PRE-ANNEXATION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into by and between the City of Camas, a Washington Municipal Corporation, hereinafter the "City," and Grass Valley Holdings, LLC, a Nevada Limited Liability Company, APC Sunrise Summit LLC, a Washington Limited Liability Company, and Skola, LLC, a Washington Limited Liability Company, collectively GRASS VALLEY AFFILIATED ENTITIES (GRASS VALLEY), and Eiford Properties, LLC, a Washington Limited Liability Company (EIFORD). GRASS VALLEY and EIFORD are hereinafter collectively referred to as the "Developer".

RECITALS:

WHEREAS, Developer owns or controls certain real property which is located outside the City's present municipal boundary, but is located within the City's Urban Growth Boundary; the real property is more fully described in the attached **Exhibit "A"** and is incorporated by reference herein (hereafter the "Property"); and,

WHEREAS, Developer and Fisher Asset Management, LLC, a Delaware Limited Liability Company (including any affiliate thereof, "Fisher"), have executed option agreements (hereafter the "Option Agreements") under which Fisher has been granted the option to purchase that portion of the Property more fully described in the attached **Exhibit "B"** which is incorporated by reference herein (hereafter the "Option Property"); and,

WHEREAS, the City seeks, through execution of this Agreement, to increase employment opportunities within the City, to generate property taxes and to increase opportunities for sales taxes for the City; and

WHEREAS, dedication of land for public rights of way and utilities to serve the citizens of Camas are consistent with adopted plans and in the interest of the City; and

WHEREAS, the City acknowledges the benefits associated with Fisher's ownership and development of the Option Property; and,

WHEREAS, the City is a Washington Municipal Corporation with annexation powers, and land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the Washington State Legislature has authorized the execution of a Development Agreement between a local government and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and

WHEREAS, local governments may also enter into a Development Agreement for real property outside its boundaries as part of a proposed annexation or service agreement pursuant to RCW 36.70B.170(1); and

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

> (1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provides:

> The legislature finds that the lack of certainty in the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;

and,

WHEREAS, for the purposes of this Development Agreement, "development standards" includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and

WHEREAS, this Development Agreement by and between the City of Camas and DEVELOPER (hereinafter the "Agreement"), relates to the annexation, zoning and future development of the Property; and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between Developer and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170.

Section 2. Definitions. As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

"Adopting Resolution" means the Resolution which approves this Development Agreement, as required by RCW 36.70B.200.

"Effective Date" means the effective date established by the Adopting Resolution.

Section 3. Term of Agreement. This Agreement shall commence upon the Effective Date, and shall continue in force for a period of ten (10) years; unless extended or terminated as provided herein.

Section 4. Zoning and Comprehensive Plan Designations
Upon the annexation of the Property into the City's municipal boundary the City shall establish zoning for the Property, consistent with **Exhibit "C"** which is attached hereto and incorporated by reference herein.

Section 4.1 Vesting
Based upon the substantial investment that will be necessary for this area to develop and the desire by the City and the Developer for predictable development standards throughout the build-out of the Property (which could be as long as ten years) ; unless otherwise specified herein or through an amendment of this Agreement by mutual agreement of the Parties, the permitted and conditional uses provided under the City's Zoning Ordinance and all other applicable development regulations applicable to the Property, e.g. storm water, sensitive areas, subdivision, site plan regulations, rules, plans or policies, shall be those that are attached hereto as **Exhibit "E"** and incorporated by reference herein. Provided, however, that upon expiration or lawful termination of this Agreement, all land use applications affecting the Property shall be governed by the land use regulations in effect at the time such application is filed with the City. The City shall have no liability for any damages or losses suffered by the Developer or the Developer's

successors if a Federal or State agency takes action that voids, nullifies or preempts the City's agreement to permit vesting as provided herein.

Section 4.2 Effect on Fees or Charges

As provided for in RCW 36.70B.180, during the term of this Agreement, the development standards provided for in this Agreement shall not be subject to unilateral amendment, or amendment to zoning ordinances, development standards, or regulations, or a new zoning ordinance or development standard or regulations adopted after the effective date of this Agreement. Provided, however, that the vesting granted by this Agreement shall not apply to impact fees, taxes, permit application fees or utility connection charges, which shall be determined or calculated consistent with Camas provisions applicable on the date such fee, charge or tax is triggered. Within thirty days of Site Plan Review application(s) approval on some portion of the Property for 150,000 square feet of building structure(s) containing uses consistent with the property's zoning as identified in **Exhibit "C"** and the zoning regulations identified in **Exhibit "E"**, but specifically requiring that at least one third of the square footage shall be retail or office uses and specifically excluding any of The Property zoned for residential use , the City shall update its **Capital** Facilities Plan to include the sewer and water improvements identified in **Exhibit "D"**. The City shall also as part of that process adjust its System Development Charges for sewer and water to reflect the addition of the sewer and water facilities identified in **Exhibit "D"**. In no event shall the City's obligation to amend its Capital Facilities Plan or adjust its System Development Charges occur prior to September 15th, 2008. In the event that Developer wishes to have a building permit issued prior to September 15th, 2008, the Developer agrees that it will pay the difference between the SDC rate in effect on the date of the issuance of the building permit and whatever higher rate, if any, that is in effect on Sept 15, 2008. Such payment, if any, shall be made on or before October 15th, 2008.

Section 4.3 Threat to Public Health

Pursuant to RCW 36.70B.170, the City reserves the right to impose new or different regulations to the extent required by a serious threat to public health and safety.

Section 5. 38th Avenue

The City's Capital Facilities Plan includes 38th Avenue between Parker Road and the Vancouver municipal boundary as a three lane roadway. It also provides for the extension of 38th Avenue from Bybee Road west to the Vancouver municipal boundary. The City agrees, subject to Fisher exercising its option pursuant to the Option Agreements and acquiring the Option Property from Developer: (i) to exercise its best efforts to obtain funding from grants and other sources to construct or cause to be constructed the extension of 38th Street from Parker Ave. to the Vancouver municipal boundary , as identified in the Capital Facilities Plan , as soon as reasonably possible based upon the City's acquired funding; and (ii) to not withdraw or cause 38th Street between Parker Ave. and the Vancouver municipal boundary to be removed from the

City's Capital Facilities Plan. The Developer agrees to dedicate a thirty foot half width right-of-way on either side of the centerline (approximate centerline location being the westerly extension of the currently constructed 38th Avenue) to the extent such area is located upon property owned by the Developer. If developer owns property on both sides of the centerline, Developer shall dedicate thirty feet on each side of the centerline. The dedication shall be made within six months of the effective date of this Agreement.

Section 6. Sewer and Water

The City agrees, to design and construct the extension of water and sewer facilities from Parker Road to Bybee Road substantially in accordance with the water and sewer improvement plan and map attached hereto as **Exhibit "D"** and incorporated by reference herein. Design of the sewer and water facilities by the City shall begin upon execution of this Agreement and shall be completed by June 2, 2008. Upon completion of design, the City will promptly prepare and submit any necessary application or information to the Washington Department of Ecology (DOE) or the Washington Department of Health (DOH) necessary in order for the City to construct and utilize the sewer and water facilities identified in **Exhibit "D"**; and, the City shall thereafter diligently pursue any approvals necessary from DOH or DOE to provide sewer or water services to the Property.

Section 6.1 Sewer and water Construction

The City shall go to bid on the construction of the sewer and water facilities identified in **Exhibit "D"** within thirty days of the submittal of fully complete application(s) to the City for development review including Site Plan Review, and the submission of a SEPA checklist and any applicable critical area or archeological application materials, (Site Plan Review) on some portion of the Property that contains a minimum of 150,000 square feet of building structure(s) containing uses consistent with the uses provided for by the Property's zoning as identified in **Exhibit "C"** and the zoning regulations identified in **Exhibit "E"**, but specifically requiring that one third of the square footage be retail or office uses and specifically excluding any of the Property zoned for residential use. If, due to the ultimate design of the sewer and water facilities identified in **Exhibit "D"**, a sewer pump station needs to be located upon the Developer's property(excluding the Option Property), the Developer shall, prior to the latter of: (1) the completion of the sewer and water design by the City and the City's acquisition of any necessary State approvals; or, (2) the submittal of a fully complete application for Site Plan Review on some portion of the Property that contains 150,000 square feet of building structure(s) containing uses consistent with The Property's zoning as identified in **Exhibit "C"** and the zoning regulations identified in **Exhibit "E"**, but specifically requiring that at least one third of the square footage be retail or office uses and specifically not including any of the Property zoned for residential use, dedicate adequate land area to accommodate the sewer pump station. The fair market value of the dedicated property shall be System Development Charge creditable. If during the course of development of that portion of the Property south of NW 38th Avenue, the City determines that an easement for the purpose of looping a water line between NW Pac Rim Boulevard and NW 38th Avenue is desirable across that portion of the Property, then the Parties agree that the City may as a condition of development review require such an easement; provided that, the location

shall be agreed upon by the City and owner and will, to the greatest extent possible, have the least potential impact on the owner's development plans.

Section 6.2 Timing of construction

The City's obligation to complete construction of the sewer and water facilities identified in **Exhibit "D"**, except for the sewer pump station, shall be one year from the date of approval of the application(s) for Site Plan Review for 150,000 square feet of building structure(s), containing uses consistent with the property's zoning as identified in **Exhibit "C"** and which is consistent with the zoning regulations identified in **Exhibit "E"**, but specifically requiring that at least one third of the uses be retail or office uses and specifically excluding any of The Property zoned for residential use. Provided, further that the City's obligation to go to bid on the pump station shall occur within ten days of the Developer applying for a building permit for a building approved under the Site Plan Review approval provided for in this Agreement and the City's obligation to begin construction of the sewer pump station shall be triggered by the commencement of construction of a building approved under the Site Plan Review approval provided for in this Agreement. The City shall complete construction of the sewer pump station within 90 days from the commencement of construction. In no event shall the City's obligation to complete construction of any of the sewer and water facilities be earlier than June 1, 2009. Provided further, the City may subsequently agree to complete the construction sooner. Approval of the extension of the sewer and water lines is subject to approvals by DOE and DOH. The commencement of the construction time frames are contingent upon those approvals being secured by the City. The City shall not be held responsible for delays caused by outside agency review and approval processes, provided the City timely applies and/or provides information to DOE and DOH in accordance with Section 6.

Section 6.3 Required Sewer and Water Service

Notwithstanding the provisions of Section 6.2, unless some portion of the approved site plan review provided for in section 6.2 requires sewer and water service to be provided from 38th Avenue, the City's obligation to construct under Section 6.2 shall not be triggered.

Section 7. Further Discretionary Actions.

Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to process any land use approvals, including preliminary plat, CUP, Site Plan Review or building permit under the processes established by the City; provided however that such process shall not impose conditions inconsistent with the provisions of this Agreement.

Section 8. Remedies.

Should a disagreement arise between the City and Developer regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 9. Performance.
Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 10. Venue.
This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 11. Severability.
If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 12. Inconsistencies
If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 13. Binding on Successors and Recording.
This Agreement shall run with the land and be binding upon and inure to the benefit of Developer, the parties, and their respective heirs, successors and assigns. This Agreement shall be recorded against the real property indicated on **Exhibit "A"** with the Clark County Auditor.

Developer may sell or otherwise lawfully dispose of any portion of the Property to another person who, unless otherwise released by all parties, shall be subject to the applicable provisions of this Agreement related to such portion of the Property.

Section 14. Recitals.
Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 15. Amendments.
This Agreement may only be amended by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

CITY OF CAMAS, WASHINGTON

Paul Dennis

By (person signing) PAUL DENNIS
Title MAYOR

GRASS VALLEY HOLDINGS, LLC

David Lughiani pres.

By (person signing) DAVID LUGHIANI

Title APC INC. mgr.

APC SUNRISE SUMMIT, LLC

David Lughiani pres.

