

1  
2  
3  
4  
5  
6  
7 **PRE-ANNEXATION DEVELOPMENT AGREEMENT**  
8  
9  
10

11 THIS DEVELOPMENT AGREEMENT is made and entered into by and between the  
12 City of Camas, a Washington Municipal Corporation, hereinafter the "City," and Grass  
13 Valley Holdings, LLC, a Nevada Limited Liability Company, APC Sunrise Summit LLC,  
14 a Washington Limited Liability Company, and Skola, LLC, a Washington Limited  
15 Liability Company, collectively GRASS VALLEY AFFILIATED ENTITIES (GRASS  
16 VALLEY), and Eiford Properties, LLC, a Washington Limited Liability Company  
17 (EIFORD). GRASS VALLEY and EIFORD are hereinafter collectively referred to as  
18 the "Developer".  
19

20 **RECITALS:**  
21

22 **WHEREAS**, Developer owns or controls certain real property which is located  
23 outside the City's present municipal boundary, but is located within the City's Urban  
24 Growth Boundary; the real property is more fully described in the attached Exhibit "A"  
25 and is incorporated by reference herein (hereafter the "Property"); and,  
26

27 **WHEREAS**, Developer and Fisher Asset Management, LLC, a Delaware Limited  
28 Liability Company (including any affiliate thereof, "Fisher"), have executed option  
29 agreements (hereafter the "Option Agreements") under which Fisher has been granted the  
30 option to purchase that portion of the Property more fully described in the attached  
31 Exhibit "B" which is incorporated by reference herein (hereafter the "Option Property");  
32 and,  
33

34 **WHEREAS**, the City seeks, through execution of this Agreement, to increase  
35 employment opportunities within the City, to generate property taxes and to increase  
36 opportunities for sales taxes for the City; and  
37

38 **WHEREAS**, dedication of land for public rights of way and utilities to serve the  
39 citizens of Camas are consistent with adopted plans and in the interest of the City; and  
40

41 **WHEREAS**, the City acknowledges the benefits associated with Fisher's  
42 ownership and development of the Option Property; and,  
43

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

1  
2 WHEREAS, the Washington State Legislature has authorized the execution of a  
3 Development Agreement between a local government and a person having ownership or  
4 control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and  
5

6 WHEREAS, local governments may also enter into a Development Agreement  
7 for real property outside its boundaries as part of a proposed annexation or service  
8 agreement pursuant to RCW 36.70B.170(1); and  
9

10 WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set  
11 forth the development standards and other provisions that shall apply to, govern and vest  
12 the development, use and mitigation of the development of real property for the duration  
13 specified in the agreement; which statute provides:  
14

15 (1) A local government may enter into a Development Agreement with a  
16 person having ownership or control of real property within its jurisdiction.  
17 A city may enter into a development agreement for real property outside  
18 its boundaries as part of a proposed annexation or a service agreement. A  
19 development agreement must set forth the development standards and  
20 other provisions that shall apply to and govern and vest the development,  
21 use, and mitigation of the development of the real property for the  
22 duration specified in the agreement. A development agreement shall be  
23 consistent with applicable development regulations adopted by a local  
24 government planning under chapter 36.70A RCW; and  
25

26 WHEREAS, the legislative findings supporting the enactment of this  
27 section provides:  
28

29 The legislature finds that the lack of certainty in the approval of  
30 development projects can result in a waste of public and private resources,  
31 escalate housing costs for consumers and discourage the commitment to  
32 comprehensive planning which would make maximum efficient use of  
33 resources at the least economic cost to the public. Assurance to a  
34 development project applicant that upon government approval the project  
35 may proceed in accordance with existing policies and regulations, and  
36 subject to conditions of approval, all as set forth in a development  
37 agreement, will strengthen the public planning process, encourage private  
38 participation and comprehensive planning, and reduce the economic costs  
39 of development. Further, the lack of public facilities and services is a  
40 serious impediment to development of new housing and commercial uses.  
41 Project applicants and local governments may include provisions and  
42 agreements whereby applicants are reimbursed over time for financing  
43 public facilities. It is the intent of the legislature by RCW 36.70B.170  
44 through 36.70B.210 to allow local governments and owners and  
45 developers of real property to enter into development agreements;  
46

1 and,

2 WHEREAS, for the purposes of this Development Agreement, "development  
3 standards" includes, but is not limited to, all of the standards listed in RCW  
4 36.70B.170(3); and

5  
6 WHEREAS, this Development Agreement by and between the City of Camas  
7 and DEVELOPER (hereinafter the "Agreement"), relates to the annexation, zoning and  
8 future development of the Property; and,  
9

10  
11 NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

12  
13 **Section 1. Development Agreement.** This Agreement is a Development Agreement  
14 to be implemented under the authority of and in accordance with RCW 36.70B.170  
15 through RCW 36.70B.210. It shall become a contract between Developer and the City  
16 upon the City's approval by ordinance or resolution following a public hearing as  
17 provided for in RCW 36.70B.170.

18  
19 **Section 2. Definitions.** As used in this Development Agreement, the following terms,  
20 phrases and words shall have the meanings and be interpreted as set forth in this Section.

21  
22 "Adopting Resolution" means the Resolution which approves this Development  
23 Agreement, as required by RCW 36.70B.200.

24 "Effective Date" means the effective date established by the Adopting Resolution.  
25

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

29  
30 **Section 4. Zoning and Comprehensive Plan Designations**

31 Upon the annexation of the Property into the City's municipal boundary the City shall  
32 establish zoning for the Property, consistent with Exhibit "C" which is attached hereto  
33 and incorporated by reference herein.  
34

35 **Section 4.1 Vesting**

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

1 successors if a Federal or State agency takes action that voids, nullifies or preempts the  
2 City's agreement to permit vesting as provided herein.  
3  
4

#### 5 **Section 4.2 Effect on Fees or Charges**

6 As provided for in RCW 36.70B.180, during the term of this Agreement, the  
7 development standards provided for in this Agreement shall not be subject to unilateral  
8 amendment, or amendment to zoning ordinances, development standards, or regulations,  
9 or a new zoning ordinance or development standard or regulations adopted after the  
10 effective date of this Agreement. Provided, however, that the vesting granted by this  
11 Agreement shall not apply to impact fees, taxes, permit application fees or utility  
12 connection charges, which shall be determined or calculated consistent with Camas  
13 provisions applicable on the date such fee, charge or tax is triggered. Within thirty days  
14 of Site Plan Review application(s) approval on some portion of the Property for 150,000  
15 square feet of building structure(s) containing uses consistent with the property's zoning  
16 as identified in Exhibit "C" and the zoning regulations identified in Exhibit "E", but  
17 specifically requiring that at least one third of the square footage shall be retail or office  
18 uses and specifically excluding any of The Property zoned for residential use, the City  
19 shall update its Capital Facilities Plan to include the sewer and water improvements  
20 identified in Exhibit "D". The City shall also as part of that process adjust its System  
21 Development Charges for sewer and water to reflect the addition of the sewer and water  
22 facilities identified in Exhibit "D". In no event shall the City's obligation to amend its  
23 Capital Facilities Plan or adjust its System Development Charges occur prior to  
24 September 15<sup>th</sup>, 2008. In the event that Developer wishes to have a building permit  
25 issued prior to September 15<sup>th</sup>, 2008, the Developer agrees that it will pay the difference  
26 between the SDC rate in effect on the date of the issuance of the building permit and  
27 whatever higher rate, if any, that is in effect on Sept 15, 2008. Such payment, if any,  
28 shall be made on or before October 15<sup>th</sup>, 2008.  
29  
30  
31

#### 32 **Section 4.3 Threat to Public Health**

33 Pursuant to RCW 36.70B.170, the City reserves the right to impose new or different  
34 regulations to the extent required by a serious threat to public health and safety.  
35

#### 36 **Section 5. 38<sup>th</sup> Avenue**

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

1 City's Capital Facilities Plan. The Developer agrees to dedicate a thirty foot half width  
2 right-of-way on either side of the centerline (approximate centerline location being the  
3 westerly extension of the currently constructed 38<sup>th</sup> Avenue) to the extent such area is  
4 located upon property owned by the Developer. If developer owns property on both  
5 sides of the centerline, Developer shall dedicate thirty feet on each side of the centerline.  
6 The dedication shall be made within six months of the effective date of this Agreement.  
7

#### 8 **Section 6. Sewer and Water**

9 The City agrees, to design and construct the extension of water and sewer facilities from  
10 Parker Road to Bybee Road substantially in accordance with the water and sewer  
11 improvement plan and map attached hereto as **Exhibit "D"** and incorporated by  
12 reference herein. Design of the sewer and water facilities by the City shall begin upon  
13 execution of this Agreement and shall be completed by June 2, 2008. Upon completion  
14 of design, the City will promptly prepare and submit any necessary application or  
15 information to the Washington Department of Ecology (DOE) or the Washington  
16 Department of Health (DOH) necessary in order for the City to construct and utilize the  
17 sewer and water facilities identified in **Exhibit "D"**; and, the City shall thereafter  
18 diligently pursue any approvals necessary from DOH or DOE to provide sewer or water  
19 services to the Property.  
20

#### 21 **Section 6.1 Sewer and water Construction**

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

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

### 3 4 **Section 6.2 Timing of construction**

5 The City's obligation to complete construction of the sewer and water facilities identified  
6 in Exhibit "D", except for the sewer pump station, shall be one year from the date of  
7 approval of the application(s) for Site Plan Review for 150,000 square feet of building  
8 structure(s), containing uses consistent with the property's zoning as identified in  
9 Exhibit "C" and which is consistent with the zoning regulations identified in Exhibit  
10 "E", but specifically requiring that at least one third of the uses be retail or office uses  
11 and specifically excluding any of The Property zoned for residential use. Provided,  
12 further that the City's obligation to go to bid on the pump station shall occur within ten  
13 days of the Developer applying for a building permit for a building approved under the  
14 Site Plan Review approval provided for in this Agreement and the City's obligation to  
15 begin construction of the sewer pump station shall be triggered by the commencement of  
16 construction of a building approved under the Site Plan Review approval provided for in  
17 this Agreement. The City shall complete construction of the sewer pump station within  
18 90 days from the commencement of construction. In no event shall the City's obligation  
19 to complete construction of any of the sewer and water facilities be earlier than June 1,  
20 2009. Provided further, the City may subsequently agree to complete the construction  
21 sooner. Approval of the extension of the sewer and water lines is subject to approvals by  
22 DOE and DOH. The commencement of the construction time frames are contingent upon  
23 those approvals being secured by the City. The City shall not be held responsible for  
24 delays caused by outside agency review and approval processes, provided the City timely  
25 applies and/or provides information to DOE and DOH in accordance with Section 6.

