PORT OF CENTRALIA
Established 1986

3508 Galvin Road · Centralia, WA 98531-9002
Phone 360-736-3527 · Fax 360-330-5666
www.portofcentralia.com

Agenda
Regular Meeting of the
PORT OF CENTRALIA
November 4, 2026
Port Administrative Office
3:00 PM

Remote attendance of meetings is also available through video and call-in with the following information:

Meeting Link: https://portofcentralia.my.webex.com/portofcentralia.my/j.php?MTID=m15a72db5c62d9d204af151cf4115bd55
Meeting Number/Access Code: 2550 797 3051
Public Call-in Number: 1-650-479-3208
Meeting Password: 3527

1) **Call Meeting to Order/Pledge of Allegiance/Introductions**

2) **Approval of Agenda: November 4, 2026 Regular Meeting**

3) **Good of the Order/Public Comment**

4) **Approval of Minutes: October 21, 2026 Regular Meeting**

5) **Approval of Warrants**

6) **New Business:**
   a) **Exclusive Sale Listing Agreement – Lee & Associates – Centralia Station**
   b) **2027 Levy Presentation**

7) **Essential Updates:**
   a) **Staff Reports**
   b) **Commissioner Reports**

8) **Executive Session: To Consider the Minimum Price for Sale or Lease of Real Estate Pursuant to RCW 42.30.110(1)(c)**

9) **Meeting Adjourned**

Remote attendees can provide public comment by raising their hand in Webex or by pressing *3 if joining by phone. Written comments may be submitted to info@portofcentralia.com by 2:00 PM on the day of the meeting. All comments received will be shared with the Port Commission.

THE PORT COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
October 21, 2026
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Joel Cummins and Ally Pickard
Port Staff: Amy Graber, Executive Director; Erin Maloney, Port Auditor;
Public: Jan Banevich and Mark Faas
Teleconference: 4 remote attendees
Absent: Commissioner Lahmann, absence excused

1) **Pledge of Allegiance/Call Meeting to Order/Introductions:** Commissioner Cummins called the meeting to order at 3:00 p.m.

2) **Approval of Agenda:** Commissioner Pickard made a motion to approve the October 21, 2026, agenda. Commissioner Cummins seconded the motion. The motion carried.

3) **Good of the Order/Public Comment:** Commissioner Cummins opened the meeting to public comment and stated the rules regarding public comment. There was no public comment made.

4) **Approval of Minutes:** Commissioner Pickard made a motion to approve the October 7, 2026, regular meeting minutes. Commissioner Cummins seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Pickard made a motion to approve warrants 25202 through 25221 with an aggregate amount of $89,403.75. Commissioner Cummins seconded the motion. The motion carried.

   Commissioner Pickard noted that the warrants to the Centralia Downtown Association was for the lighted tractor parade sponsorship and to Chehalis Rentals was for equipment used for the asphalt repair project.

6) **New Business:**

   a) **Resolution 2026-11:** Amy Graber stated that Graphic Communications never received Warrant #25093 issued on August 5, 2026, in the amount of $284.66.

   Commissioner Pickard made a motion to approve Resolution 2026-11 To Void Warrant 25093. Commissioner Cummins seconded the motion.

   Commissioner Cummins opened the agenda item for public comment. There was no public comment made.

   The motion carried.

b) Landlord Consent Request – Mountain Drivetrain LLC – 1708 Midway Court: Amy Graber stated that Mountain Drivetrain LLC, tenant at 1708 Midway Court, has requested approval for the addition of a storage container next to their building.

Commissioner Pickard made a motion to approve the Landlord Consent Request submitted by Mountain Drivetrain LLC with the condition that the storage container be in good condition, free of rust or graffiti, and in a color in keeping with the buildings on Midway Court. Commissioner Cummins seconded the motion.

Commissioner Cummins opened the agenda item for public comment. Mark Faas, of Centralia, provided public comment.

The motion carried.

c) 2027 Preliminary Budget Presentation: Amy Graber presented the updated 2027 preliminary budget with changes requested by the Commissioners at the budget workshop. She stated that the preliminary budget would be available on the Port's website and on request. She said that the estimated levy calculations will be presented at the November 4, 2026, regular meeting, and the final budget hearing and regular meeting for final budget approval and setting the levy for 2027 will be held on November 18, 2026. Amy noted that the numbers may change once Port staff has completed gathering estimates for the Port's new ADA-compliant website and office remodel. The Commissioners discussed the memberships, website, and office remodel budget items.

Commissioner Cummins opened the agenda item for public comment. Mark Faas, of Centralia, provided public comment.

d) CPA Consulting Agreement – Baker Tilly: Amy Graber stated that the Port previously sent out two requests for proposals for CPA services to review the Port's financial statements. After those requests were unsuccessful, Port staff directly contacted Baker Tilly, who provided a cost not-to-exceed $29,000.00 for annual financial statement review and audit assistance.

Commissioner Pickard made a motion to approve the Consulting & Managed Services Master Services Agreement with Baker Tilly Advisory Group, LP for GAAP consulting services. Commissioner Cummins seconded the motion.

Commissioner Pickard said that having additional oversight was good for transparency and public trust. Commissioner Cummins asked if the Port had used a CPA previously. Amy Graber replied the Port had, except for the previous three years when the RFPs were unsuccessful.

Commissioner Cummins opened the agenda item for public comment. There was no public comment made.

The motion carried.

7) **Essential Updates:**

a) **Staff Reports:**

i) Website Update for ADA Compliance: Erin Maloney provided the Commissioners with an update on the current request for proposals for a new Port website that is compliant with the ADA Title II rules.

ii) Executive Director Report: Amy Graber announced that Governor Bob Furgeson selected the census tract representing Park I and Park II for Opportunity Zone designation, making Port property more attractive to investors. She thanked the Economic Alliance of Lewis County, the City of Centralia, and Lewis County for their support during the application process. Commissioner Pickard stated that the designation was positive by providing federal tax incentives without affecting local tax dollars.