By (person signing) DAVID LUGHIANI

Title APC INC. mgr.

SKOLA, LLC

David Lughiani pres.

By (person signing) DAVID LUGHIANI

Title APC INC. mgr

EIFORD PROPERTIES, LLC

Duwayne L. Eiford

By (person signing) Duwayne L. Eiford

Title President

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that PAUL DENNIS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MAYOR of the City of CAMAS, Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/08/08

JAMES M HODGES
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires Dec. 15, 2009

James M. Hodges
Notary Public in and for the State of Washington, residing at Vancouver.
My appointment expires: 12/15/09

STATE OF WASHINGTON)
):ss
COUNTY OF CLARK)

On this day personally appeared before me DAVID LUGLIANI, PRES, to me known as the PRESIDENT of GRASS VALLEY HOLDINGS, LLC and acknowledged that he signed this document as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

SHARON F. OSBORN
NOTARY PUBLIC
MARCH 15, 2008
STATE OF WASHINGTON

Sharon F. Osborn
NOTARY PUBLIC and for the State of:
residing at Vancouver
My appointment expires: 3/15/2008

STATE OF WASHINGTON)
):ss
COUNTY OF CLARK)

On this day personally appeared before me DAVID LUGLIANI, to me known as the PRESIDENT of SUNRISE SUMMIT, LLC and acknowledged that he signed this document as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

SHARON F. OSBORN
NOTARY PUBLIC
MARCH 15, 2008
STATE OF WASHINGTON

Sharon F. Osborn
NOTARY PUBLIC and for the State of:
residing at Vancouver
My appointment expires: 3/15/2008

STATE OF WASHINGTON)
):ss
COUNTY OF CLARK)

On this day personally appeared before me DAVID LUGLIANI, to me known as the PRESIDENT of SKOLE, LLC and acknowledged that he signed this document as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

SHARON F. OSBORN
NOTARY PUBLIC
MARCH 15, 2008
STATE OF WASHINGTON

Sharon F. Osborn
NOTARY PUBLIC and for the State of:
residing at Vancouver

My appointment expires: 3/15/2008

STATE OF WASHINGTON)
):ss
COUNTY OF CLARK)

On this day personally appeared before me Dwayne L. Eiford, to me known as the President of **EIFORD PROPERTIES, LLC** and acknowledged that he signed this document as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

SHARON F. OSBORN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 15, 2008

Sharon F. Osborn
NOTARY PUBLIC and for the State of:
residing at Vancouver
My appointment expires: 3/15/2008

EXHIBIT A TO PRE-ANNEXATION DEVELOPMENT AGREEMENT

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-8934 • www.hagedornse.com

January 7, 2008

PARCEL NO 177489 AND 126043:

That portion of the following described parcel of land located in the Southwest quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, and the Northwest quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, lying Easterly of the centerline of a creek running in a Southwesterly direction:

BEGINNING at a point in the center of County Road, that is 17.65 chains North and 4.66 chains East of the Southwest corner of said Section 32; thence South along the West line of that certain tract of land conveyed to Lloyd V. Eiford et ux, by deed, recorded under Auditor's File No. G 137919, records of Clark County, Washington, parallel with the West line of said Section 32 and Section 5, for a distance of 37.60 chains to the Southwest corner thereof said point being the South line of the Northwest quarter of the Northwest quarter of said Section 5; thence East along said South line, for a distance of 15.29 chains to the Southeast corner of said "Eiford tract", said point being the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 5; thence North along the East line of said "Eiford tract", for a distance of 35.10 chains to the center of said County Road; thence North 72° 56' West, along the center of said County Road and the North line of said "Eiford tract", for a distance of 7.61 chains; thence continuing along said North line, North 82° 05' West, for a distance of 2.86 chains; thence continuing along said North line, North 89° 08' West, for a distance of 5.19 chains to the POINT OF BEGINNING.

EXCEPT County Roads.

LD-2008\Eiford-Parcel Lrds
07-247



Ex. A 1 of 19

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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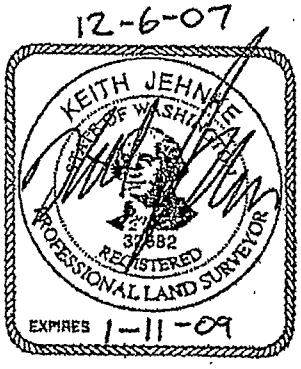
Legal Description

A portion of the Eiford Tract described in Auditor's File No. 3181188 Exhibit D located in Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington and being more particularly described as follows:

Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2835.08 feet to the True Point of Beginning; thence along the west line of Auditor's File No. 3779583 and 9103010003 South 00°48'11" West 450.00 feet to the southwest corner of Auditor's File No. 9103010003; thence along the south line of Auditor's File No. 9103010003 South 88°42'49" East 300.00 feet to the southeast corner thereof; thence along the west line of said Auditor's File No. South 00°48'11" West 255.00 feet to the southwest corner thereof; thence South 58°30'26" West 1694.35 feet to the southeast corner of Lot 16 of "Awbrey Glen At Fisher's Landing"; thence along the east line of said plat and the east line of Exhibit C of the Eiford Tract described in Auditor's File No. 3181188 North 01°09'06" East 1622.30 feet to the north line of said Section 5; thence along said north line South 88°42'49" East 932.41 feet to a point on the west line of Auditor's File No. 4231425; thence along the west line of said Auditor's File No. and Auditor's File No. 376166 South 00°48'11" West 450.00 feet to the southwest corner of Auditor's File No. 376166; thence along the south line of said Auditor's File No. South 88°42'49" East 150.00 feet to the southeast corner of said Auditor's File No.; thence along the east line of said Auditor's File No. and Auditor's File No. 4231425 North 00°48'11" East 450.00 feet to the north line of said Section 5; thence along said north line South 88°42'49" East 40.00 feet to the True Point of Beginning.

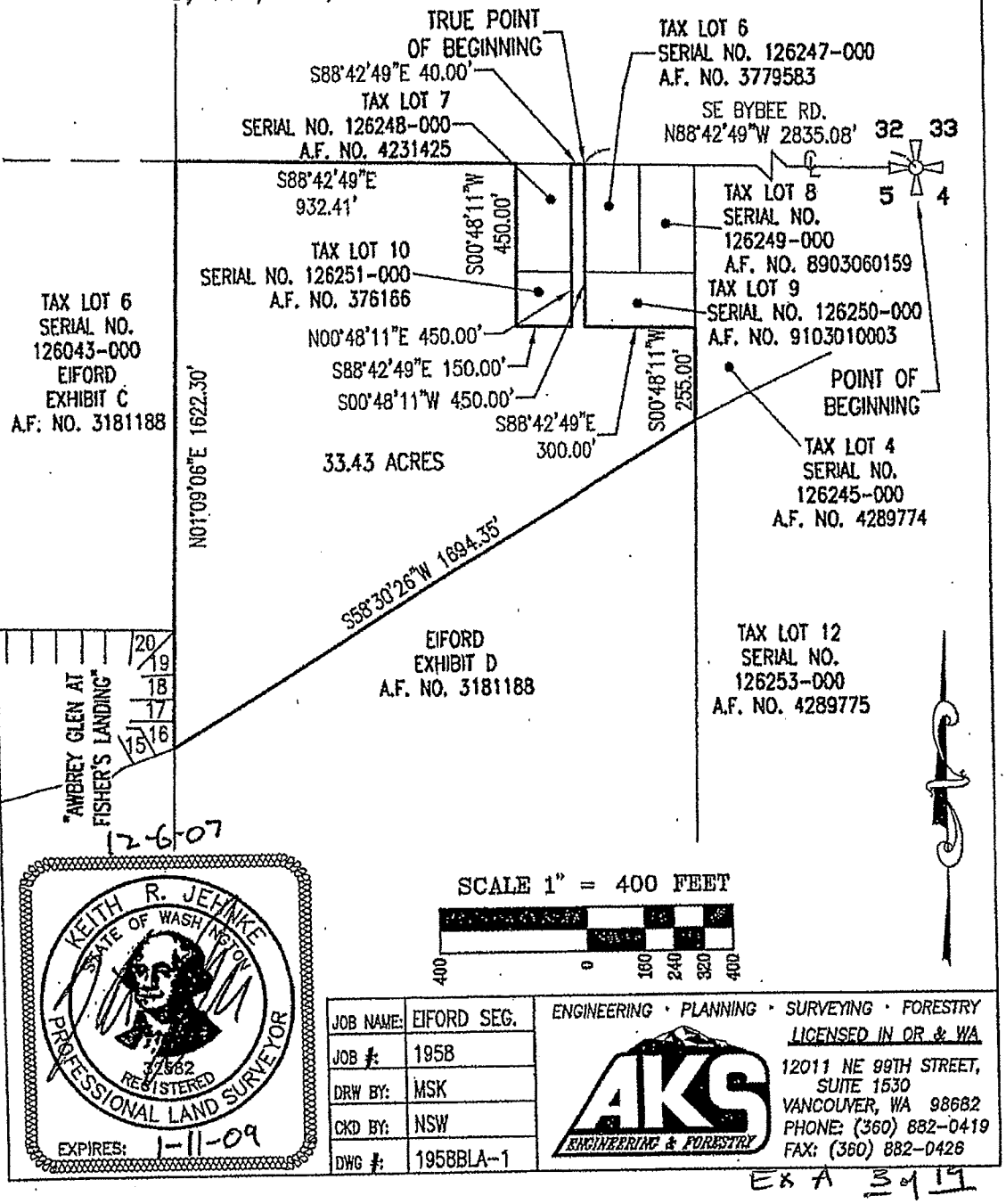
The above described tract of land contains 33.43 acres, more or less.

12-6-07



Ex A. 2 of 19

MAP OF LEGAL DESCRIPTION
A PORTION OF EXHIBIT D OF THE EIFORD TRACT DESCRIBED IN AUDITORS FILE NO. 3181188 OF SECTION 5, T1N, R3E, W.M. CLARK COUNTY, WASHINGTON



12-6-07

KEITH R. JEHNKE
STATE OF WASHINGTON
37582
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 1-11-09

JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	MSK
CKD BY:	NSW
DWG #:	1958BLA-1

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AKS ENGINEERING & FORESTRY
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FAX: (360) 882-0426

Ex A 3 of 19

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Legal Description

A portion of the Eiford Tract described in Auditor's File No. 3181188 Exhibit D located in Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington and being more particularly described as follows:

Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289774 South 00°48'11" West 705.00 feet to the True Point of Beginning; thence along the west line of Auditor's File No. 4289775 South 00°48'11" West 1744.74 feet to a point; thence along a line parallel to and 610 feet northerly of the John Knight Donation Land Claim (when measured at right angles) North 88°42'49" West 1437.32 feet to a point on the east line of Tract 'A' of "Awbrey Glen At Fisher's Landing"; thence along the east line of said Tract 'A' North 01°09'06" East 827.36 feet to the southeast corner of Lot 16 of said plat; thence North 58°30'26" East 1694.35 feet to the True Point of Beginning.

The above described tract of land contains 42.33 acres, more or less.

