Cowlitz County Property Profile



Parcel# 24095 Owner Segale Properties LLC PO Box 88028 **Ref Parcel Owner Address** Tukwila WA 98138 - 2028 Site Address Kelso WA 98632 **Market Total Value** \$14,547,820.00 Lot Size **Assessed Total Value** \$14,547,820.00 93.81 Acres (4,086,202 SqFt) Year Built **Building Area School District** Kelso School District Sale Date 05/17/2016 IGM General Manufacture Sale Price Industrial \$12,000,100.00 **Z**oning Subdivision **Bedrooms** Kelso Outlot 907 - 50.01 Acres And Over / **Bathrooms** Land Use / Land Use Std CSTO - Stores, Retail

817 (KELSO OUTLOT) -KEOL -312, 316A-1 12 -7N -2W EXC SUP HWY VOL 390-603 EXC HWY FEE

Legal 499803 INCL K



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Cowlitz County Property Profile



Parcel #	24385	Owner	Segale Properties LLC
			PO Box 88028
Ref Parcel		Owner Address	Tukwila WA 98138 - 2028
Site Address	Kelso WA 98632	Market Total Value	\$25,270.00
Lot Size	6.71 Acres (292,401 SqFt)	Assessed Total Value	\$25,270.00
Building Area		Year Built	
School District	Kelso School District	Sale Date	05/17/2016
	IGM General Manufacture		
Zoning	Industrial	Sale Price	\$12,000,000.00
Bedrooms		Subdivision	Kelso Outlot
			904 - 5.01 - 10.00 Acres / CSTO
Bathrooms		Land Use / Land Use Std	- Stores, Retail



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Cowlitz County Property Profile

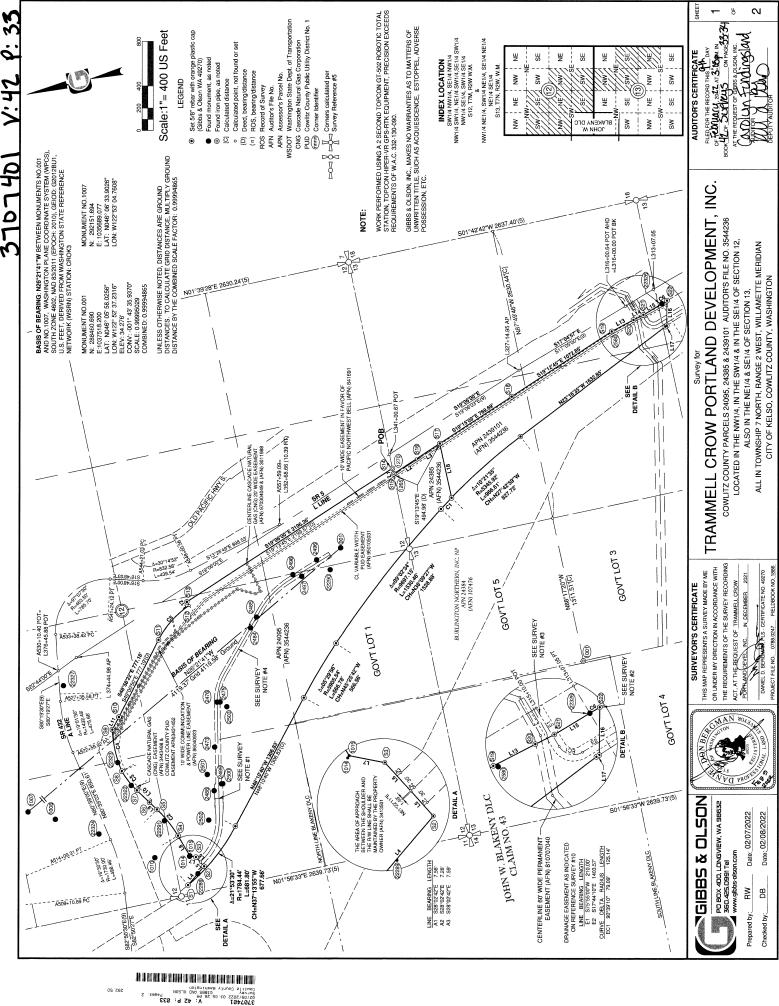


Parcel# 2439101 Owner Segale Properties LLC PO Box 88028 **Ref Parcel Owner Address** Tukwila WA 98138 - 2028 Site Address Kelso WA 98632 **Market Total Value** \$90,910.00 Lot Size 16.97 Acres (739,196 SqFt) **Assessed Total Value** \$90,910.00 **Building Area** Year Built **School District** Kelso School District Sale Date 05/17/2016 IGM General Manufacture Sale Price Industrial \$12,000,100.00 **Z**oning Subdivision **Bedrooms** Kelso Outlot 906 - 20.01 - 50.00 Acres / **Bathrooms** Land Use / Land Use Std CSTO - Stores, Retail 817 (KELSO OUTLOT) -KEOL -600A 13 -7N -2W Legal





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FOUND 2 ALUMINIM CAP MARKED "USCE 14.00 1686" 3" SOUTHWESTER! V OF A WITHESS POST AND 59.80 YELY PERFENDICULAN TO WLY RIGHT-OF-WAY LINE, REFERENCE SOLVEY, 2017/2021, TEO 12017/2021.

2503

FOUND MAG NAIL IN CENTERLINE OF ROAD SHOWN ON UNRECORDED SURVEY, (REFERENCE SURVEY #7). TIED 11/29/2021.

CORNER NOTES

COUND 12" REBAR WITH A PLASTIC SURVEY CAP, MARKED OLYMPIC LOSAO29; (NO RECORD OF SURVEY FOUND), REFERENCE SURVEY #7.8 MARRATIVE.
SIS FSEZY. M. 1.22 FROM CORNER 1"S19" (THIS SURVEY).
TIED 2044202.

2580

FOUND MAG NAIL WITH TWO STRADDLES 0.27 N'LY PERPENDICULAR TO CENTERLINE OF ROAD SHOWN ON UNIFFCONDED SURVEY (REFERENCE SURVEY #7).
TIED 11/28/2021.

2485

001		1001		
PROPERTY CORNERS SET (S01~S10), OR FOUND PER STATUTORY WARRANTY DEED, RECORDED MAY 17,	SOUNDER CONITZ COUNTY AUDITORS FILE NO. (AFN) 38-4236. OPPOSITE THE FOLLOWING SR432 ALINE CENTERLINE STATIONS AS ACCULATED PER RECORD OF SURVEY 'POST CONSTRUCTION MONUMENTATION OF SHARZ YALLEY WAY INTERCHANGE' RECORDED IN BOOK 20 OF SURVEY'S, AT	PAGES 166-173 IN THE OFFICE OF THE COWLITZ COUNTY AUDITOR. ALSO PROPERTY CORNERS SET (S11-S23), OR FOUND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF	INTERSTATE 5 CENTERLINE STATIONS AS SHOWN ON "SR 432 INTERCHANGE VICINITY MAP, RIGHT OF WAY AND LIMITED ACCESS PLAN", APPROVED AND ADOPTED	JULY 28, 2006, SHEETS 1 THROUGH 11; ALSO SHEET 9 OF 9 OF "M.P. 30 99 TO M.P. 36.14 TOWN OF KALAMA TO LONGVIEW WYE INTERCHANGE", DATED APRIL 12, 1967.

SEE "CORNER DESCRIPTION TABLE" FOR FOUND MONUMENTS.

CORNEH DESCRIPTION REBARGACA "GBRESAGACSON WAARDY REBARGACA" "GBRESAGACSON WAARDY Z "BASS DISK IN CONC. WPUNCH MARK REBARGACA" (GBRESAGACSON WAARDY REBARGACA" (GBRESAGACSON WAARDY) REBARGACA" (GBRESAGACSON WAARDY) REBARGACAN (GBRESAGACSON WAARDY) REARGACAN (GBRESAGACSON WAARDY) REBARGACAN (GBRESAGACSON WAARDY) REARGACAN (GBRESAGACSON WAARDY) RESAGACAN (GBRESAGACSON WAARDY)	CORREL RECEPTION FEARLOAD VIOLENTE DESCRIPTION FEARLOAD VIOLENTE INMALE TO SET. SET CORNER MOTE 128 SET CORNER SET. SET. SET. SET. SET. SET. SET. SET. SET.
OFFSET DISTANCE 588.80 RT 736.22 RT 680.99 RT 576.27 RT 450.17 RT 390.57 RT 440.88 RT 443.88 RT 443.88 RT 443.88 RT	OPFSET DISTANCE 288.88'LT 188.54'LT 120.00'LT 120.00'LT 120.00'LT 166.31'LT 165.34'LT 165.82'LT 129.88'LT 159.00'LT 150.00'LT
A-LINE STATION A509+14.33 A509+14.33 A510-19.86 A510-88.77 A512-50.20 A514-94.99 A514-94.99 A514-94.39 A515-30.08 A519-33.86 A523-30.84 A524-61.68	L-LINE STATION 1287-42.00 1287-42.00 1285-43.34 1281-47.07 1281-64.00 1289-60.00 1218-62.04 1216-60.00 1315-60.00 1315-62.70 POC
CORNER S1 S2 S2 S3 S3 S4 S5 S5 S6 S6 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7	CORNER S11 S11 S11 S11 S11 S11 S11 S11 S11 S1

