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Exhibit 2.j

Letter of Sewer Availability



9850 64th Street West
University Place, Washington 98467-1078

PierceCountyWa.gov/PPW

Jen Tetatzin, PE, PMP - Director

December 7, 2023

David Rich
Mustard Seed Legacy Development
32706 Mountain Highway East
Eatonville, WA 98328
mserich1@msn.com
(Email Transmittal Only)

Subject: **Site Specific Sewer Information for Champions Centre**
 Application Number: SWDR #1023643
 Application Expiration Date: 10/23/2024
 Site Address: XXX Barksdale Ave and XXX Steilacoom
 Parcel Number(s): 0119362043, 0119362012, 0119362009, and 0119362039

Dear David Rich:

Our office has researched the site-specific sewer information regarding the subject request and has the following comments.

Pierce County Planning and Public Works will not provide a commitment, or guarantee, of sewer availability for the subject proposal until payment of connection charges has been received by the Sewer Division. This letter shall be used for informational purposes only in support of a Land Use Application and shall not be misconstrued by the proponent or reviewing agency as a commitment on behalf of the Sewer Division.

This letter does not convey any vested rights or any exclusive privileges. It does not authorize any construction. It does not eliminate the need to comply with any County, State, Federal or local standards or regulations or the need to obtain all necessary permits. This letter is not a waiver of any departmental requirements. The information presented in this letter is general in nature and is based on estimates; therefore, it should not be relied upon as completely accurate.

Submittals for new applications and resubmittals for existing applications must be made online at <http://piercecountywaw.org/pals>.

The payment of permit fees and connection charges can also be made at the same website. For payment of permit fees by mail or in person, use the following address: Pierce County Development Center (Annex), 2401 South 35th Street, Room 2, Tacoma, WA 98409.

Sewer Division Standard Plans and Forms, including handouts, bulletins, and applications, and checklists, can be downloaded in PDF format from the following webpage: www.piercecountywa.org/sewer.

REQUIREMENT TO CONNECT

1. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
2. The subject property is within 300 feet of an existing accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property.

CONNECTION POINT

1. Comments on the proposed connections points can be found in the enclosed documents.
2. Record drawings are enclosed.

CONNECTION CHARGES

1. Based on the information provided, outlined below is the total estimated sanitary sewer connection charge.

Basin: DuPont

Basin Area Charge: 10.75 RE X \$1,916.00/RE	= \$20,597.00
Treatment Plant Capacity Charge: 10.75 RE X \$4,047.00/RE	= \$43,505.25
Total Estimated Connection Charge:	= \$64,102.25

2. The connection charges for commercial uses in incorporated areas or King County must be paid in full prior to issuance of sewer service permits and prior to approval of associated building permits.
3. Please note that the Capacity Charges, Basin Area Charges and future monthly Sewer Service fees for all commercial buildings are calculated based on actual water flows when available. Therefore, we strongly recommend that the owner have a separate meter installed and a separate account initiated with the local water purveyor for irrigation water and any other water supply that will not be entering the sanitary sewer system. If a separate water meter and account is not feasible, the owner may enter into a Sub-metering Agreement with the County. Connection Charge requirements will not be recalculated based on sub-metered usage until the sub-meter has been installed according to approved plans, the Sub-metering Agreement approved by the County, and at least 12 months of sub-metered water readings submitted to our office for review. For further details regarding the Water Sub-metering Plan Review Application (A17) see Bulletin B21, Water Sub-metering Program.
4. The total estimated connection charge will be recalculated at the time the owner purchases it based on the rates in effect at that time. On February 1 of each year, unless otherwise determined by ordinance of the Council, in accordance with Pierce County Ordinance 2019-28s, "the rates for the area charge and the treatment plant capacity charge shall be adjusted annually by the same amount as the percentage change in the Consumer Price Index for All

Urban Consumers (CPI-U) for Seattle-Tacoma-Bremerton Metropolitan Statistical Area for the Preceding 12-month period.”.

5. Once paid, connection charges are credited against the parcel and are only refundable to the person(s) or entity that is the owner of record at the time of refund.

Note that the fees and connection charges shown in this letter are subject to change without prior notification.

If you have any questions regarding the above, please contact me at (253) 798-3082 or taran.bedi@piercecountywa.gov.