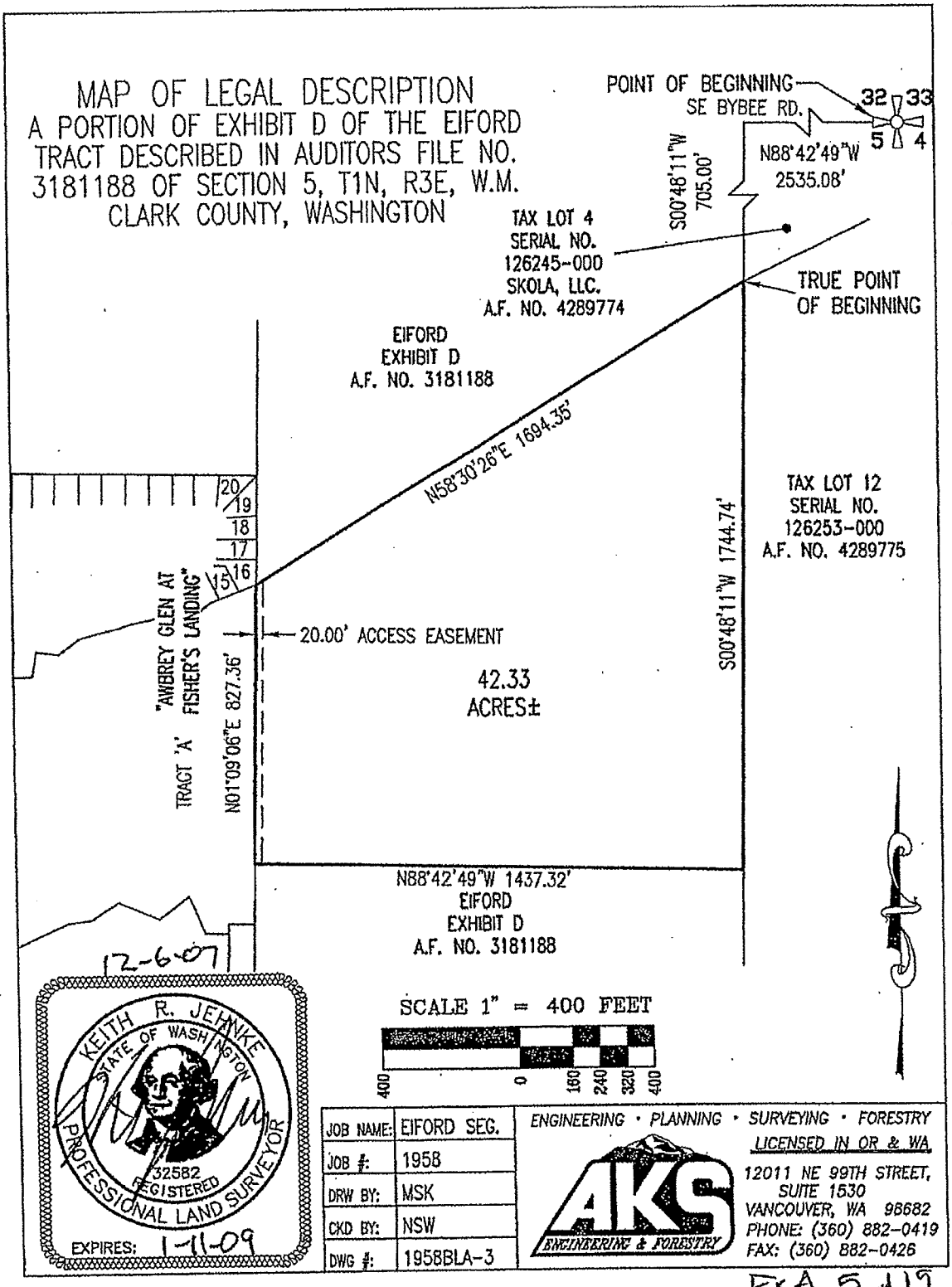
12-6-07



Ex A 4 19

MAP OF LEGAL DESCRIPTION

A PORTION OF EXHIBIT D OF THE EIFORD TRACT DESCRIBED IN AUDITORS FILE NO. 3181188 OF SECTION 5, T1N, R3E, W.M. CLARK COUNTY, WASHINGTON



12-6-07

KEITH R. JEHNKE
STATE OF WASHINGTON
32582
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 1-11-09

JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	MSK
CKD BY:	NSW
DWG #:	1958BLA-3

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FAX: (360) 882-0426

EXA 5 of 9

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LANDSCAPE ARCHITECTURE
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Legal Description

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Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289775 and the northerly projection thereof South 00°48'11" West 2449.74 feet to the True Point of Beginning; thence continuing along said west line South 00°48'11" West 610.02 feet to a point on the north line of the John Knight Donation Land Claim; thence along said north line North 88°42'49" West 1441.03 feet to a point on the northerly east line of Auditor's File No. 4018471; thence along said northerly east line and the east line of Tract 'A' of "Awbrey Glen at Fisher's Landing" North 01°09'06" East 610.00 feet to a point; thence along a line parallel to and 610 feet northerly of the John Knight DLC line (when measured at right angles) South 88°42'49" East 1437.32 feet to the True Point of Beginning.

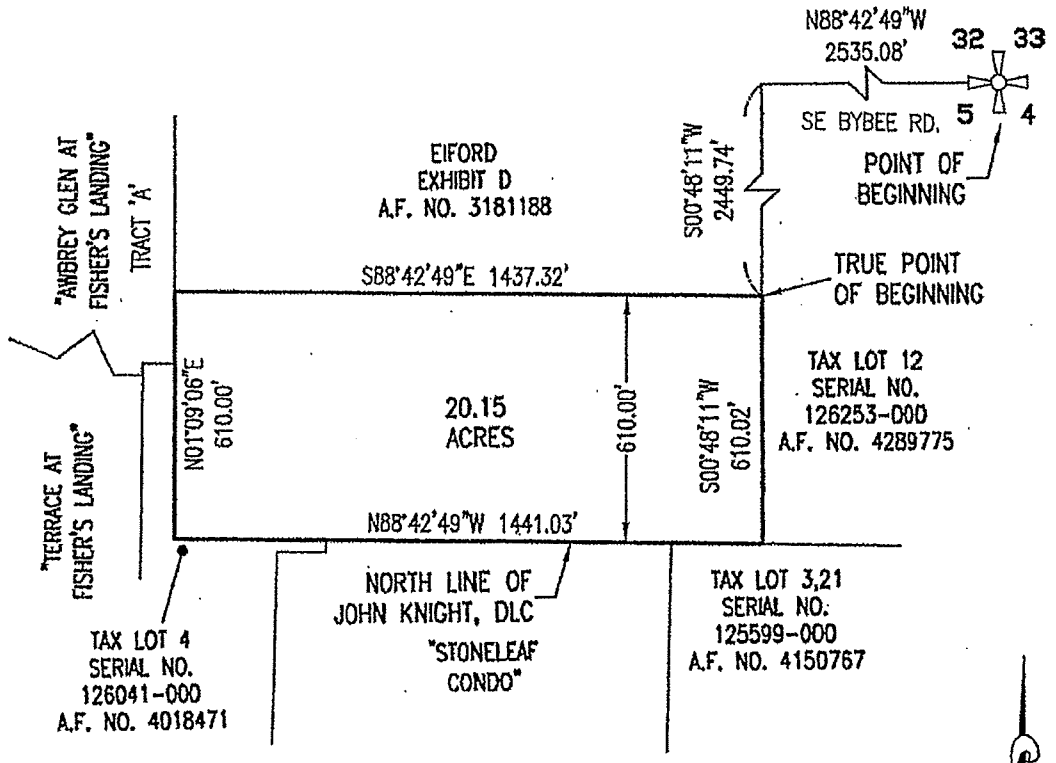
The above described tract of land contains 20.15 acres, more or less.

12-6-07

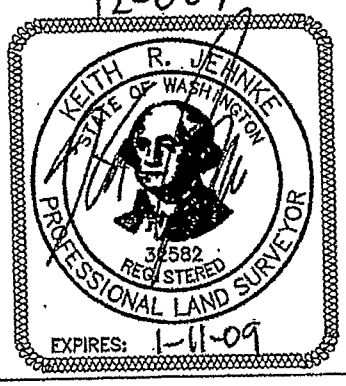


Ex A. 6 of 19

MAP OF LEGAL DESCRIPTION
A PORTION OF EXHIBIT D OF THE EIFORD TRACT DESCRIBED IN AUDITORS FILE NO. 3181188 OF SECTION 5, T1N, R3E, W.M. CLARK COUNTY, WASHINGTON



12-607



EXPIRES: 1-11-09

SCALE 1" = 400 FEET

400 0 160 240 320 400

JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	MSK
CKD BY:	NSW
DWG #:	1958BLA-2

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LICENSED IN OR & WA
AKS ENGINEERING & FORESTRY
12011 NE 99TH STREET, SUITE 1530
VANCOUVER, WA 98682
PHONE: (360) 882-0419
FAX: (360) 882-0426

Ex. A 3 of 19

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-6931 • www.hagedornse.com

October 13, 2005



LEGAL DESCRIPTION
FOR
GRASS VALLEY, LLC

GRASS VALLEY LLC TRACT, AKA LOT 1 SHORT PLAT 1-301:

That portion of Government Lot 3, lying in the Southeast quarter of the Southwest quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a brass disc marking the Southwest corner of Section 32, Township 2 North, Range 3 East; thence South 88° 42' 55" East, along the South line of Section 32 as shown in Book 9 of Surveys, page 116, records of Clark County, for a distance of 1319.76 feet to the Southwest corner of Government Lot 3; thence continuing South 88° 42' 55" East, along said South line, for a distance of 164.73 feet to the Southwest corner of Book 1 of Short Plats, page 301, Clark County Auditor's Records; thence North 20° 02' 22" East, along said West line, 587.74 feet to the Southwest corner of Lot 1 and the TRUE POINT OF BEGINNING; thence continuing North 20° 02' 22" East, along said West line of Short Plat 1-301 for a distance of 280.70 feet to the centerline of S.E. Bybee Road; thence along the centerline of S.E. Bybee Road the following courses; thence South 57° 14' 06" East, 93.09 feet; thence along the arc of a 201.00 foot radius curve to the right, through a central angle of 51° 08' 20", for an arc distance of 179.40 feet to the West line of "County Ridge" (H-263); thence South 01° 23' 09" West, along said West line, 161.13 feet to the Southeast corner of Lot 1 of Short Plat 1-301; thence North 69° 57' 38" West, 278.51 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

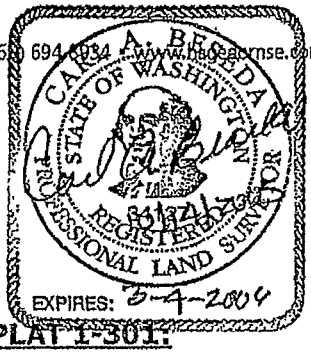
Ld2005\Grass Valley LLC Tract Lot 1 SP 103-1.rds
04-121

Ex A. 8 of 19

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-6034 • www.hagedornse.com



October 14, 2005

LEGAL DESCRIPTION
FOR
APC SUNRISE SUMMIT, LLC

APC SUNRISE SUMMIT, LLC TRACT, AKA LOT 2 SHORT PLAT 1-301:

That portion of Government Lot 3, lying in the Southeast quarter of the Southwest quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a brass disc marking the Southwest corner of Section 32, Township 2 North, Range 3 East; thence South 88° 42' 55" East, along the South line of Section 32 as shown in Book 9 of Surveys, page 116, records of Clark County, for a distance of 1319.76 feet to the Southwest corner of Government Lot 3; thence continuing South 88° 42' 55" East, along said South line, for a distance of 164.73 feet to the Southwest corner of Lot 4 of that Short Plat recorded in Book 1, page 301, Clark County Auditor's Records; thence North 20° 02' 22" East, along said West line, 392.74 feet to the Northwest corner of Lot 4 and the TRUE POINT OF BEGINNING of the following described tract; thence continuing North 20° 02' 22" East, along said West line of Short Plat 1-301 for a distance of 195.00 feet to the Southwest corner of Lot 1 of Short Plat 1-301; thence South 69° 57' 38" East, 278.51 feet to the Southeast corner of Lot 1 of Short Plat 1-301; thence South 01° 23' 09" West, 205.82 feet to the Northeast corner of Lot 3 of Short Plat 1-301; thence North 69° 57' 38" West, 344.34 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Roads (SE Bybee Road).

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

ALSO TOGETHER WITH and SUBJECT TO a 60.00 foot private road easement as described Auditor's File No. 780424005.