Amy Graber reported that she met with the Centralia School District regarding their new Health and fitness center and discussed a potential CTE program partnership. She announced that Chick-fil-A has began mobilizing equipment to their site in preparation for construction. She reported she met with Lewis County Commissioner Scott Brummer. Amy provided the Commissioners with invitations to several upcoming meetings and the City of Centralia's traffic impact fee study. Commissioner Pickard thought it was amazing it the City conducted the study for a data-driven fee structure.

b) Commissioner Reports: Commissioner Cummins reported that he toured the Port's maintenance shop with Facilities Director Noel Vazquez and shared his ideas on the Port's submission to the 2026 Lighted Tractor Parade.

Commissioner Pickard shared that she attended a lunch meeting with the entire Port staff. She said that the Washington State Department of Transportation was seeking feedback regarding State Route 507. She also reported that she met with William Keepers, a property owner neighboring Centralia Station.

8) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Cummins seconded the motion. The motion carried. Commissioner Cummins adjourned the meeting at 4:33 p.m.

COMMISSIONER **COMMISSIONER**

Transmittal No.# **2482 . gen**

Record of claims allowed by the Port of Centralia. We, the undersigned Commissioners of the Port of Centralia, Lewis County, Washington, do hereby certify that the merchandise or service hereinafter specified has been received, the vouchers audited, charged to the proper account and found to be legally chargeable against the Port.

WARRANT NO.# **25233** through **WARRANT NO. #** **25247** are approved,

for payment in the **AMOUNT of $** **$13,302.84** This **4th** Day of **November** 2026.

Port Commissioner, Ally Pickard

Attest: _____

Port Commissioner, Peter Lahmann

Port Commissioner, Joel Cummins

GENERAL FUND:

Warrant	Date	Amount	Claimant	Purpose
25233	11/04/26	$ 1,049.42	Advanced Electrical Technologies	Irrigation System Electrical Repair
25234	11/04/26	$ 104.10	City of Centralia	Utilities
25235	11/04/26	$ 802.15	Comcast	Telecommunications
25236	11/04/26	$ 1,680.63	Elan Financial Services	VISA Payment
25237	11/04/26	$ 1,647.68	Lael's Landscape & Stone Supply LLC	Landscape Supplies
25238	11/04/26	$ 1,500.00	LEAD Lewis County	Tuition
25239	11/04/26	$ 356.21	Lewis County PUD	Utilities
25240	11/04/26	$ 37.87	Lincoln Creek Lumber	Building Maintenance Supplies
25241	11/04/26	$ 374.74	Madsen's	Landscape Supplies
25242	11/04/26	$ 3,249.17	Moerke & Sons	Irrigation System Pump Replacement
25243	11/04/26	$ 900.00	Mtn2Coast, LLC	Surveying
25244	11/04/26	$ 61.18	Crystal Springs	Bottled Water
25245	11/04/26	$ 155.99	Schmidt Architects, PC	Professional Architectural Services
25246	11/04/26	$ 318.75	WarrenAllen LLP	Professional Legal Services
25247	11/04/26	$ 1,064.95	Wilcox & Flegel	Fuel
	TOTAL	**$13,302.84**		

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Tacoma, WA 98402
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Fax: 206-267-1457

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EXCLUSIVE SALE LISTING AGREEMENT

This Exclusive Sale Listing Agreement ("Agreement") is made by and between Port of Centralia ("Seller") and Lee & Associates Commercial Real Estate Services, LLC ("Firm"). Seller grants to Firm the exclusive and irrevocable right to sell, and to receive deposits in connection with, Seller's commercial real estate legally described as set forth on attached Exhibit A and commonly described as Centralia Station PARCEL NUMBERS: 003583005002, 003581023000, 003581022001, 003581018002, 003581019000, 003581021000, 021500002000, 021500003000, 003487007005, 003487007006, 021565001000, 021575001000, 021565004000, Centralia, WA 98531, Washington County, (the "Property").

1. **TERM.** This Agreement shall commence on November 03, 20 26 and expire at 11:59 p.m. on November 02, 20 27 (the "Term").

2. **PRICE AND TERMS.** Seller agrees to list the Property at a price of $ Per Exhibit B (attached) and shall consider offers that include usual and customary contingencies in addition to the following specific terms:
   Possession: Upon closing
   Other terms: All cash at closing

3. **DEFINITIONS.** As used in this Agreement, (a) "CBA" shall mean the Commercial Brokers Association; and (b) "sell" shall mean sell, exchange, lease for over 5 years, enter into a contract to sell and/or enter into an option to purchase the Property.

4. **AGENCY.**

   a. Pamphlet. Seller acknowledges receipt of the pamphlet entitled "Real Estate Brokerage in Washington."
   _____

   b. Listing Broker. Seller authorizes Firm to appoint Vanessa Herzog as Seller's "Listing Broker." This Agreement creates an agency relationship between Seller and Listing Broker and any of Firm's managing brokers, including Firm's Designated Broker, who supervise Listing Broker ("Supervising Broker") during the Term. No other brokers affiliated with Firm are agents of Seller.

5. **LIMITED DUAL AGENCY.**

   a. Listing Broker as Limited Dual Agent. If initialed below, Seller consents to Listing Broker and Supervising Broker acting as limited dual agents in the sale of the Property to a buyer that Listing Broker also represents. Seller acknowledges that, as a limited dual agent, RCW 18.86.060 prohibits Listing Broker from advocating terms favorable to Seller to the detriment of buyer and further limits Listing Broker's representation of Seller.

   _____ _____ _____ _____
   Seller's Initials Date Seller's Initials Date

   b. Firm Limited Dual Agency. If the Property is sold to a buyer represented by one of Firm's brokers other than Listing Broker ("Buyer's Broker"), Seller consents to any Supervising Broker, who also supervises Buyer's Broker, acting as a limited dual agent.

   If any of Firm's brokers act as a limited dual agent, Firm shall be entitled to the compensation payable under this Agreement plus any compensation Firm may have negotiated with the buyer.

6. **PROPERTY OWNERSHIP AND INFORMATION.** Seller warrants that Seller has the right to sell the Property on the terms set forth in this Agreement and agrees to furnish and pay for a buyer's policy of title insurance showing Seller has marketable title to the Property. Seller also warrants that the Property information provided by Seller to Firm in connection with listing the Property (the "Property Information"), which is expressly incorporated into this Agreement, is correct. Seller understands that Firm and other members of CBA will make representations to prospective buyers based solely on the Property Information and Seller agrees to indemnify and hold Firm and other members of CBA harmless in the event the foregoing warranties are incorrect. Seller

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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

confirms that following closing, the amount of the purchase price and any other terms of the sale of the Property shall not be deemed confidential information and Seller authorizes disclosure of the same.

