



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-22-073

FILE NUMBER: ACU-22-029

Date Received: 6/21/22 Receipt #: 232000 Received by: _____

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) LJRJ LLC.

Mailing address: 65611 East Bay Rd

Phone: 541-404-6806 Email: jakejackandharper@gmail.com

Township: 25S Range: 13W Section: 12 ¼ Section: D 1/16 Section: C Tax lots: 1109
Select Select Select Select Select

Tax Account Number(s): 4356409 Zone: Select Zone Forest (F)
Tax Account Number(s) _____ Please Select

B. Applicant(s) Jacob D Smith

Mailing address: 65611 East Bay Rd.

Phone: 541-404-6806

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____ Email: _____

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone
- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V
- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
School District: North Bend Fire District: North Bend RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

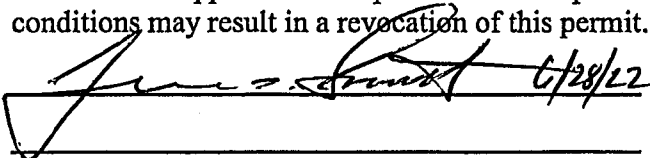
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

 6/28/22

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 65611 East Bay Rd. North Bend, OR 97459

Type of Access: County Road Name of Access: Pittock Rd

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 94163 Pittock Ln. North Bend OR, 97459

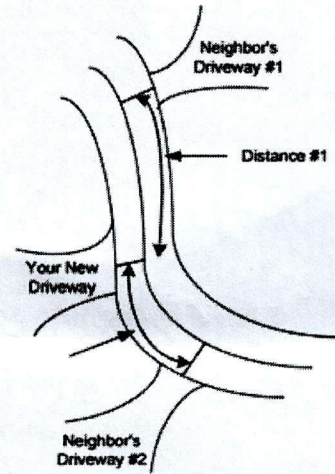
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 100 feet

Is this driveway on the same side of the road as your Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 94147 Pittock Ln. North Bend OR, 97459

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 150 feet

Is this driveway on the same side of the road as your Driveway: Yes



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:
Building site at the bottom of Pittock on the right.

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well



Sewage Disposal Type: On-site septic



Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

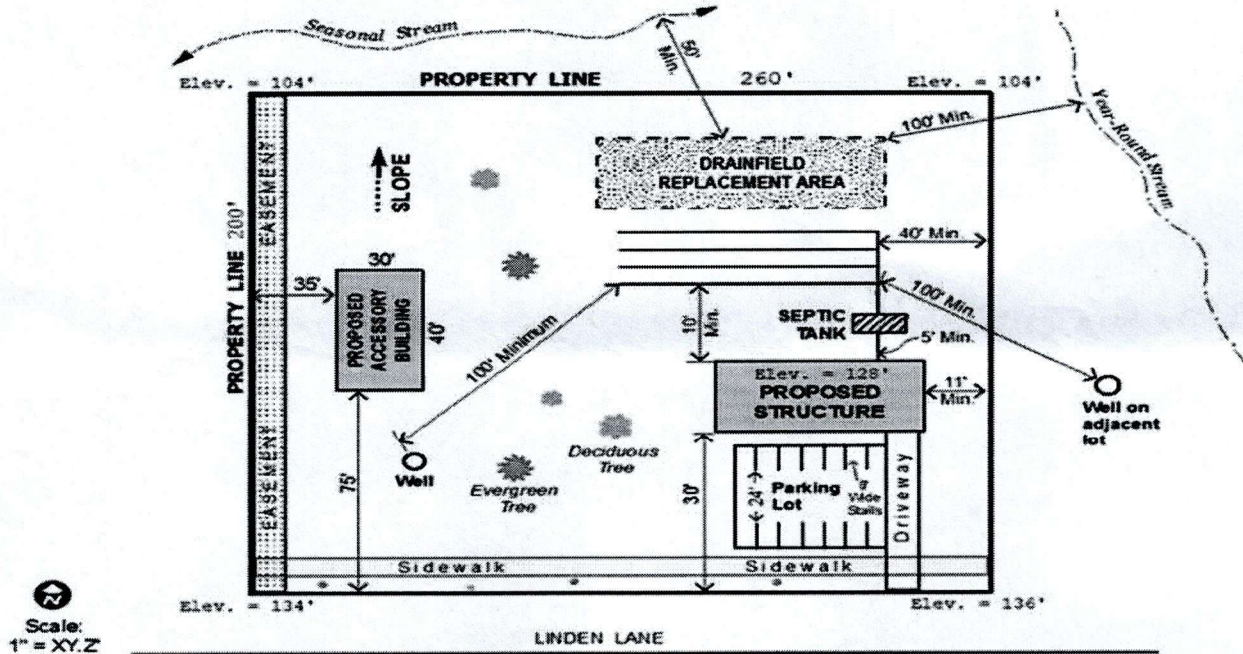
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