Ex. A 1 of 1 9

10

2

4255232 D
RecFee - $33.00 Pages: 2 - FIRST AMERICAN TITLE
Clark County, WA 12/01/2006 04:00

AFTER RECORDING MAIL TO:

APC Sunrise Summit LLC
16420 SE McGillivray Boulevard, Ste, #103-197
Vancouver, WA 98683

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$10,680.00 has been paid
Recp.# 6023 Date 12-1-06
Sec. 61, see Affd. No.
Doug Lasher
Clark County Treasurer
By Deputy

Space above this line for Recorders use only

Filed for Record at Request of:
First American Title Insurance Company

STATUTORY WARRANTY DEED

File No: **4283-938377 (DJB)**

Date: **November 16, 2006**

Grantor(s): **Jerrold D. Campbell and Debra J.B. Campbell**
Grantee(s): **APC Sunrise Summit LLC**
Abbreviated Legal: **Lot 3, SHORT PLAT No. 432, Book 1, Page 432**
Additional Legal on page:
Assessor's Tax Parcel No(s): **177451-010**

THE GRANTOR(S) Jerrold D. Campbell and Debra J.B. Campbell, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration,** in hand paid, conveys, and warrants to **APC Sunrise Summit LLC,** the following described real estate, situated in the County of **Clark,** State of **Washington.**

Lot 3 of SHORT PLAT No. 432, recorded in Book 1 of Short Plats, Page 432, lying within the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, recorded November 17, 1978, under Auditor's File No. 7811170176, record of Clark County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Jerrold D. Campbell

Debra J.B. Campbell

Ex. A 10 of 19

LPB-10 7/97

STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that **Jerrold D. Campbell and Debra J.B. Campbell**, is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/she/~~they~~ signed this instrument and acknowledged it to be his/her/~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

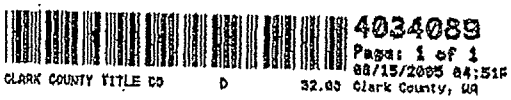
Dated: 12/1/06

LORI S. RUGE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 9, 2009

Notary Public in and for the State of Washington
Residing at: Ridgefield
My appointment expires: 12-9-09

Ex. A 11 of 19

Clark Auditor Fri Dec 01 16:00:24 PST 2006 4255232 Page 2



AFTER RECORDING MAIL TO:

Name APC Sunrise Summit LLC

Address 16420 SE McGillivray Blvd

City, State, Zip Vancouver, WA 98683

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
$ 1082.00 has been paid
Recp.# 513310 Date 8/15/05
Sec. 61, see Affd. No.
Doug Lasher
Clark County Treasurer
By _____ Deputy

103250 CE

Statutory Warranty Deed

THE GRANTOR Jerome T. Jarrett and Stephanie M. Jarrett, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to APC Sunrise Summit LLC the following described real estate, situated in the County of CLARK, State of Washington:

Lot 1, COUNTRY RIDGE 1, according to the plat thereof, recorded in Book "H" of plats, page 263, records of Clark County, Washington.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Assessor's Property Tax Parcel Account Number(s): 177480-002, 114007
Abbreviated Legal Description: Lot 1 of COUNTRY RIDGE 1
Dated this 5th day of ~~July~~ August, 2005.

Jerome T. Jarrett

Stephanie M. Jarrett

STATE OF WASHINGTON
COUNTY OF clark } ss

I certify that I know or have satisfactory evidence that Jerome T. Jarrett and Stephanie M. Jarrett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-15-05

Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 7/2007

Ex. A 12 of 19

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (888) 696-4428 • Fax: (360) 694-6894 • www.hagedornse.com

November 30, 2006

LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS LLC

TAX LOT #13, SERIAL NO. 126254-000:

That portion of the Northeast quarter and the Southeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of that tract conveyed to Fred Watson by deed recorded in Book 296, page 123, Deed Records, said point being 27.50 chains West of the Northeast corner of said Section 5; thence South 0° 29' East, along the East line of said "Watson tract", 46.36 chains to a point on the North line of the Joel Knight Donation Land Claim and the TRUE POINT OF BEGINNING hereof; thence North 0° 29' West, along the East line of said "Watson tract", 1661.07 feet; thence West, parallel with the North line of said Joel Knight Donation Land Claim, 5.96 chains to the West line of said "Watson tract"; thence South 0° 29' East, along said West line 1661.07 feet to the North line of said Joel Knight Donation Land Claim; thence East, along said North line, 5.96 chains to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-2007\Grass Valley TL 13.rds
04-083-4



11/30/07

Ex A 13 of 19

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-6834 • www.hagedornse.com

November 30, 2007

LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS LLC

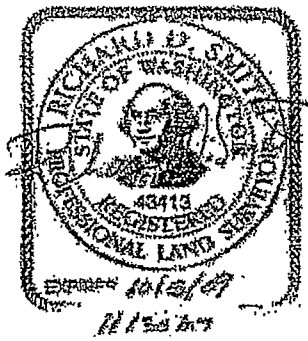
TAX LOT #81, SERIAL NO. 125668-000:

That portion of the Southeast quarter Section 5, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of that tract conveyed to Fred Watson, described in Deed Book 296, page 123 records of the Clark County Auditor, said point being 1815.00 feet West of the Northeast corner of said Section 5; thence South 0° 48' 05" West, along the East line of said "Watson tract", 3,085.92 feet to a point on the North line of the "Joel Knight Donation Land Claim" and the TRUE POINT OF BEGINNING of the following described parcel; thence continuing South 0° 48' 05" West, 118.41 feet to the North right-of-way line of N.W. Pacific Rim Blvd as described under Clark County Auditor's File No. 8509040209; thence South 58° 22' 49" West, along said North right-of-way line, 465.99 feet; thence North 0° 48' 05" East, 366.60 feet to the North line of the Joel Knight Donation Land Claim; thence South 89° 26' 19" East, along said North line, 393.36 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-2007\ Grass Valley TL 81.rds



Ex A. 14 of 19

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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December 3, 2007



LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS, LLC

PARCEL NO 126253-000:

That portion of the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a brass cap at the Northeast corner of Section 5, as shown in Book 9 of Surveys, page 116, Clark County Auditor's Records; thence North 88° 42' 55" West, along the North line of the Northeast quarter of said Section 5, for a distance of 1815.00 feet to the Northwest corner of Parcel #6 of the "MacDonald tract", as described under Clark County Auditor's File No. 8803180033; thence South 0° 48' 05" West, along the West line of said "MacDonald tract", for a distance of 325.00 feet to the TRUE POINT OF BEGINNING of Parcel 2; thence South 63° 21' 30" West, 811.36 feet to the East line of the "Elford tract", as described under Clark County Auditor's File No. 3182988; thence South 0° 48' 05" West, along the East line of said "Elford tract", for a distance of 2390.01 feet to the North line of the Joel Knight DLC; thence South 88° 26' 19" East, along the North line of said Joel Knight DLC, for a distance of 326.70 feet to the West line of the "Grass Valley Holdings LLC tract", as described under Auditor's File No. 3812272; thence North 0° 48' 05" East, along said West line, for a distance of 1661.07 feet to the Northwest corner thereof; thence South 89° 26' 19" East, 393.36 feet to the Northeast corner thereof and the West line of said "MacDonald tract"; thence North 0° 48' 05" East, along said West line, for a distance of 1099.85 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

Ex. A. 15 of 19

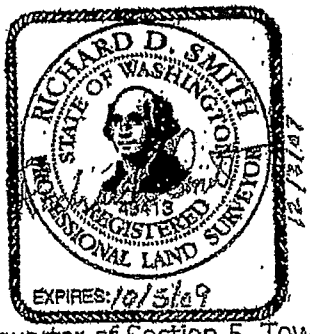
HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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December 3, 2007

LEGAL DESCRIPTION
FOR
SKOLA, LLC



PARCEL NO. 126245-000:

That portion of the Northwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a brass cap at the Northeast corner of Section 5, as shown in Book 9 of Surveys, page 116, Clark County Auditor's Records; thence North 88° 42' 55" West, along the North line of the Northeast quarter of said Section 5, for a distance of 1815.00 feet to the Northwest corner of Parcel #6 of the "MacDonald tract", as described under Clark County Auditor's File No. 8803180033 and the TRUE POINT OF BEGINNING of Parcel 1; thence South 0° 48' 05" West, along the West line of said "MacDonald tract", for a distance of 325.00 feet; thence South 63° 21' 30" West, 811.36 feet to the East line of the "Elford tract", as described under Clark County Auditor's File No. 3182988; thence North 0° 48' 05" East, along the East line of said "Elford tract" and the East line of the "Doner and Scharpf tracts", as described under Clark County Auditor's File No. 9407220157 and No. 8903060159, for a distance of 705.00 feet to the North line of Section 5; thence South 88° 42' 55" East, along the North line of said Section 5, for a distance of 720.08 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO County Road (S.E. 20th Street).

LD-2007\ Skola-Parcel 1-Exh F.rds
04-083-1

Ex. A 16 of 19

177451-005

Lot 2 of SHORT PLAT No. 432, recorded in Book 1 of Short Plats, Page 432, lying within the Southwest quarter of Section 32, Township 2 North, Range 3 East of Willamette Meridian, recorded November 17, 1978, under Auditor's File No. 7811170176, Records of Clark County, Washington.

177451-000

Lot 1 of SHORT PLATS, as recorded in Book 1 of Short Plats, at page 432, as described under Auditor's File No. 7811170176 being a subdivision of a portion of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

126248-000

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE GOVERNMENT LOTS 3 AND 6 OF SECTIN 5, TOWHSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SECTION, 43.588 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 0°29' EAST 300 FEET; THENCE WEST 150 FEET ALONG A LINE PARALLEL TO SAID SECTIN LINE; THENCE NORTH 0°29' WEST 300 FEET TO THE POINT ON SAID SECTION LINE; THENCE EAST ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, EXCEPT PUBLIC ROADS.

SITUATED IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

177437-010

Lot 3 of SHORT PLAT NO. 182, in Book 2 of Short Plats, Page 182, in Section 32, Township 2 North, Range 3 East of the Willamette Meridian, recorded June 24, 1987, under Auditor's File No. 8706240162, Records of Clark County, Washington.

177437-015

LOT 4 OF SHORT PLATS, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 182, RECORDS OF CLARK COUNTY, WASHINGTON.