### 26 27 **Section 6.3 Required Sewer and Water Service**

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

### 32 33 **Section 7. Further Discretionary Actions.**

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

### 39 40 **Section 8. Remedies.**

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

1 **Section 9. Performance.**

2 Failure by either party at any time to require performance by the other party of any of the  
3 provisions hereof shall in no way affect the parties' rights hereunder to enforce the same,  
4 nor shall any waiver by a party of the breach hereof be held to be a waiver of any  
5 succeeding breach or a waiver of this non-waiver clause.  
6

7 **Section 10. Venue.**

8 This Agreement shall be construed in accordance with and, governed by, the laws of the  
9 State of Washington. The parties agree to venue in the Superior Court for Clark County,  
10 State of Washington, to resolve any disputes that may arise under this Agreement.  
11

12 **Section 11. Severability.**

13 If any portion of this Agreement shall be invalid or unenforceable to any extent, the  
14 validity of the remaining provisions shall not be affected thereby.  
15

16 **Section 12. Inconsistencies**

17 If any provisions of the Camas Municipal Code are deemed inconsistent with the  
18 provisions of this Agreement, the provisions of this Agreement shall prevail.  
19

20 **Section 13. Binding on Successors and Recording.**

21 This Agreement shall run with the land and be binding upon and inure to the benefit of  
22 Developer, the parties, and their respective heirs, successors and assigns. This  
23 Agreement shall be recorded against the real property indicated on **Exhibit "A"** with the  
24 Clark County Auditor.  
25

26 Developer may sell or otherwise lawfully dispose of any portion of the Property to  
27 another person who, unless otherwise released by all parties, shall be subject to the  
28 applicable provisions of this Agreement related to such portion of the Property.  
29

30 **Section 14. Recitals.**

31 Each of the recitals contained herein are intended to be, and are incorporated as,  
32 covenants between the parties and shall be so construed.  
33

34 **Section 15. Amendments.**

35 This Agreement may only be amended by mutual agreement of the parties.  
36

37 IN WITNESS WHEREOF, the parties hereto have caused this Development  
38 Agreement to be executed as of the dates set forth below:  
39

40  
41 CITY OF CAMAS, WASHINGTON  
42

43 

44  
45 By (person signing) PAUL DENNIS

46 Title MAYOR

1  
2  
3 GRASS VALLEY HOLDINGS, LLC

4  
5 David Lugiani pres.  
6 By (person signing) DAVID LUGIANI  
7 Title APC INC. mgr.  
8  
9

10 APC SUNRISE SUMMIT, LLC

11  
12 David Lugiani pres.  
13 By (person signing) DAVID LUGIANI  
14 Title APC INC. mgr.  
15  
16  
17

18 SKOLA, LLC

19  
20 David Lugiani pres.  
21 By (person signing) DAVID LUGIANI  
22 Title APC INC. mgr.  
23  
24  
25

26 EIFORD PROPERTIES, LLC

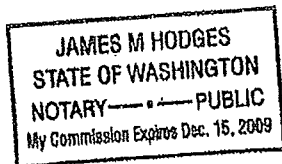
27  
28 Dwayne L. Eiford  
29 By (person signing) Dwayne L. Eiford  
30 Title President  
31  
32  
33

34 STATE OF WASHINGTON )  
35 ) ss.  
36 County of Clark )  
37

38 I certify that I know or have satisfactory evidence that  
39 PAUL DENNIS is the person who appeared before me, and said person  
40 acknowledged that he signed this instrument, on oath stated that he was authorized to  
41 execute the instrument and acknowledged it as the MAYOR of the  
42 City of CAMAS, Washington, to be the free and voluntary act of such party for the uses  
43 and purposes mentioned in the instrument.  
44

45 Dated: 1/08/08  
46

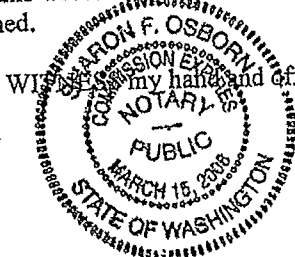




James M. Hodges  
Notary Public in and for the State of  
Washington, residing at Vancouver.  
My appointment expires: 12/15/09


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 and for the State of:  
residing at Vancouver  
My appointment expires: 3/15/2008

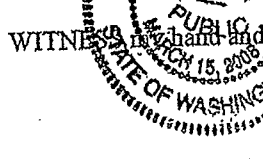
STATE OF WASHINGTON )  
 )ss  
COUNTY OF CLARK )

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 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.

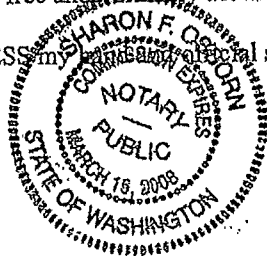
WITNESS my hand and official seal hereto affixed the day and year first above written.  
  
Sharon F. Osborn  
NOTARY PUBLIC and for the State of:  
residing at Vancouver

My appointment expires: 3/15/2008

STATE OF WASHINGTON )  
 )ss  
COUNTY OF CLARK )

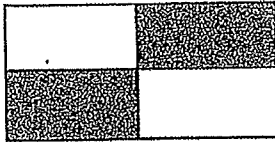
On this day personally appeared before me Dwayne L. EIFORD, to me known as the PRESIDENT of EIFORD PROPERTIES, LLC and acknowledged that he signed this document as his free and voluntary act and deed for the uses and purposes therein mentioned.

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



Sharon F. Osborn  
NOTARY PUBLIC 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](http://www.hagedornse.com)

January 7, 2008

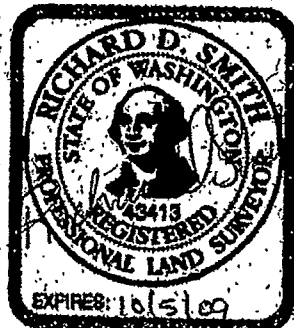
**PARCEL NO 177489 AND 126043:**

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



LANDSCAPE ARCHITECTURE  
SURVEYING

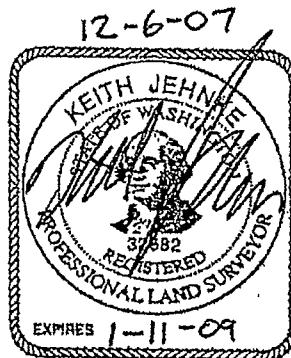
Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

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:

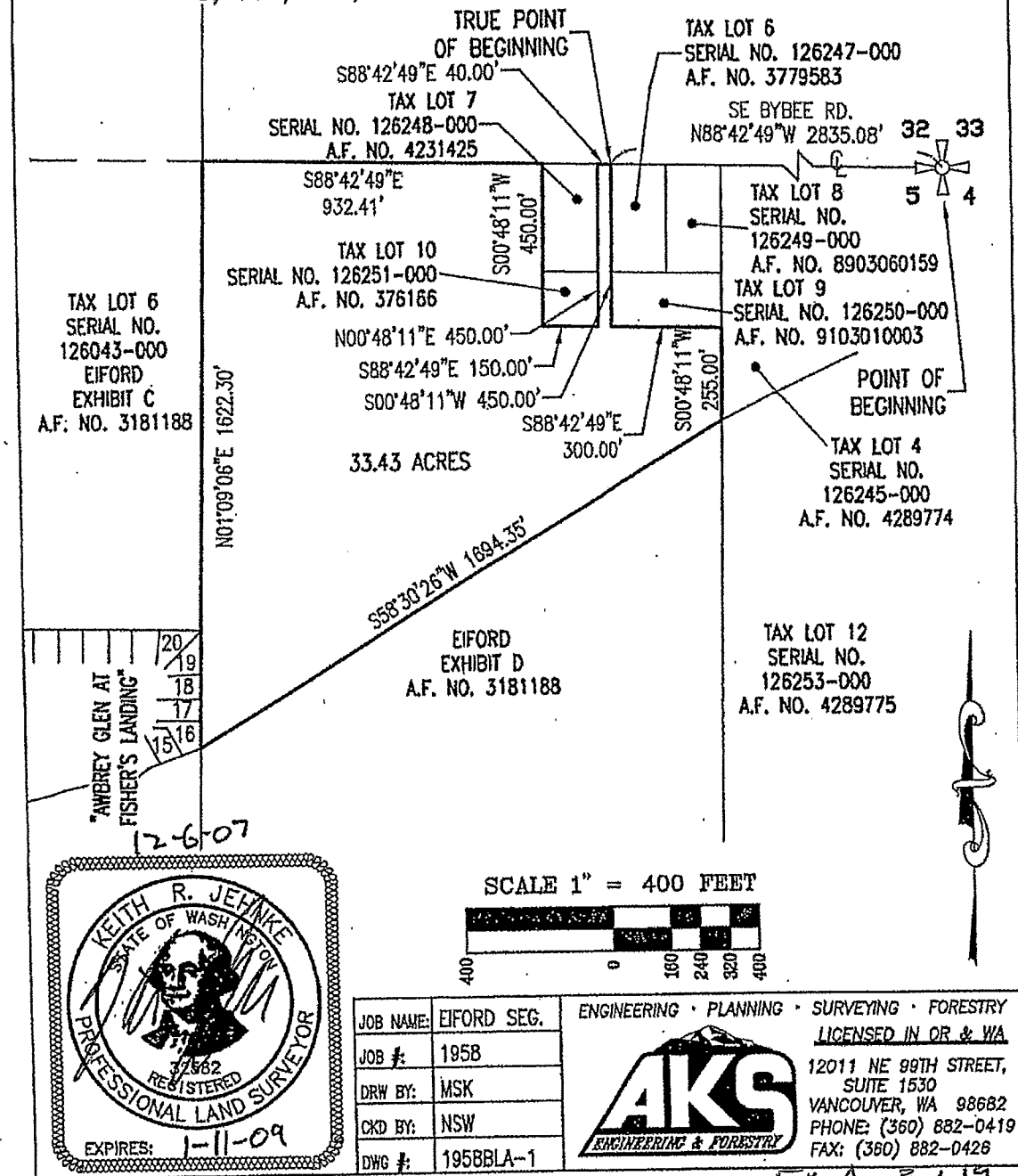
Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2835.08 feet to the True Point of Beginning; thence along the west line of Auditor's File No. 3779583 and 9103010003 South 00°48'11" West 450.00 feet to the southwest corner of Auditor's 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.