Jacob D. Smith

0 Pittock Rd. NB, OR 97459

Land Use Application

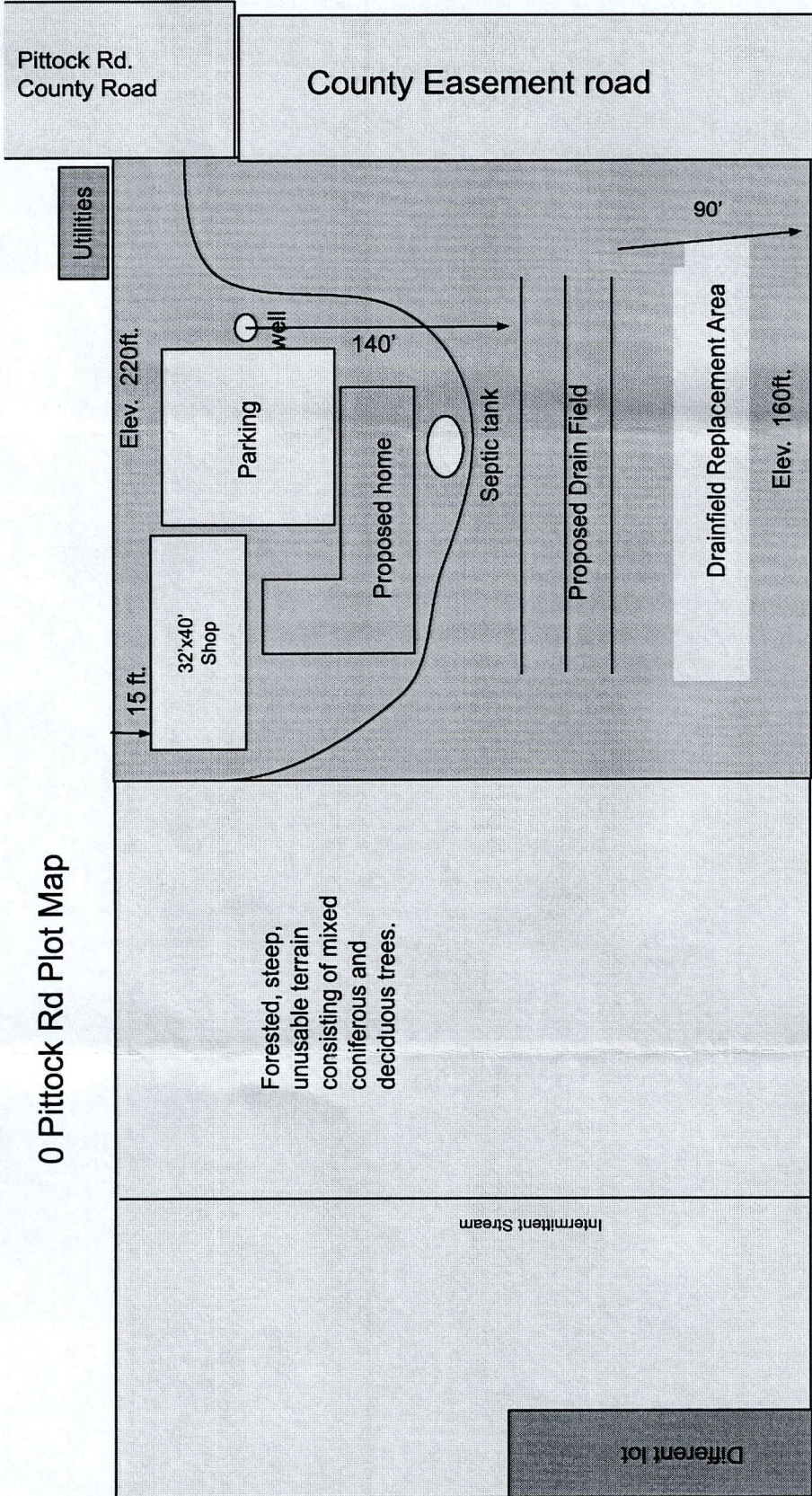
Application Checklist:

- I.
 1. I am applying for a template dwelling on our current lot (25S 13W 12DC TL1109) to build an agricultural building first and prepare to build a home later. The land is currently zoned forest and is approximately 2.15 acres. I would like to begin construction on the agricultural building as soon as possible and will likely start building the home in the next year. This property joins family land (25S13W12CTL0010200) that we would like to begin building roads and survey for a future logging job. The agricultural building would be used in the short term to store machinery and survey equipment in preparation for completing this job.
 2. The property is approximately 2.15 acres and about half of that area is cleared and leveled for a building site. No current structures are on the property. The other half of the property is steep and brushy with an intermittent stream and not usable for building. Several other houses have been built in the area, each under the same process that I would like to obtain a building permit.
 3. I would like to build a 32'x40' agricultural building as soon as possible followed by a house which I would like to begin in the next year.
 4. I have contacted Wright's Artisan to dig the well and Econo Rooter to complete the septic. Both are waiting for approval to build before beginning the project.

Property Description

- **O Pittock Rd (25S13W12DC)** is a 2.15 acre lot in North Bend, OR. About .5 acre was cleared and leveled near the SE corner by a previous owner with the intent of selling. The SW corner is a gradual slope that has been cleared for a future septic drain field. The remaining Northern half of the property is a steep canyon that is brushy and wooded with an intermittent stream flowing from East to West.
- The property is accessed from East Bay Rd to Kirkendall Rd, to Vine Rd and finally to Pittock Rd.
- The property currently has no structures. We will be conducting logging operations in the near future on adjoining properties that are also zoned as forest land. We would like to request a permit for an Agricultural building in the immediate future. Later, the owner plans on building a home on the property.

0 Pittock Rd Plot Map



Lindsay Streich
LINDSAY STREICH, MEMBER LJRJ, LLC

STATE OF Oregon

COUNTY OF Coos

On this 27 day of October, 2021

Personally appeared before me the above named Jacob Smith and acknowledged the forgoing instrument as a voluntary act and deed as Grantor and being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company as Grantee.

Notary Public for the State of Oregon
Diane L Taylor
Notary Public



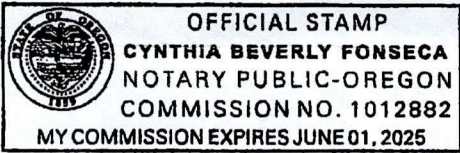
~~STATE OF _____~~

~~COUNTY OF _____~~

~~On this _____ day of _____, 2021~~

~~Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.~~

Notary Public for the State of OREGON
C. Fonseca
Notary Public



STATE OF OREGON

COUNTY OF Washington

On this 25th day of October, 2021

Personally appeared before me the above named Ranee Solmonson (formerly Ranee Smith) who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

~~sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.~~

~~Notary Public for the State of _____~~

~~Notary Public~~

STATE OF Oregon

COUNTY OF Multnomah

On this 25 day of October, 2021

Personally appeared before me the above named Lindsay Streich (formerly Lindsay Smith) who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oregon

Debbi Kay Dolloff
Notary Public



Unofficial Copy

STATE OF Oregon

COUNTY OF Cook

On this 27 day of October, 2021

Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oregon

Diane L Taylor
Notary Public



Unofficial
Copy

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

John L. Holt and Sharon J. Holt

GRANTEE'S NAME:

LJRJ, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 360619028973-VR
Jason Smith
LJRJ, LLC, an Oregon limited liability company
32300 NE Old Parrett Mountain Road
Newberg, OR 97132

SEND TAX STATEMENTS TO:

LJRJ, LLC, an Oregon limited liability company
32300 NE Old Parrett Mountain Road
Newberg, OR 97132

APN: 4356409
Map: 25-13-12DC TL 1109
0 Pittock Lane, 25-13-12DC TL 1109, North Bend, OR 97459

Coos County, Oregon	2019-11093
\$91.00	Pgs=2 12/06/2019 01:06 PM
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John L. Holt and Sharon J. Holt, Grantor, conveys and warrants to LJRJ, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Lots 2 through 26, inclusive, Block 1, PLAT OF THE PORTLAWN ADDITION TO THE CITY OF NORTH BEND, COOS BAY, OREGON, Coos County, Oregon. Together with any portion of the vacated alley, vacated by Vacation No. 09-02, recorded October 12, 2009 as Instrument No. 2009-10316 which would inure thereto by reason of the vacation thereof and together with any portion of the vacated Market Street, vacated by Vacation No. 09-03, recorded October 12, 2009 as Instrument No. 2009-10317, which would inure thereto by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00). (See ORS 93.030).

Subject to:

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 6, 2005
Recording No: 2005-7956

2. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

The alley in Block 1, Plat of Portlawn Addition to the City of North Bend on file and of record in the office of the Clerk of Coos County, Oregon.