177439-000

A parcel of land in the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

Ex. A 17 of 19

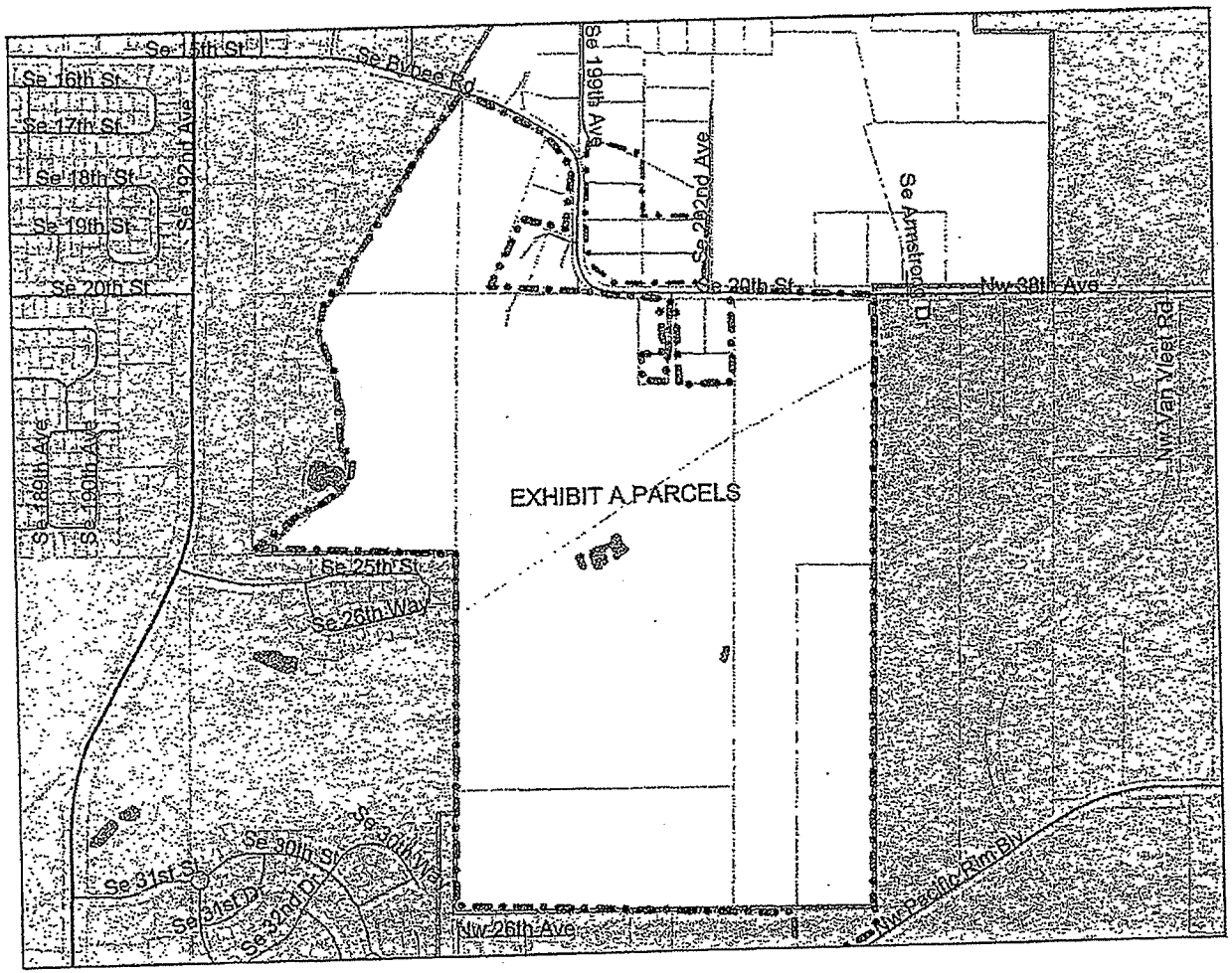
A portion of that certain tract of land described in the deed recorded under Auditor's File No. G 262307 on May 14, 1959, more particularly described below as follows:

BEGINNING at the Southwest corner of said G 262307, said point being the TRUE POINT OF BEGINNING; thence North 88°55'44" East 163.08 feet along the South line of said G 262307; thence North 18°55'36" East 865.24 feet, more or less, to the center line of the county road know as Bybee Road; thence Northwest along said center line to the West line of said G 262307; thence South 0°15'07"West 1022.46 feet, more or less, along said West line TO THE POINT OF BEGINNING.

EXCEPT that portion lying within Bybee Road.

Ex. A 18 & 19

MAP TO EXHIBIT A





Legend

- Parcels
- Roads
- Alley
- Arterial
- BNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary
- County Boundary

Ex. A 19 of 19

0 1000 2000 3000 ft.

Scale: 1:10,000

Map center: 45° 36' 15" N, 122° 28' 3" W

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present.

EXHIBIT B TO PRE-ANNEXATION DEVELOPMENT AGREEMENT

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax (360) 694-8934 • www.hagedornse.com

December 3, 2007

LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS, LLC



PARCEL NO 126253-000:

That portion of the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a brass cap at the Northeast corner of Section 5, as shown in Book 9 of Surveys, page 116, Clark County Auditor's Records; thence North 88° 42' 55" West, along the North line of the Northeast quarter of said Section 5, for a distance of 1815.00 feet to the Northwest corner of Parcel #6 of the "MacDonald tract", as described under Clark County Auditor's File No. 8803180033; thence South 0° 48' 05" West, along the West line of said "MacDonald tract", for a distance of 325.00 feet to the TRUE POINT OF BEGINNING of Parcel 2; thence South 63° 21' 30" West, 811.36 feet to the East line of the "Elford tract", as described under Clark County Auditor's File No. 3182988; thence South 0° 48' 05" West, along the East line of said "Elford tract", for a distance of 2390.01 feet to the North line of the Joel Knight DLC; thence South 88° 26' 19" East, along the North line of said Joel Knight DLC, for a distance of 326.70 feet to the West line of the "Grass Valley Holdings LLC tract", as described under Auditor's File No. 3812272; thence North 0° 48' 05" East, along said West line, for a distance of 1661.07 feet to the Northwest corner thereof; thence South 89° 26' 19" East, 393.36 feet to the Northeast corner thereof and the West line of said "MacDonald tract"; thence North 0° 48' 05" East, along said West line, for a distance of 1099.85 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

Ex. B 1 of 6

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1994 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-8934 • www.hagedornse.com

November 30, 2006

LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS LLC

TAX LOT #13, SERIAL NO. 126254-000:

That portion of the Northeast quarter and the Southeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of that tract conveyed to Fred Watson by deed recorded in Book 296, page 123, Deed Records, said point being 27.50 chains West of the Northeast corner of said Section 5; thence South 0° 29' East, along the East line of said "Watson tract", 46.36 chains to a point on the North line of the Joel Knight Donation Land Claim and the TRUE POINT OF BEGINNING hereof; thence North 0° 29' West, along the East line of said "Watson tract", 1661.07 feet; thence West, parallel with the North line of said Joel Knight Donation Land Claim, 5.96 chains to the West line of said "Watson tract"; thence South 0° 29' East, along said West line 1661.07 feet to the North line of said Joel Knight Donation Land Claim; thence East, along said North line, 5.96 chains to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-2007\ Grass Valley TL 13.rds
04-083-1



11/30/06

Ex. B 2 of 6

HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4429 • (866) 690-4429 • Fax: (360) 694-6954 • www.hagedornse.com

November 30, 2007

LEGAL DESCRIPTION
FOR
GRASS VALLEY HOLDINGS LLC

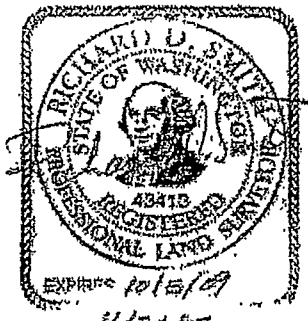
TAX LOT #81, SERIAL NO. 125668-000:

That portion of the Southeast quarter Section 5, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of that tract conveyed to Fred Watson, described in Deed Book 296, page 123 records of the Clark County Auditor, said point being 1815.00 feet West of the Northeast corner of said Section 5; thence South 0° 48' 05" West, along the East line of said "Watson tract", 3,085.92 feet to a point on the North line of the "Joel Knight Donation Land Claim" and the TRUE POINT OF BEGINNING of the following described parcel; thence continuing South 0° 48' 05" West, 118.41 feet to the North right-of-way line of N.W. Pacific Rim Blvd as described under Clark County Auditor's File No. 8509040209; thence South 58° 22' 49" West, along said North right-of-way line, 465.99 feet; thence North 0° 48' 05" East, 366.60 feet to the North line of the Joel Knight Donation Land Claim; thence South 89° 26' 19" East, along said North line, 393.36 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-2007\ Grass Valley TL 81.doc



11/30/07

Ex. B 3 of 5

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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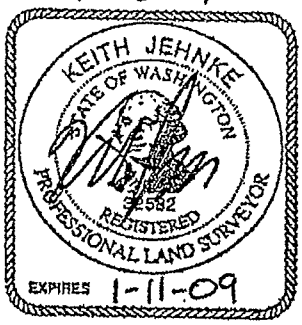
Legal Description

A portion of the Eiford Tract described in Auditor's File No. 3181188 Exhibit D located in Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington and being more particularly described as follows:

Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289774 South 00°48'11" West 705.00 feet to the True Point of Beginning; thence along the west line of Auditor's File No. 4289775 South 00°48'11" West 1744.74 feet to a point; thence along a line parallel to and 610 feet northerly of the John Knight Donation Land Claim (when measured at right angles) North 88°42'49" West 1437.32 feet to a point on the east line of Tract 'A' of "Awbrey Glen At Fisher's Landing"; thence along the east line of said Tract 'A' North 01°09'06" East 827.36 feet to the southeast corner of Lot 16 of said plat; thence North 58°30'26" East 1694.35 feet to the True Point of Beginning.

The above described tract of land contains 42.33 acres, more or less.

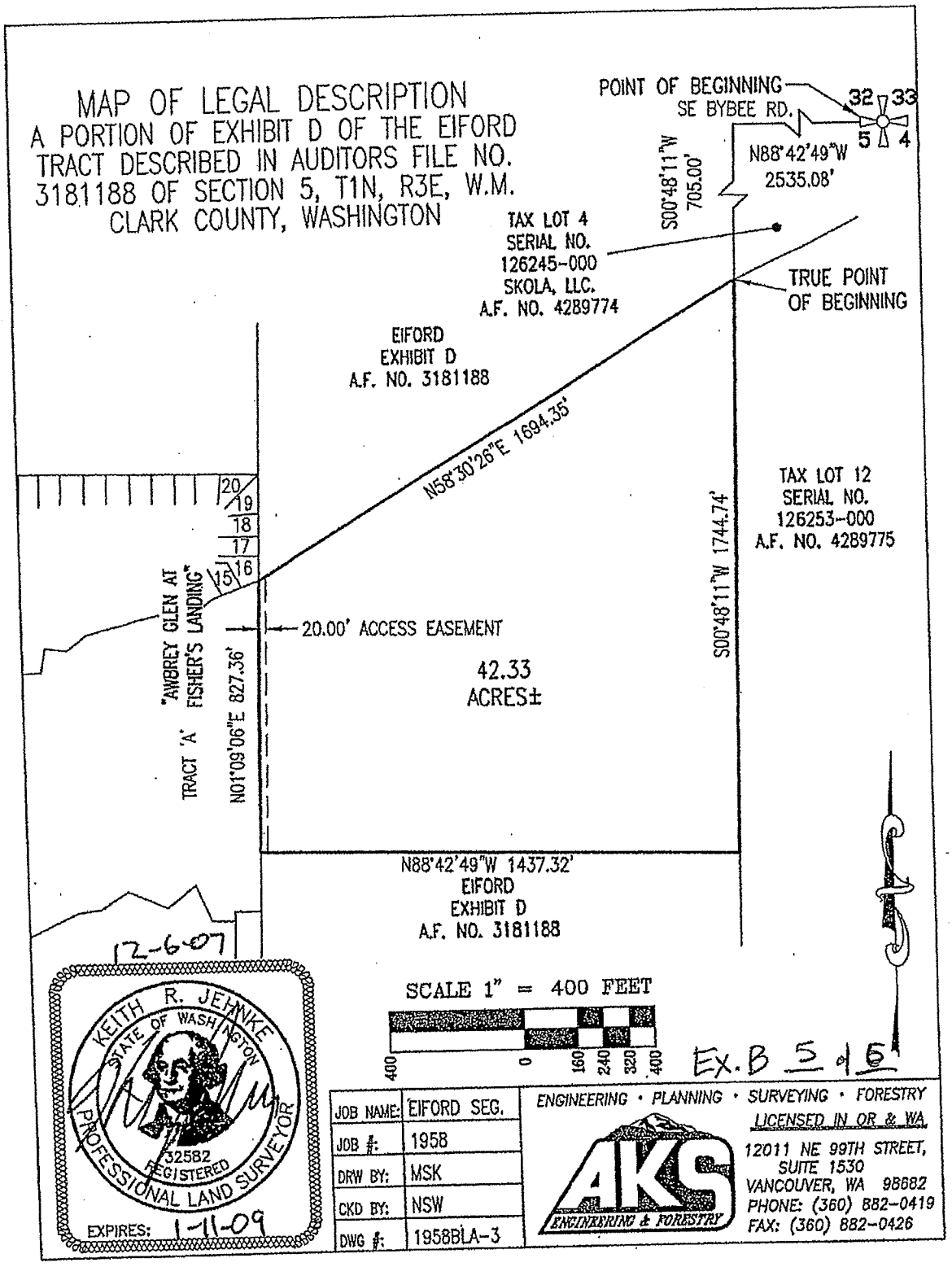
12-6-07



Ex. B 1 of 5

MAP OF LEGAL DESCRIPTION

A PORTION OF EXHIBIT D OF THE EIFORD TRACT DESCRIBED IN AUDITORS FILE NO. 3181188 OF SECTION 5, T1N, R3E, W.M. CLARK COUNTY, WASHINGTON