Ex A. 2419

**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**



ENGINEERING PLANNING  
FORESTRY

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



LANDSCAPE ARCHITECTURE  
SURVEYING

Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

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:

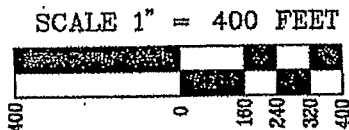
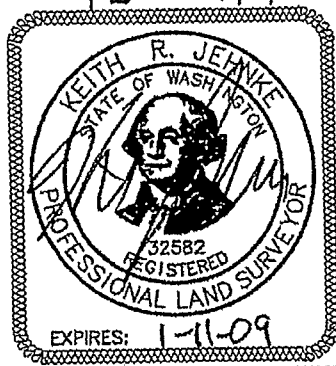
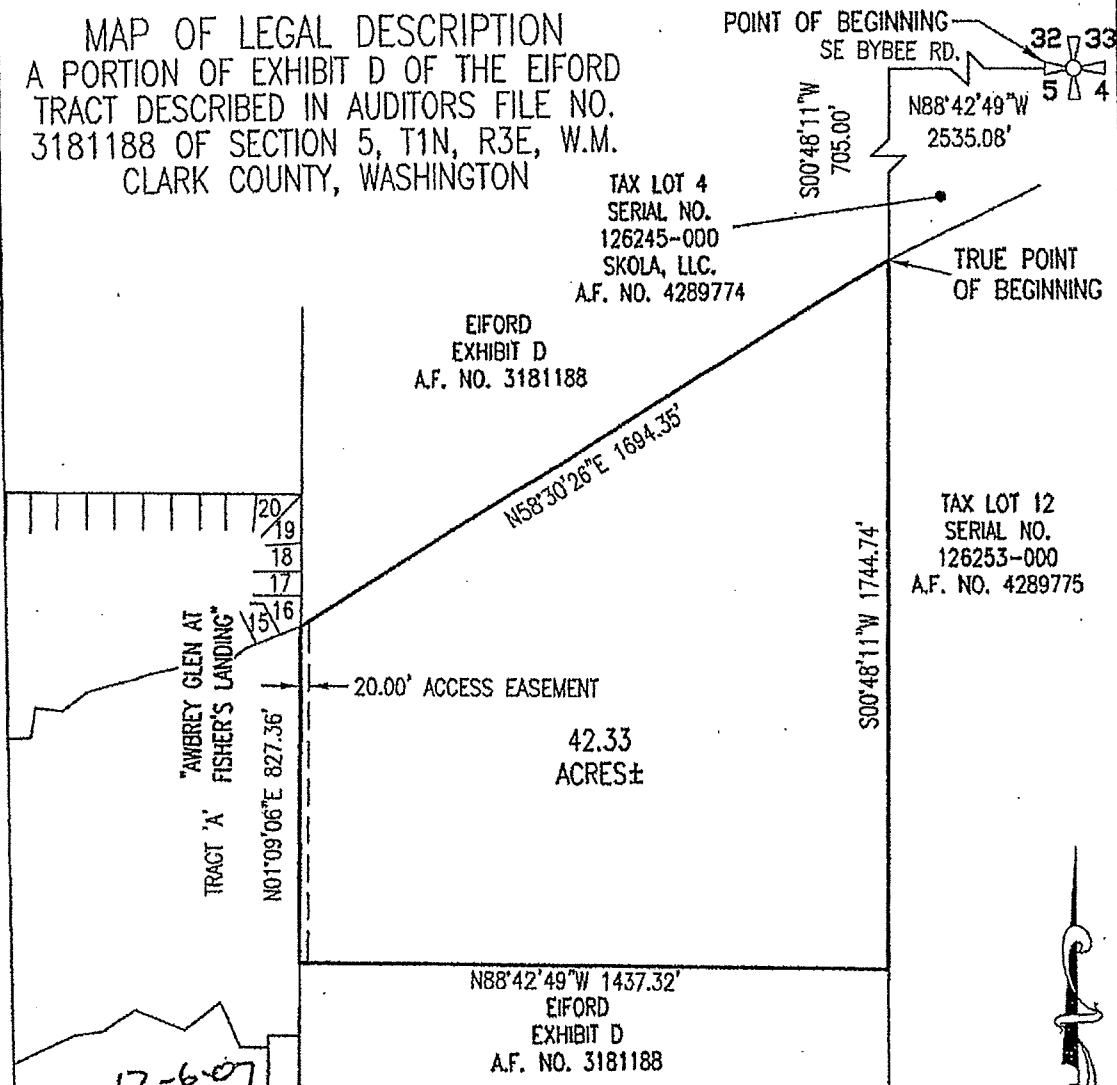
Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289774 South 00°48'11" West 705.00 feet to the True Point of Beginning; thence along the west line of Auditor's 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.



Ex A 419

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



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

ENGINEERING • PLANNING • SURVEYING • FORESTRY  
LICENSED IN OR & WA

**AKS**  
ENGINEERING & FORESTRY

12011 NE 99TH STREET,  
SUITE 1530  
VANCOUVER, WA 98682  
PHONE: (360) 882-0419  
FAX: (360) 882-0426

ECA 5419



ENGINEERING PLANNING  
FORESTRY

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



LANDSCAPE ARCHITECTURE  
SURVEYING

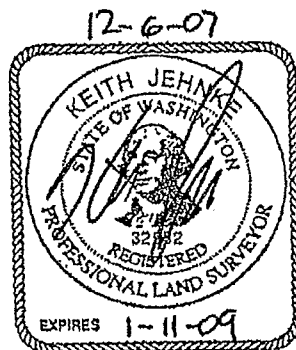
Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

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:

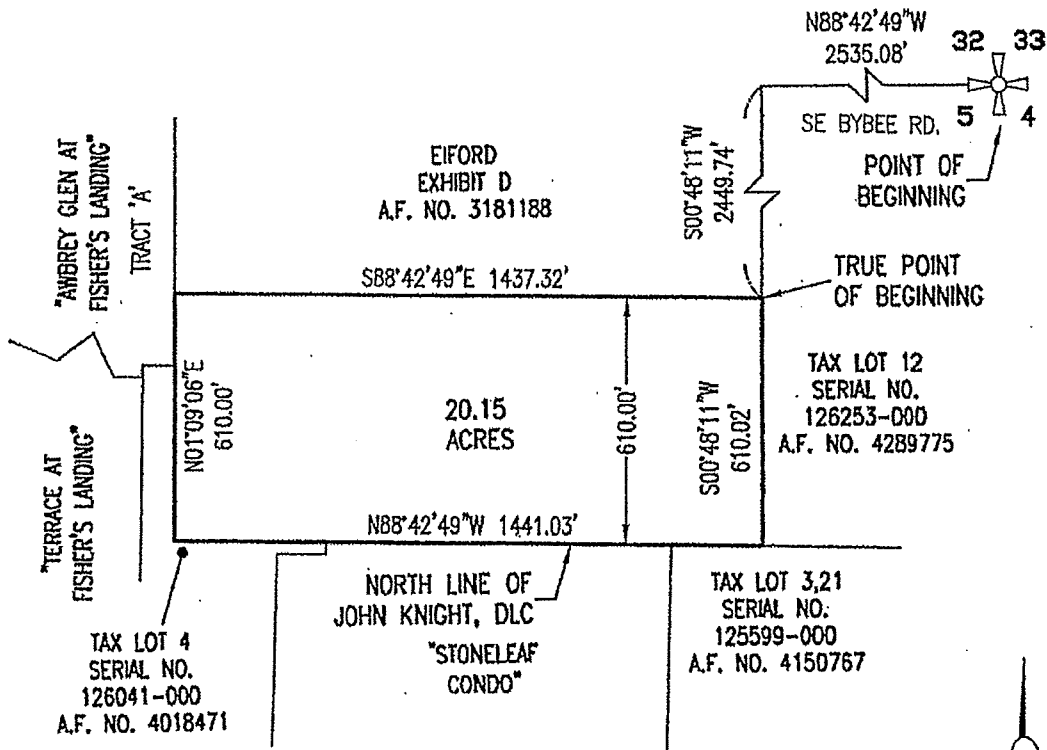
Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289775 and the northerly projection thereof South 00°48'11" West 2449.74 feet to the True Point of Beginning; 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.



Ex A. 6119

**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



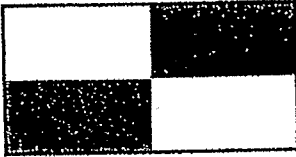
SCALE 1" = 400 FEET



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

ENGINEERING • PLANNING • SURVEYING • FORESTRY  
**AKS**  
ENGINEERING & FORESTRY  
12011 NE 99TH STREET,  
SUITE 1530  
VANCOUVER, WA 98682  
PHONE: (360) 882-0419  
FAX: (360) 882-0426

Ex. A 19



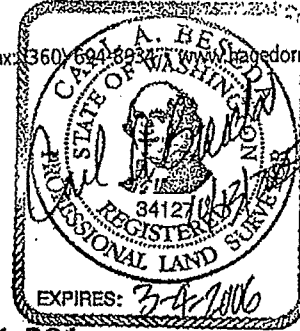
# HAGEDORN, INC.

**SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • [www.hagedornse.com](http://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  $88^{\circ} 42' 55''$  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  $88^{\circ} 42' 55''$  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  $20^{\circ} 02' 22''$  East, along said West line, 587.74 feet to the Southwest corner of Lot 1 and the TRUE POINT OF BEGINNING; thence continuing North  $20^{\circ} 02' 22''$  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  $57^{\circ} 14' 06''$  East, 93.09 feet; thence along the arc of a 201.00 foot radius curve to the right, through a central angle of  $51^{\circ} 08' 20''$ , for an arc distance of 179.40 feet to the West line of "County Ridge" (H-263); thence South  $01^{\circ} 23' 09''$  West, along said West line, 161.13 feet to the Southeast corner of Lot 1 of Short Plat 1-301; thence North  $69^{\circ} 57' 38''$  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

EA A. 8 1 19



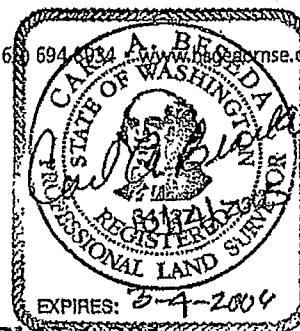
# HAGEDORN, INC.

**SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-6934 • [www.hagedornse.com](http://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  $88^{\circ} 42' 55''$  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  $88^{\circ} 42' 55''$  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  $20^{\circ} 02' 22''$  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  $20^{\circ} 02' 22''$  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  $69^{\circ} 57' 38''$  East, 278.51 feet to the Southeast corner of Lot 1 of Short Plat 1-301; thence South  $01^{\circ} 23' 09''$  West, 205.82 feet to the Northeast corner of Lot 3 of Short Plat 1-301; thence North  $69^{\circ} 57' 38''$  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 7419

167

4255232 D

2

RecFee - \$33.00 Pages: 2 - FIRST AMERICAN TITLE  
Clark County, WA 12/01/2008 04:00



AFTER RECORDING MAIL TO:

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

has been paid  
\$10,680.00  
Rep. # 60237 Date 12-7-06  
Sec. 61, see Affd. No.  
Doug Lasher  
Clark County Treasurer  
Deputy

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

Space above this line for Records use only

### 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

APN: 177451-010

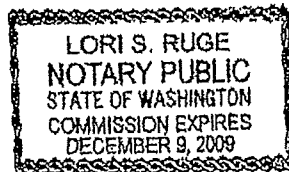
Statutory Warranty Deed  
- continued

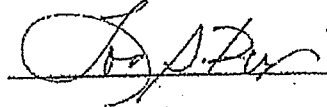
File No.: 4283-938377 (DJB)  
Date: 11/16/2006

STATE OF Washington )  
COUNTY OF Clark )-ss )

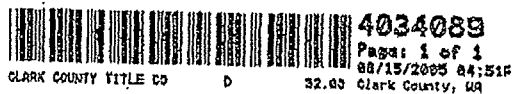
I certify that I know or have satisfactory evidence that **Jerrold D. Campbell and Debra J.B. Campbell**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and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

Dated: 12/1/06



  
Notary Public in and for the State of Washington  
Residing at: Ridgelyield  
My appointment expires: 12-19/09

Ex. A 11-4-11



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  
\$ 1085.00 has been paid  
Recp.# 573310 Date 8/15/05  
Sec. 61, see Affd. No.             
Doug Lathier  
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

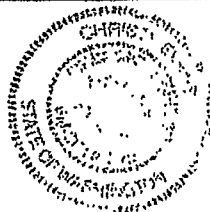
Asst  
Dated this 5th day of July, 2005.

\_\_\_\_\_  
Jerome T. Jarrett  
\_\_\_\_\_  
Stephanie M. Jarrett

STATE OF WASHINGTON  
COUNTY OF clark } ss

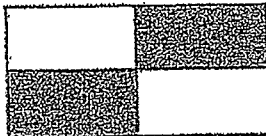
I certify that I know or have satisfactory evidence that Jerome T. Jarrett and Stephanie M. Jarrett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this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

Dated: 8-15-05



\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires: 7/20/07

Ex. A 12 of 19



**HAGEDORN, INC.**

**SURVEYORS AND ENGINEERS**

1624 Broadway, Suite 5 • Vancouver, WA 98663 • (360) 606-4420 • (253) 636-4425 • Fax: (360) 624-5934 • [www.hagedornse.com](http://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.

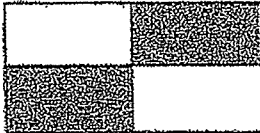
SUBJECT TO easements and restrictions of record.

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



Ex A 13.419





**HAGEDORN, INC.**

**SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (206) 690-4428 • (866) 690-4428 • Fax: (360) 684-6834 • [www.hagedorninc.com](http://www.hagedorninc.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:

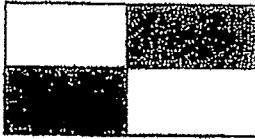
BEGINNING at the Northeast corner of that tract conveyed to Fred Watson, described in Deed Book 296, page 123 records of the Clark County Auditor, said point being 1815.00 feet West of the Northeast corner of said Section 5; thence South  $0^{\circ} 48' 05''$  West, along the East line of said "Watson 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  $0^{\circ} 48' 05''$  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  $58^{\circ} 22' 49''$  West, along said North right-of-way line, 465.99 feet; thence North  $0^{\circ} 48' 05''$  East, 366.60 feet to the North line of the Joel Knight Donation Land Claim; thence South  $89^{\circ} 26' 19''$  East, along said North line, 393.36 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-20071 Grass Valley TL 81.rds



Ex A. 14 of 19



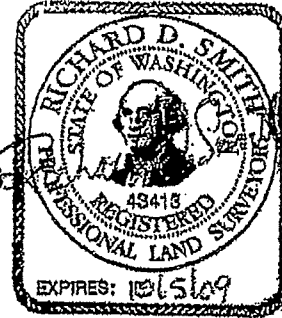
# HAGEDORN, INC.

*SURVEYORS AND ENGINEERS*

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 686-4428 • (866) 686-4428 • Fax: (360) 694-8934 • [www.hagedornse.com](http://www.hagedornse.com)

December 3, 2007

**LEGAL DESCRIPTION  
FOR  
GRASS VALLEY HOLDINGS, LLC**



**PARCEL NO 126253-000:**

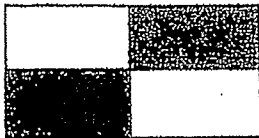
That portion of the West half of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

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  $88^{\circ} 42' 55''$  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  $0^{\circ} 48' 05''$  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  $63^{\circ} 21' 30''$  West, 811.36 feet to the East line of the "Elford tract", as described under Clark County Auditor's File No. 3182988; thence South  $0^{\circ} 48' 05''$  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  $88^{\circ} 26' 19''$  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  $0^{\circ} 48' 05''$  East, along said West line, for a distance of 1661.07 feet to the Northwest corner thereof; thence South  $89^{\circ} 26' 19''$  East, 393.36 feet to the Northeast corner thereof and the West line of said "MacDonald tract"; thence North  $0^{\circ} 48' 05''$  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.

LD-20071 Skola-Parcel 126253-000.rds  
04-083-1

Ex. A. 15 of 19



# HAGEDORN, INC.

*SURVEYORS AND ENGINEERS*

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-8834 • www.hagedornse.com

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  $88^{\circ} 42' 55''$  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  $0^{\circ} 48' 05''$  West, along the West line of said "MacDonald tract", for a distance of 325.00 feet; thence South  $63^{\circ} 21' 30''$  West, 811.36 feet to the East line of the "Elford tract", as described under Clark County Auditor's File No. 3182988; thence North  $0^{\circ} 48' 05''$  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  $88^{\circ} 42' 55''$  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. 20<sup>th</sup> Street).

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

Ex. A 16 & 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 & 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  $88^{\circ}55'44''$  East 163.08 feet along the South line of said G 262307; thence North  $18^{\circ}55'36''$  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  $0^{\circ}15'07''$  West 1022.46 feet, more or less, along said West line TO THE POINT OF BEGINNING.

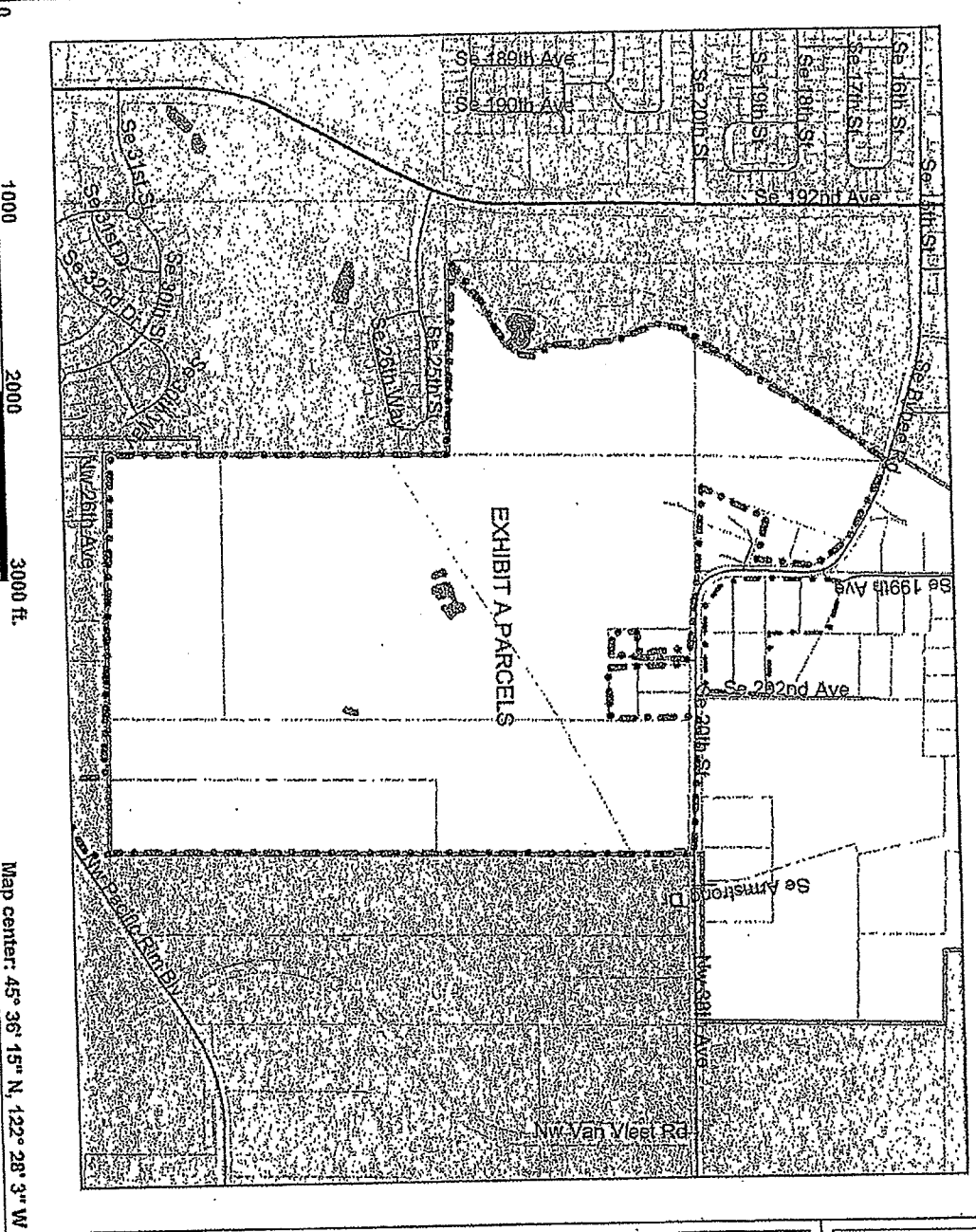
EXCEPT that portion lying within Bybee Road.