7. **CLOSING COSTS.** In addition to purchasing a buyer's policy of title insurance, Seller agrees to pay one-half of any escrow fees. Rents, insurance, taxes, interest and reserves on assumed encumbrances are to be prorated between Seller and buyer as of the date of closing.

8. **COMPENSATION.** Seller acknowledges that there are no standard compensation rates and the compensation in this Agreement is fully negotiable and not set by law. Firm shall be entitled to compensation if: (a) Seller sells the Property during the Term; (b) Seller sells the Property within six months after the expiration or earlier termination of this Agreement to a person or entity, or to an Affiliate of such person or entity, that submitted an offer to purchase the Property during the term of this Agreement or that appears on any registration list provided by Firm pursuant to this Agreement; (c) the Property is made unmarketable by Seller's voluntary act; (d) the Seller receives compensation from a governmental entity pursuant to an exercise of eminent domain; or (e) Seller withdraws the Property from sale, or otherwise prevents Broker from selling it.
Seller shall pay compensation consisting of the sum of the amounts set forth in Sections 8(a) and 8(b) as set forth below. Compensation shall be paid at closing.

   a. Listing Firm Compensation:

      i. 2.5% of the gross sales price % of the sales price, or 3% of land lease value ; or

      ii. If the buyer is not represented by a buyer brokerage firm, the Listing Firm compensation shall be 5 % of the sales price or _____ (equal to the amount in Section 8(a)(i) if not filled in).

   b. Buyer Brokerage Firm Compensation:

      i. 2.5 % of the sales price, or _____ to a cooperating broker representing the buyer ("Buyer Brokerage Firm") ("Buyer Brokerage Firm Compensation"), including another broker affiliated with Firm who represents the buyer; or

      ii. If the Listing Broker represents both Seller and the buyer as a limited dual agent, 2.5 % of the sales price, or _____ (equal to the amount in Section 8(b)(i) if not filled in).

      iii. Buyer Brokerage Firm Compensation shall be paid as set forth above unless otherwise agreed by the buyer and Buyer Brokerage Firm in the purchase and sale agreement. Buyer Brokerage Firm is an intended third-party beneficiary of this Agreement.

   Firm shall submit any registration list to Seller within 15 days after the expiration or earlier termination of this Agreement and shall only include on the registration list persons or entities to whose attention the Property was brought through the signs, advertising or other action of Firm, or who received information secured directly or indirectly from or through Firm during the term of this Agreement. Seller shall provide the registration list to any other brokers that assist Seller with this Property. "Affiliate" means, with respect to any person or entity that submitted an offer during the term of this Agreement or that appears on the registration list, any buyer which has more than a 10% ownership or voting interest in such an entity or any buyer in which more than 10% of the ownership or voting interests are owned or controlled by such a person or entity.Seller consents to Firm receiving compensation from more than one party and to sharing compensation between firms, provided that any terms and amounts offered to or by Firm are disclosed as required by RCW 18.86.030.
   Seller acknowledges that offering compensation to Buyer Brokerage Firm is not required.

~~9. **REFERRAL FEE DISCLOSURE.** Firm ☐ is; ☐ is not (is not if not filled in) obligated to pay a portion of Firm's compensation to a real estate firm ("Referring Firm") that referred Seller to Firm. Seller consents to Firm sharing a portion of its compensation as follows:~~
   ~~a. Referring Firm:~~ _____

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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

~~b. Referral Fee: _____ % of Firm's compensation or $ _____~~

10. **FIRM/MULTIPLE LISTING.** Firm shall cause this listing to be published by CBA for distribution to all CBA members through CBA's listing distribution systems. Firm shall use commercially reasonable efforts to cooperate with all other members of CBA in working toward the sale of the Property. Seller understands and agrees that all Property Information becomes the property of CBA, is not confidential, and will be given to third parties, including prospective buyers, other cooperating members of CBA who do not represent Seller and, in some instances, may represent the buyer and other parties granted access to CBA's listing systems. It is understood that CBA is not a party to this Agreement, and its sole function is to furnish the descriptive information set forth in the listing to its members, without verification and without assuming any responsibility for such information or in respect to this Agreement.

11. **DAMAGES IN THE EVENT OF BUYER'S BREACH.** In the event Seller retains earnest money as liquidated damages on a buyer's breach, any costs advanced or committed by Firm on Seller's behalf shall be paid therefrom and the balance shall be ☐ retained by seller; ☐ divided equally between Seller and Firm (retained by Seller if not checked).

12. **ATTORNEY'S FEES.** In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay reasonable attorney's fees and any costs and expenses incurred as a result of such enforcement. In the event of trial, venue shall be in the county in which the Property is located, and the amount of the attorney's fee shall be as fixed by the court.

13. **ADDITIONAL TERMS.** In addition to the Property Information and Exhibit A (legal description), the following amendments or addenda (which are also attached hereto) are part of this Agreement: _____

SELLER

_____
Seller/Authorized Signature

Name: Amy Graber

Title: Executive Director

Date: _____

_____
Seller/Authorized Signature

Name: _____

Title: _____

Date: _____

FIRM

Lee & Associates Commercial Real Estate Services, LLC, Firm (Company)
(Office)

_____
(Authorized Signature)

Name: Harrison Laird

Date: _____

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EXCLUSIVE SALE LISTING AGREEMENT
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EXHIBIT A
(Legal Description)

PARCEL A (003583-0055-002)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1254 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 330 FEET; THENCE NORTH 66 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 610.50 FEET; THENCE SOUTH 14 1/4º WEST 871.86 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 602.91 FEET, MORE OR LESS, TO A POINT 546.81 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 7 CHAINS TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST 8.285 CHAINS TO THE POINT OF BEGINNING.