Sincerely,



Hartaran Bedi
Civil Engineer 3

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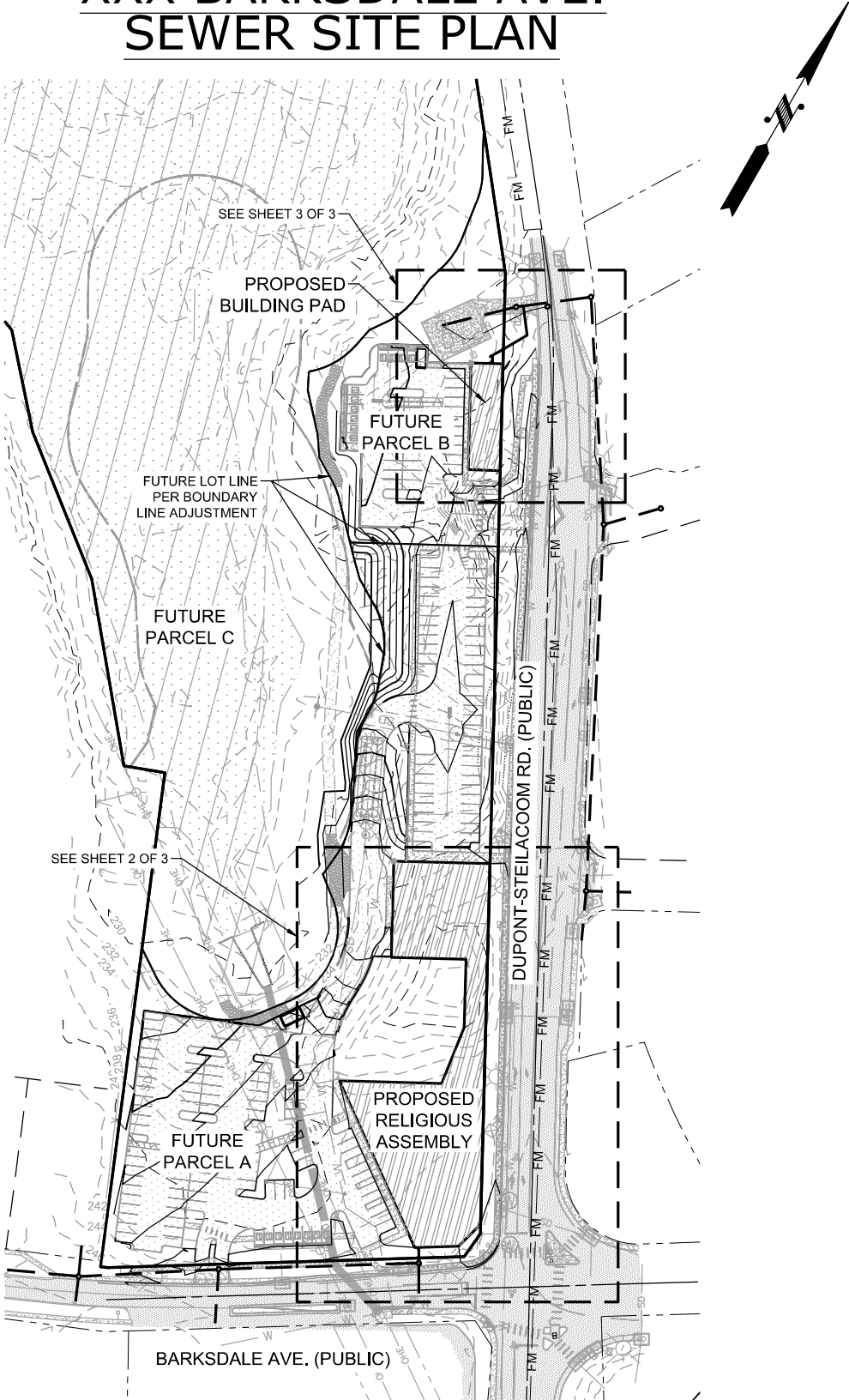
Enclosures: Copies of this letter and the record drawings are posted on-line at:
<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1023643>

ec: City of Dupont: banderson@dupontwa.gov

XXX BARKSDALE AVE. SEWER SITE PLAN

SWSR
VERTICAL DATUM NAVD 88

CONTACT INFO
DAVE YADON: (253) 606-9041



P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

SURVEYING
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SEPTIC DESIGN
GPS
GIS MAPPING