EX. B 5 of 6

12-6-07

KEITH R. JEHNKE
STATE OF WASHINGTON
32582
REGISTERED
PROFESSIONAL LAND SURVEYOR

EXPIRES: 1-11-09

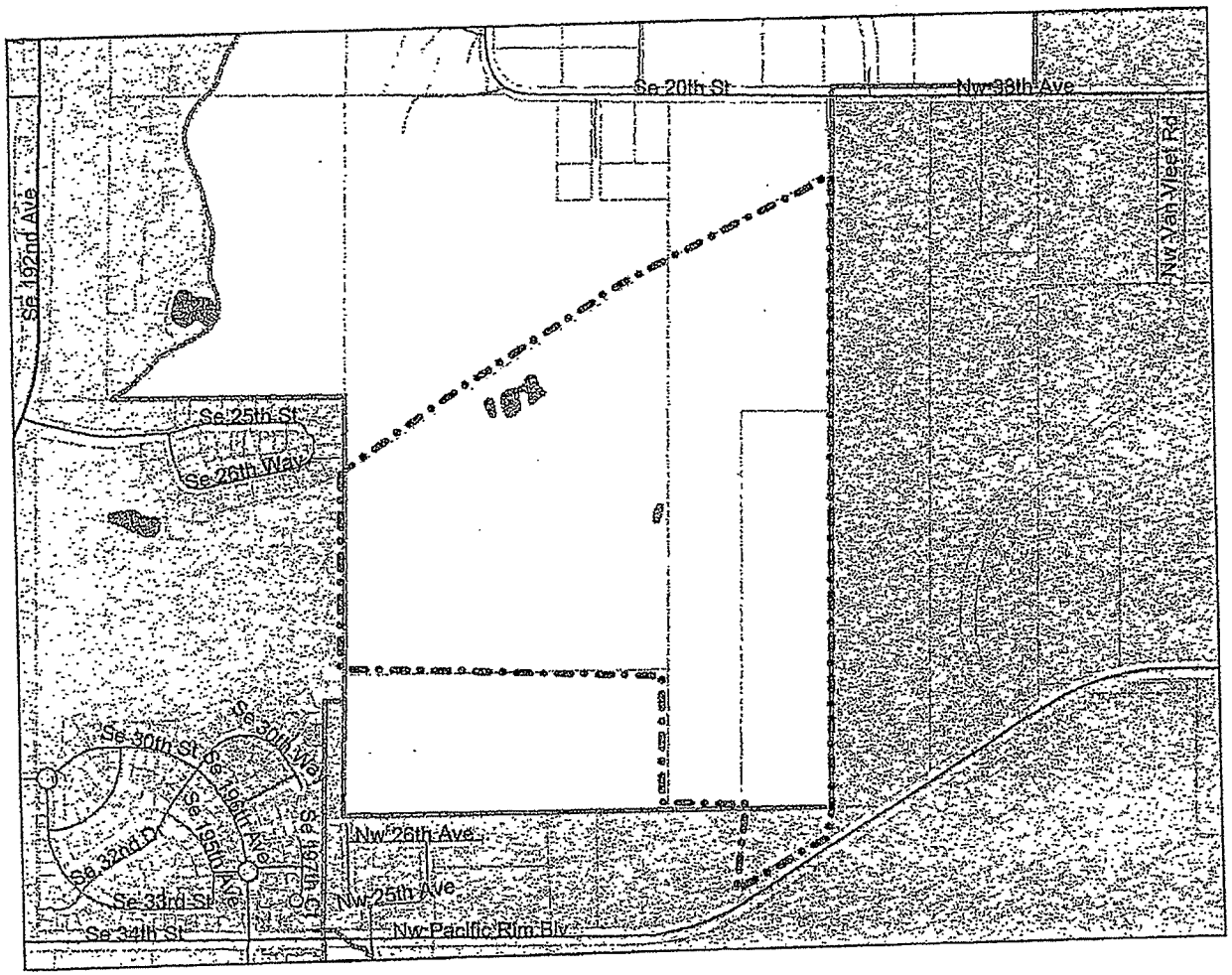
JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	MSK
CKD BY:	NSW
DWG #:	1958BLA-3

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VANCOUVER, WA 98682
PHONE: (360) 882-0419
FAX: (360) 882-0426

MAP TO EXHIBIT B





Ex B pg 6

Legend

- Parcels
- Roads
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary
- County Boundary

0 800 1600 2400 ft.

Scale: 1:8,615

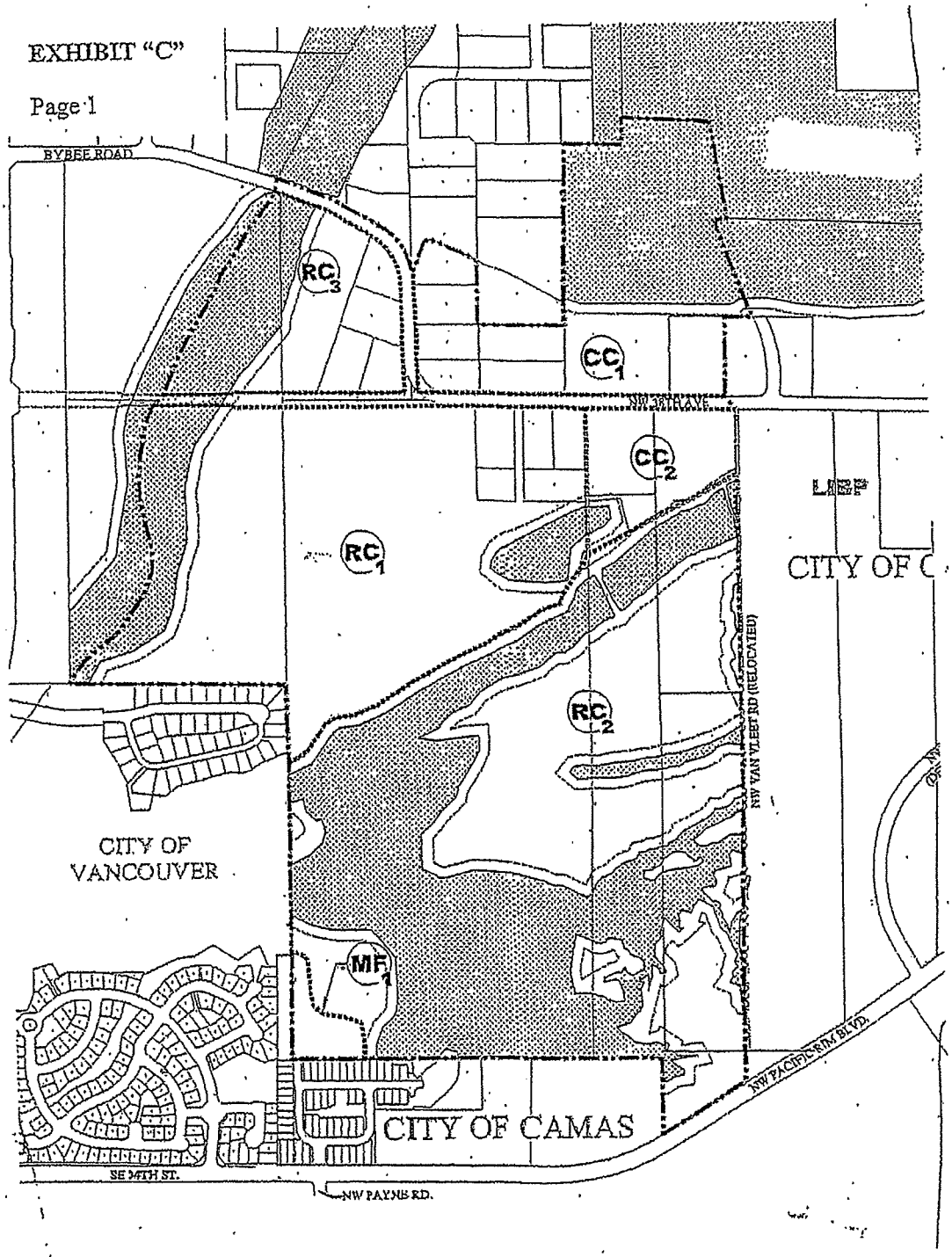
Map center: 45° 36' 7" N, 122° 27' 58" W

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present.

EXHIBIT C TO PRE-ANNEXATION DEVELOPMENT AGREEMENT

EXHIBIT "C"

Page 1



ANNEXATION ZONING

EXHIBIT "C"

Page 2

PRELIMINARY V1

WEST CAMAS STUDY AREA LAND USE TABLE		
08/30/07	GROSS AREA	APPROX. NET AREA
RC 1 REGIONAL COMMERCIAL RC 2 REGIONAL COMMERCIAL RC 3 REGIONAL COMMERCIAL	64.0 AC 101.3 AC 17.9 AC	52.4 AC 37.5 AC 9.1 AC
CC 1 COMMUNITY COMMERCIAL CC 2 COMMUNITY COMMERCIAL	29.5 AC 8.2 AC	14.3 AC 7.1 AC
MF 1 LOW DENSITY MULTIFAMILY (10/AC)	2.3 AC	2.3 AC
TOTAL NET AREA		122.7 AC
ROW - BYBEE AND 20TH / 38TH	5.8 AC	
TOTAL STUDY AREA	229.0 AC	

APPROXIMATE EXISTING CLARK COUNTY ZONING AREAS (BASED ON 50' WETLAND BUFFERS)		
08/30/07	GROSS AREA	APPROX. NET AREA
BP	205.7 AC	105.2 AC
R1-6	17.5 AC	17.5 AC
TOTAL NET AREA		122.7 AC
ROW - BYBEE AND 20TH / 38TH	5.8 AC	
TOTAL STUDY AREA	229.0 AC	