	LINE TABLE	щ			CUR	CURVE TABLI
ENE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
5	N87°58'08"W	49.43,	5	01°28'47"	5345.92	138.06
	N87°58'10"W	49.37'{D}	DEED			136.63
2	S19°14'04"E	243.11	8	15°06'00"	1150.00	303.08
ដ	S19°15'09"E	252.21	ខ	16°06'31"	777.24	218.52
7	S35°51'52"E	222.72	Ş	20°27'04"	1080.00	385.50
L 5	N62°34'42"E	50.16	CS	28°54'16"	830.00	418.72
97	N61°22'11"E	59.19.	DEED			418.47
۲۷	N25°01'18"E	55.56	ဗ	00°16'32"	11309.16	54.37
8	N73°37'05"E	211.68				
F3	N57°48'22"E	92.29				
2	N57°51'51"E	155.28				
Ξ	S48°58'04"E	126.85				
75	N69°56'02"E	38.55				
	N69°52'40"E	36.52'(D)				
13	S13°24'27"E	221.86				
L14	S13°24'40"E	100.26				
L15	S17°04'57"E	192.90				
L16	N75°23'22"W	223.71				
	N78°W(D)					
117	N19°00'33"W	16.33				
2	N88°15'46"W	498.20				

REFERENCE SURVEYS:

- 1) ROS VOLUME 2 OF SINPE'S PAGE 39. "CAMPBEL LG 789", RECORDED JANUARY 31, 1978
 2) ROS VOLUME 4 OF SURPRYS, PAGE 28. "CHAIR RENNIESPING, IN." RECORDED JANUARY 18, 1980.
 3) ROS VOLUME 4 OF SURPRYS, PAGE 29. "HAMPS TO THE RENNIESPING." IN. "RECORDED JANUARY 18, 1980.
 4) WISDOT 1818 START RENNIESPING TO THANKS TO THANKS TO THANKS TO THE WITH THE WASHINGS TO FELE WITH THE WASHING TON START EDPT. OF THANKS OF THAT TO THE OFFICE THANKS TO THE WITH THE CITY OF FELEXO PELEX THANKS TO THE START TO THANKS TO THE OFFICE THE OFFICE THANKS TO THE WITH THE CITY OF FELEXO THE CONDITIONS WHAT WHICH TO THE OFFICE THE OFFICE THANKS TO THE OFFICE THANKS TO THE OFFICE THE OFFICE THANKS TO THE OFFICE THANKS THE OFFICE THANKS TO THE OF

FOUND 1" IRON PIPE WITH SURVEY CAP 0.8" ABOVE GRADE, ON THE EAST LINE OF THE JOHN W. BLAKNEY DLC, MARKED HELD AS THE INTERSECTING POINT OF THE DLC EAST LINE WITH THE SOUTH LINE OF GOV'T LOT 5.

FOUND 3" BRASS DISK IN MONUMENT AT THE CENTER OF COWEEMAN PARK DRIVE, RECORDED NOVEMBER 5, 1997 IN VOLUME 1 OF BINDING SITE PLANS, PAGE 22. ITED 114112021. REFERENCE SURVEY #1 TIED11/10/2021

2488

FOUND 1-1/2" ALUMINUM CAP IN PAVEMENT STAMPED "KELSO 005 WSDOT", 380.72 FEET OPPOSITE STATION A517+71.20, CALLED 381.23" RT OF STATION A517+71.46, REFERENCE SURVEY # 9. TIED 11/11/2021.

1008

COUND 12" FEBRA WITH A PLASTIC SURVEY CAP, MARKED YOLYMPIC LSQUEY; (NO RECORD OF SURVEY FOUND), 90.69 W.Y., PERPENDIOLUA TO WLY REBIT OF WAY LINE.
REFERENCE SURVEY #7.8 NARRATIVE
THE 1" 2002/2021.

22290

FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED OLYMPIC LS30429", ON RIGHT-OF-WAY LINE (NO RECORD OF

2496

SURVEY FOUND). SEE REFERENCE SURVEY #7 TIED 12/01/2021.

FOUND 2-12" BRASED DISK MARKED. "WSDOT A509-7'9 50 671.22 FIT LISABASY REFERENCE SUNEY 49. 1.47 WLY PERPENDIQUIAR TO ET PROPERTY LINE AND 671.22 OPOSITE STATION A509-7'9.50.

22289

FOUND MAG NAIL IN ASPHALT, PAINTED "LOT 2 LOT 3". 5.00' N'LY PERPENDICULAR TO E'LY RIGHT-OF-WAY LINE, REFERENCE SURVEY#7 & NARRATIVE.

FOUND 1/2" REBAR, 0.7" BELOW GRADE. 320.94 FEET OPPOSITE STATION A511+51.04. TIED 11/11/2021.

1010

1014

2497

FOUND 2-1/2" BRASS DISK CONCRETE WITH CENTERING PUNCH, 630.16 FEET OPPOSITE STATION 511+03.12, CALLED COUND 2-12" BRASS DISK STAMPED "WSDOT A611+00.88677.38 PT LS42439; 627-40 FEET OPPOSITE STATION A611+00.88, CALLED 627.38 FT OF STATION A511+00.88 FIEFFRENCE SURVEY #9.

FOUND 3:4" INSIDE DIAMETER IRON PIPE WITH CAP "CAMPBELL LS 179", REFERENCE SUNYEV #1, 0.23 ABOYE GRADE, SSE'SBYOW, 0.50 FROM CALCULATED POSITION "S13" (THIS SURVEY), TIED 02/01/2022. NOT HELD. 630.22" RT STATION A511+03.14, REFERENCE SURVEY #4. TIED 11/12/2021, HELD AS PROPERTY CORNER.

1265

1015

2499

FOUND 3/4" INSIDE DIAMETER IRON PIPE, 2' BELOW WATER SUFFACE, S89°DITSTW, 0.42" FROM CALCULATED POSITION 'S14" (THIS SURVEY, #T. TIED 0201/2022, NOT HELD

1270

CHORD BEARING/LENGTH N32°53'47"W/138.05'

2473

N65°07'32"E/302.20' S65°53'46"E/217.80' S88°49'29"E/383.45' S34°31'47"E/414.29' S34°34'05"E S16°56'41"E/54.37"

2500

FOUND MAG NAIL IN ASPHALT, PAINTED "LOT 4 LOT 6". 5.03" NLY PERPENDICULAR TO EAST RIGHT-OF-WAY LINE, REFERENCE SURVEY#7 & NARRATIVE. TED 11/29/2021.

2501

FOUND 1/2" REBAR WITH A PLASTIC SURVEY CAP MARKED, O'LYMPIC, LEAGAGE? NOR REMOTO FOR SURVEY FOUND), SZPSEGSOW 0.28 FROM RIGHT-OF-WAY POINT OF CURNE (P) POSITION, 150 FEET LEFT WIEST) INTERSTATE 5 STATION LIGHT-OF-WAY FROM TO FOUND THE TO STATION THE TO STATION

22326

FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429", ON RIGHT-OF-WAY LINE (NO RECORD OF SURVEY FOUND).
SEE REFERENCE SURVEY #7
TIED 1201/2021.

FOUND 3.5 BRASS DISK MARKED "WISDOT CONTROL AS144667.4 TS.98 LIT. 75.48 FEET LEFT OPPOSITE STATION AS14469.74, CALLED 75.39 LT OF STATION AS14496.74, HEFFERING SINVEY #9.

FOUND 58" PEBAR WITH PLASTIC SUBVEY CAP MARKED. WYSDOT CONTROL: 381 98 FEET OPPOSITE STATION AST-A88.68. CALLED 581.98 FT OF STATION AST-A88.64. THE OF STATION AST-A88.64. THE OF STATION AST-A88.64. THE OF STATION AST-A88.64. THE OF STATION AST-A88.64.

22322

FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED *OLYMPIC LS30429", ON RIGHT-OF-WAY LINE (NO RECORD OF

TIED 12/01/2021.

2498

SURVEY FOUND). SEE REFERENCE SURVEY #7 TIED 12/01/2021.

FOUND 9-1/2 BRASS DISK, STAMED WISDOT A513-82-49-507-90 - LSR4337, 507-89 FEET OPPOSITE STATION A613-61-97, CALLED 507-90 FT OF STATION A513-82-64, RFEFRENCE SURVEY #9.

22291

FOUND 1/2" REBAR WITH A PLASTIC SURVEY CAP, MARKED "OLYWING LSSAGS", INO RECORD OF SURVEY FOUND), 5" WLY PERPENDICULAR TO WLY RIGHT-OF-WAY LINE, REFERENCE SURVEY #7 & NARRATIVE

FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP MARKED, "WSDOT CONTROL", 332.17 FEET OPPOSITE STATION A520+18.44, CALLED 332.21' RT OF STATION A520+18.41,

22323

REFERENCE SURVEY #9. TIED 12/06/2021.