JOB NO: 12895
DATE: 10/10/2023
DESIGNED BY: WG
DRAWN BY: WG
CHECKED BY: SN
APPROVED BY: SN

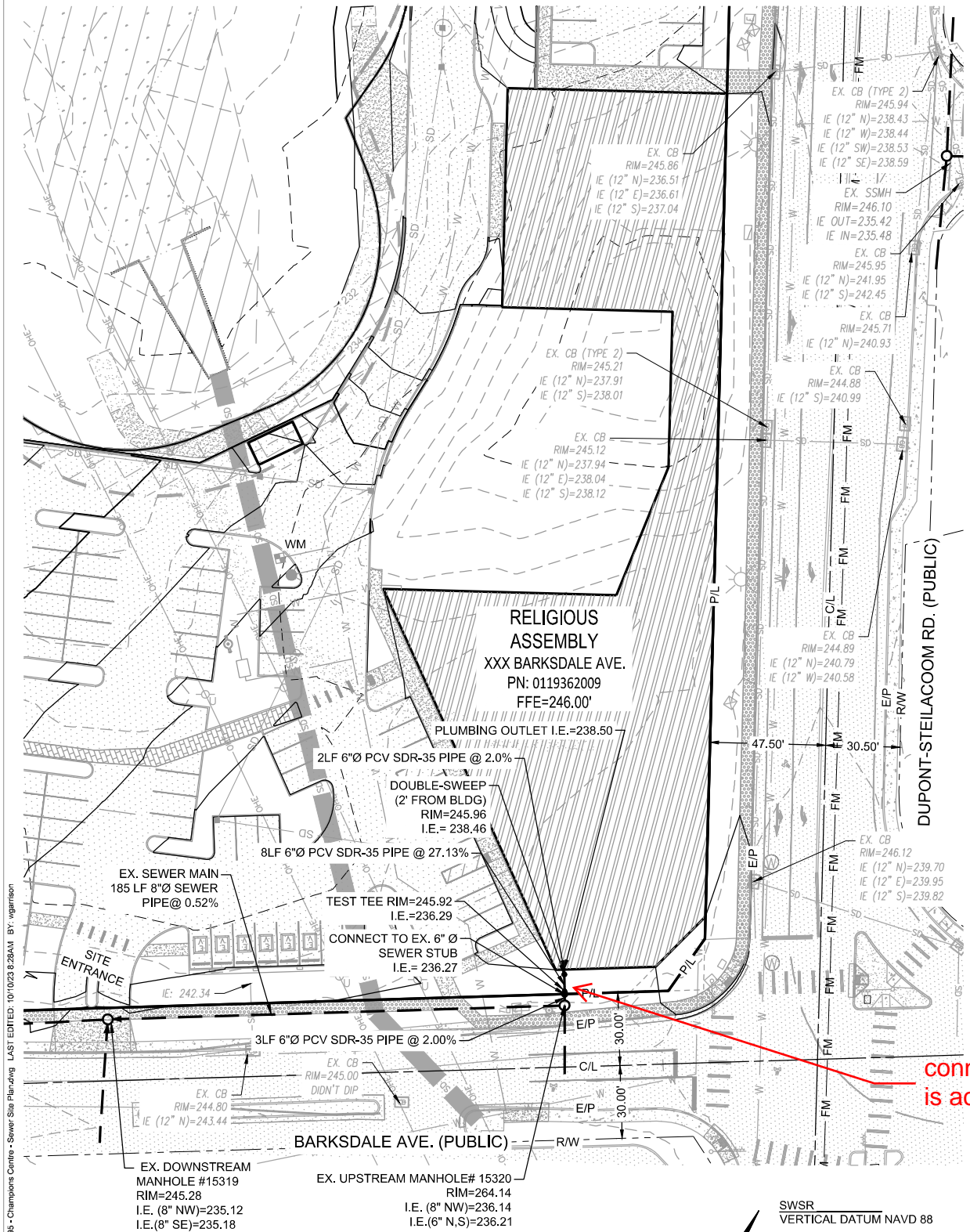
CONTACT: STEVE T. NELSON, PE

GRAPHIC SCALE



1 INCH = 100 FEET

XXX BARKSDALE AVE. SEWER SITE PLAN