EXHIBIT D TO PRE-ANNEXATION DEVELOPMENT AGREEMENT

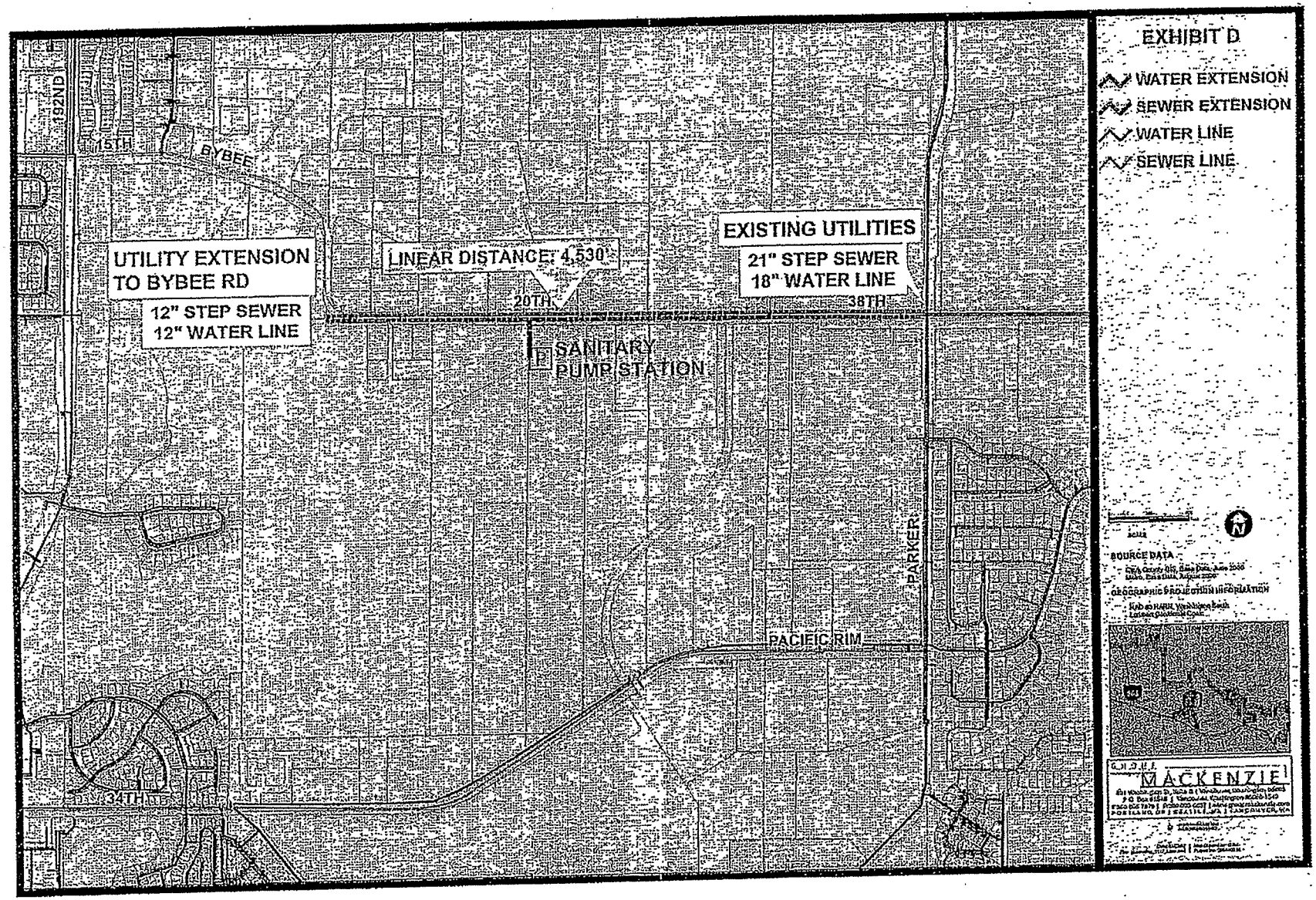
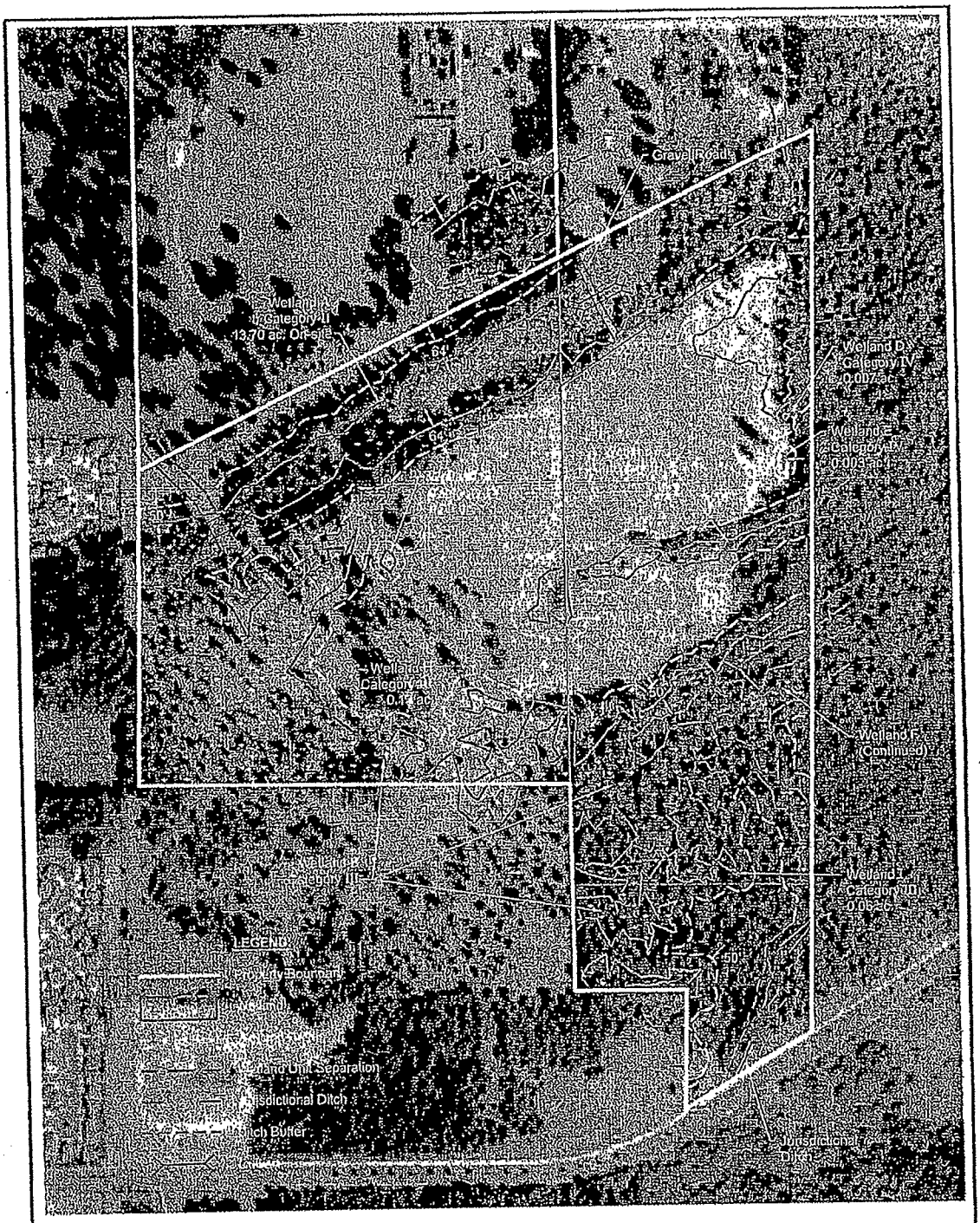

EXHIBIT D
WATER EXTENSION
SEWER EXTENSION
WATER LINE
SEWER LINE
UTILITY EXTENSION TO BYBEE RD
12" STEP SEWER
12" WATER LINE
LINEAR DISTANCE: 4,530'
EXISTING UTILITIES
21" STEP SEWER
18" WATER LINE
SANITARY PUMP STATION
192ND
15TH
BYBEE
20TH
38TH
PARKER
PACIFIC RIM
34TH
SOURCE DATA
GEOGRAPHIC PROJECTION INFORMATION
MACKENZIE

Exhibit E

Camas Municipal Code
Titles 16, 17, and 18
October 2007

Wetland Delineation



N

0 300 600

SCALE IN FEET

NOTE:

1. Wetland boundaries were surveyed using hand-held GPS units with a ± 20 ft. accuracy.
2. Aerial photograph provided by Google Earth ™, 2006

ECOLOGICAL LAND SERVICES, INC.
1157 3rd Ave., Suite 220 Longview, WA 98632
(360) 578-1371 Fax: (360) 414-9305

DATE: 12/19/07
DWN: CB
REQ. BY: LW
PRJ. MGR: LW
CHK: MMM
APPR:
PROJ.#: 1695.01

Figure 2
SITE MAP
Elford/GVH Commercial Property
Grass Valley Holdings and Dwayne Elford
City of Camas, Clark County, Washington
Section 5, Township 1N, Range 3E, W.M.

7/24/08

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Sherwood, Oregon 97140
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Fax: (503) 925-8969



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EXHIBIT A

Legal Description of a Portion of "Exhibit D" AF#3181188

A tract of land located in the Northwest One-Quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, being more particularly described as follows:

Beginning at a 1-3/4 inch brass disk at the northeast corner of section 5; thence along the north line of said section North 88°42'49" West 3065.08 feet to the **True Point of Beginning**; thence leaving said section line South 00°48'45" West 30.00 feet to a point; thence along a line parallel to and 30 feet southerly of said section line North 88°42'49" West 894.57 feet to the east line of the tract of land described as "Exhibit C" per auditor's file number 3181188; thence along the east line of said "Exhibit C" North 01°14'41" East 30.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS 13935" on the north line of section 5; thence along the north line of said section South 88°42'49" East 894.35 feet to the **True Point of Beginning**.

The above described tract of land contains 26,834 square feet, more or less. The basis of bearings for the above described tract is Book 311 Page 53, Clark County Survey Records.

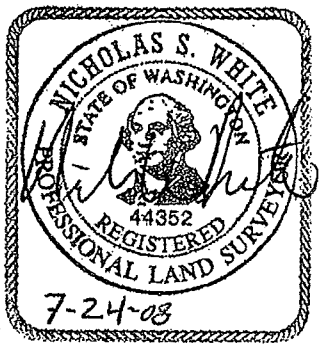
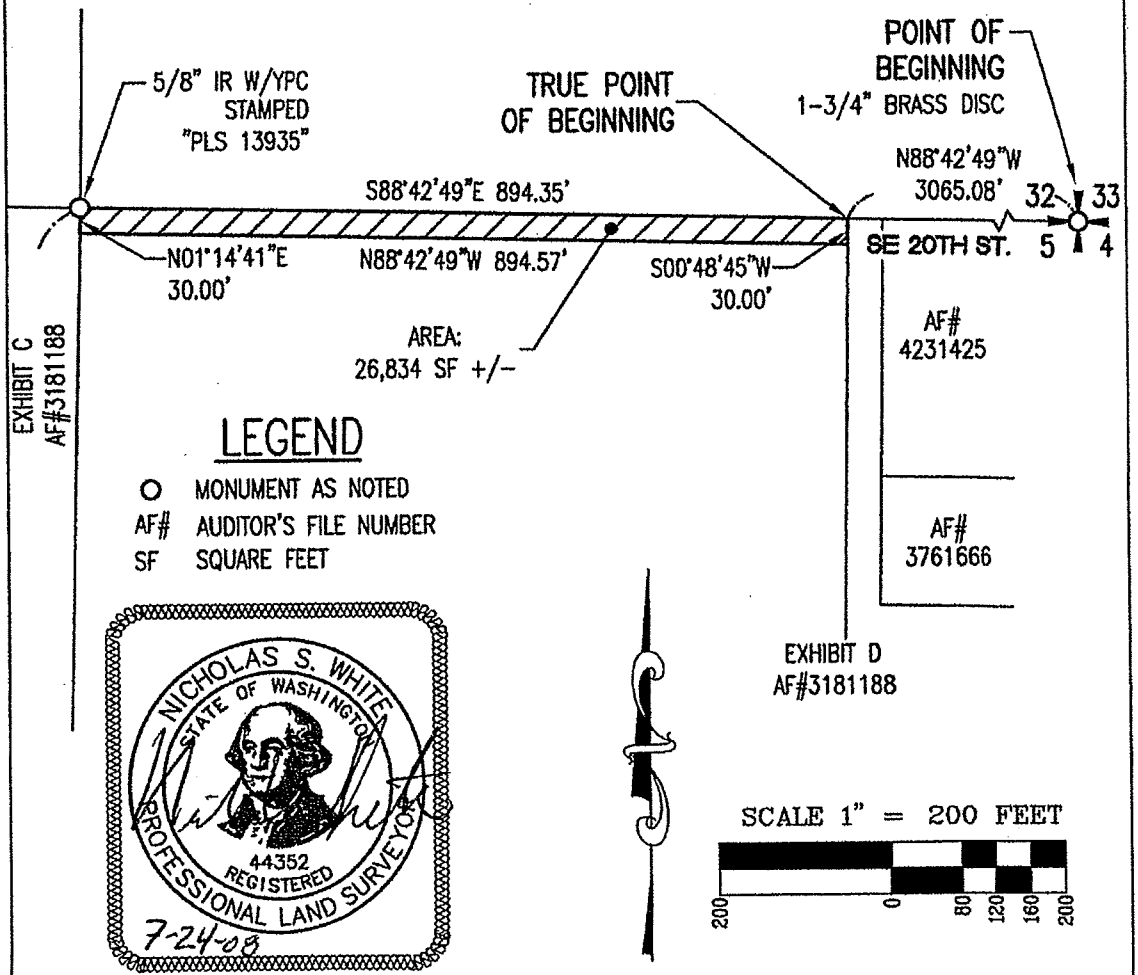


EXHIBIT B

MAP OF A PORTION OF "EXHIBIT D" AF#3181188

LOCATED IN THE NW 1/4 OF SECTION 5, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



LEGEND

O	MONUMENT AS NOTED
AF#	AUDITOR'S FILE NUMBER
SF	SQUARE FEET

SCALE 1" = 200 FEET

200 0 80 120 160 200

BASIS OF BEARINGS IS PER THE PLAT "AWBREY GLEN AT FISHER'S LANDING", BOOK 311 PAGE 53 CLARK COUNTY RECORDS.

JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	JJB
CKD BY:	NSW
DWG #:	1958LS-16

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EXHIBIT A

Legal Description of a Portion of "Exhibit C" AF#3181188

A tract of land located in the Southwest One-Quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, being more particularly described as follows:

Beginning at a 3 inch brass disk at the southwest corner of section 32; thence along the south line of said section South 88°42'49" East 697.30 feet to the east boundary of the tract described as "Easterly Parcel" per auditor's file number 4304611 and the **True Point of Beginning**; thence along the east boundary of said "Easterly Parcel" North 29°08'35" East 20.63 feet to a point; thence North 31°10'00" East 13.57 feet to a point; thence along a line parallel to and 30 feet northerly of the south line of section 32 South 88°42'49" East 605.91 feet to the east line the tract described as "Exhibit C" per auditor's file number 3181188; thence along the east line of said "Exhibit C" South 00°44'26" West 30.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS 13935" on the south line of section 32; thence along the south line of said section North 88°42'49" West 622.59 feet to the **True Point of Beginning**.

The above described tract of land contains 18,432 square feet, more or less. The basis of bearings for the above described tract is Book 51 Page 100, Clark County Survey Records.

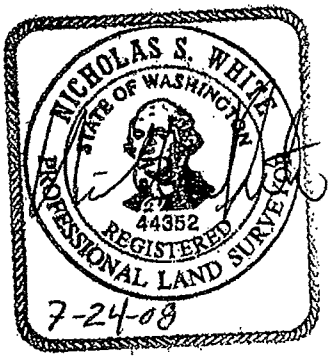
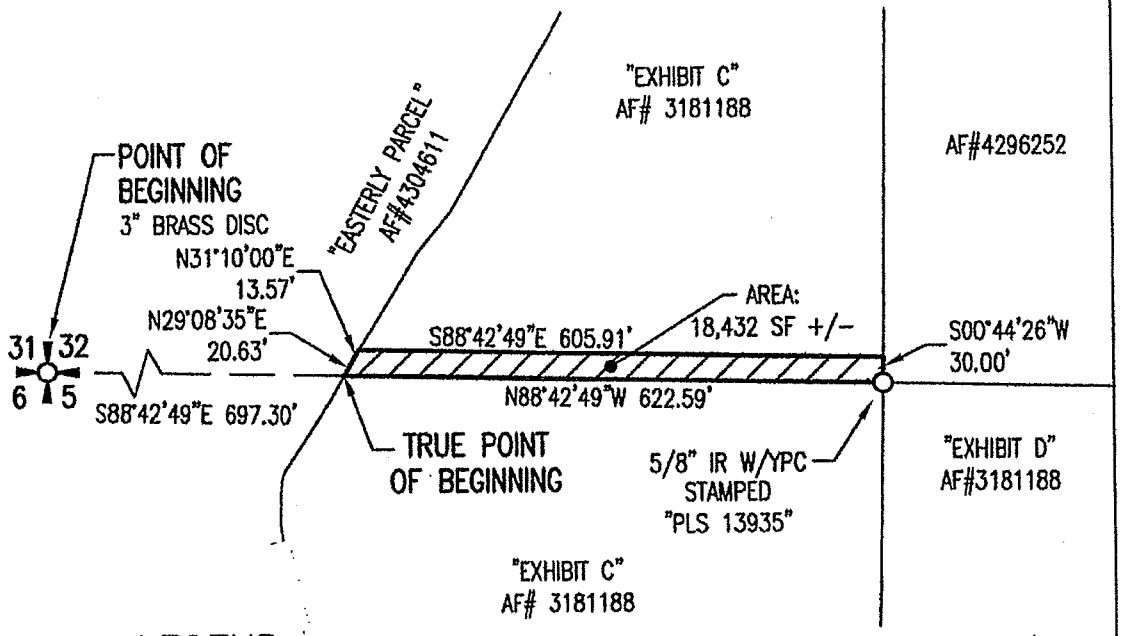


EXHIBIT B

MAP OF A PORTION OF "EXHIBIT C" AF#3181188

LOCATED IN THE SW 1/4 OF SECTION 32, T2N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

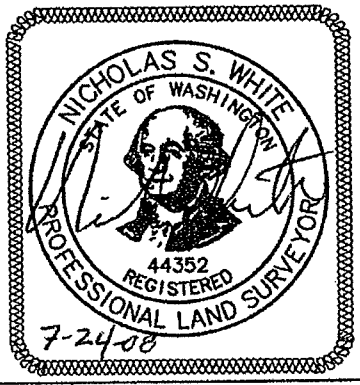


LEGEND

- ○ MONUMENT AS NOTED
- AF# AUDITOR'S FILE NUMBER
- SF SQUARE FEET

SCALE 1" = 200 FEET

200 0 80 120 160 200



BASIS OF BEARINGS IS PER BOOK 51 PAGE 100, CLARK COUNTY RECORDS.

JOB NAME:	EIFORD SEC.
JOB #:	1958
DRW BY:	JJB
CKD BY:	NSW
DWG #:	1958LS-17

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VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A

Legal Description of a Portion of "Exhibit C" AF#3181188

A tract of land located in the Northwest One-Quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, being more particularly described as follows:

Beginning at a 3 inch brass disk at the northwest corner of section 5; thence along the north line of said section South 88°42'49" East 697.30 feet to the east boundary of the tract described as "Easterly Parcel" per auditor's file number 4304611 and the **True Point of Beginning**; thence continuing along the north line of said section South 88°42'49" East 622.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS 13935" on the east line of the tract described as "Exhibit C" per auditor's file number 3181188; thence along the east line of said "Exhibit C" South 01°14'41" West 30.00 feet to a point; thence along a line parallel to and 30 feet southerly of the north line of section 5 North 88°42'49" West 638.65 feet to a point on the east boundary of the tract described as "Easterly Parcel" per auditor's file number 4304611; thence along said east boundary North 32°04'59" East 3.22 feet to a point; thence North 29°08'35" East 30.81 feet to the **True Point of Beginning.**

The above described tract of land contains 18,916 square feet, more or less. The basis of bearings for the above described tract is Book 51 Page 100, Clark County Survey Records.

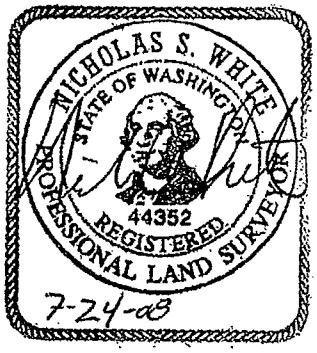
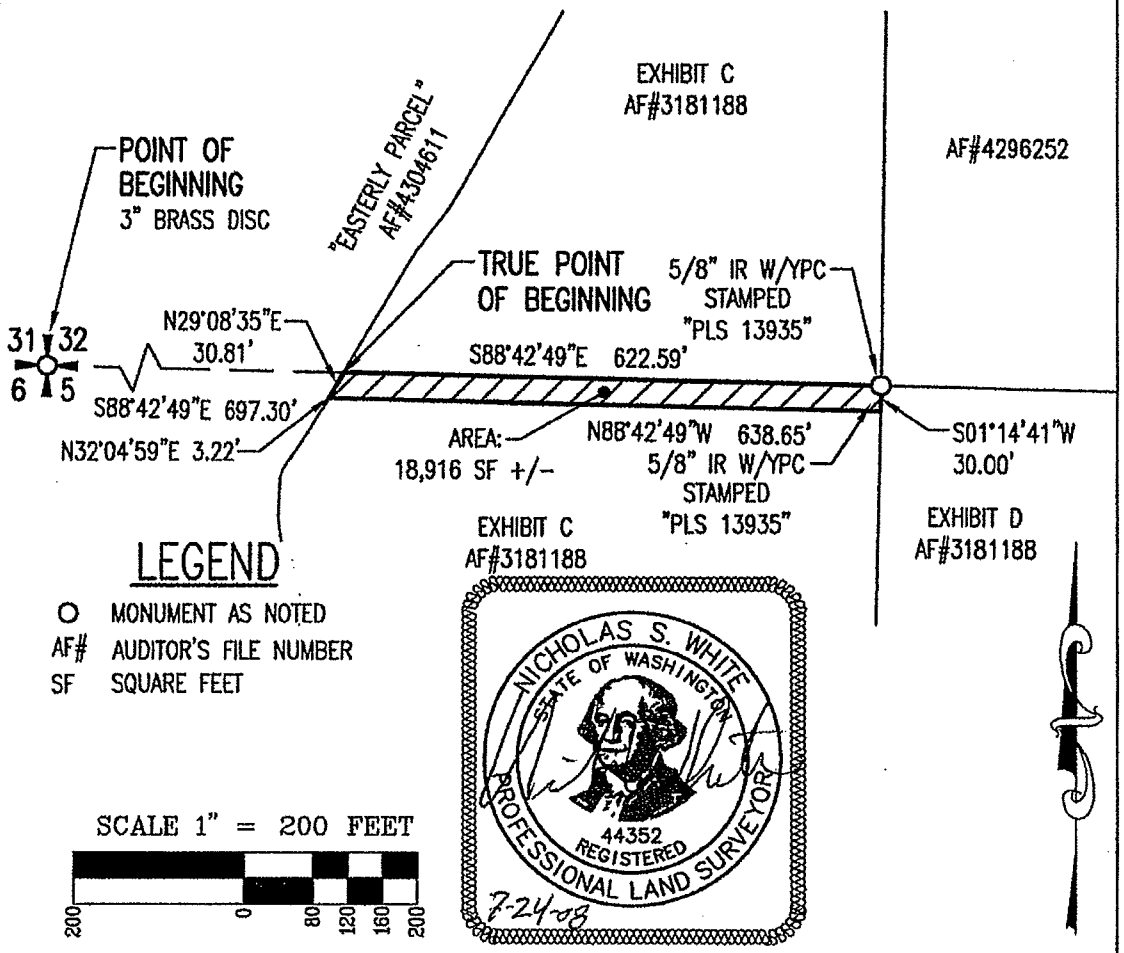


EXHIBIT B

MAP OF A PORTION OF "EXHIBIT C" AF#3181188

LOCATED IN THE NW 1/4 OF SECTION 5, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



LEGEND

- O MONUMENT AS NOTED
- AF# AUDITOR'S FILE NUMBER
- SF SQUARE FEET

SCALE 1" = 200 FEET

200 0 80 120 160 200

NICHOLAS S. WHITE
STATE OF WASHINGTON
44352
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-24-08

BASIS OF BEARINGS IS PER BOOK 51 PAGE 100, CLARK COUNTY RECORDS.

JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	JJB
CKD BY:	NSW
DWG #:	1958LS-18

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