VOLUND 1.2" REBAR WITH PLASTIC SURVEY CAP, MARKED OLDVOUN 1.2" REBAR WITH PLASTIC SURVEY CAP, MARKED SURVEY FOUND).
SURVEY FOUND).
THEO TAGNIFOE SURVEY #7
THEO TAGNIFOED.

22324

FOUND 3" BRASS DISK MARKED "WSDOT GP08432-21 1992", 36.75 FEET OPPOSITE STATION ASS8-75.12. CALLED 36.72" HT OF STATION ASS8-75.17, REFERENCE SURVEY #9. TIED 790772021.

20327

COUND 12" REGAR WITH A PLASTIC SURVEY CAP, MARKED VOLWHOLL SISMAS", (NO RECORD OF SURVEY FOUND), 75.85" NLY, PERFENDICOLUA TO ELY RIGHT-OF-WAY LINE. REPERFORE SURVEY #7.8 NARRATIVE TIED 1201/2021.

MUCHOU 12" REBARWITH A PLASTIN CURVEY CAP, MARKED VOLVIND (2. SONAS", (NO RECORD OF SURVEY FOUND), 84.44" NIL', PERPENDIOULA'R TO ELY RIGHT-OF-WAY LINE. REPERPING SURVEY #7.8 NARRATIVE TIED 1201/2021.

FOUND U. ** TREAR WITH PRU ANCINC SURVEY C.A.P. MARKED OLYMPIC ISSONARY. NO RECORD OF SURVEY FOUND.

TIED 11 7692021, HELD DON WESTERLYSOUTHERLY.
** RIGHT-CA-MAY LIKE OF FOODS SHOWN ON UNRECORDED SURVEY (REFERENCE SURVEY #7).

2475

2502

FOUND MAG NAIL WITH TWO STRADDLES 2.43" N'LY PERPENDICULAR TO CENTERLING OF ROAD SHOWN ON UNRECORDED SURVEY (REFERENCE SURVEY #7).
THED 11729/2021.

2476

NARRATIVE:

SURVEY NOTES:

1) LIMIT OF NOT TO EXCEED 70' WIDE EASEMENT IN FAVOR OF W.S.D.O.T. (AFN) 3413501. 2) CORNER SET 1,023 FEET NORTH OF THE SE CORNER OF THE NE1/4 OF THE SE1/4, SECTION 13.

D DEALMAGE ESSENBETT AS SHOWN ON W. S.D.O.T. (SHS. MP 9.099-MP 9.014, KACAMAN TO LONGVIEW WYE INTERCHANGE). ON FILE WITH THE WASHINGTON STATE DEPT. OF TRANSPORTATION, SHEEF 9.0F 10, DATED PARTIL 12, 1987. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PERIMETER OF THAT PROPERTY CONVEYED BY STATUTORY
WARRANTO PEED DATION MAY 17, 2016 UNDER COMITIZE COUNTY MUDITORS FILE MO. 544-238.

THE CENTERLINE OF 58 422 AL LINE WAS CONSTRUCTED FROM TIES TO FOUND W.S.D.C.T MONUMENTS USING THE
STATUTORS AND OFFEST ENDIANOUS THE W.S.D.C.T. RECORDE OF SURVEY TILLED *POST CONSTRUCTION
MONUMENTATION OF 58 422 TALLEY WAY INTERCHANGE*. RECORDED IN VOLUME 32, AT PAGES 166 THROUGH 173.

THE CORDS OF COWNITTS COUNTY
THE CENTERLINE OF INTERSTATE 5 WAS CALCULATED UTILLING MAPS PROVIDED BY THE STATE DEPARTMENT OF
THE RIGHT OF WAY FOR THE BURLINGTON NORTHERN RAILROAD WAS CALCULATED USINGS INFORMATION PROVIDED
ON ROGER CAMPIBELL SURVEY RECORDED ANNUMENTS. 1,978 IN VOLUME 2 OF SURVEYS, AT PAGE 36 244.

AMA OF THIS ROBORT THE BURLINGTON NORTHERN RAILROAD WAS CALCULATED USINGS INFORMATION PROVIDED
ON ROGER CAMPIBELL SURVEY RECORDED SURVEY RELEAVED THE STATE DEPARTMENT OF
AMA OF THIS ROBORT THE BUSINGS CONDITIONS MAP WITH UTILLINES PERPARED FOR SEGALE FOR FILE.
AND A PRELIMINARY BINDING SITE PLAN FOR *KELSO VILLAGE* PREPARED RY SKILLINGS & CONNOLLY ARE CON LINE AND THIS RAILLINGS FOUND IN THE FIELD GENERALLY AGREE WITH THE LOTS SHOWN ON THAT THE INTERMAL OF THE MONTH PROPERTY BOUNDARY LINE WAS CONSTRUCTED USING THE FOUND UNHAR CONSTRUCTED USING THE ROUND UNHAR THE LOTS SHOWN ON THAT RETAIN FROM THE PROPERTY PRODUBEY SHOWN ON THAT RETAIN FOR THE NORTH PROPERTY BOUNDARY LINE WAS CONSTRUCTED USING DEED (AFN 354-2326), DESCRIBED SIR-AZA ALINE
CENTERLINE OFFSETS AND DISTANCES.

COWLITZ COUNTY AUDITOR. REFERENCE SURVEY #10.

4) ROAD ALIGNMENT & RWAS SHOWN ON UNFECORDED "KELSO VILLAGE BINDING STEP PLAN" STEP PLAN" NO RECORDED DOCUMENT FOUND. REFERENCE SURVEY #7.

S OWN T THE REAL PROPERTY OF T GIBBS & OLSON PO BDX 400. LONGVIEW, WA 98632 360.425.0991 Tel www.glbbs-dison.com Date: 02/08/2022 Date: 02/07/2022

æ DB

> Prepared by: Checked by:

THE REQUIREMENTS OF THE SURVEY RECORDING OR UNDER MY DIRECTION IN ACCORDANCE WITH THIS MAP REPRESENTS A SURVEY MADE BY ME SURVEYOR'S CERTIFICATE

PROJECT FILE NO. 0788.0247 FIELDBOOK NO. 1886 DANIEL D. BERGMAN, PLS - CERTIFICATE NO. 49270 ACT, AT THE PEQUEST OF TRAMMELL CROW PORTLAND REVEL, NO. IN DECEMBER 2021

LOCATED IN THE NW1/4, IN THE SW1/4 & IN THE SE1/4 OF SECTION 12, ALL IN TOWNSHIP 7 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN CITY OF KELSO, COWLITZ COUNTY, WASHINGTON ALSO IN THE NE1/4 & SE1/4 OF SECTION 13,

PP Q

TRAMMELL CROW PORTLAND DEVELOPMENT, INC. COWLITZ COUNTY PARCELS 24095, 24385 & 2439101 AUDITOR'S FILE NO. 3544236

Survey for

02/09/2022 03:05:26 PM GIBBS AND OLSON 2 of 2 Cowlitz County, WA S

Filed for Record at Request of and after filing return to:

Segale Properties LLC Attn: Mark Segale P.O. Box 88028 Tukwila, WA 98138 3544236 05/17/2016 12:03:06 PM Pages: 5 Deed CONLITZ COUNTY TITLE COMPANY 77:00 Cowlitz County Weshington

COWASOSSC

DOCUMENT TITLE:

Statutory Warranty Deed

GRANTOR:

Mario A. Segale, a married man as to his separate estate

GRANTEE:

Segale Properties LLC, a Washington Limited Liability Company

ABBREVIATED LEGAL DESCRIPTION:

KEOL 312, 316A-1 IN 12-7-2W / KEOL

594, 600A IN 13-7-2W

ASSESSOR'S TAX PARCEL NUMERS: 2-4095; 2-4391-01; 2-4385 **ASSESSOR'S ACCOUNT NUMBERS:** R038804; R039203; R039196

STATUTORY WARRANTY DEED

Mario A. Segale, a married man as to his separate estate (the "Grantor"), for good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys and warrants to Segale Properties LLC, a Washington Limited Liability Company, certain real property located in Cowlitz County, Washington, and more particularly described in SCHEDULE A attached hereto and incorporated herein by reference, together with all of Grantor's right, title and interest in and to any rights, licenses, privileges, reversion and easements appurtenant to the real estate, and all improvements that are now or at any time hereafter made a part thereto.

Subject to an news, encumbrances, easements,	resulctions and reservations of public
record.	Received \$ 153,600 Excise Tax Levied
Tax Account Numbers: R038804; R039203; R039196	Pursuant to Chap. 11, Laws Ex. 1951
l .	MAY 17 2016
Dated: May 3 , 2016.	Aff No 161586 RPML
	Cowlitz County Treasurer Kathy Hanks
11 7	

STATE OF WASHINGTON)

Output

I certify that I know or have satisfactory evidence that Mario A. Segale personally appeared before me, and he acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

estate

Dated: May 3, 2016.