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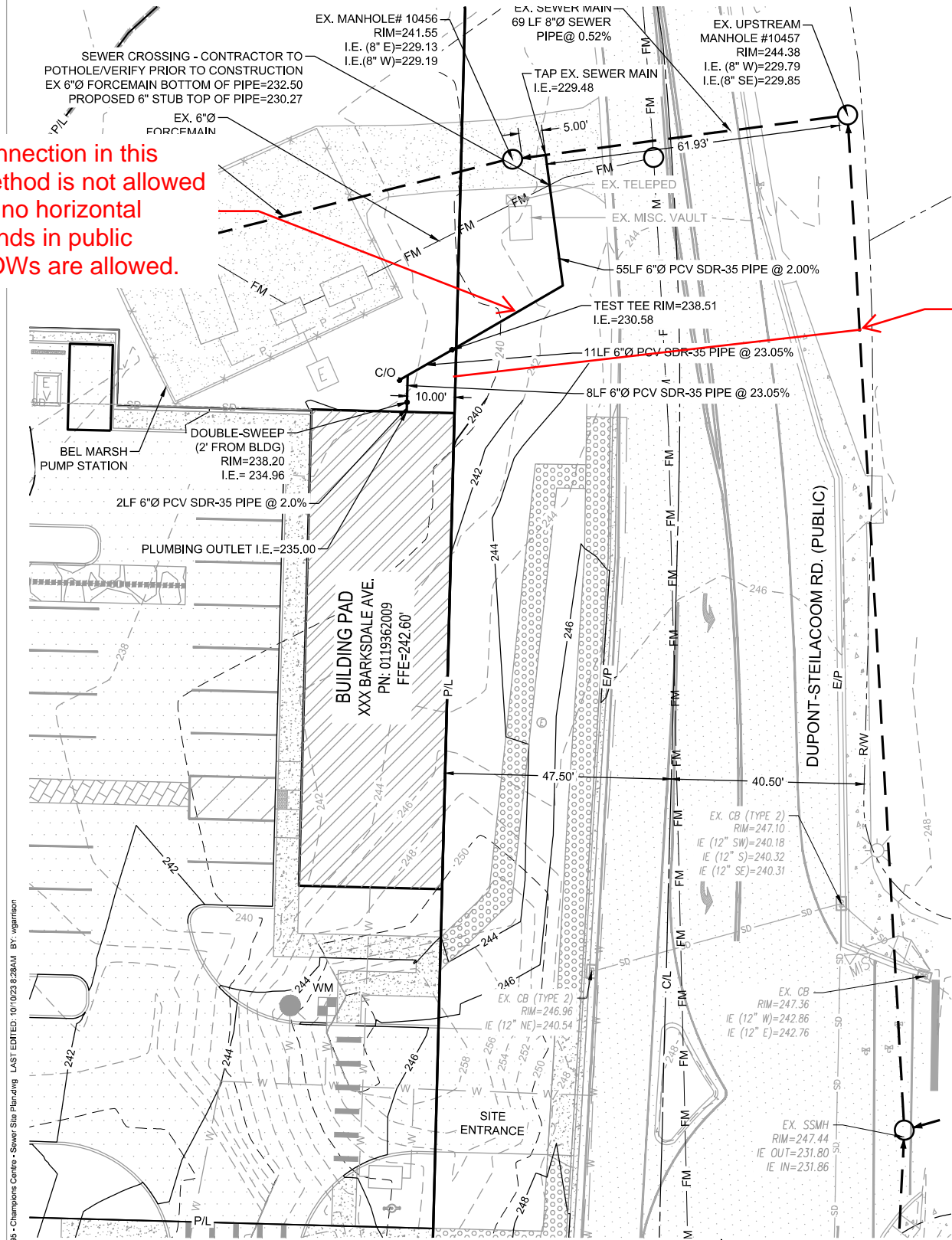


1 INCH = 40 FEET

XXX BARKSDALE AVE. SEWER SITE PLAN

connection in this method is not allowed as no horizontal bends in public ROWs are allowed.