ALSO A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALDER STREET WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 114 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ERNEST RECTOR BY DEED FROM MARY E. HINES AND MARION HOWARD AND DELLA M. HOWARD, RECORDED IN BOOK 198 OF DEEDS, PAGE 117; THENCE NORTH 0º7'30" WEST 71.34 FEET TO A POINT ON THE SOUTHERLY LINE OF ALDER STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ALDER STREET 137.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

1. ALL THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE PUGET SOUND AND WILLAPA HARBOR RAILROAD.

2. BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE PUGET SOUND AND WILLAPA HARBOR RAILROAD AND THE SOUTH LINE OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON; THENCE NORTH 89º8'30" WEST 254.50 FEET; THENCE NORTH 0º21'30" WEST 464.67 FEET; THENCE NORTH 1º40' WEST 272.14 FEET TO THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION, AND RUNNING THENCE NORTH 88º43' WEST 452.30 FEET TO THE EAST BOUNDARY OF THE COUNTY ROAD; THENCE NORTH 13º40' EAST 577.68 FEET ALONG SAID EAST BOUNDARY OF SAID

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ROAD TO THE SOUTH BOUNDARY OF ALDER STREET; THENCE NORTH 85º43'30" EAST ALONG SAID SOUTH LINE OF SAID ALDER STREET 230.41 FEET; THENCE NORTH 7º24'30" WEST 2.64 FEET; THENCE NORTH 59º35'30" EAST ALONG SAID SOUTH LINE OF SAID ALDER STREET 80 FEET TO THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO JESSE MARTIN AND KATE T. MARTIN, HIS WIFE, AS GRANTORS TO JOHN P. RECTOR, AS GRANTEE, WHICH DEED WAS DATED FEBRUARY 11, 1890 AND FILED FOR RECORD MARCH 17, 1890 AND DULY RECORDED IN BOOK "S" OF DEEDS, PAGE 547, RECORDS OF LEWIS COUNTY, WASHINGTON; THENCE SOUTH 0º7'30" EAST 41.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON; THENCE SOUTH 1º40' EAST 590.56 FEET TO THE PLACE OF BEGINNING; BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON.

3. A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1254 FEET; THENCE WEST 330 FEET PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING; THENCE NORTH 66 FEET; THENCE WEST 224.39 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

PARCEL B (003581-021-000)

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY OF THE W. H. LONG ROAD WITH THE SOUTH LINE OF SAID SECTION 8; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION TO A POINT THEREON 8.285 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN P. RECTOR BY DEED RECORDED MARCH 17, 1890 IN VOLUME "S" OF DEEDS, PAGE 548; THENCE NORTH ALONG THE WEST LINE OF SAID RECTOR TRACT 156 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO SAID EASTERLY BOUNDARY OF THE W. H. LONG ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY BOUNDARY OF THE W. H. LONG ROAD TO THE POINT OF BEGINNING.

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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

PARCEL C (003581-022-001)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 462 FEET NORTH AND 471.24 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST 282.8 FEET; THENCE SOUTH 231 FEET; THENCE WEST 282.8 FEET; THENCE NORTH 231 FEET TO THE POINT OF BEGINNING.

ALSO THE EAST 70 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 7.14 CHAINS EAST AND 231 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST 300 FEET; THENCE NORTH 15° EAST 221 FEET; THENCE EAST 251 FEET; THENCE SOUTH 208 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 100 FEET OF EVEN WIDTH.

PARCEL D (003581-019-000)

THE SOUTH 100 FEET OF EVEN WIDTH OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 476 FEET EAST AND 231 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST 300 FEET; THENCE NORTH 15° EAST 221 FEET; THENCE EAST 251 FEET; THENCE SOUTH 208 FEET TO THE PLACE OF BEGINNING.

PARCEL E (003581-018-002)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT 471.24 FEET (7.14 CHAINS) EAST AND 231 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 300 FEET; THENCE NORTH 15° EAST 221 FEET; THENCE EAST 251 FEET; THENCE SOUTH 208 FEET TO THE PLACE OF BEGINNING.

EXCEPT THE EAST 70 FEET OF SAID PROPERTY.

ALSO EXCEPT THE SOUTH 100 FEET OF SAID PROPERTY.

PARCEL F (003581-023-000)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THE NORTH 24 FEET OF THE SOUTH 462 FEET OF THE WEST 471.24 FEET OF SAID SECTION 8, LAYING EAST OF THE LONG ROAD.

PARCEL G (021500-003-000)

THE WEST 240 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING: THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., IN LEWIS COUNTY, WASHINGTON, LYING WEST OF THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY.

EXCEPTING THEREFROM THE W. H. LONG COUNTY ROAD.

PARCEL H: (021500-002-000)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., IN LEWIS COUNTY, WASHINGTON, LYING WEST OF THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY.

EXCEPTING THEREFROM THE W. H. LONG COUNTY ROAD.

ALSO EXCEPTING THEREFROM THE WEST 240 FEET OF THE SOUTH 150 FEET.

Lee & Associates Commercial Real Estate Services
950 Pacific Avenue, Suite 200
Tacoma, WA 98402
Phone: 253-383-8382
Fax: 206-267-1457

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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

PARCEL I (003487-007-005)

PARCEL E OF BOUNDARY LINE ADJUSTMENT NO. BLA 2023 0544, RECORDED OCTOBER 30, 2023, UNDER AUDITOR'S FILE NO. 3600091, IN VOLUME 4 OF BOUNDARY LINE ADJUSTMENTS, PAGE 272, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON.

PARCEL J (003487-007-006)

PARCEL F OF BOUNDARY LINE ADJUSTMENT NO. BLA 2023 0544, RECORDED OCTOBER 30, 2023, UNDER AUDITOR'S FILE NO. 3600091, IN VOLUME 4 OF BOUNDARY LINE ADJUSTMENTS, PAGE 272, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON.

PARCEL K (021565-001-000)

Lot B of Large Lot Subdivision No. 2025-0795, recorded 3637722, under Auditor's File No. MAY 1, 202(in volume 5 of Large Lot Subdivisions, page 57, records of Lewis County, Washington, being located within Northeast quarter of the Northeast quarter of Section 18 and within the Southeast quarter of the Southeast quarter of Section 7 all in, Township 14 North, Range 2 West, W.M., Lewis County, Washington.

PARCEL L (021575-001-000)

Lot E of Large Lot Subdivision No. 2025-0795, recorded 3637722, under Auditor's File No. MAY 1, 202(in volume 5 of Large Lot Subdivisions, page 57, records of Lewis County, Washington, being located within Northeast quarter of the Northeast quarter of Section 18 and within the Southeast quarter of the Southeast quarter of Section 7 all in, Township 14 North, Range 2 West, W.M., Lewis County, Washington.