Print Name: Susa Ma Donald
Notary Public in and for the State of
Washington, residing at
My appointment expires 812018

Mario A. Segale, a married man as to his separate

SCHEDULE A

ALL THAT PORTION OF SECTIONS 12 AND 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M.;

THENCE NORTH 87° 58' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1890.56 FEET TO THE WEST RIGHT OF WAY LINE OF SR-5, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87° 58' 10" WEST ALONG SAID NORTH LINE, A DISTANCE OF 49.37 FEET;

THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 494.98 FEET;

THENCE NORTH 88° 15' 46" WEST A DISTANCE OF 502.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY:

THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 32° 01' WEST AN ARC DISTANCE OF 136.63 FEET;

NORTH 38° 09' 27" WEST AN ARC DISTANCE OF 1530.91 FEET;

NORTH 45° 25' 42" WEST AN ARC DISTANCE OF 566.77 FEET;

NORTH 48° 10' 40" WEST A DISTANCE OF 1,306.83 FEET;

THENCE ON A CURVE TO THE RIGHT WITH A BEARING OF 35° 49' 16", AN ARC DISTANCE OF 770.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF PSH #12;

THENCE CONTINUING EASTERLY ALONG SAID PSH #12 SOUTH RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 87° 52' 16" WEST A DISTANCE OF 27.60 FEET:

THENCE NORTH 22° 13' 18" WEST A DISTANCE OF 30.79 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 87.48 FEET;

THENCE SOUTH 17° 12' EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 150.00 FEET;

THENCE NORTH 17° 12' WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 171.20 FEET;

THENCE NORTH 00° 56' 19" WEST A DISTANCE OF 125.87 FEET;

THENCE NORTH 82° 41' 45" EAST A DISTANCE OF 1,043.90 FEET TO OLD HIGHWAY STATION 13+07.22, SAID POINT BEING LOCATED ON THE WEST RIGHT OF WAY LINE OF SR-5:

THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SR-5, THE FOLLOWING BEARINGS AND DISTANCES, TO-WIT;

THENCE ON A CURVE TO THE RIGHT SOUTH 58° 19' 50" EAST AN ARC DISTANCE OF 219.09 FEET:

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 148.88 FEET;

THENCE SOUTH 40° 59' 10" WEST A DISTANCE OF 50.00 FEET:

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 777.19 FEET:

THENCE ON A CURVE TO THE RIGHT SOUTH 34° 34' 05" EAST AN ARC DISTANCE OF 418.47 FEET:

THENCE NORTH 69° 52' 40" EAST A DISTANCE OF 36.52 FEET;

THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 2199.57 FEET TO THE TRUE POINT

OF BEGINNING

ALSO THAT PORTION OF THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1, EASTERLY OF THE EASTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY (NOW BURLINGTON NORTHERN), NORTHERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, WHICH POINT IS 1,023 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING:

THENCE NORTH 78° WEST TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND SOUTHERLY OF TRACT CONVEYED TO TRUMAN W. COLLINS, BY DEED RECORDED DECEMBER 31, 1946 UNDER AUDITOR'S FILE NO. 281505.

AND

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET WIDE AND 150 FEET LONG SOUTHERLY OF, PARALLEL WITH AND CONTIGUOUS TO A LINE THAT EXTENDS NORTH 72° 48' EAST FROM A POINT THAT IS 518.5 FEET SOUTHERLY WHEN MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY AND 83.0 FEET NORTH 72° 48' EAST FROM THE POINT OF INTERSECTION OF SAID NORTHERN PACIFIC RAILROAD EASTERLY RIGHT OF WAY LINE AND HIGHWAY ENGINEER'S STATION L 176+02.6 ON THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 12, OREGON WAY TO LONGVIEW WYE.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) A 506+05.71 ON THE A LINE SURVEY OF SR 5, SR 432 INTERCHANGE VICINITY AND 17.55 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES 508+23.90 ON SAID LINE SURVEY AND 462.50 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES A 508+33.92 ON SAID LINE SURVEY AND 483.13 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES A 510+19.87 ON SAID LINE SURVEY AND 736.52 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 510+50.44 ON SAID LINE SURVEY AND 711.09 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 510+86.78 ON SAID LINE SURVEY AND 680.99 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 511+03.14 ON SAID LINE SURVEY AND 630.22 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 510+86.78 ON SAID LINE SURVEY AND 680.99 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 511+03.14 ON SAID LINE SURVEY AND 630.22 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 512+50.20 ON SAID LINE SURVEY AND 576.62 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,150 FEET, A DISTANCE OF 309.11 FEET, TO A POINT OPPOSITE HES A 514+94.99 ON SAID LINE SURVEY AND 486.54 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 515+80.04 ON SAID LINE SURVEY AND 450.71 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HES A 517+23.20 ON SAID LINE SURVEY AND 390.57 FEET SOUTHERLY THEREFROM;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 777.24 FEET, A DISTANCE OF 218.52 FEET, TO A POINT OPPOSITE HES A 519+33.82 ON SAID LINE SURVEY AND 335.10 FEET SOUTHERLY THEREFROM; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,080 FEET, A DISTANCE OF 409.79 FEET, TO A POINT OPPOSITE HES A 523+30.84 ON SAID LINE SURVEY AND 403.88 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES A 524+61.68 ON SAID LINE SURVEY AND 493.56 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES L 367+42 ON THE L LINE SURVEY OF SAID HIGHWAY AND 268.68 FEET SOUTHWESTERLY THEREFROM AND THE TERMINUS OF SAID LINE DESCRIPTION.

TOGETHER WITH A RIGHT OF ACCESS AS RESERVED BY MARIO A. SEGALE, CONTAINED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 3413501.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

After recording return document to:

State of Washington Department of Transportation Real Estate Services Office P O Box 47338 Olympia WA 98504-7338

USNO8 MEH

3413501 04/08/2010 03:00:55 PM Deed COWLITZ TITLE 68.00 Cowlitz County Washington

Pages: 7

Process EXEMPT excise tax levied pursuant to Chap. 11, Laws Ex. 1951

100805 JUDY AINSLIE COWLITZ SOUNTY TREAS.

Date APR UR 2010 Cowley Excise tax levied pursuant to Chap. 11, Laws Ex. 1951

AFF. NO. COWLITZ SOUNTY TREAS.

Document Title: Warranty Deed

Reference Number of Related Documents: None

Grantor: Mario A. Segale, a married man, as his separate estate Grantee: State of Washington, Department of Transportation

Legal Description: PTN of KEOL 312,316A in 12-7-2W and KEOL 600A,594 in 13-7-

2Ŵ

Additional Legal Description is on Pages 4-7 of Document.

Assessor's Tax Parcel Number: 2-0495, 2-4098-02, 2-4391-01, 2-4385

WARRANTY DEED

State Route 5, SR 432 Interchange Vicinity

The Grantor, Mario A. Segale, a married man, as his separate estate, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby conveys and warrants to the State of Washington, Department of Transportation, the following described real property situated in Cowlitz County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions See Exhibit A attached hereto and made a part hereof.

RES-302 Revised 09/05 99999-2033/LEGAL17098268.1 Page 1 of 7 Pages

Parcel No. 4-07604

3413501 04/08/2010 03:00:55 PM 2 of 7 Cowlitz County, WA DEED COWLITZ TITLE

WARRANTY DEED

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described Parcel A, the lien of any unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Headquarters Real Estate Services Program Administrator.

Date:	FEBRUARY	4,	2010		
			h	/	
MA	ii (<u> </u>	le	406	
Mario A. S					

Accepted and Approved

STATE OF WASHINGTON Department of Transportation

By: //// Talays

Headquarters Real Estate Services

Program Administrator

Date: 3/5//3

3413501 04/08/2010 03:00:55 PM 3 of 7 Cowlitz County, WA DEED COWLITZ TITLE

WARRANTY DEED

STATE OF WASHINGTO	N)
	: SS
County of KING)
On this 4TH day of FE MARIO A. SEGALE	BRUARY 2010 before me personally appeared to me known to be the individual(s) described
	regoing instrument, and acknowledged that <u>HE</u> signed <u>S</u> free and voluntary act and deed, for the uses and <u>I</u> .
GIVEN under my hand and	official seal the day and year last above written.
(SEAL)	Lange & Hull
GEORGE L HULL JR.	Notary Public is and for the State of
NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES	Washington, residing at <u>KENT</u>
DECEMBER 15, 2011	My commission expires <u>12/15/2011</u>

3413501 04/08/2010 03:00:55 PM 4 of 7 Cowlitz County, WA DEED COWLITZ TITLE

WARRANTY DEED

Exhibit A

Legal Description

Parcel No. 4-07604

All that portion of Parcel "A" lying Northerly of the following described line: beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) A 506+05.71 on the A Line Survey of SR 5, SR 432 Interchange Vicinity and 17.55 feet Southerly therefrom; thence Southeasterly to a point opposite HES A 508+23.90 on said line survey and 462.50 feet Southerly therefrom; thence Southeasterly to a point opposite HES A 508+33.92 on said line survey and 483.13 feet Southerly therefrom; thence Southeasterly to a point opposite HES A 510+19.87 on said line survey and 736.52 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 510+50.44 on said line survey and 711.09 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 510+86.78 on said line survey and 680.99 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 511+03.14 on said line survey and 630.22 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 512+50.20 on said line survey and 576.62 feet Southerly therefrom; thence Northeasterly along a curve to the left, having a radius of 1,150 feet, a distance of 309.11 feet, to a point opposite HES A 514+94.99 on said line survey and 486.54 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 515+80.04 on said line survey and 450.71 feet Southerly therefrom; thence Northeasterly to a point opposite HES A 517+23.20 on said line survey and 390.57 feet Southerly therefrom; thence Northeasterly along a curve to the right, having a radius of 777.24 feet, a distance of 218.52 feet, to a point opposite HES A 519+33.82 on said line survey and 335.10 feet Southerly therefrom; thence Easterly along a curve to the right, having a radius of 1,080 feet, a distance of 409.79 feet, to a point opposite HES A 523+30.84 on said line survey and 403.88 feet Southerly therefrom; thence Southeasterly to a point opposite HES A 524+61.68 on said line survey and 493.56 feet Southerly therefrom; thence Southeasterly to a point opposite HES L 367+42 on the L Line Survey of said highway and 268.68 feet Southwesterly therefrom and the terminus of said line description.

