ninety-five percent (95%) of the parking stalls available. In addition, the Site Plan Review Committee may authorize a parking ratio up to five (5) cars per one thousand (1,000) square feet of gross floor area if the need can be demonstrated. In no case shall the number of permitted allowable occupants exceed the number of parking stalls without a special permit.

The number of loading spaces required are found in Chapter 16.72 of this title.

16.41.070 Landscaping.

A. General

1. The Site Plan Review Committee shall have the authority to waive specific requirements or to impose additional requirements in unique or special circumstances. The waiver is not intended to reduce fulfillment of those requirements but rather to allow for flexibility and innovation of design. Special circumstances or unique conditions shall be reviewed with the City prior to submittal of a landscape plan. Examples of special conditions might include:
 - a. Preservation of unique wildlife habitat
 - b. Preservation of natural or native areas
 - c. Compliance with special easements
 - d. Renovation of existing landscaping
 - e. Unique site uses.
 - f. Urban Beautification Plan.
2. Plot Plan
 - a. A plot plan of the proposed landscaping and screening shall be submitted with the Site Plan Review application.
 - b. Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:
 - (1) Proposed landscaping including location, species and size at time of planting.
 - (2) Existing vegetation in general and identifying all evergreen and deciduous trees four (4) inches and greater in diameter measured at twenty-four (24) inches above grade level.
 - (3) Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.

B. Landscape Plan Approval.

1. A building permit shall not be issued until the landscaping plan has been approved.
2. At the time of Site Plan Review, the Committee shall review specific landscape requirements with the owner or their representative.

C. Landscape Performance Bond.

1. A bond shall be required to guarantee the completion of the landscaping per the approved plan. The bond shall be posted with the City of Lacey prior to issuance of the building permit. The bond shall be in the amount of one hundred and fifty percent (150%) of the estimated landscaping and installation costs.
2. Types of landscape bonds which are acceptable:
 - a. Cash bonds
 - b. Assignment of savings account
 - c. Insurance company performance bond
 - d. Letter of guarantee from lender with attached approved plan.
3. Bonding forms shall be as follows:
 - a. Cash bond: City of Lacey cash bond form
 - b. Assignment of savings account: City of Lacey bond form
 - c. Insurance company performance bond: Bond form as prescribed by the bonding company. This form must include the following:
 - (1) The amount of the bond.
 - (2) The name of the project and address as assigned by the City.
 - (3) The following statement of purpose: "Landscaping required by the City of Lacey Zoning Code and in accordance with the approved landscape plan on file with the City of Lacey."
 - (4) All applicable signatures.
 - (5) Name, address and telephone number of the party to whom the bond is to be released.
 - d. City of Lacey lender guarantee form.
4. Failure to complete all of the required landscaping or part of it within six (6) months of the building occupancy shall constitute a building violation and the city shall use the bond to complete the required landscaping.
5. It shall be the responsibility of the project manager or business

owner to contact the City upon completion of the landscaping work and request an inspection.

D. General Landscape Requirements.

1. All parking areas of under ten thousand (10,000) square feet shall have a minimum of eight percent (8%) of the parking, maneuvering area, and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Perimeter landscaping, required adjacent to property lines, shall not be calculated as part of the eight percent (8%) figure. Landscaping adjacent to building may be calculated as part of that area.
2. All parking areas of over ten thousand (10,000) square feet shall have a minimum of fifteen percent (15%) of the parking, maneuvering area, and loading space landscaped as a means to reduce the barren appearance of the lot and to reduce the amount of stormwater runoff. Perimeter landscaping, required adjacent to property lines, shall not be calculated as part of the fifteen percent (15%) figure. Landscaping adjacent to building may be calculated as part of that area.
3. All ingress/egress easements which provide corridors to a lot not adjacent to a public right-of-way shall be considered the same as public right-of-way. Landscape requirements for easement corridors shall be the same as those required adjacent to public rights-of-way.
4. All outside storage areas shall be screened by masonry walls or wood fencing or landscaping to a minimum of ten (10) feet in depth. The Site Plan Review Committee may eliminate the need for screening when the stored materials are not visually obtrusive or when the storage yard abuts another storage yard.
5. All portions of a lot not devoted to building, future building, parking, storage, or accessory uses shall be landscaped in a manner appropriate to the stated purpose of this chapter.
6. All required landscaping areas shall extend to the curb line or the street edge.
7. Required landscaping areas which are inappropriate to landscape due to the existence of rail lines or other features shall be provided first along another lot line, or second, to an equal-sized area in another portion of the lot--to be determined by the Site Plan Review Committee.
8. Bark mulch, gravel or other nonvegetative material shall be used only in conjunction with landscaping to assist vegetative growth and maintenance or to visually complement plant material. Nonvegetative material is not a substitute for plant material.