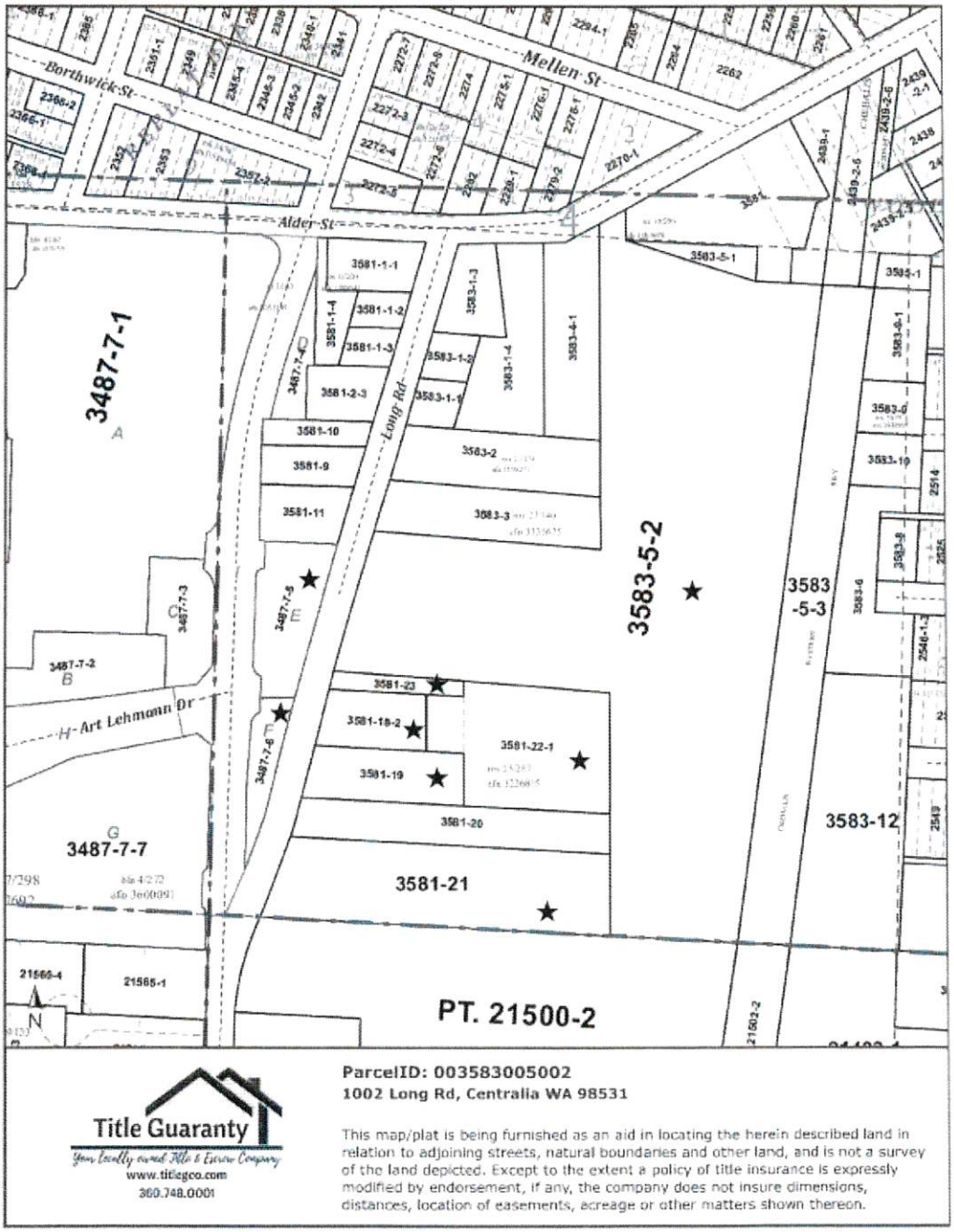
PARCEL N (021565-004-000)

Lot F of Large Lot Subdivision No. 2025-0795, recorded 3637722, under Auditor's File No. MAY 1, 2026, in volume 5 of Large Lot Subdivisions, page 57, records of Lewis County, Washington, being located within Northeast quarter of the Northeast quarter of Section 18 and within the Southeast quarter of the Southeast quarter of Section 7 all in, Township 14 North, Range 2 West, W.M., Lewis County, Washington.