Also the Grantor herein conveys and grants to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view, and air) to, from and between SR 5, SR 432 Interchange Vicinity and the remainder of the hereinafter described Parcel "A".

EXCEPT that the Grantee agrees to construct on its right of way one Type "C" off and on approach to the remainder of said Parcel "A", not to exceed 70 feet in width, for the uses necessary to the normal operation of a commercial, retail, residential, or light industrial development, or any combination of said uses, at a point on the Southerly side of said highway at HES A 510+50.44 and 711.09 feet Southerly therefrom, and to which off and on approach only, the grantors, their heirs, successors or assigns reserve a right of access for said uses.

3413501 04/08/2010 03:00:55 PM 5 of 7 Cowlitz County, WA DEED COWLITZ TITLE

WARRANTY DEED

Said approach is limited to 475 peak hour trips entering and exiting said approach until such time that WSDOT completes the total build-out of the SR 5, SR 432 Interchange Vicinity as noted in that certain Agreement No. UC 05175, which has been executed by the Grantor and Grantee of the herein Warranty Deed.

Also, the Grantor herein conveys and grants to the State of Washington all rights of ingress and egress, a distance of 595 feet extending Southeasterly along the roadway access to the remainder of Parcel A from a point opposite HES A 510+50.44 on the A Line Survey of said highway and 711.09 feet Southerly therefrom as described in that certain UC Agreement No. UC 05175; EXCEPT that access from 195 feet to 595 feet from said HES shall be allowed for right-in/right-out traffic only.

Said approach shall be maintained between the right of way line and the shoulder line of said highway by the Grantors, their heirs, successors or assigns.

Obtaining required permits from responsible agencies and the complete construction and maintenance costs of said approach shall be the sole responsibility of the grantors, their heirs, successors or assigns.

The conveyance described herein is subject to all easements, covenants, conditions and restrictions of record.

Parcel A

Page 1 of 2

ALL THAT PORTION OF SECTIONS 12 AND 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M.:

THENCE NORTH 87° 58' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1890.56 FEET TO THE WEST RIGHT OF WAY LINE OF SR-5, TO THE TRUE POINT OF

THENCE CONTINUING NORTH 87° 58' 10" WEST ALONG SAID NORTH LINE, A DISTANCE OF 49.37 FEET;

THENCE SOUTH 19" 13' 45" EAST A DISTANCE OF 494.98 FEET;

THENCE NORTH 88° 15' 46" WEST A DISTANCE OF 502.54 FEET TO A POINT ON THE

NORTHEASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY:

THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 32° 01' WEST AN ARC DISTANCE OF 136.63 FEET;

NORTH 38° 69' 27" WEST AN ARC DISTANCE OF 1530.91 FEET;

NORTH 45° 25' 42" WEST AN ARC DISTANCE OF 566.77 FEET;

NORTH 48° 10' 40" WEST A DISTANCE OF 1,306.83 FEET;

THENCE ON A CURVE TO THE RIGHT WITH A BEARING OF 35° 49' 16", AN ARC DISTANCE OF 770.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF PSH #12;

THENCE CONTINUING EASTERLY ALONG SAID PSH #12 SOUTH RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 87° 52' 16" WEST A DISTANCE OF 27.60 FEET;

THENCE NORTH 22" 13' 18" WEST A DISTANCE OF 30.79 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 87.48 FEET;

THENCE SOUTH 17° 12' EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 17' 12' WEST A DISTANCE OF 20.00 PEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 171,20 FEET;

THENCE NORTH 00° 56' 19" WEST A DISTANCE OF 125.87 FEET;

THENCE NORTH 82* 41' 45" EAST A DISTANCE OF 1,043.90 FEET TO OLD HIGHWAY STATION

13+07.22, SAID POINT BEING LOCATED ON THE WEST RIGHT OF WAY LINE OF SR-5;

THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SR-5, THE

FOLLOWING BEARINGS AND DISTANCES, TO-WIT; THENCE ON A CURVE TO THE RIGHT SOUTH 58° 19' 50" EAST AN ARC DISTANCE OF 219.09 FEET;

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 148.88 FEET: THENCE SOUTH 40° 59' 10" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 777.19 FEET;

THENCE ON A CURVE TO THE RIGHT SOUTH 34° 34' 05" EAST AN ARC DISTANCE OF 418.47 FEET;

THENCE NORTH 69° 52' 40" EAST A DISTANCE OF 36.52 FEET;

THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 2199.57 FEET TO THE TRUE POINT OF BEGINNING.

Page 6 of 7 Pages

Parcel No. 4-07604

RES-302

3413501 04/08/2010 03:00:55 PM 7 of 7 Cowlitz County, WA DEED COWLITZ TITLE

Parcel A

Page 2 of 2

ALSO THAT PORTION OF THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1, EASTERLY OF THE EASTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY (NOW BURLINGTON NORTHERN), NORTHERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, WHICH POINT IS 1,023 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING; THENCE NORTH 78° WEST TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND SOUTHERLY OF TRACT CONVEYED TO TRUMAN W. COLLINS, BY DEED RECORDED DECEMBER 31, 1946 UNDER AUDITOR'S FILE NO. 281505.

AND

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET WIDE AND 150 FEET LONG SOUTHERLY OF, PARALLEL WITH AND CONTIGUOUS TO A LINE THAT EXTENDS NORTH 72" 48' EAST FROM A POINT THAT IS 518.5 FEET SOUTHERLY WHEN MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY AND 83.0 FEET NORTH 72" 48' EAST FROM THE POINT OF INTERSECTION OF SAID NORTHERN PACIFIC RAILROAD EASTERLY RIGHT OF WAY LINE AND HIGHWAY ENGINEER'S STATION L-176+02.6 ON THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 12, OREGON WAY TO LONGVIEW WYE.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

The lands herein described contain 11.20 acres, more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, and bearing date of approval of July 28, 2008, and revised January 21, 2010.

3405981
11/23/2009 12:25:03 PM Pages: 6
Declaration COWLITZ CO TITLE 67.00
Cowlitz County Washington

151708

<u>DECLARATION OF LOT RECONFIGURATION</u>

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, are the owners of the land described by this declaration; and are seeking approval by the City of Kelso Department of Community Development of the herein described adjustment of land known as Short Subdivision Exemption Number SSE 09 - 002.

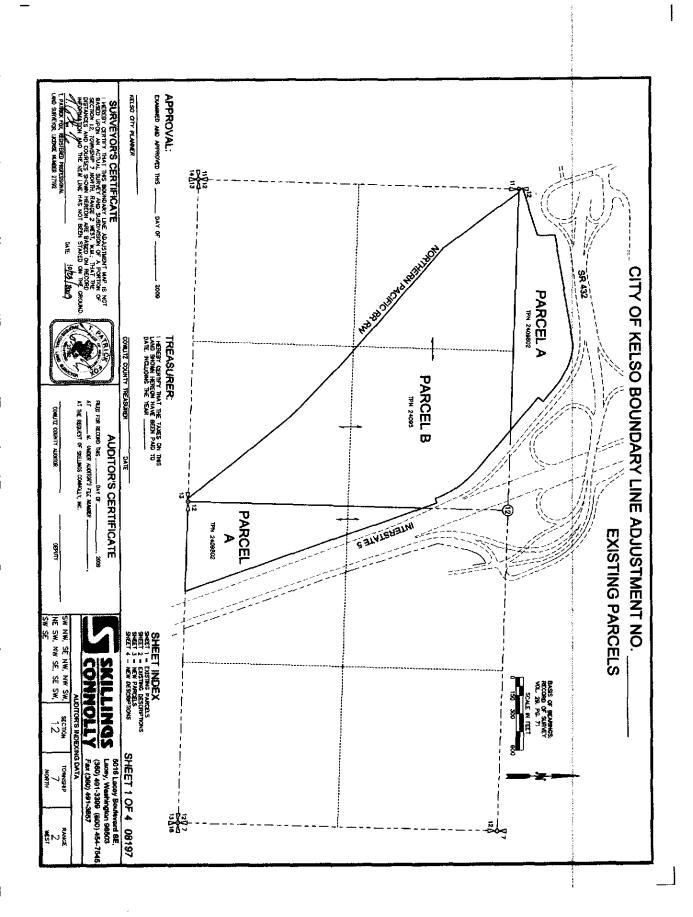
- We, the undersigned, hereby defend, indemnify, and hold harmless the City of Kelso, its officers, agents and employees from any and all costs or damages, including, but not limited to, attorney's fees incurred as a result of this signatory not being the owner of the property being adjusted. Such costs and damages include, but are not limited to, litigation, voluntary quiet title, boundary disputes, loss of use of all or a portion of real property and slander of title.
- 2. We, the undersigned, hereby acknowledge that this Lot Line Reconfiguration has been made with our free consent and in accordance with our desires.
- 3. The attached Lot Line Reconfiguration map and legal descriptions of parcels (Exhibit A) are made part of this Declaration.