9. Required landscape areas shall be provided with adequate drainage.
10. Slopes shall not exceed a three to one (3:1) ratio (width to height) in order to decrease erosion potential and assist in ease of maintenance.
11. Landscaping shall not conflict with the safety of those using adjacent sidewalks or with traffic safety. Safety features of landscaping shall be discussed at the time of Site Plan Review, if necessary.
12. Quantity, arrangement and types of plants installed shall be appropriate to the size of the required landscape area and purpose of planting area as noted in "Types of Landscaping."
13. All refuse containers shall be screened from abutting properties and/or streets by one hundred percent (100%) sight-obscuring wood fencing or masonry walls and appropriate landscaping.

Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six (6) feet high.

Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

14. Landscaping shall be placed outside of sight-obscuring fences or walls unless determined by the Site Plan Review Committee that such arrangement would be detrimental to the stated purpose of this chapter.
15. All property abutting an arterial, flanking, or collector streets shall be landscaped with a thirty (30) foot average depth.

E. Types of landscaping

1. Type I: Solid Screen

Purpose: Type I landscaping is intended to provide a solid sight barrier to totally separate incompatible uses.

Description: Type I landscaping shall consist of evergreen trees or tall shrubs with a minimum height of six (6) feet at planting, which will provide a one hundred percent (100%) sight-obscuring screen within two (2) years from the time of planting; or a combination of evergreen and deciduous trees and shrubs backed by one hundred percent (100%) sight-obscuring fence.

2. Type II: Visual Screen

Purpose: Type II landscaping is intended to create a visual

separation that is not necessarily one hundred percent (100%) sight-obscuring incompatible uses.

Description: Type II landscaping shall be evergreen or a mixture of evergreen and deciduous trees with large shrubs and ground cover interspersed with the trees. A sight-obscuring fence will be required unless determined by the Site Plan Review Committee that such a fence is not necessary. The plantings and fence must not violate the sight area safety requirements at street intersections.

Evergreen trees shall be an average height of six (6) feet at planting. Deciduous trees shall be the following sizes based on their spacing:

- One (1) inch caliper/ten (10) feet on center
- Two (2) inch caliper/twenty (20) feet on center
- Three (3) inch caliper/thirty (30) feet on center
- Three and one half (3 1/2) to five (5) inch caliper/forty (40) feet on center

Ground cover shall be of sufficient size and spacing to form a solid cover within two (2) years from the time of planting.

3. Type III: Visual Buffer

Purpose: Type III landscaping is intended to provide visual separation of uses from streets and main arterials and between compatible uses so as to soften the appearance of streets, parking lot and building facades.

Description: Type III landscaping shall be evergreen and deciduous trees planted not more than thirty (30) feet on center interspersed with large shrubs and ground cover. Where used to separate parking from streets, plantings must create a visual barrier of at least forty-two (42) inches in height at time of planting and form a solid screen two (2) years after planting. The planting shall not violate the sight area safety requirements at street intersections or driveways.

Evergreen trees shall be an average height of six (6) feet at planting. Deciduous trees shall be the following sizes based on their spacing:

- One (1) inch caliper/ten (10) feet on center
- Two (2) inch caliper/twenty (20) feet on center
- Three (3) inch caliper/thirty (30) feet on center
- Three and one half (3 1/2) inch to five (5) inch caliper/forty (40) feet on center

Ground cover shall be of sufficient size and spacing to form a solid cover within two (2) years from the time of planting.

4. Type IV: Low Cover

Purpose: Type IV landscaping is intended to provide visual relief where clear sight is desired.

Description: Type IV landscaping shall consist of a mixture of evergreen and deciduous shrubs and/or ground cover, to provide solid covering of the entire landscaping area within two (2) years of planting.

5. Type V: Open Area Landscaping

Purpose: Type V landscaping is primarily intended to visually interrupt large open spaces of parking areas.

Description: Type V landscaping shall consist of trees planted with supporting shrubs, sod or ground cover. Each landscape area shall be of sufficient size to promote and protect growth of plantings, one hundred (100) square foot minimum.

Evergreen trees shall be an average height of six (6) feet at planting. Deciduous trees shall be the following sizes based on their spacing:

- One (1) inch caliper/ten (10) feet on center
- Two (2) inch caliper/twenty (20) feet on center
- Three (3) inch caliper/thirty (30) feet on center
- Three and one half (3 1/2) inch to five (5) inch caliper/forty (40) feet on center

Ground cover shall be of sufficient size and spacing to form a solid cover within two (2) years from the time of planting.

F. Landscape Area Requirements for BP Zone

1. Front Yard. The front twenty (20) feet shall be improved with permanent Type III landscaping. All ground cover to be sod in this yard.
2. Side Yard. At least ten (10) feet of each side yard shall be improved with permanent Type III landscaping. Where property lines are located at the centerline of a driveway the required landscaping shall be placed adjacent to the building face. In no case shall this area be less than the minimum required. Where property lines pass through a building, the minimum landscaped area shall be located elsewhere. All landscape areas are to be located on that lot.
3. Building Wall Landscaping. Except at service yards, storage yards and loading dock faces there shall be a ten (10) foot landscape area adjacent to the building walls. This area may be counted as landscaping. In no case shall it be counted as the minimum area for displaced property line landscaping.