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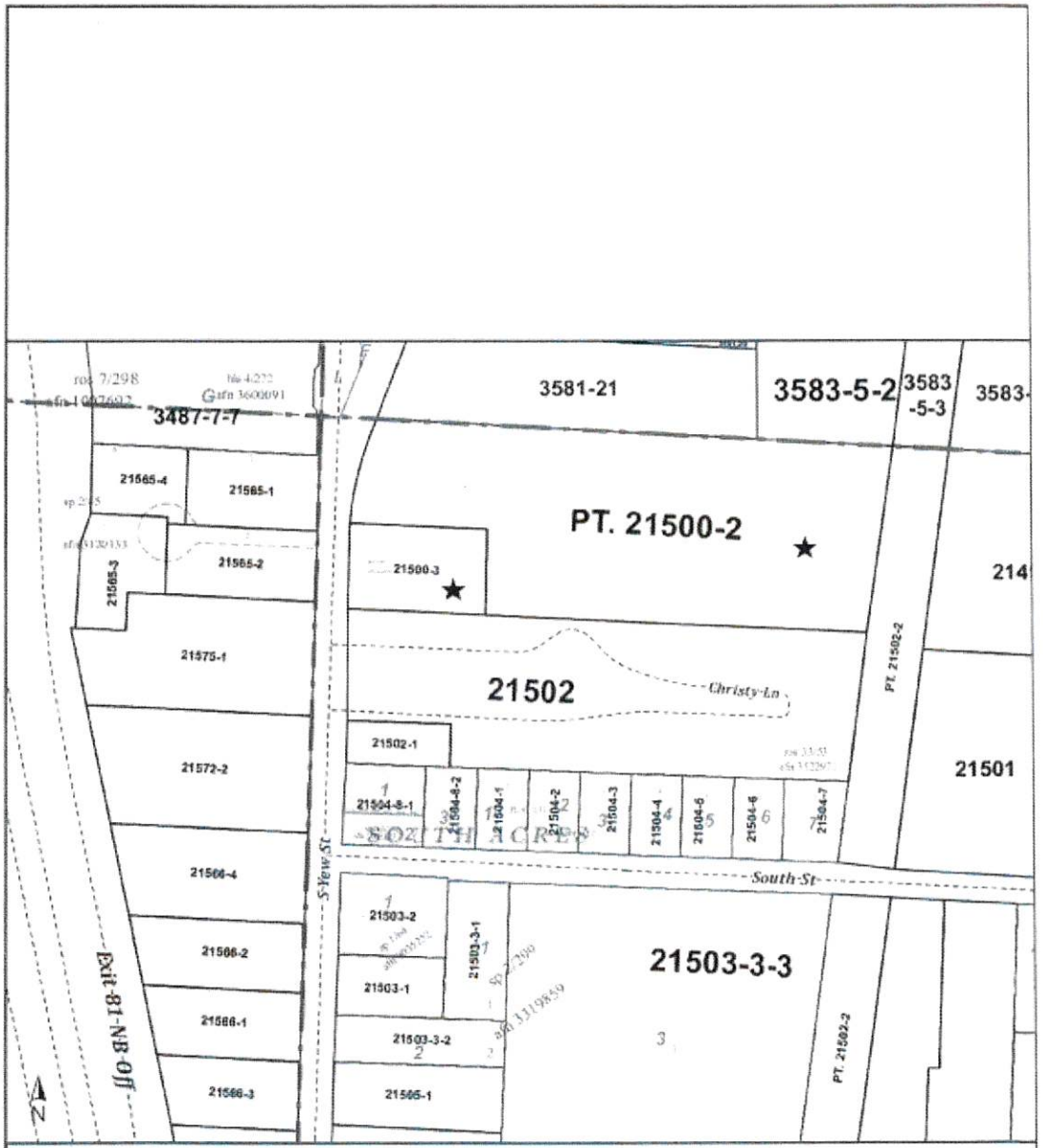
EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)



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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)



Title Guaranty
Your Locally owned Title & Escrow Company
www.titlegco.com
360.748.0001

ParcelID: 021500002000
0 Long Rd, Centralia WA 98531

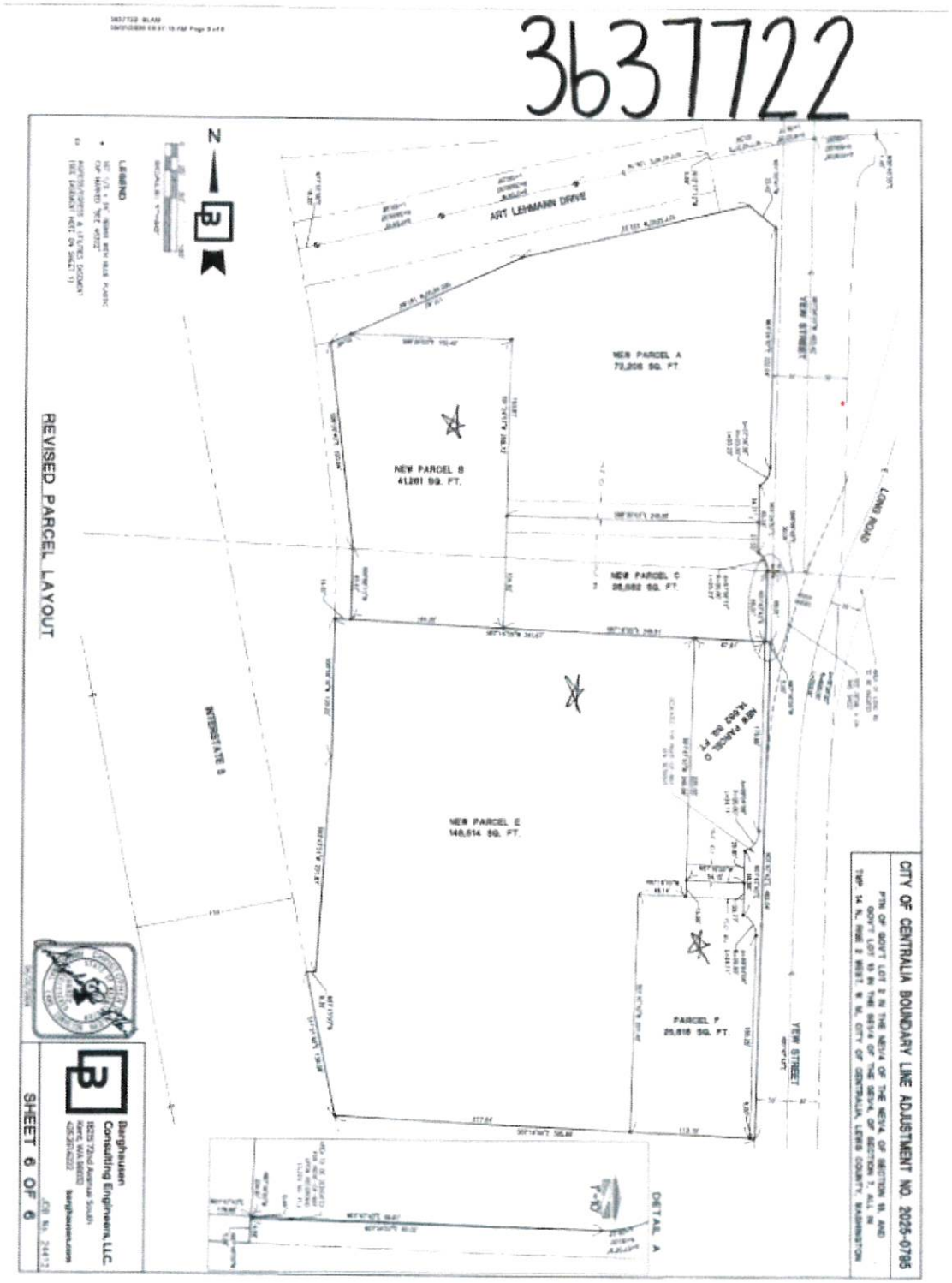
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