Ex. A 18 & 19

**Legend**

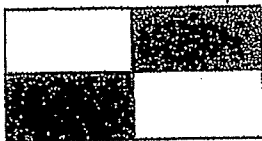
- ▬ Parcels
- ▬ Roads
- ↘ Alley
- ↘ Arterial
- ↘ BKR
- ↘ DNR (Private Lands)
- ↘ Driveway
- ↘ Interstate
- ↘ Interstate Ramp
- ↘ Primary Arterial
- ↘ Private Roads
- ↘ Private Roads w/o Names
- ↘ Public Roads
- ↘ SR Ramp
- ↘ State Route
- ▬ Waterbodies
- ▬ City Boundaries
- ▬ Urban Growth Boundaries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

Ex. A. 19 d 19



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**



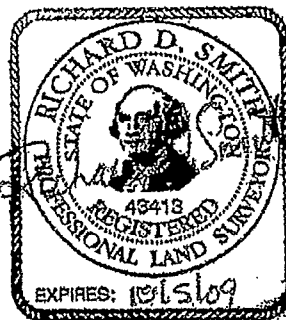
**HAGEDORN, INC.**

*SURVEYORS AND ENGINEERS*

1824 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:

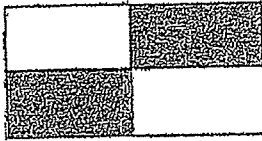
BEGINNING at a brass cap at the Northeast corner of Section 5, as shown in Book 9 of Surveys, page 116, Clark County Auditor's Records; thence North 88° 42' 55" West, along the North line of the Northeast quarter of said Section 5, for a distance of 1815.00 feet to the Northwest corner of Parcel #6 of 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.

LD-2007\Skola-Parcel 126253-000.rds  
04-083-1

Ex. B 1 of 6





**HAGEDORN, INC.**

**SURVEYORS AND ENGINEERS**

1954 Broadway, Suite B • Vancouver, WA 98683 • (360) 698-4428 • (800) 606-4428 • Fax: (360) 594-2934 • [www.hagedornse.com](http://www.hagedornse.com)

November 30, 2006

**LEGAL DESCRIPTION  
FOR  
GRASS VALLEY HOLDINGS LLC**

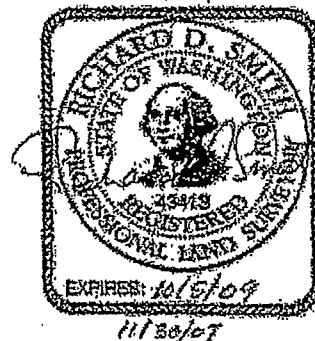
**TAX LOT #13, SERIAL NO. 126254-000:**

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:

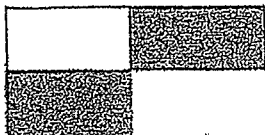
BEGINNING at the Northeast corner of that tract conveyed to Fred Watson by deed recorded in Book 296, page 123, Deed Records, said point being 27.50 chains West of the Northeast corner of said Section 5; thence South 0° 29' East, along the East line of said "Watson tract", 46.36 chains to a point on 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-28071 Grass Valley TL 13.rds  
04-083-1



EX. B Z & O



**HAGEDORN, INC.**

**SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 698-4428 • (360) 698-4428 • Fax: (360) 694-6834 • [www.hagedornse.com](http://www.hagedornse.com)

November 30, 2007

**LEGAL DESCRIPTION  
FOR  
GRASS VALLEY HOLDINGS LLC**

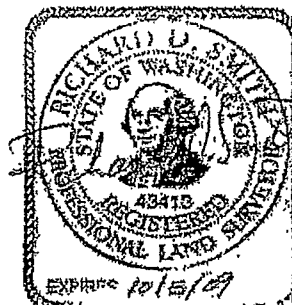
**TAX LOT #81, SERIAL NO. 125668-000:**

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  $0^{\circ} 48' 05''$  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  $0^{\circ} 48' 05''$  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  $58^{\circ} 22' 49''$  West, along said North right-of-way line, 465.99 feet; thence North  $0^{\circ} 48' 05''$  East, 366.60 feet to the North line of the Joel Knight Donation Land Claim; thence South  $89^{\circ} 26' 19''$  East, along said North line, 393.36 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD-20071 Grass Valley TL 81.rds



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



LANDSCAPE ARCHITECTURE  
SURVEYING

Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

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:

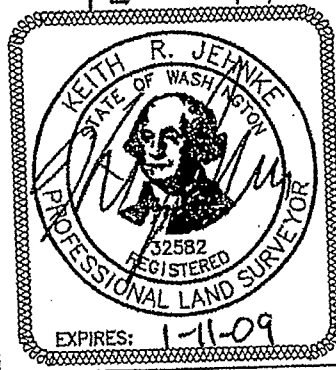
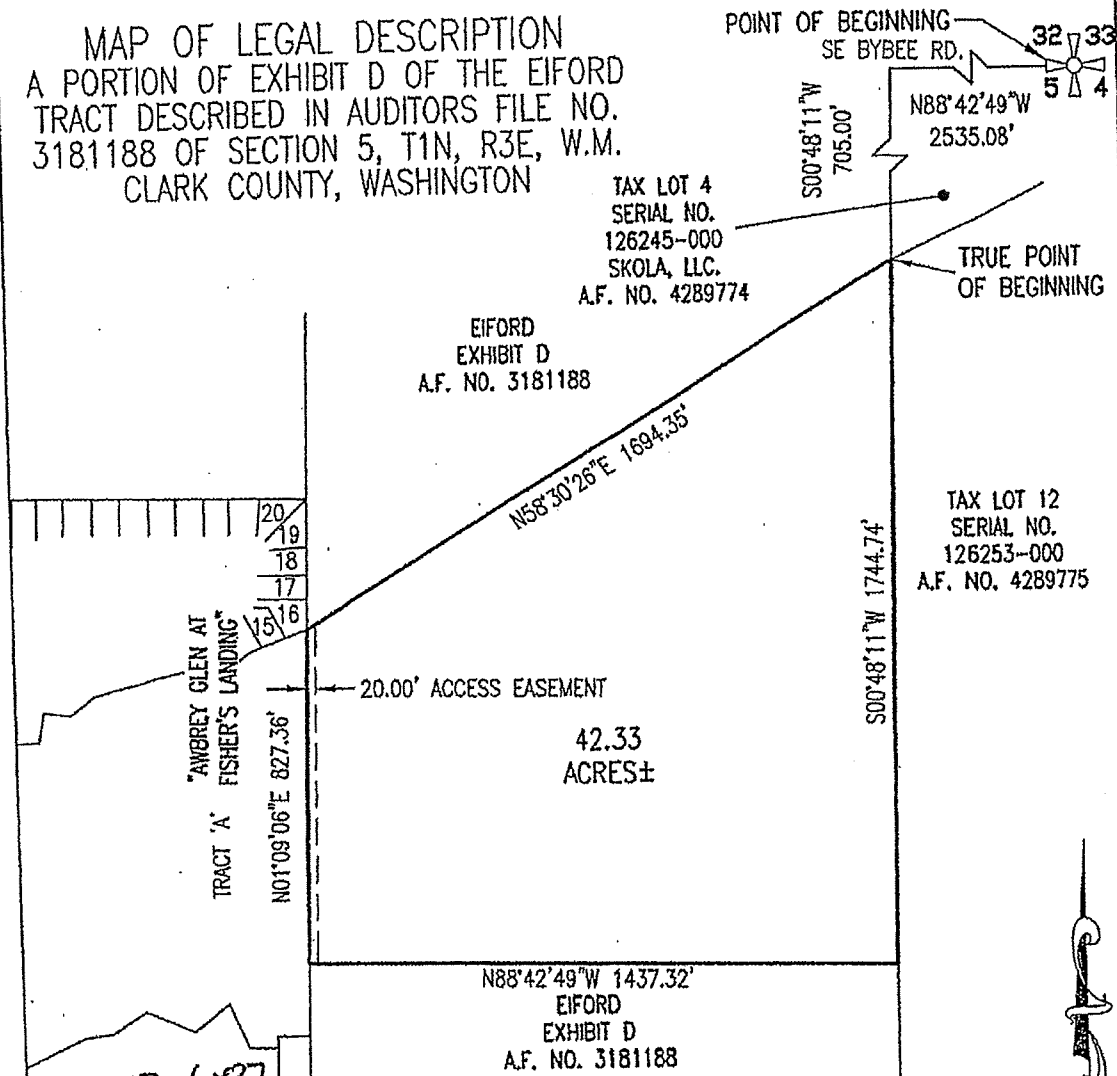
Beginning at the Northeast Section corner of Section 5, thence along the north line of said Section 5 North 88°42'49" West 2535.08 feet to a point; thence along the west line of Auditor's File No. 4289774 South 00°48'11" West 705.00 feet to the True Point of Beginning; thence along the west line of Auditor's 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.