DATED this _____ day of November 2009.

SSE 09-002.

For recording purposes a one inch margin must be maintained on all sheets

STATE OF WASHINGTON)		
COUNTY OF COWLITZ) ss.		
On this day personally appeared before	ore me MARIO	A. SEGALS
to me known to be the individual		described in and
who executed the within and foregoing instr		edged that
,		ntary act and deed, for the
uses and purposes therein mentioned.	and as free and void	naily uot and about, for the
GIVEN under my hand and seal this	20th day of N	ourmale, 2009.
JACEK R. PAWLICKI NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 15, 2013	Washington residin	in and for the State of g at SFATTLE, WA pires OCTOBER 15, 20/2
STATE OF WASHINGTON)) ss. COUNTY OF COWLITZ)	Try appointment on	
On this day personally appeared before	ore me	
to me known to be the individual		described in and
who executed the within and foregoing instr	ument, and acknowle	edged that
signed the sa	ame as free and volu	ntary act and deed, for the
uses and purposes therein mentioned.		
GIVEN under my hand and seal this	day of	
		in and for the State of g at
	My appointment av	nirac



CITY OF KELSO BOUNDARY LINE ADJUSTMENT NO.

EXISTING DESCRIPTIONS

PARIST, A: ALI THAT PORTION OF SECTIONS 12 AND 13, YOUNISHP 7 NORTH, RANGE 2 WEST OF THE W.M., DESCRIBED AS FOLLOWS:

RECOMMING AT THE MORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE WAI; THENCE MORTH 8775 FOR THE WAI; THENCE COMMING MORTH 8775 FOR THE WAI; THENCE COMMING MORTH 8775 FOR THE WAI THENCE COMMING MORTH 8775 FOR THE WAI THENCE COMMING MORTH 8775 FOR THE WAITH STATE OF THE WAITH 8775 FOR THE WAITH STATE OF THE WAITH STA

that portion of the southwest quarter of the northwest quarter of section 12, Township 7 north, Range 2 west, W.M., Described as follows:

A STRIP OF LAND 20 FEET MIDE AND ISO FEET LONG SOUTHERLY OF, PARALLEL WITH AND CONTIQUIOUS TO A LINE HALF EXTENDS HORFH 77-88 EAST FROM A POINT THAT IS SISS, FEET SOUTHERLY WERD MEASURED ALONG THE EASTERY RIGHT OF MAY LINE OF THE NORTHERLY HACFIC RANGOVA AND EAST RETEX HORTH 27-34, EAST FROM THE BOUNT OF INTERSECTION OF SHID HORTHERN PLOFFIC RANGOVAD EASTERLY ROOM OF MAY LINE AND HIGHMAY SQUAREER'S STATION L-178+02-8 ON THE CENTERLINE OF PRIMARY STATE HIGHMAY MO. 12, ONEGON MAY TO

ALSO EXCEPTING THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.H. EXCEPTING THEREFROM THOSE PORTIONS LYING IN SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M.:

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BECHNANG AT THE NORTHEAST CORNER OF SCEIGN 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE WAI; THENCE WASH JOSTANIC TO THE WAI; THENCE WASH JOSTANIC TO THE WAST OF THE WASH JOSTANIC TO THE WAST READED AND THE THE WASH JOSTANIC TO THE WAST READED AND THE THE STATE OF THE WAST READED AND THE WAST A DISTANCE OF 40.5 THE FOLLOWING SAUD HOSTING AND THE FOLLOWING SAUD HOSTING AND

that portion of the southhest quarter of the morthwest quarter of section 12. Township 7 north, range 2 west, w.m., described as follows:

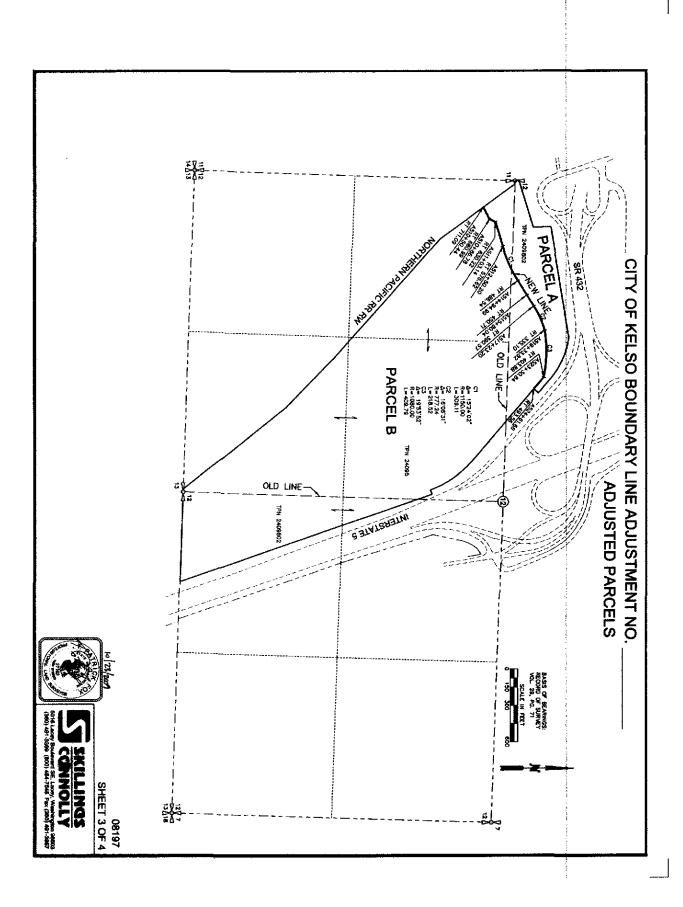
A STRIP OF LAND 20 FEET MADE AND ISO FEET LOWG SOUTHERLY OF, PARALLEL WITH AND CONTRIBUOUS TO A LINE THAT EXTRUSOR NORTH, 72-40 FLAST FROM A POINT THAT IS SHAB, SEET SOUTHERLY WHEN MASSAURED ALOWS THE EASTERN HOW THE POINT OF INVALIDATE CHARLES THAN THE MADE FROM THE POINT OF INVALIDATE PASSET ROWN FOR THE MADE FROM THE MA

also excepting those fortions lying within the southeast quarter and within the northwest quarter of Section 12, township 7 north, range 2 nest, in M. EXCEPTING THEREFROM THOSE PORTIONS LYING IN SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, M.M.: SITUATE IN THE COUNTY OF COMUTZ, STATE OF MASHINGTON.



COMMOLLY

08197 SHEET 2 OF 4



ADJUSTED DESCRIPTIONS

BECANNING AT A POINT OPPOSITE HIGHWAY ENGMEDR'S STATICM (MERCHAFTEN REPERADED TO AS HES). A 506+06.71 NOW MAN A DURE SURVEY OF SE 6, SE 422 NETRONAMAG WARRET AND 17.65 PERT SOUTHERLY THEREFROME. THENCE SOUTHERLY THENCE AND 17.65 PERT SOUTHERLY THENCE AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND A ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "X" LYING NORTHEPLY OF THE FOLLOWING DESCRIBED LIKE

PARCEL, X. ALL THAT PORTION OF SECTIONS 12 AND 13. TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., DESCRIBED AS FOLLOWS:

RECIDINE AT THE MORTHEAST CORNER OF SECTION 13, TOWNSHP 7 NORTH, RANGE 2 WEST OF THE WAL. THENCE HAPTH 8798 TO WEST ALONG THE WAST AND THE WAST HAPTH 18798 TO WEST ALONG THE WAST AND THE POINT OF BECKNING THE WAST AND THE WAST

3405981

DCL

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A STRIP OF LAND 20 FEET WOE AND ISO FEET LONG SOUTHERLY OF, PARALLEL WITH AND CONTIQUOUS TO A LINE INFA. EXTENSIS NORTH 72-WE EAST FROM A POINT THAT IS SHE SOUTHERLY WERE MEASURED ALGON THE EASTERLY ROAT OF MAY LIVE OF THE MARTHERN PACIFIC RALLWAY AND 83,0 FEET MORTH 77-WE AND THE PACIFIC RALLWAY AND 83,0 FEET MORTH 77-WE AND THOM THE POINT OF MAY LIVE AND HORINGAY CONTROL FROM THE MARTHER STATION L-178+02.8 ON THE CONTENLINE OF PRIMARY STATE HICHMAY NO. 12, GREECHN WAY TO LONGWER WITE.

ekcepting therefrom those portions lying in section 13, township 7 north, range 2 west, w.m.;