3637722



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EXCLUSIVE SALE LISTING AGREEMENT
(CONTINUED)

CENTRALIA STATION

PAD ACREAGE / SF TOTALS

Thursday, October 1, 2026

Property Identifier	Parcel Number		Acreage	SF	Price/SF
West BLA					
Parcel B West	21565001000		0.947	41,261	$ 25.00
Parcel E West	21575001000		3.409	148,514	$ 20.00
Parcel F West	21565004000		0.588	25,616	$ 25.00
		4.945			
East BLA					
Parcel A	TBD		0.641	27,912	$ 25.00
Parcel B	TBD		0.676	29,452	$ 25.00
Parcel C	TBD		0.925	40,310	$ 25.00
Parcel D	TBD		0.271	11,812	$ 25.00
Parcel E	TBD		0.742	32,307	$ 20.00
Parcel F	TBD		0.738	32,152	$ 20.00
Parcel G,H,I	TBD		13.215	575,645	$ 20.00
Totals		**17.208**	**22.15**	**964,981**	

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REVISED 06/2026

Real Estate Brokerage in Washington

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW. If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers. The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

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For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: (1) When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and (2) when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

(1) Completion of performance by the broker;
(2) Expiration of the term agreed upon by the parties;
(3) Termination of the relationship by mutual agreement of the parties; or
(4) Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:
(1) The term (duration) of the agreement;
(2) Name of the broker(s) appointed to act as an agent for the principal;
(3) Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
(4) Whether the principal consents to limited dual agency;
(5) The terms of compensation;

(6) In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
(7) Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:
(1) To exercise reasonable skill and care;
(2) To deal honestly and in good faith;
(3) To timely present all written offers, written notices, and other written communications to and from either party;
(4) To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
(5) To account in a timely manner for all money and property received from or on behalf of either party;
(6) To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
(7) To disclose in writing who the broker represents; and
(8) To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

Property Must be Marketed Publicly

Brokers who represent a seller must market residential property to all members of the public and all other brokers and may not market the property to an exclusive group of buyers or brokers only, unless the health or safety of the owner or occupant requires.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):
(1) To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
(2) To timely disclose to their principal any conflicts of interest;
(3) To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;
(4) To not disclose any confidential information from or about their principal; and

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(5) To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:
(1) To take no action that is adverse or detrimental to either principal's interest in a transaction;
(2) To timely disclose to both principals any conflicts of interest;
(3) To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
(4) To not disclose any confidential information from or about either principal; and
(5) To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate). A services agreement must contain the following regarding compensation:
(1) The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
(2) The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
(3) The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to

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the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.

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CBA

PAMPHLET ACKNOWLEDGMENT

The undersigned acknowledges receipt of the pamphlet entitled "Real Estate Brokerage in Washington."

_____
Signature & Date

_____
Signature & Date

Port of Centralia

Memo

To: Port Commission

From: Amy Graber, Executive Director

Date: November 4, 2026

Re: 2027 Levy

The Port of Centralia received the preliminary numbers for the 2027 Levy. I am proposing four options for the Port Commission's review and recommendation in preparation of the 2027 Final Budget and Levy Certification to be presented on November 14, 2027. All options are exclusive of new construction and state assessed utilities.

Option #1 – 1% increase and collection of administrative refunds. This option would increase the highest lawful regular levy amount by $12,496.28 and collect the $58,522.01 in refunds issued to taxpayers on the current year's levy.

Option #2 – 1% increase and no collection of administrative refunds. This option would increase the highest lawful regular levy amount by $12,496.28 and collect no administrative refunds.

Option #3 – 0% increase and collection of administrative refunds. This option would not increase the highest lawful regular levy amount but would collect the $58,522.01 in refunds issued to taxpayers on the current year's levy.

Option #4 – 0% increase and no collection of administrative refunds. This option would not increase the highest lawful regular levy amount and collect no administrative refunds.

Taxing District - Port of Centralia
Levy Limit Calculation ESTIMATE
2026 Levy for 2027 Taxes

PRELIMINARY

Is the taxing district's population Over 10,000 [X] Under 10,000 [ ]

REGULAR LEVY WITH 1% INCREASE & ADMIN REFUND

A.	Highest regular tax which would have been lawfully levied since the 1985 levy for collection in 1986. (Do not include refund levy.)		$	1,249,627.64
	Times Levy Limit Factor	101.00%	$	1,262,123.92
B.	Value of this years new construction.		$	145,017,770.00
	Times last years levy rate	$0.286610042298	$	41,563.55
C.	Current years utility value		$	-
	Less previous years utility value		$	-
	Change in utility value		$	-
	Times last years levy rate	$0.286610042298	$	-
D.	Levy limititation (A + B + C)		$	1,303,687.47

	Lines E,F and G are used if there is an annexation of property. Skip this section if the district has not annexed property this year			
	Assessed value of original district			
E.	Levy rate original district	0.00000000000		
	Assessed value of annexed area	$0	$	-
F.	Multiply the assessed value of the annexed area by the rate established on Line E.			
G.	New levy limit for annexation. (D + F)		$	1,303,687.47

H.	Amount refunded or to be refunded	$	58,522.01
I.	Total levy controlled by levy limitation	$	1,362,209.48
J.	Levy certified by county legislative authority or taxing district, as applicable.		TBD
K.	Enter lesser of Line I or Line J.	$	1,362,209.48
L.	Amount of recovered taxes, if applicable	$	1,362,209.48

Assessed Value of district	$	4,593,695,576
Levy limit rate	$	0.29653890926
Statutory Maximum of district		$0.45000000
Maximum Statutory Amount	$	2,067,163.01

Taxing District - Port of Centralia
Levy Limit Calculation ESTIMATE
2026 Levy for 2027 Taxes

PRELIMINARY

Is the taxing district's population Over 10,000 [X] Under 10,000 [ ]

REGULAR LEVY WITH 1% INCREASE & NO ADMIN REFUND

A.	Highest regular tax which would have been lawfully levied since the 1985 levy for collection in 1986. (Do not include refund levy.)		$	1,249,627.64
	Times Levy Limit Factor	101.00%	$	1,262,123.92
B.	Value of this years new construction.		$	145,017,770.00
	Times last years levy rate	$0.286610042298	$	41,563.55
C.	Current years utility value		$	-
	Less previous years utility value		$	-
	Change in utility value		$	-
	Times last years levy rate	$0.286610042298	$	-
D.	Levy limititation (A + B + C)		$	1,303,687.47