Ex. B 4 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



SCALE 1" = 400 FEET



Ex. B 5 d 5

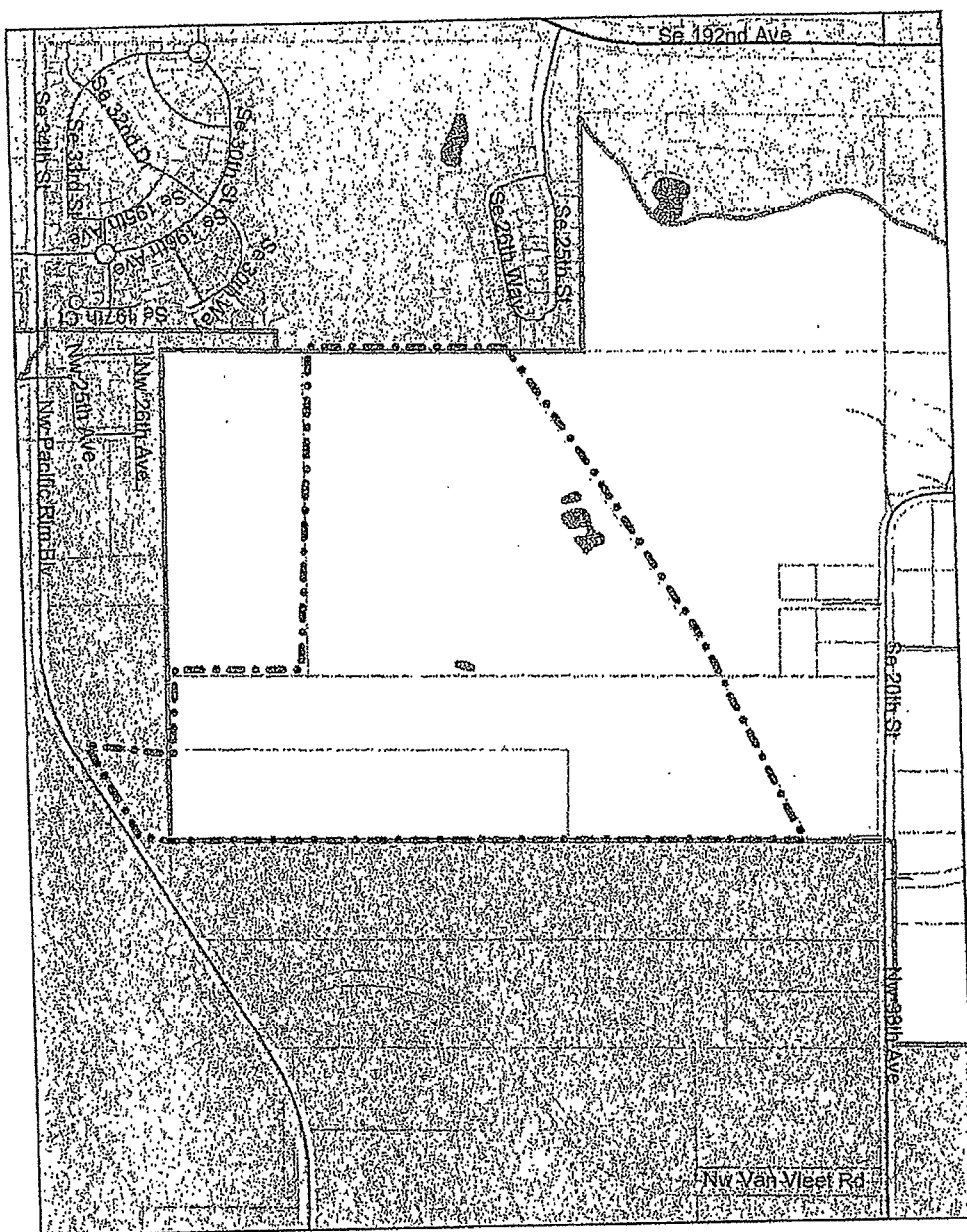
JOB NAME:	EIFORD SEG.
JOB #:	1958
DRW BY:	MSK
CKD BY:	NSW
DWG #:	1958BLA-3

ENGINEERING • PLANNING • SURVEYING • FORESTRY  
LICENSED IN OR & WA



12011 NE 99TH STREET,  
SUITE 1530  
VANCOUVER, WA 98682  
PHONE: (360) 882-0419  
FAX: (360) 882-0426

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.



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



Ex B 6 of 6

### Legend

- Parcel
- Road
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Intersect
- Intersect Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Name
- Purple Road
- SR Ramp
- State Route
- Waterbodies
- City Boundaries
- Urban Growth Boundaries
- County Boundary
- County Boundary

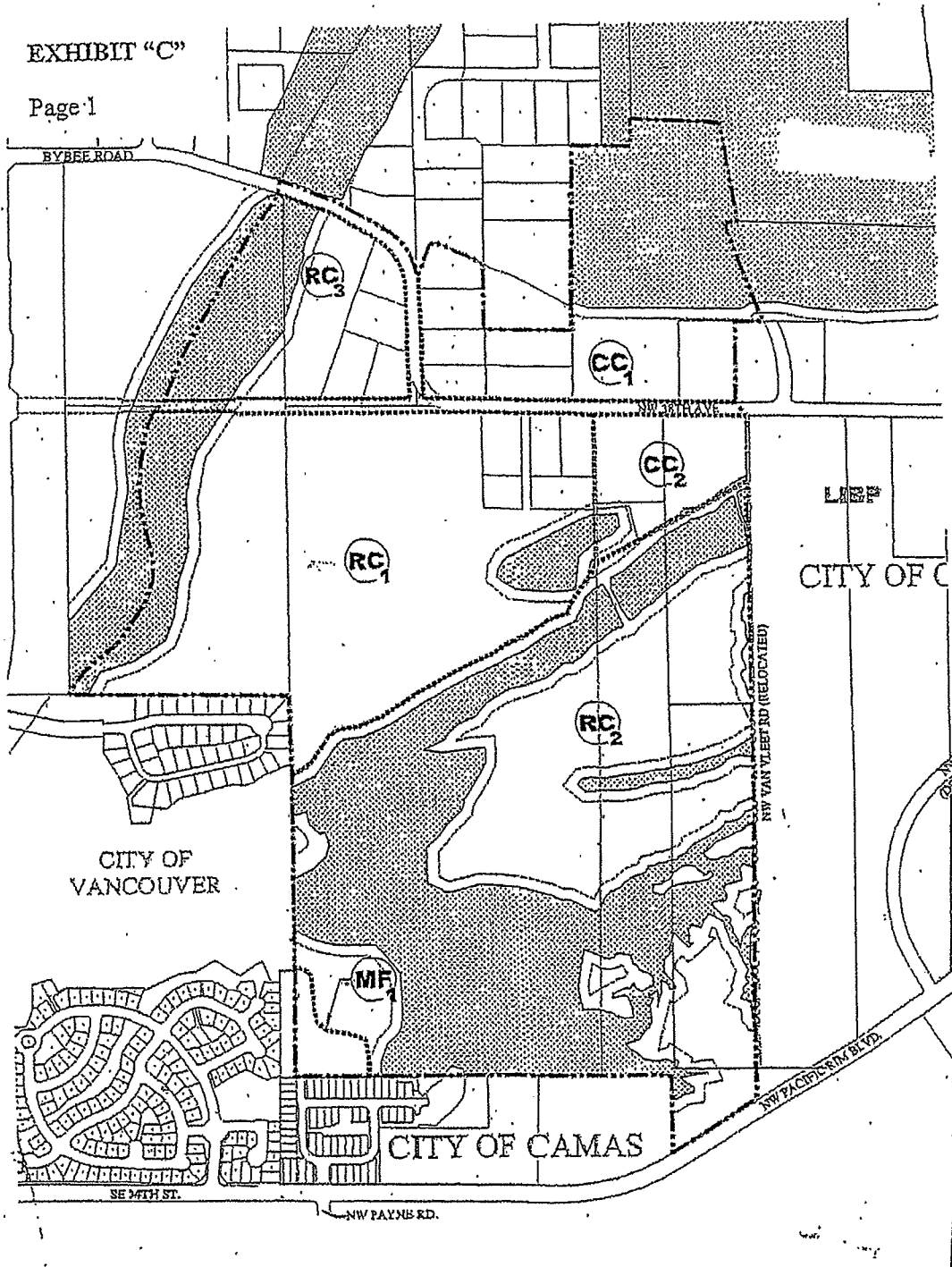


Scale: 1:8,615

## EXHIBIT C TO PRE-ANNEXATION DEVELOPMENT AGREEMENT

EXHIBIT "C"