RECIMINATE AT THE NORTHEAST CORNIER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE WAS, THENCE WARTH STAYS TO THEST ALONG THE MORTH LIKE OF SAID SECTION 13, A DESTRUKE OF 1803.05 FEET TO THE WEST ROWT OF MAY UNE OF SAID SECTION THE POWN OF BEGINNING, THENCE CORTINUARS WORTH LIKE, A DESTRUKE OF 49.35 FEET, THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 49.480 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 59.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 59.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 59.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.00 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.00 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF 29.490 FEET; THENCE SOUTH 1973.05 ELST A DESTRUKE OF

ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH RANGE 2 WEST, W.M., DESCROBED AS FOLLOWS:

ALSO EXCEPT THAT PORTION LYANG MORTHERLY OF THE FOLLOWING DESCRIBED LINE: EXCEPT THOSE PORTIONS LYING IN SECTION 13, TOWNSHIP 7 NORTH, PLANCE 2 WEST, W.M.;

BEGOMMING AT A POINT OPPOSITE MISHANY EMBINEER'S STATION (HENEMATER REFERRED TO AS MES) A 506+06.71 OM THE A LINE SURFACE OF SE 5, 58 4.22 METERCHARD ON SUM LINE SURFACE AND MESSTROM. THENCE SOUTHEASTROM. THE SET SOUTHEA

SITUATE IN THE COUNTY OF COMMITZ, STATE OF WASHINGTON



Legsy Boulevard SE, Leosy, Washington 98507) 491-3398 (200) 454-7545 Fax (260) 461-3867 SKILLINGS

SHEET 4 OF 4



Return Address

Segale Properties P.O. Box 88028 Tukwila, WA 98138 Attn: Jacek Pawlicki

Misc.
Document Title(s) (or transactions contained therein):
Statutory Warranty Deed
Reference Number(s) of Documents assigned or released: N/A (on page of documents(s))
Grantor(s) (Last name first, then first name and initials):
1. Metro Land Development, Inc.
2. Additional names on page of document.
Grantee(s) (Last name first, then first name and initials):
1. Mario A. Segale
2. Additional names on page of document.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) KEOL 312, 316A IN 12-7-2W & KEOL 594, 600A IN 13-7-2W ☑ Full legal is on page 3 of document.
Assessor's Property Tax Parcel/Account Number 2-4095; 2-4098-02; 2-4391-01; 2-4385



STATUTORY WARRANTY DEED

Grantor, METRO LAND DEVELOPMENT, INC., a Washington corporation, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which are acknowledged, conveys and warrants to MARIO A. SEGALE, a married man as to his separate estate ("Grantee"), that certain real estate situated in Cowlitz County, Washington as more particularly described in SCHEDULE A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to any rights, licenses, privileges, reversions and easements appurtenant to the real estate, and all improvements that are now or at any time hereafter made a part thereto.

Subject to all matters of public record.

DATED December 22, 2006.

METRO LAND DEVELOPMENT, INC., a Washington corporation

M.A. Segale, President

Received \$ 12,800 excise tax levied pursuant to Chap. 11, Laws Ex. 1951

EC 2 6 2006 Hank There



STATE OF WASHINGTON)) ss. COUNTY OF KING)

On this 22nd day of December, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M.A. Segale, to me known to be the person who signed as President of METRO LAND DEVELOPMENT, INC., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was duly elected, qualified and acting as said officer of the corporation, that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

SUSAN A. THOMAS
Notary Public
State of Washington
My Commission Expires
May 01, 2010

Signature of Notar

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at My appointment expires: 5/1/10



Exhibit A

ALL THAT PORTION OF SECTIONS 12 AND 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M.:

THENCE NORTH 87° 58' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1890.56 FEET TO THE WEST RIGHT OF WAY LINE OF SR-5, TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 87° 58' 10" WEST ALONG SAID NORTH LINE, A DISTANCE OF 49.37 FEET;

THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 494.98 FEET;

THENCE NORTH 88° 15' 46" WEST A DISTANCE OF 502.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 32° 01' WEST AN ARC DISTANCE OF 136.63 FEET;

NORTH 38° 09' 27" WEST AN ARC DISTANCE OF 1530.91 FEET:

NORTH 45° 25' 42" WEST AN ARC DISTANCE OF 566.77 FEET;

NORTH 48° 10' 40" WEST A DISTANCE OF 1,306.83 FEET;

THENCE ON A CURVE TO THE RIGHT WITH A BEARING OF 35° 49' 16", AN ARC DISTANCE OF 770.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF PSH #12;

THENCE CONTINUING EASTERLY ALONG SAID PSH #12 SOUTH RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 87° 52' 16" WEST A DISTANCE OF 27.60 FEET:

THENCE NORTH 22° 13' 18" WEST A DISTANCE OF 30.79 FEET:

THENCE NORTH 72° 48' EAST A DISTANCE OF 87.48 FEET;

THENCE SOUTH 17° 12' EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 17° 12' WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 72° 48' EAST A DISTANCE OF 171.20 FEET;

THENCE NORTH 00° 56' 19" WEST A DISTANCE OF 125.87 FEET;

THENCE NORTH 82° 41' 45" EAST A DISTANCE OF 1,043.90 FEET TO OLD HIGHWAY STATION 13+07.22, SAID POINT BEING LOCATED ON THE WEST RIGHT OF WAY LINE OF

THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SR-5, THE FOLLOWING BEARINGS AND DISTANCES, TO-WIT;

THENCE ON A CURVE TO THE RIGHT SOUTH 58° 19' 50" EAST AN ARC DISTANCE OF 219.09 FEET;

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 148.88 FEET;

THENCE SOUTH 40° 59' 10" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 777.19 FEET:

THENCE ON A CURVE TO THE RIGHT SOUTH 34° 34' 05" EAST AN ARC DISTANCE OF 418.47 FEET;

THENCE NORTH 69° 52' 40" EAST A DISTANCE OF 36.52 FEET;

THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 2199.57 FEET TO THE TRUE POINT OF BEGINNING



ALSO THAT PORTION OF THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE W.M., LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1, EASTERLY OF THE EASTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY (NOW BURLINGTON NORTHERN), NORTHERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, WHICH POINT IS 1,023 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING; THENCE NORTH 78° WEST TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND SOUTHERLY OF TRACT CONVEYED TO TRUMAN W. COLLINS, BY DEED RECORDED DECEMBER 31, 1946 UNDER AUDITOR'S FILE NO. 281505.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

810601040

67100.13

STATUTORY WARRANTY DEED

The Grantor, MARIBETH WILSON COLLINS, Trustee under Article VI of the Will of Truman W. Collins, deceased, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to METRO LAND DEVELOPMENT, INC., a Washington corporation, the following described real estate, situated in the County of Cowlitz, State of Washington:

> Property described on Exhibit "A" attached hereto and incorporated herein by reference.

Subject to easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference.

DATED this 27th day of April, 1981.

FILE NO. 810410024 ON AUDITOR'S

Trustee under Article Vi of Will of Truman W. Collins, Deceased

STATE OF OREGON

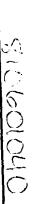
County of Multnomah)

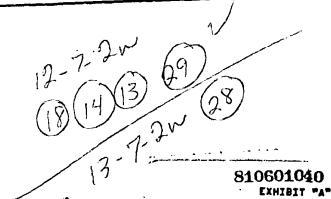
On this day personally appeared before me MARIBETH WILSON COLLINS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2' of April, 1981.

> State of Oregon Residing at

My commission expires: 10-1-82





va 923 P 891

~~0,5 00A

TO DEED FROM GRACE C. GOUDY, ET AL. TO METRO LAND DEVELOPMENT, INC.

IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

ALL THAT PORTION OF SECTIONS 12 AND 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 87° 58' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1890.56 FEET TO THE WEST RIGHT OF WAY LINE OF SR-5, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87° 58' 10" WEST ALONG SAID NORTH LINE A DISTANCE OF 49.37 FEET; THENCE SOUTH 19° 13' 45" EAST A DISTANCE OF 494.98 FEET;
THENCE NORTH 88° 15' 46" WEST A DISTANCE OF 502.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 32° 01' WEST AN ARC DISTANCE OF 136.63 FEET; NORTH 38° 09' 27" WEST AN ARC DISTANCE OF 1530.91 FEET; NORTH 45° 25' 42" WEST AN ARC DISTANCE OF 566.77 FEET; NORTH 48° 10' 40" WEST A DISTANCE OF 1306.83 FEET; THENCE ON A CURVE TO THE RIGHT WITH A BEARING OF 35° 49' 16" AN ARC DISTANCE OF 770.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF PSH +12; THENCE CONTINUING EASTERLY ALONG SAID PSH #12 SOUTH RIGHT OF WAY LINE

THE FOLLOWING BEARINGS AND DISTANCES;
NORTH 87° 52' 16" WEST A DISTANCE OF 27.60 FEET;
THENCE NORTH 22° 13' 18" WEST A DISTANCE OF 30.79 FEET; THENCE NORTH 72° 48' EAST A DISTANCE OF 30.79 FE THENCE SOUTH 17° 12' EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 72° 48' EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 17° 12' WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 17° 12' WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 0° 56' 19" WEST A DISTANCE OF 125.87 FEET; THENCE NORTH 82° 41' 45" EAST A DISTANCE OF 1043.90 FEET TO OLD HIGHWAY STATION 13+07.22, SAID POINT BEING LOCATED ON THE WEST RIGHT OF WAY LINE OF SR-5;

THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SR-5 THE FOLLOWING BEARINGS AND DISTANCES, TO-WIT THENCE ON A CURVE TO THE RIGHT SOUTH 58° 19' 50" EAST AN ARC DISTANCE OF 219.09 FEET:

THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 148.88 FEET; THENCE SOUTH 40° 59' 10" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 49° 00' 50" EAST A DISTANCE OF 777.19 FEET; THENCE ON A CURVE TO THE RIGHT SOUTH 34° 34' 05" EAST AN ARC DISTANCE OF 418.47 FEET; THENCE NORTH 69° 52' 40" EAST A DISTANCE OF 36.52 FEET;

THENCE SOUTH 19º 13' 45" EAST A DISTANCE OF 2199.57 FEET TO THE TRUE POINT OF BEGINNING.