	Lines E,F and G are used if there is an annexation of property. Skip this section if the district has not annexed property this year			
	Assessed value of original district			
E.	Levy rate original district	0.00000000000		
	Assessed value of annexed area	$0	$	-
F.	Multiply the assessed value of the annexed area by the rate established on Line E.			
G.	New levy limit for annexation. (D + F)		$	1,303,687.47

H.	Amount refunded or to be refunded	$	-
I.	Total levy controlled by levy limitation	$	1,303,687.47
J.	Levy certified by county legislative authority or taxing district, as applicable.		TBD
K.	Enter lesser of Line I or Line J.	$	1,303,687.47
L.	Amount of recovered taxes, if applicable	$	1,303,687.47

Assessed Value of district	$	4,593,695,576
Levy limit rate	$	0.28379927316
Statutory Maximum of district		$0.45000000
Maximum Statutory Amount	$	2,067,163.01

Taxing District - Port of Centralia
Levy Limit Calculation ESTIMATE
2026 Levy for 2027 Taxes

PRELIMINARY

Is the taxing district's population Over 10,000 [X] Under 10,000 [ ]

REGULAR LEVY WITH 0% INCREASE & ADMIN REFUND

A.	Highest regular tax which would have been lawfully levied since the 1985 levy for collection in 1986. (Do not include refund levy.)		$	1,249,627.64
	Times Levy Limit Factor	100.00%	$	1,249,627.64
B.	Value of this years new construction.		$	145,017,770.00
	Times last years levy rate	$0.286610042298	$	41,563.55
C.	Current years utility value		$	-
	Less previous years utility value		$	-
	Change in utility value		$	-
	Times last years levy rate	$0.286610042298	$	-
D.	Levy limititation (A + B + C)		$	1,291,191.19

	Lines E,F and G are used if there is an annexation of property. Skip this section if the district has not annexed property this year			
	Assessed value of original district			
E.	Levy rate original district	0.00000000000		
	Assessed value of annexed area	$0	$	-
F.	Multiply the assessed value of the annexed area by the rate established on Line E.			
G.	New levy limit for annexation. (D + F)		$	1,291,191.19

H.	Amount refunded or to be refunded	$	58,522.01
I.	Total levy controlled by levy limitation	$	1,349,713.20
J.	Levy certified by county legislative authority or taxing district, as applicable.		TBD
K.	Enter lesser of Line I or Line J.	$	1,349,713.20
L.	Amount of recovered taxes, if applicable	$	1,349,713.20

Assessed Value of district	$	4,593,695,576
Levy limit rate	$	0.29381859918
Statutory Maximum of district		$0.45000000
Maximum Statutory Amount	$	2,067,163.01

Taxing District - Port of Centralia
Levy Limit Calculation ESTIMATE
2026 Levy for 2027 Taxes

PRELIMINARY

Is the taxing district's population Over 10,000 [X] Under 10,000 [ ]

REGULAR LEVY WITH 0% INCREASE & NO ADMIN REFUND

A.	Highest regular tax which would have been lawfully levied since the 1985 levy for collection in 1986. (Do not include refund levy.)		$	1,249,627.64
	Times Levy Limit Factor	100.00%	$	1,249,627.64
B.	Value of this years new construction.		$	145,017,770.00
	Times last years levy rate	$0.286610042298	$	41,563.55
C.	Current years utility value		$	-
	Less previous years utility value		$	-
	Change in utility value		$	-
	Times last years levy rate	$0.286610042298	$	-
D.	Levy limititation (A + B + C)		$	1,291,191.19

	Lines E,F and G are used if there is an annexation of property. Skip this section if the district has not annexed property this year			
	Assessed value of original district			
E.	Levy rate original district	0.00000000000		
	Assessed value of annexed area	$0	$	-
F.	Multiply the assessed value of the annexed area by the rate established on Line E.			
G.	New levy limit for annexation. (D + F)		$	1,291,191.19

H.	Amount refunded or to be refunded	$	-
I.	Total levy controlled by levy limitation	$	1,291,191.19
J.	Levy certified by county legislative authority or taxing district, as applicable.		TBD
K.	Enter lesser of Line I or Line J.	$	1,291,191.19
L.	Amount of recovered taxes, if applicable	$	1,291,191.19

Assessed Value of district	$	4,593,695,576
Levy limit rate	$	0.28107896308
Statutory Maximum of district		$0.45000000
Maximum Statutory Amount	$	2,067,163.01

Lewis County Treasurer

October 06, 2026

Centralia Port District
Attn: Amy Graber
3508 Galvin Rd
Centralia, Washington 98531-9002

RE: 2026 Certification of Administrative Refunds for Centralia Port Dist - General Levy

As part of this year's levy process, each district must elect the amount of Administrative Refunds they intend to levy for the 2027 tax year.
This amount reflects refunds issued to taxpayers between October 1, 2025, and September 30, 2026, due to reasons such as exemptions granted after levy certification, Board of Equalization decisions, destroyed property, or other qualifying factors. Please select the appropriate option below, sign and date the form, and return it by November 30, 2026.
By submitting this form, you are confirming that the amount indicated will be in addition to your regular Levy Certification.

☐ Certifies to collect **$58,522.01** in administrative refunds for the 2027 tax year.

☐ Certifies to collect $_____ in administrative refunds for the 2027 tax year.

☐ Does not wish to collect any administrative refunds for the 2027 tax year

_____ _____
District Representative Signature Dated

_____ _____
District Representative Name (Please print) Title

Mail response and direct questions to:

360-740-1102

Lewis County Assessor
Attn: Brandon Rogers
351 NW North Street, MS: ASR01
Chehalis, WA 98532

Sincerely,

Ellen Steveson

Ellen Steveson
Chief Deputy Treasurer

o 360.740.1115
TDD 360.740.1480

PHYSICAL ADDRESS
351 NW North Street
Chehalis WA 98532

MAILING ADDRESS
P.O. Box 509
Chehalis WA 98532-0509

Arny Davis, Treasurer
Shelly Stewart, Investment & Banking Officer
Ellen Steveson, Chief Deputy Treasurer