4. Parking Lot Landscaping. Provide a minimum of one, five (5) foot by twenty (20) foot landscape island within the parking area for each ten (10) cars. Provide a five (5) foot by twenty (20) foot island at the end of each row of parking stalls. Provide Type V landscaping.
5. Storage Yards. Provide Type I landscaping on all sides except as noted.
6. Service Yards and Loading Docks. Where loading docks and service doors are visible to the street, provide a Type II landscape screen.
7. All portions of lots not developed with buildings or paving shall be landscaped with a minimum Type IV landscaping.
8. Enclosure of Activities. Predominant activities and operations shall be completely enclosed within buildings or structures, except for customary appurtenances, such as loading and unloading areas. The Site Plan Review Committee shall be authorized to determine the reasonable application of this provision in cases of operational hardship or other showing of uncommon circumstances when reviewing outdoor crane or lift operations.
9. Outside Storage or Operations Yard. Outside storage or operations yards shall be confined to the area to the rear of the principal building or the rear two-thirds (2/3) of the property and screened from view from any property line by appropriate masonry walls, wood fencing, earth mounds, and landscaping. Outside storage exceeding a height of fifteen (15) feet shall be so placed on the property so as to not detract from the reasonable accepted appearance of the district.
10. Loading Areas. Loading areas must be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on public rights-of-way. A forty-five (45) foot clear area is to be provided in front of all drive-in doors. A one hundred (100) foot apron with a maneuvering hammer head is to be provided at all dock height doors. In no case when a vehicle is parked in the loading/unloading position adjacent to the building shall it block the movement of other vehicles.
11. Improvement and Maintenance of Yards and Open Space. All required yards, parking areas, storage areas, operations yards, and other open uses on the site shall be maintained in a neat orderly manner appropriate for the district at all times. The City shall be authorized to reasonably pursue the enforcement of these provisions where a use is in violation and to notify the owner or operator of the use in writing of such noncompliance. The property owner or operator of the use shall be given a reasonable length of time to correct the condition.

G. Maintenance Requirements.

1. Whenever landscaping is or has been required in accordance with the provisions of this code, any addition or amendments hereto, or in accordance with the provisions of any previous code or ordinance of the City said requirements shall be set forth in a recorded document sufficient to bind the land. The landscaping shall be permanently maintained in such a manner as to accomplish the purpose for which it was initially required.
2. The City is hereby authorized and empowered to notify the owner of any property required to be landscaped or the agent of any such owner that said landscaping is not being adequately maintained and the specific nature of such failure to maintain. The notice shall specify the date by which said maintenance must be accomplished and shall be sent by registered mail, addressed to the owner at the owner's last known address.
3. Action Upon Noncompliance. Upon the failure, neglect or refusal of any owner or agent so notified to perform the required maintenance within the time specified in the written notice, or within fifteen (15) days after the date of such notice, the City is hereby authorized and empowered to cause the required maintenance to be done and provide for payment of the cost thereof, with said cost together with interest at the rate then in effect for interest on judgments in the State of Washington to be charged against the property owner.
4. Recorded Statement Constitutes Lien. If the full amount due the City is not paid by such owner within thirty (30) days after being informed of said charge then, in that case, the City may cause to be recorded in the Thurston County Auditor's Office a sworn statement showing the cost and expense incurred for the work, the date the work was done and the legal description of the property on which said work was done. The recording of such sworn statement shall constitute a lien on the property, and shall remain in full force and effect for the amount due in principal and interest, plus court costs and attorney fees if any, until final payment has been made. Said lien shall be foreclosed in the manner provided by Chapter 60.04 RCW for the foreclosure of liens for the improvement of real property.
5. Alternative Methods of Collection of Damages. In addition to, or in lieu of foreclosing the lien provided for in this subsection, the City may seek personal judgment against the property owner for charges, costs and attorney fees incurred and any civil penalties assessed pursuant to the Lacey Municipal Code.

16.41.080 Stormwater Runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided

by the City and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities.

Stormwater generated on site shall not cause pollution to any surface or ground waters, so as to violate local, state or federal standards governing the quality of such waters.

Section 2. That certain land use map adopted by Ordinances 583 and 745 of the City of Lacey and Ordinances 715 and 750 as the same relate to zoning, are hereby amended to change that certain land area described on Exhibit "A" attached hereto from zone district Moderate Density Residential 2-8/1 to zone district Business Park.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, this 13th day of March, 1986.

Attest:

CITY COUNCIL

Timothy McGuire
City Clerk

By M. Brown
Mayor

Approved as to form:

Published: March 19, 1986

[Signature]
City Attorney

EXHIBIT A

The Southeast quarter of Section 32, Township 18 North, Range 1 West, W.M.,
excepting all lands westerly of the east right-of-way line conveyed to
Weyerhaeuser Timber Company as recorded in Volume 124 of Deeds, page 100.

24/cd02