tab 8" line be SSMH 1045 SSMH 1045



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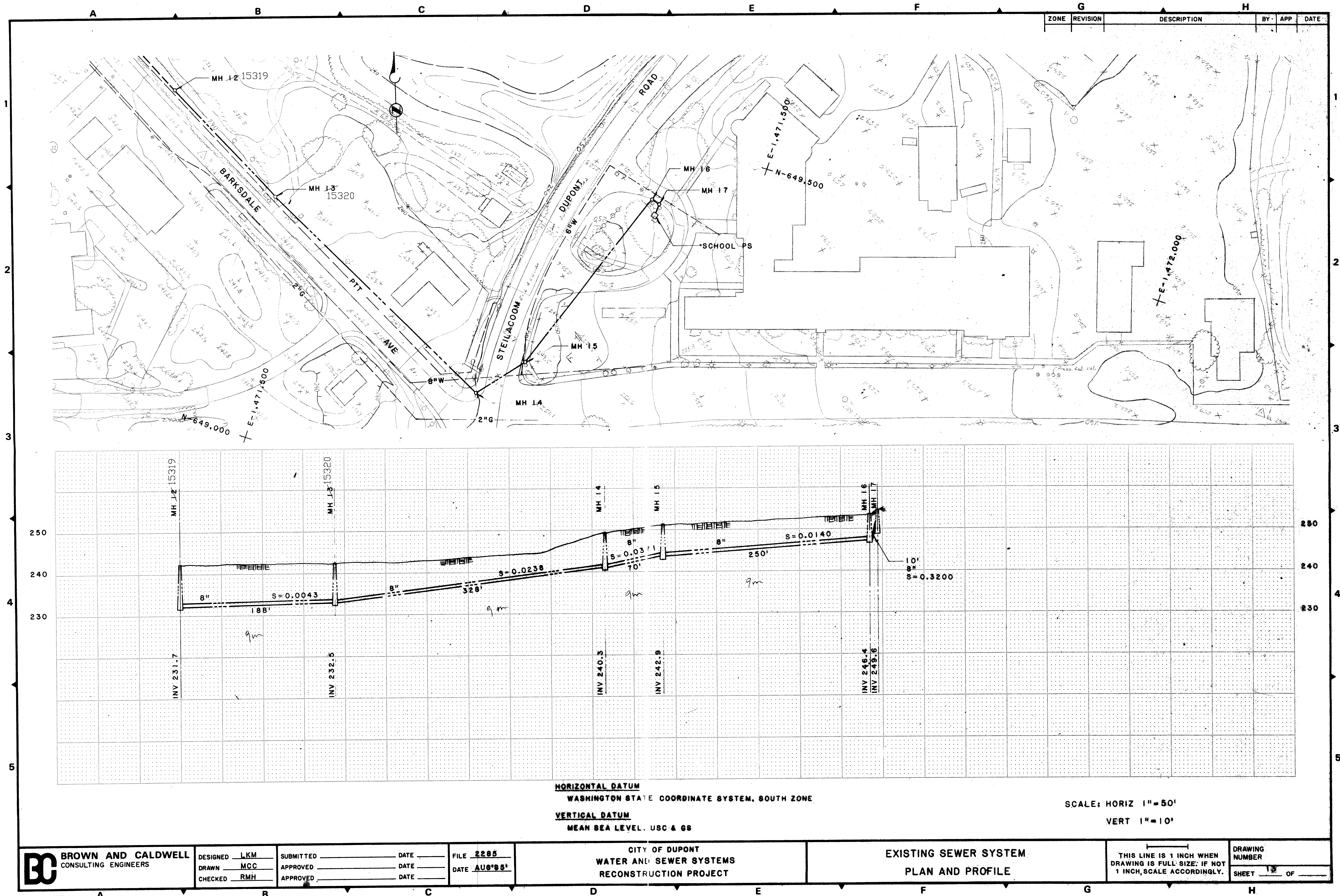
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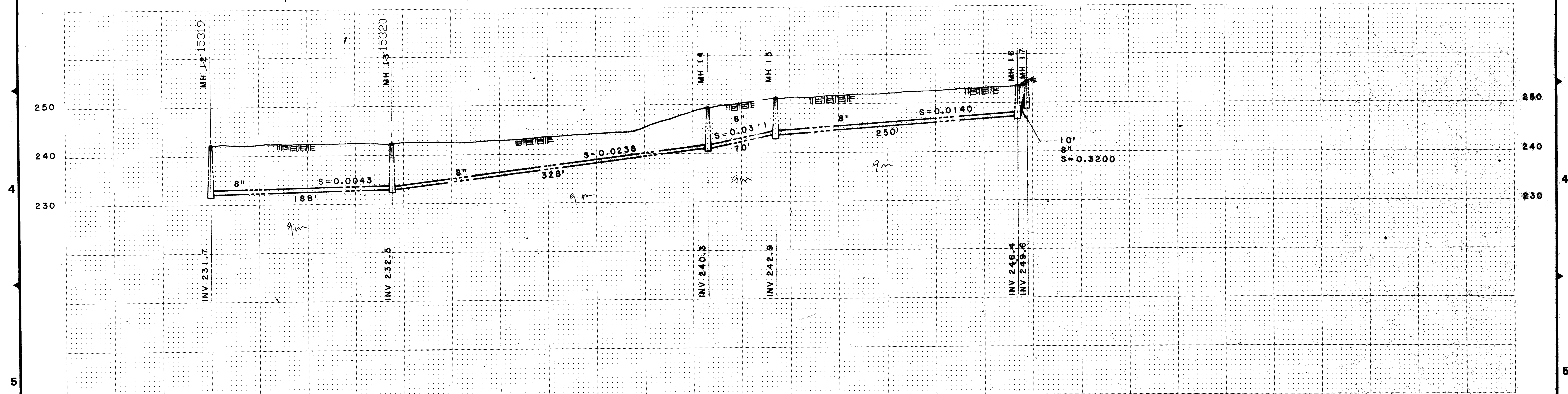
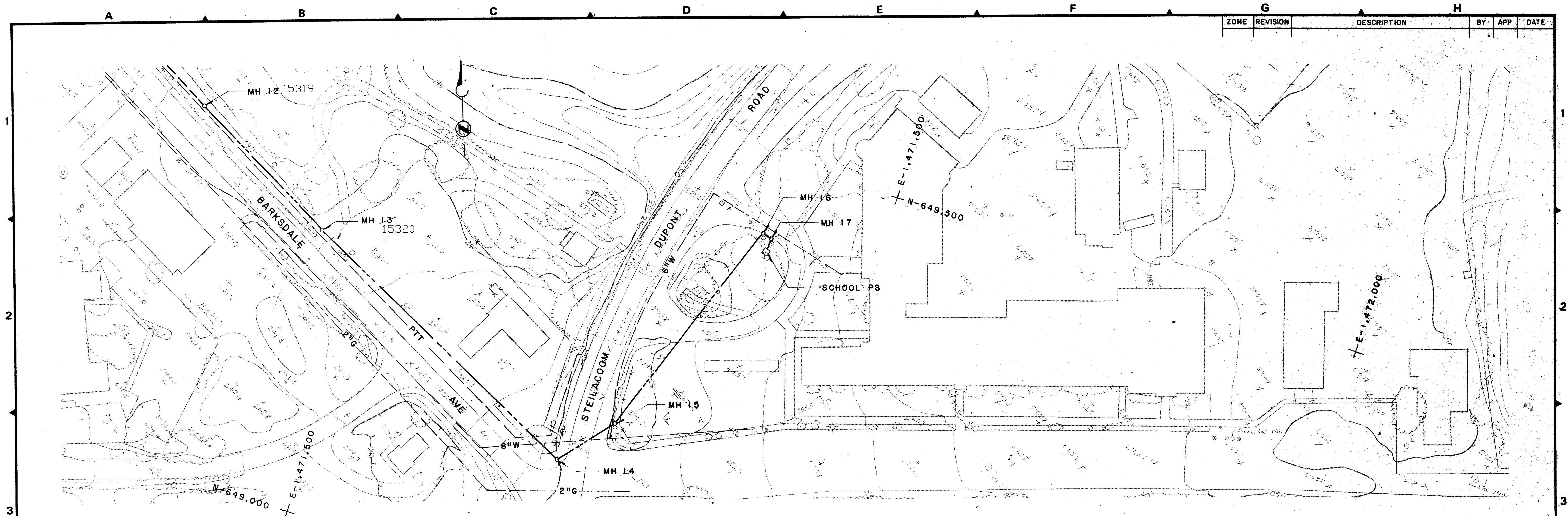
GRAPHIC SCALE



1 INCH = 20 FEET

SHEET 3 OF 3





HORIZONTAL DATUM
WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE

VERTICAL DATUM
MEAN SEA LEVEL, USC & GS

SCALE: HORIZ 1"=50'
VERT 1"=10'



BROWN AND CALDWELL
CONSULTING ENGINEERS

DESIGNED LKM
DRAWN MCC
CHECKED RMH

SUBMITTED _____ DATE _____
APPROVED _____ DATE _____
APPROVED _____ DATE _____

FILE 2285
DATE AUG 85

CITY OF DUPONT
WATER AND SEWER SYSTEMS
RECONSTRUCTION PROJECT

EXISTING SEWER SYSTEM
PLAN AND PROFILE

THIS LINE IS 1 INCH WHEN
DRAWING IS FULL SIZE. IF NOT
1 INCH, SCALE ACCORDINGLY.

DRAWING
NUMBER
SHEET 13 OF 13