810601040

val 923 P 892

EXHIBIT "B"

with the control of t

TO DEED FROM GRACE C. GOUDY, ET AL. TO METRO LAND DEVELOPMENT, INC.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

TELEPHONE AND TELEGRAPH FOR

NORTHWESTERN LONG DISTANCE TELEPHONE COMPANY IN FAVOR OF

JUNE 13, 1908 RECORDED

27/471. VOLUME/PAGE

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

TELEPHONE AND TELEGRAPH PURPOSES FOR

PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN FAVOR OF

PSPE .76 TZUDUA RECORDED

AUDITOR'S NO. A7SAL.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
FOR : ELECTRIC TRANSMISSION AND COMMUNICATION LINES

IN FAVOR OF COLUMBIA ELECTRIC DIVISION COMPANY

SEPTEMBER 25. 1935 RECORDED

AUDITOR'S NO-134494.

4. RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER TERMS OF DEEDS TO THE STATE OF WASHINGTON.
RECORDED : JULE 22, 1956; FEBRUARY 17, 1959; FEBRUARY 18, 1949
AUDITOR'S NO. : 455917, 496000, 496000, 316000.

AUDITOR'S NO.

5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : ELECTRIC TRANSMISSION LINE
IN FAVOR OF : PUBLIC UTILITY DISTRICT NO. 3 OF COMMITS COUNTY.

WASHINGTON. A MUNICIPAL CORPORATION

JULY 32, 3960 RECORDED

523008. AUDITOR'S NO.

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE

PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : ELECTRIC TRANSMISSION AND COMMUNICATION LINES
IN FAVOR OF : PUBLIC UTILITY DISTRICT NO. 1 OF COMMUNICATION. IN FAVOR OF

WASHINGTON. A MUNICIPAL CORPORATION

JUNE 24. 1959 RECORDED

505899-AUDITOR'S NO.

7. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : ELECTRIC TRANSMISSION AND COMMUNICATION LINES IN FAVOR OF : PUBLIC UTILITY DISTRICT NO. 3 OF COULTY WASHINGTON, A MUNICIPAL CORPORATION

SEPTEMBER 28. 3959 RECORDED

509992. AUDITOR'S NO.

810601040

val 923 p 893

_AHIBIT "B" CONTINUED.....

8. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : ELECTRIC TRANSMISSION AND COMMUNICATION LINES IN FAVOR OF : PUBLIC UTILITY DISTRICT NO. 1 OF COULITY COUNTY, WASHINGTON, A MUNICIPAL CORPORATION

RECORDED : DECEMBER 12, 1961

AUDITOR'S NO.

541593.

9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
FOR: UNDERGROUND COMMUNICATION LINES
IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY,
A WASHINGTON CORPORATION
RECORDED: OCTOBER 10, 1978

AUDITOR'S NO. 843673.

810601040

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VOL 923 P 890 Jun 1 4 10 PM 81

JA . F AUTHOR

BY - Wearfull Dep

1.00 st May 4, 59 1.10 usir Millard L Smith and Shirley R Smith, h & w Truman W Collins

Whereas sp owns a parcel of 1d lying in part in Sec's 11, 12, 13, and 14 T 7 N R 2 W WN and has no access to sd parcel frm the E and

Whereas the fo own the parcel of ld in

Sec 13 T 7 N R 2 W WM CCW wch lies bten the Old PSH #1 and the gtees ld

and whereas the forecognize that the sp contemplates the future development of the sp's ld for the urns of industrial sites home sites or other possible commercial usages and that it will be some time in the future bef the sp's ld can realize its full potential and hereas the fo are presently indebted to the sp in the amt of 500.00 for past grazing rights and in addn thto the sp has agrd to allow the fp grazing and exclusive duck hunting riv on the r ppty of the sp weh lies adjacent to that of the fp's for a period ending Dec 31 1961 and such fifture grazing rights and hunting priv bng worth in excess of 500.00. Now therefore in cons of the sp's waiving the rentals now due frm the fp for grazing priv and the further cons of sp's granting unto the fo grazing the and exclusive duck hunting priv on the r ppty of the sp lying adjacent to that of the for a period af ending Dec 31. 1961 the fo hro grant to the sp his heirs s and a the fwlg easats over the aby dschollds of the fp.

1. The fo subj to the rights hrinbef granted to the Bonneville Power Administration for a service rd as recdd on the 6th day of Nov 1952 in the Cz Co dd recds in vol 531 pg 658 the Bonneville Power Administration Transmission line easmt the rights of the St of In and the Nrd Pac Rr cvy to the sp a temporary easmt of ingress and egress over the lds of the gtors for a period of 25 #/ vrs frm and after the dt of the execution of this instrument daf;

Comm at the pob of the Bonneville Fower Idministration Service Rd easmt abv set forth a strip of 1d 20 ft on either side of the c/1 of sd Bonneville Power Administration easmt to the pt of termination of sd Bonneville Fower Administration easmt then approx dueW across the NEL SW4 of Sec 13 to Lot 1 Sec 13 of the gtee.

The grows subj to the rights brinbef grantedto the Bonneville Power Adminstration for a service rd as recdd on the 6th day of Nov 144 1952 in the Cz Co dd reeds in vol 531 pg 658 the Bonneville Power Adminstration Transmission line easet the rights of the St of Wn and the Nrn Pac RR cvy to the sp a strip of 1d 80 ft in width as a

permanent easmt of incress and egress over the lds of the gtors frm and after the dt of the execution of this instrument daf;

Commencing at the pob of the Bonneville Power Administration service rd easet aby set forth a strip of 1d 4 ft on either side of the c/l of sd Bonneville Power Adminstration easmt, to a pt alg ad easet intersecting the W edge of the Mrn Fac RR r/w; th in a NWly dir on a course with intersects the center pt but the Bonneville Power Adminstration transmission li towers, C CO 5 over 9 and C CO 5 over 19 to Lot 4 Sec 13 of the ctee.

ed a rdwy over the permanent easmt hrinbef granted to the sp by the fp. And Some Bright Dave complete In exercising the rights hrin granted the sp his heirs and assigns may construct improve repair and maintain rdwys over the temporary and permanent edsmts and may cut and remove brush trees and oth r obstructions with in the opinion of the sp interfere wi the construction and maintenance of any rdwys established pursuant to this document. The covements hrin contained shall run i the ld and are binding upon all subsequent owners thof; and the fp's for and on behalf of their heirs and assims covenant that the failure of the sp his heirs or assigns to use ad r/w or to construct any rdwys pursuant thrto for a period of 25 vrs shall not be construed as an abandement thof of the sp's rights hrin.

Rec d 10.00 cotreas rec/29948 fld by ld ti co

g tee ml: "obort J Groce atty 611 Failing Bldg Ptld 4 Ore

May 8 59 Sept 30 55

Heyler Alexander and Harriet Alexander, h & w

Sylvan E Alexander

The fo mtg to sp tsp 011,500.00 acdg to the termf of one prom note bearing even dt Se t 30 1955 the f d r e sit in CCW.

Lots 9, 10, and 11 Blk 23 Plat of Lv #7 an addn to the City of Lv acdg to the recdd plat thof tgw the improvements thron weh consist of a bldg used and designated as the Hudson hotel including all furniture fixtures equipment used in connection wi the sd hotel business.

This mtg is junior and subsequent to a 1st mtg in favor of the 1st Fed S & L Assn of Ly Wn and a contt wi W F lipher and Ruby Pipher of Culver City Calif. (form 80-)..inspas mtgees int appears...

men ok fld by cz co ti co 3:23 pm

ml: J E Alexander 1259 Comm % Alexander Store

May 8 59 Apr 24 59

Alton O Hanson and Mancy L Hanson, h &w

First Federal Savings and Loan Association of Longview, a Fed corpn

Lot #7 Blk #46 Oly Addn to -v #1 vol 5 pg 49 recdd plats of CCW.

(form 24-B)...tsp 7,100.00...

men ok

3:23 pm

ml: 1st Wed 3 & L Iv