Page 1



ANNEXATION ZONING

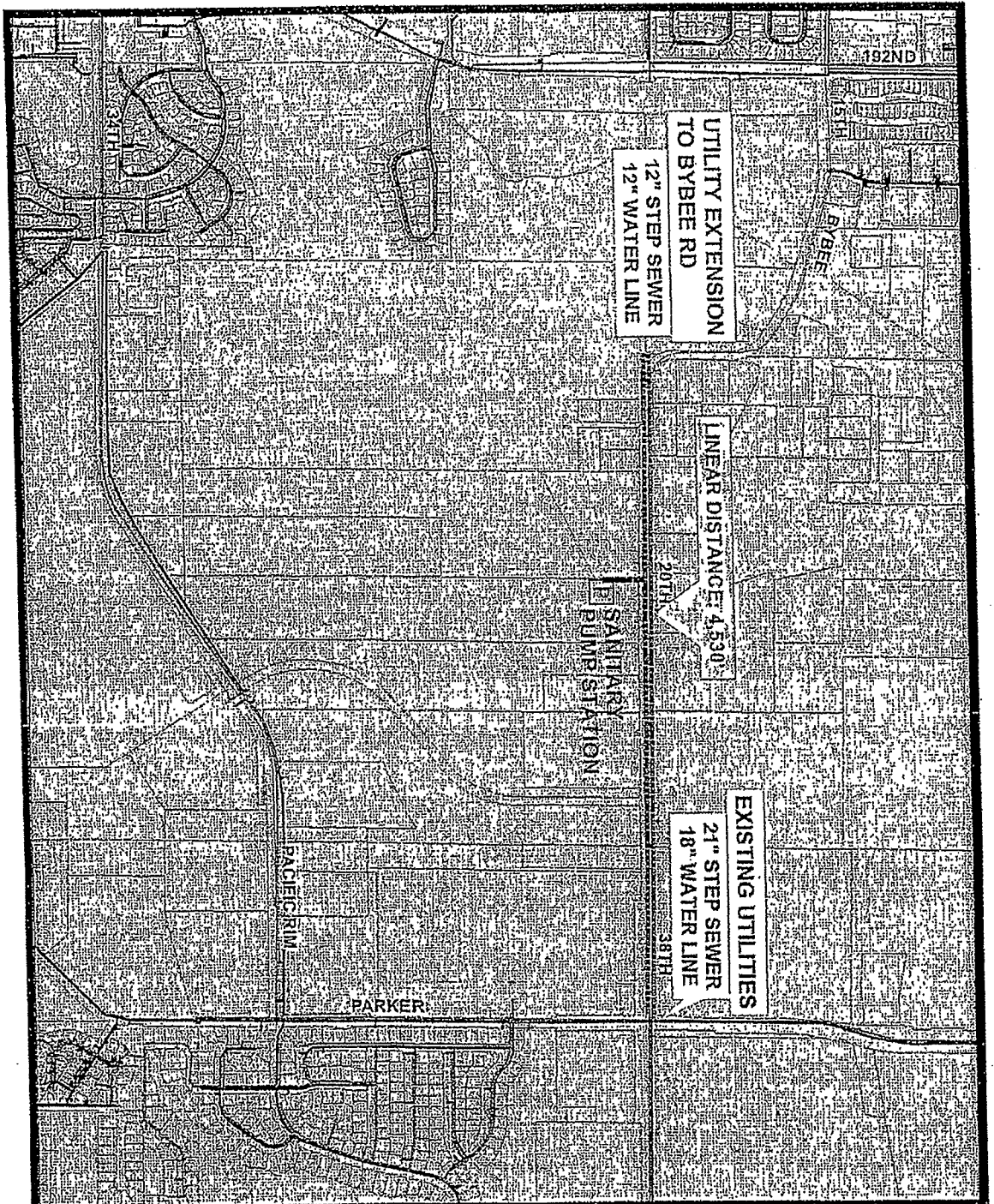
## Page 2

WEST CAMAS STUDY AREA LAND USE TABLE		
08/30/07.	GROSS AREA	APPROX. NET AREA
RC1 REGIONAL COMMERCIAL	64.0 AC	52.4 AC
RC2 REGIONAL COMMERCIAL	101.3 AC	37.5 AC
RC3 REGIONAL COMMERCIAL	17.9 AC	9.1 AC
CC1 COMMUNITY COMMERCIAL	29.5 AC	14.3 AC
CC2 COMMUNITY COMMERCIAL	8.2 AC	7.1 AC
MF1 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	

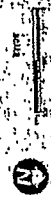


**EXHIBIT D TO PRE-ANNEXATION DEVELOPMENT AGREEMENT**

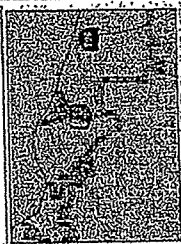


**EXHIBIT D**

- WATER EXTENSION
- SEWER EXTENSION
- WATER LINE
- SEWER LINE



**SOURCE DATA**  
 ALL DATA IS BASED ON THE  
 2011 AERIAL PHOTOGRAPHY  
 AND THE 2011 GROUND SURVEY  
 CONDUCTED BY THE ENGINEER  
 FOR THE PROJECT.

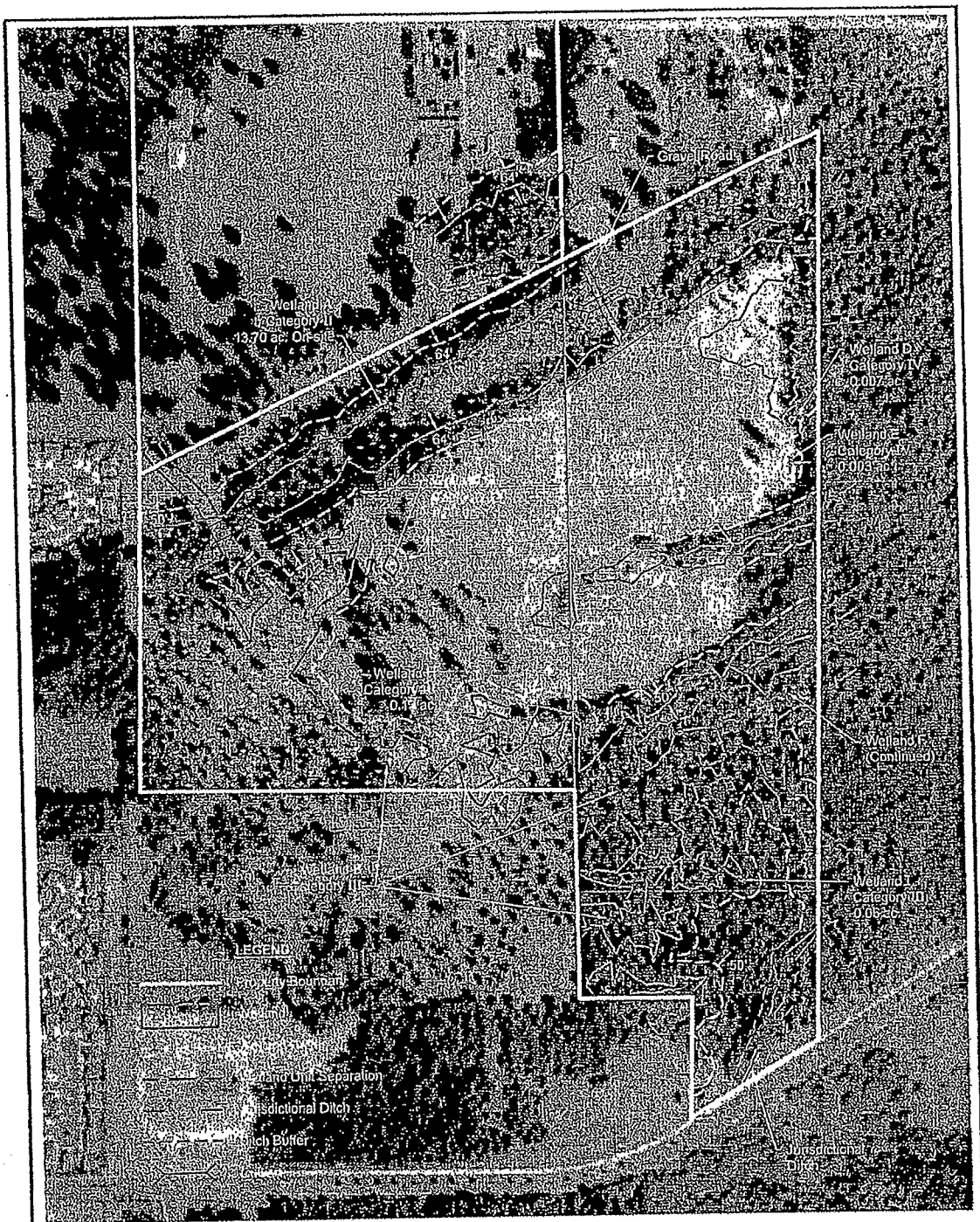


**CHUCK MACKENZIE**  
 CIVIL ENGINEER  
 1000 1ST AVENUE, SUITE 100  
 SEASIDE, CA 92134  
 (619) 441-1111  
 CHUCK@CHUCKMACKENZIE.COM

Exhibit E

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

Wetland Delineation



**NOTE:**

1. Wetland boundaries were surveyed using hand-held GPS units with a  $\pm 20$  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  
 OWN: GB  
 REQ. BY: LW  
 PRJ. MGR: LW  
 CHK: MMW  
 APPR:  
 PROJ#: 1695.01

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

7/24/08

**ENGINEERING PLANNING  
FORESTRY**

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



**LANDSCAPE ARCHITECTURE  
SURVEYING**

Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

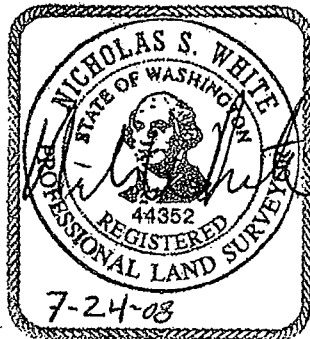
**EXHIBIT A**

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**.

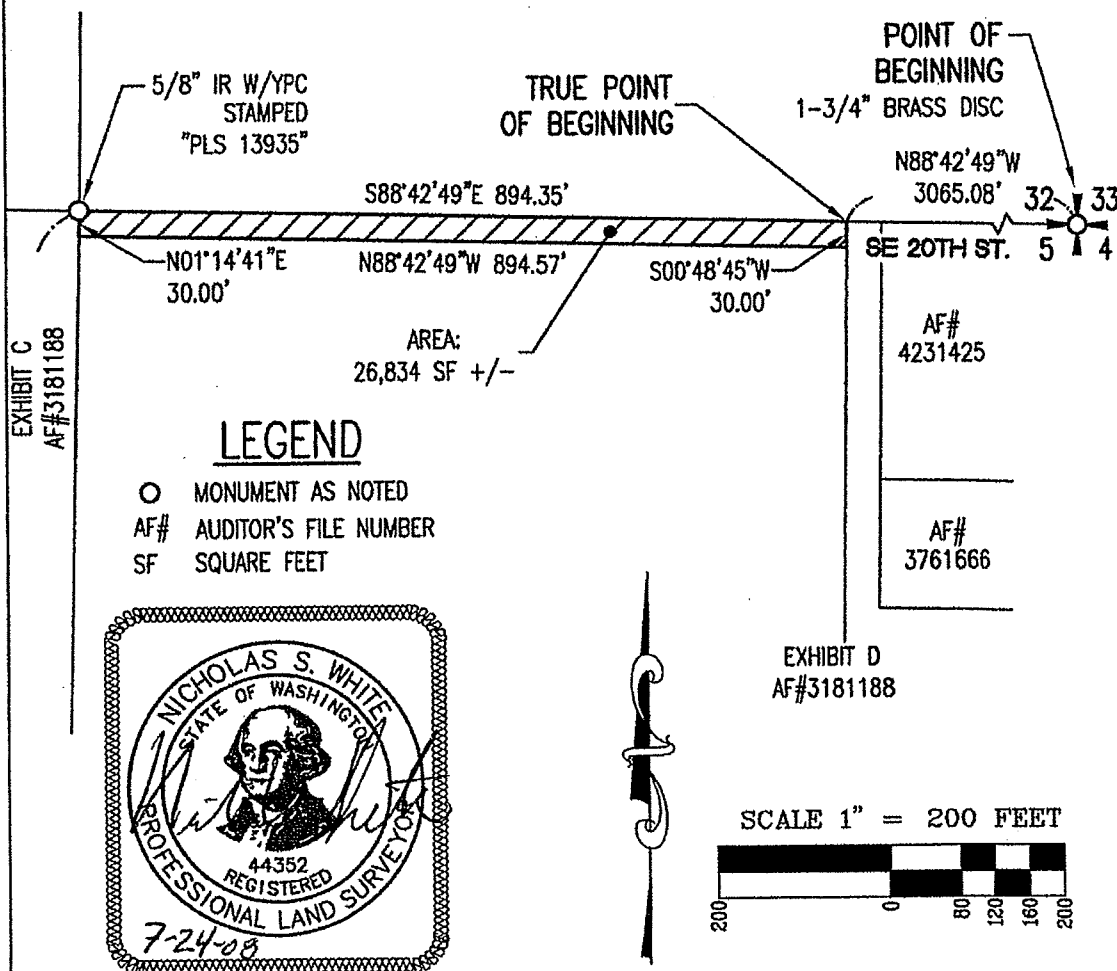
The above described tract of land contains 26,834 square feet, more or less. The basis of bearings for the above described tract is Book 311 Page 53, Clark County Survey Records.