Recording Date: October 12, 2009
Recording No: 2009-10316

3. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

STATUTORY WARRANTY DEED

(continued)

INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/4/19

[Signature]
John L. Holt

[Signature]
Sharon J. Holt

State of Colorado

County of Arapahoe

This instrument was acknowledged before me on 12/4/, 2019
by John L. Holt and Sharon J. Holt.

[Signature]
Notary Public - State of Colorado

My Commission Expires: 8/10/2020

**DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030448
MY COMMISSION EXPIRES AUGUST 10, 2020**

Unofficial Copy

AFTER RECORDING RETURN TO:
LJRJ, LLC
32300 NE Old Parrett Mountain Road
Newberg, Oregon, 97132

Coos County, Oregon
\$106.00

2021-12164
10/29/2021 10:26 AM
Pgs=5

SEND TAX STATEMENT TO:
LJRJ, LLC
32300 NE Old Parrett Mountain Road
Newberg, Oregon, 97132



Debbie Heller, CCC, Coos County Clerk

CONSIDERATION: NONE

PROPERTY LINE ADJUSTMENT DEED (3)

JACOB SMITH, GRANTOR, is the owner of Lot 3, Block 1, Portlawn Addition to North Bend, Coos County, Oregon, as described in Quitclaim Deed 2021-12071, subject to Property Line Adjustment Deeds 2009-6563, 2021-12162, and 2021-12163, Deed Records of Coos County, Oregon. (Tax Account #'s 4356409 and 322704)

LJRJ, LLC, AN OREGON LIMITED LIABILITY COMPANY, GRANTEE, is the owner of Lot 4, Block 1, Portlawn Addition to North Bend, Coos County, Oregon, as described in Statutory Warranty Deed 2019-11093, Deed Records of Coos County, Oregon. (Tax Account # 4356409)

THE GRANTOR AND GRANTEE SHARE A COMMON BOUNDARY THAT THEY WISH TO ADJUST. THE ADJUSTED LINE IS DESCRIBED AS FOLLOWS:

Commencing at the South Quarter Corner of Section 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along the south line of said Section 12 South 89°49'58" West 433.09 feet to a 5/8" iron rod and the TRUE POINT OF BEGINNING of the hereby adjusted line;
thence along the adjusted line North 01°52'08" West 129.41 feet to a 5/8" iron rod;
thence North 64°21'31" West 465.92 feet to a 5/8" iron rod and the end of the adjusted line.

THE GRANTOR CONVEYS TO THE GRANTEE THE FOLLOWING DESCRIBED PROPERTY:

That portion of said Statutory Warranty Deed 2009-4542, subject to Property Line Adjustment Deeds 2009-6563, 2021-12162, and 2021-12163, Deed Records of Coos County, Oregon, lying north and east of the following described line.

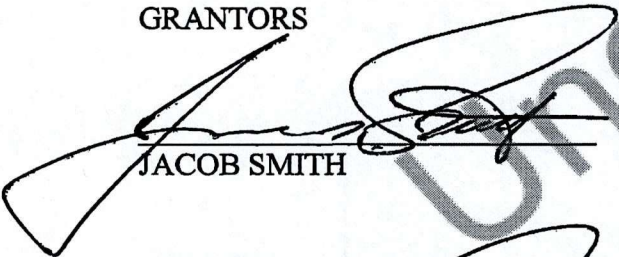
Commencing at the South Quarter Corner of Section 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along the south line of said Section 12 South 89°49'58" West 433.09 feet to a 5/8" iron rod and the TRUE POINT OF BEGINNING of the hereby adjusted line;

thence along the adjusted line North 01°52'08" West 129.41 feet to a 5/8" iron rod;
thence North 64°21'31" West 465.92 feet to a 5/8" iron rod and the end of the adjusted line.

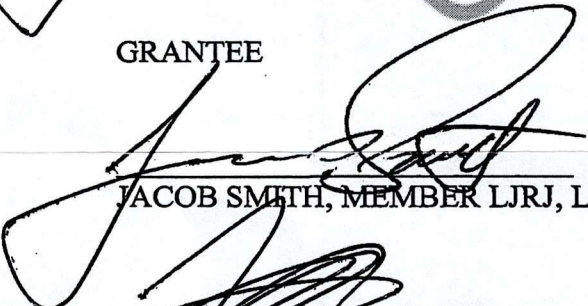
Bearings and distances per 12B49 Survey Records of the Coos County Surveyor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTORS


JACOB SMITH

GRANTEE


JACOB SMITH, MEMBER LJRJ, LLC


JASON SMITH, MEMBER LJRJ, LLC


RANEE SOLMONSON, MEMBER LJRJ, LLC