# 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

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

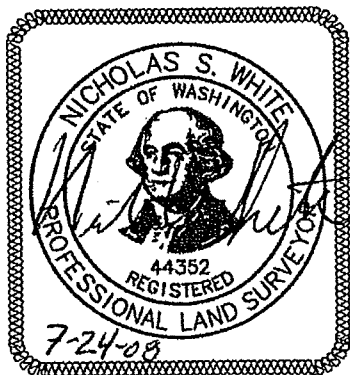
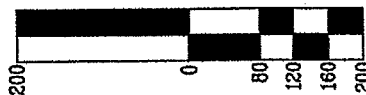


EXHIBIT D  
AF#3181188

SCALE 1" = 200 FEET



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

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
FORESTRY • SURVEYING  
**AKS**  
ENGINEERING & FORESTRY  
LICENSED IN OR & WA  
13910 SW GALBREATH DR, #100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969  
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

**ENGINEERING PLANNING  
FORESTRY**

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



**LANDSCAPE ARCHITECTURE  
SURVEYING**

Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

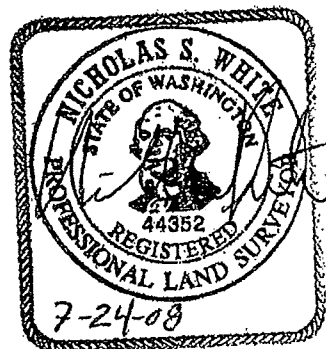
**EXHIBIT A**

**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**.

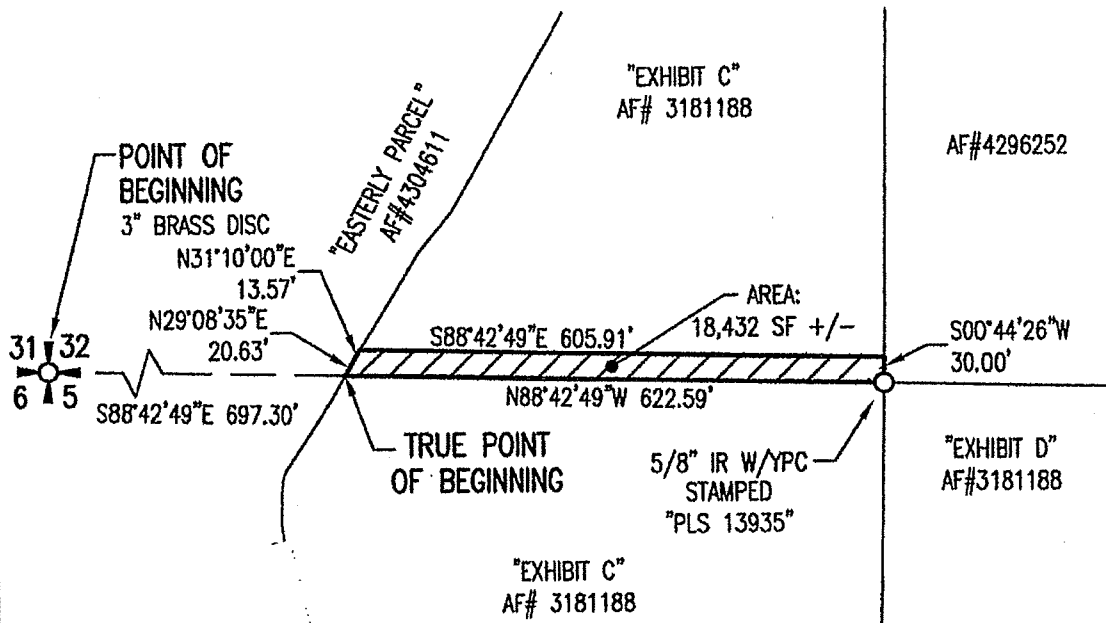
The above described tract of land contains 18,432 square feet, more or less. The basis of bearings for the above described tract is Book 51 Page 100, Clark County Survey Records.



# EXHIBIT B

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

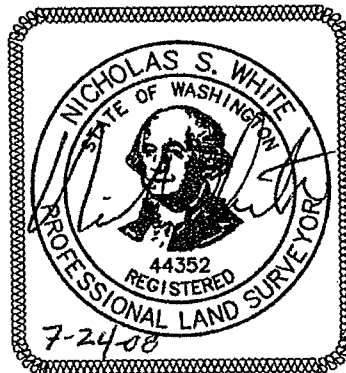
LOCATED IN THE SW 1/4 OF SECTION 32, T2N, R3E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



## LEGEND

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

SCALE 1" = 200 FEET



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-17

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
FORESTRY • SURVEYING



OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

LICENSED IN OR & WA  
13910 SW GALBREATH DR, #100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969



**ENGINEERING PLANNING  
FORESTRY**

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



**LANDSCAPE ARCHITECTURE  
SURVEYING**

Offices Located In:  
SHERWOOD, OREGON  
REDMOND, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

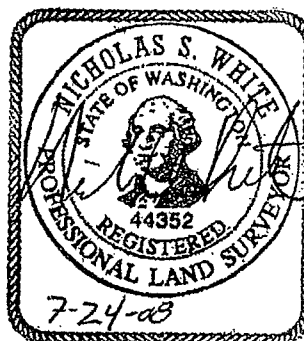
**EXHIBIT A**

**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**.

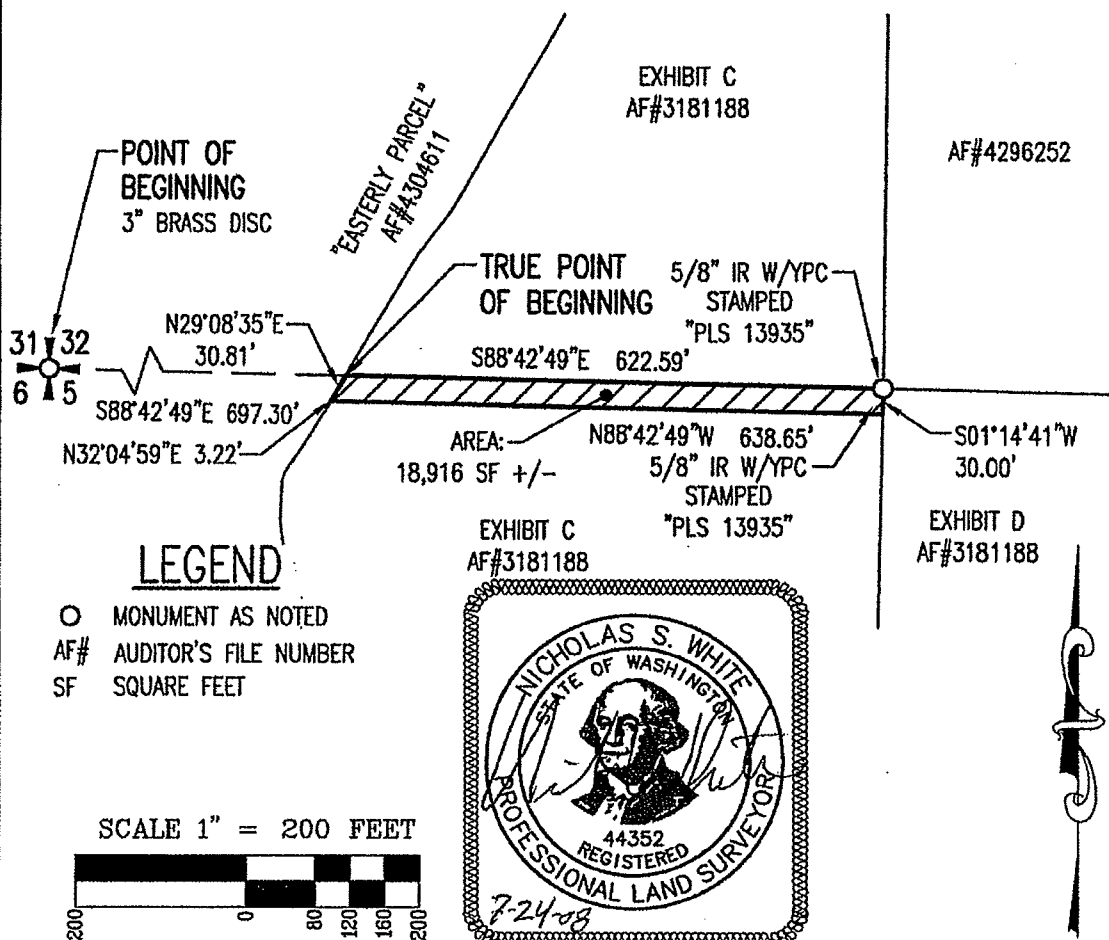
The above described tract of land contains 18,916 square feet, more or less. The basis of bearings for the above described tract is Book 51 Page 100, Clark County Survey Records.



# 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



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

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
FORESTRY • SURVEYING  
**AKS**  
ENGINEERING & FORESTRY  
LICENSED IN OR & WA  
13910 SW GALBREATH DR, #100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969  
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA