

Cowlitz County Property Profile



Parcel #	24095	Owner	Segale Properties LLC
Ref Parcel		Owner Address	PO Box 88028 Tukwila WA 98138 - 2028
Site Address	Kelso WA 98632	Market Total Value	\$14,547,820.00
Lot Size	93.81 Acres (4,086,202 SqFt)	Assessed Total Value	\$14,547,820.00
Building Area		Year Built	
School District	Kelso School District	Sale Date	05/17/2016
	IGM General Manufacture	Sale Price	\$12,000,100.00
Zoning	Industrial	Subdivision	Kelso Outlot
Bedrooms		Land Use / Land Use Std	907 - 50.01 Acres And Over / CSTO - Stores, Retail
Bathrooms			
Legal	817 (KELSO OUTLOT) -KEOL -312, 316A-1 12 -7N -2W EXC SUP HWY VOL 390-603 EXC HWY FEE 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
Ref Parcel		Owner Address	PO Box 88028 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
Zoning	IGM General Manufacture Industrial	Sale Price	\$12,000,000.00
Bedrooms		Subdivision	Kelso Outlot
Bathrooms		Land Use / Land Use Std	904 - 5.01 - 10.00 Acres / CSTO - Stores, Retail
Legal	817 (KELSO OUTLOT) -KEOL -594 13 -7N -2W		



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Cowlitz County Property Profile



Parcel #	2439101	Owner	Segale Properties LLC
Ref Parcel		Owner Address	PO Box 88028 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
Zoning	IGM General Manufacture Industrial	Sale Price	\$12,000,100.00
Bedrooms		Subdivision	Kelso Outlot
Bathrooms		Land Use / Land Use Std	906 - 20.01 - 50.00 Acres / CSTO - Stores, Retail
Legal	817 (KELSO OUTLOT) -KEOL -600A 13 -7N-2W		



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3107401 V.42 P.34

CORNER NOTES

Table with columns: CORNER, ALINE STATION, OFFSET/STATION, CORNER DESCRIPTION, CURVE TABLE, and CURVE TABLE. Contains detailed survey data for various points and curves.

PROPERTY CORNERS SET (S01-S10), OR FOUND PER STATUTORY WARRANTY DEED, RECORDED MAY 17, 2016 UNDER COWLITZ COUNTY AUDITORS' FILE NO. (AFN) 3544266. OPPOSITE THE FOLLOWING SR432 MONUMENT... FOUND 2-1/2" BRASS DISK, STAMPED "WSDOT... FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429"...

FOUND 2-1/2" BRASS DISK, STAMPED "WSDOT... FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429"... FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429"...

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FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429"... FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP, MARKED "OLYMPIC LS30429"...

REFERENCE SURVEYS:

- 1) ROS, VOLUME 4 OF SURVEYS, PAGE 259, "CAMPBELL LS 788", RECORDED JANUARY 31, 1978.
2) ROS, VOLUME 4 OF SURVEYS, PAGE 26, "GINTHUR ENGINEERING, INC.", RECORDED JANUARY 18, 1980.
3) ROS, VOLUME 5 OF SURVEYS, PAGE 20, "HAMPSTUR CORP., HAMPTON LS 19087", RECORDED APRIL 27, 1987.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PERIMETER OF THAT PROPERTY CONVEYED BY STATUTORY WARRANTY DEED DATED MAY 17, 2016 UNDER COWLITZ COUNTY AUDITORS' FILING 3544266. THE CENTERLINE OF SR 432 (A LINE) WAS CONSTRUCTED FROM TIES TO FOUND W.S.D.O.T. MONUMENTS USING THE STATIONS AND OFFSET DISTANCES FOUND ON THE W.S.D.O.T. RECORD OF SURVEY TITLED "POST CONSTRUCTION MONUMENTATION OF SR 432 TALLEY WAY INTERCHANGE", RECORDED IN VOLUME 32, AT PAGES 166 THROUGH 173.

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.
3) DRAINAGE EASEMENT AS SHOWN ON W.S.D.O.T. (SR 5, MP 30.99-MP 36.14, KALAMA TO LONGVIEW WYE INTERCHANGE), ON FILE WITH THE WASHINGTON STATE DEPT. OF TRANSPORTATION, SHEET 9 OF 10, DATED APRIL 12, 1987.

SURVEYORS CERTIFICATE. THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF TRAMMELL CROW PORTLAND DEVELOPMENT, INC. DANIEL BERGMAN, P.E., REGISTERED PROFESSIONAL SURVEYOR.



GIBBS & OLSON logo and contact information: PO BOX 400, LONGVIEW, WA 98632, 509.465.0291 Tel, www.gibbs-olson.com. Prepared by: RW Date: 02/07/2022. Checked by: DB Date: 02/08/2022.

TRAMMELL CROW PORTLAND DEVELOPMENT, INC. COWLITZ COUNTY PARCELS 24095, 24385 & 2439101. AUDITOR'S FILE NO. 3544236. LOCATED IN THE NW1/4, IN THE SW1/4 & IN THE SE1/4 OF SECTION 12, ALSO IN THE NE1/4 & SE1/4 OF SECTION 13. ALL IN TOWNSHIP 7 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN CITY OF KELSO, COWLITZ COUNTY, WASHINGTON. Survey for

**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 COWLITZ COUNTY TITLE COMPANY 77.00
Cowlitz County Washington



COW 2505SL

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

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

3413501
04/08/2010 03:00:55 PM Pages: 7
Deed COWLITZ TITLE 68.00
Cowlitz County Washington



15708 MHA

Received \$ **EXEMPT** excise tax levied
pursuant to Chap. 11, Laws Ex. 1951
1.00805 JUDY AINSLIE
AFF. NO. COWLITZ COUNTY TREAS.
Date **APR 08 2010** *Pauland* Deputy

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 13-7-2W
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:

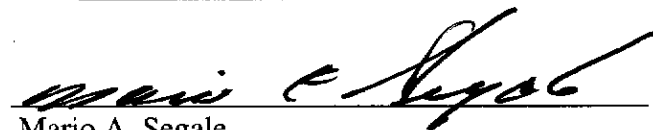
For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof.

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



Mario A. Segale

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: 

Mike Palazzo
Headquarters Real Estate Services
Program Administrator

Date: 3/5/10

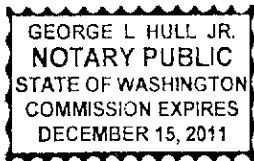
WARRANTY DEED

STATE OF WASHINGTON)
 : ss
County of KING)

On this 4TH day of FEBRUARY 2010 before me personally appeared
 MARIO A. SEGALE to me known to be the individual(s) described
in and who executed the foregoing instrument, and acknowledged that HE signed
and sealed the same as HIS free and voluntary act and deed, for the uses and
purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)



George L. Hull Jr.
Notary Public in and for the State of
Washington, residing at KENT
My commission expires 12/15/2011

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.

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 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 148.86 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.

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.



151708

DECLARATION OF LOT RECONFIGURATION

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.

1. 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 20 day of November 2009.

SSE 09- 002.



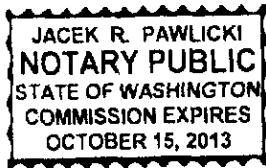
Grantor

~~_____~~
Grantor

STATE OF WASHINGTON)
)
) ss.
COUNTY OF ~~COWLITZ~~ KING)

On this day personally appeared before me MARIO A. SEGAL
to me known to be the individual AS described in and
who executed the within and foregoing instrument, and acknowledged that
he signed the same as free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and seal this 20th day of NOVEMBER, 2009.



Jacek Pawlicki
NOTARY PUBLIC in and for the State of
Washington residing at SEATTLE, WA

My appointment expires OCTOBER 15, 2013

STATE OF WASHINGTON)
)
) ss.
COUNTY OF COWLITZ)

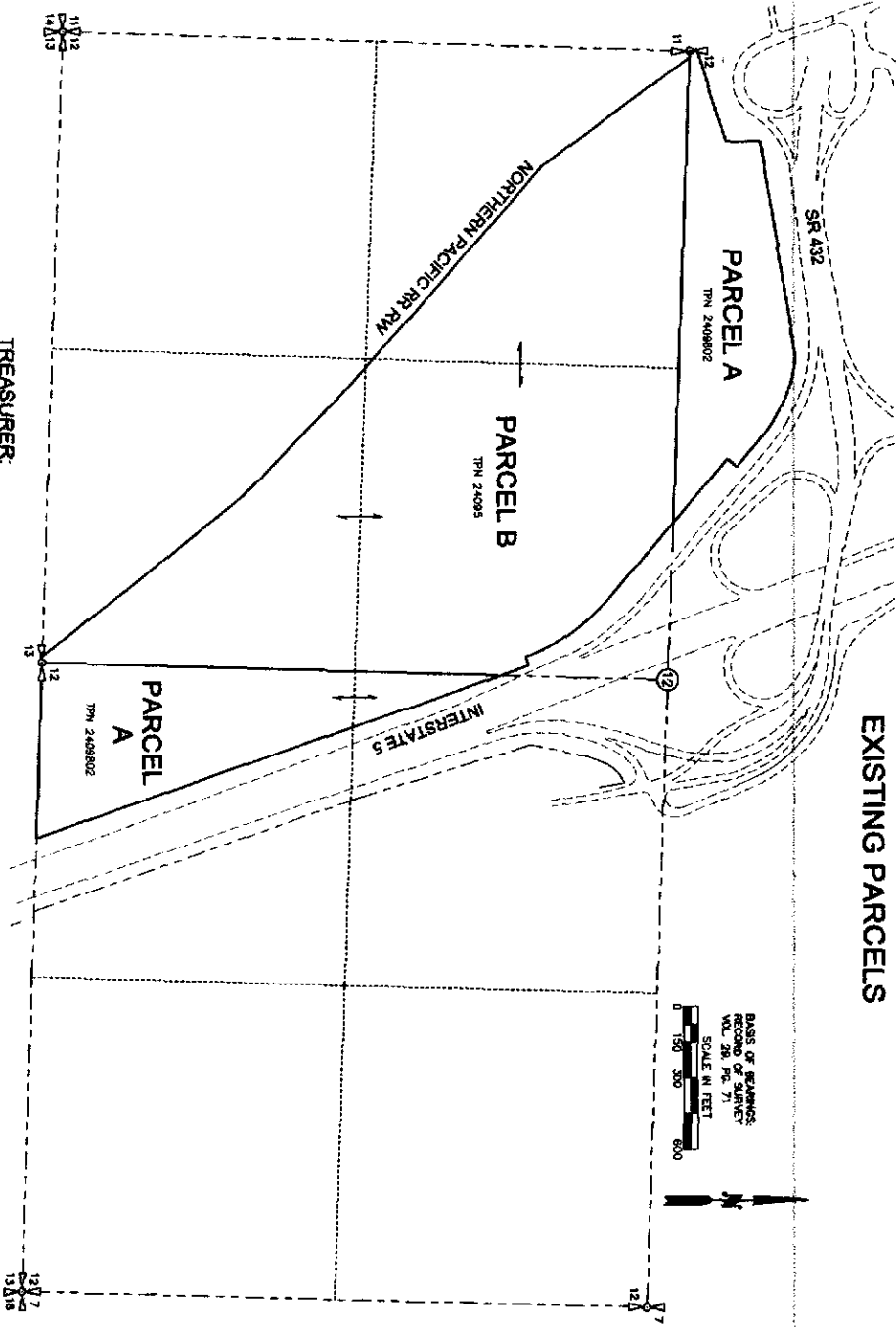
On this day personally appeared before me _____
to me known to be the individual _____ described in and
who executed the within and foregoing instrument, and acknowledged that
_____ signed the same as free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and seal this _____ day of _____, _____.

NOTARY PUBLIC in and for the State of
Washington residing at _____

My appointment expires _____

CITY OF KELSO BOUNDARY LINE ADJUSTMENT NO. _____
 EXISTING PARCELS



APPROVAL:
 EXAMINED AND APPROVED THIS _____ DAY OF _____ 2009
 KELSO CITY PLANNER

TREASURER:
 I HEREBY CERTIFY THAT THE TAXES ON THIS LAND HAVE BEEN PAID TO DATE INCLUDING THE YEAR _____
 COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE
 THIS FOR RECORD THIS _____ DAY OF _____ 2009
 AT THE REQUEST OF SOLICITS COMPLY WITH
 COWLITZ COUNTY AUDITOR

SHEET INDEX
 SHEET 1 - EXISTING PARCELS
 SHEET 2 - EXISTING DESCRIPTIONS
 SHEET 3 - NEW PARCELS
 SHEET 4 - NEW DESCRIPTIONS
 SHEET 1 OF 4 08197

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY LINE ADJUSTMENT MAP IS NOT BASED UPON AN ACTUAL SURVEY AND SUBMISSION OF A PORTION OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN HEREON ARE BASED ON RECORD DESCRIPTIONS AND THE NEW LINE HAS NOT BEEN STAKED ON THE GROUND.
 I, FANNOK FOX, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 27182, DATE 10/21/2009



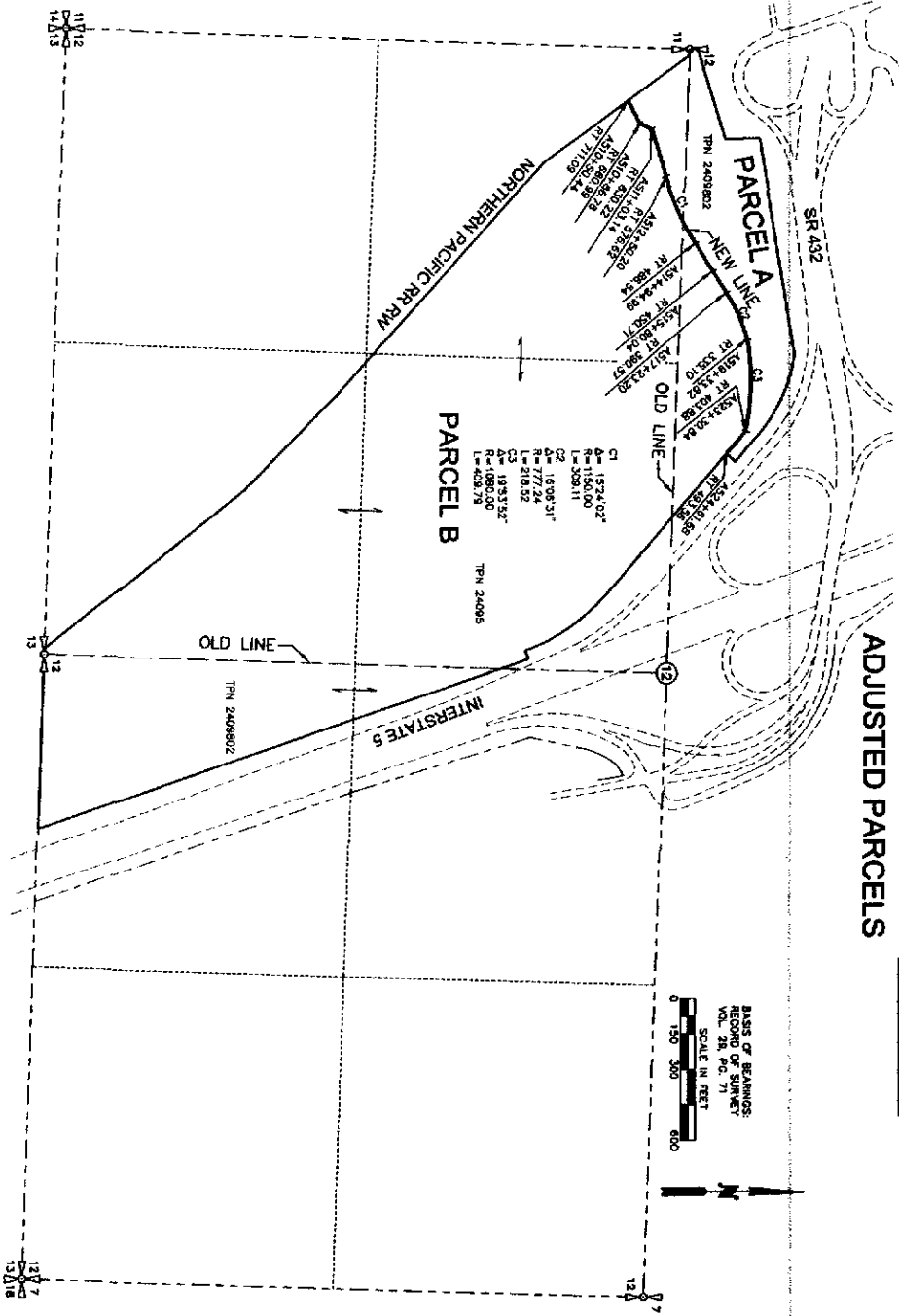
AUDITOR'S CERTIFICATE
 THIS FOR RECORD THIS _____ DAY OF _____ 2009
 AT THE REQUEST OF SOLICITS COMPLY WITH
 COWLITZ COUNTY AUDITOR

SKILLINGS CONNOLLY
 AUDITOR'S INDEXING DATA
 6016 Lacey Boulevard SE, Lacey, Washington 98605
 (360) 491-3309 (800) 454-7546
 Fax (360) 491-3837

SW NW/4	SE NW/4	NW SW/4	SW SW/4	SECTION	TOWNSHIP	RANGE
				12	7 NORTH	2 WEST

Exhibit A

CITY OF KELSO BOUNDARY LINE ADJUSTMENT NO. _____
 ADJUSTED PARCELS



SKILLINGS CONNOLLY
 5016 Lacey Boulevard SE, Lacey, Washington 98503
 (360) 487-3888 (800) 464-7444 Fax: (360) 487-3887

08197
 SHEET 3 OF 4



Return Address

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

Misc.

<p>Document Title(s) (or transactions contained therein):</p> <p>1. Statutory Warranty Deed</p>
<p>Reference Number(s) of Documents assigned or released: N/A (on page ___ of documents(s))</p>
<p>Grantor(s) (Last name first, then first name and initials):</p> <p>1. Metro Land Development, Inc. 2. <input type="checkbox"/> Additional names on page ___ of document.</p>
<p>Grantee(s) (Last name first, then first name and initials):</p> <p>1. Mario A. Segale 2. <input type="checkbox"/> Additional names on page ___ of document.</p>
<p>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 <input checked="" type="checkbox"/> Full legal is on page 3 of document.</p>
<p>Assessor's Property Tax Parcel/Account Number 2-4095; 2-4098-02; 2-4391-01; 2-4385</p>



3321487

Page: 2 of 5

12/26/2006 12:28P

COWLITZ COUNTY TITLE DEED

36.00

Cowlitz County

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

By: *M.A. Segale*
M.A. Segale, President

Received \$ 12,800⁰⁰ excise tax levied
pursuant to Chap. 11, Laws Ex. 1951
066035 JUDY ANN LEE
AFF NO. COWLITZ COUNTY TREAS
DEC 26 2006 K. Hanks Deputy



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 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



3321487

Page: 5 of 5

12/26/2006 12:28P

COWLITZ COUNTY TITLE DEED

36.00 Cowlitz County

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

VOL 923 P 890

67100-12

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.

REVENUE PAID ON AUDITOR'S FILE NO. 810410024

Maribeth Wilson Collins
Maribeth Wilson Collins,
Trustee under Article VI of
Will of Truman W. Collins,
Deceased

Recorded EXEMPT from tax levied pursuant to Chap. 11, Laws Ex. 1951

117704 DONNA R. SUHADONIK
ASST. CLERK COWWITZ COUNTY TREAS.
JUN 1 1981 K. Adams, Deputy

810601040

STATE OF OREGON)
County of Multnomah) ss.

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 27th day of April, 1981.



Thomas J. Adams
Notary Public in and for the
State of Oregon
Residing at
My commission expires: 10-1-82

12-7-2w

(18) (14) (13) (29)

13-7-2w

810601040

EXHIBIT "A"

Vol 923 P 891

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

810601040

810601040

VOL 923 P 892

EXHIBIT "B"

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

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

FOR : TELEPHONE AND TELEGRAPH
IN FAVOR OF : NORTHWESTERN LONG DISTANCE TELEPHONE COMPANY
RECORDED : JUNE 13, 1908
VOLUME/PAGE : 27/471.

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

FOR : TELEPHONE AND TELEGRAPH PURPOSES
IN FAVOR OF : PACIFIC TELEPHONE AND TELEGRAPH COMPANY
RECORDED : AUGUST 17, 1929
AUDITOR'S NO. : 87586.

3. 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
RECORDED : SEPTEMBER 25, 1935
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 : JUNE 22, 1956; FEBRUARY 17, 1959; FEBRUARY 18, 1949
AUDITOR'S NO. : 455917, 499803, 499804, 499806, 318004.

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. 1 OF COWLITZ COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
RECORDED : JULY 12, 1960
AUDITOR'S NO. : 521008.

6. 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 COWLITZ COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
RECORDED : JUNE 24, 1959
AUDITOR'S NO. : 505899.

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. 1 OF COWLITZ COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
RECORDED : SEPTEMBER 28, 1959
AUDITOR'S NO. : 509992.

810601040

810601040

vol 923 P 893

EXHIBIT "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 COWLITZ 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. : 841691.

810601040

810601040

FILED Pioneer National Title Ins Co

vol 923 P 890
JUN 1 4 10 PM '81

JAN 1 AUDITOR
COWLITZ COUNTY

BY *W. Parkhill*

May 4 59

\$1.00 st
1.10 usir

628-662

Millard L Smith and Shirley R Smith, h & w
to

Truman W Collins

Whereas sp owns a parcel of ld lying in part in

Sec's 11, 12, 13, and 14 T 7 N R 2 W WM and has no access to sd
parcel frn the E and

Whereas the fp own the parcel of ld in

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

and whereas the fp recognize that the sp contemplated the future
development of the sp's ld for the purps 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
whereas the fp 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 priv on the r ppty of the sp
wch lies adjacent to that of the fp's for a period ending Dec 31 1961
and such future 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
frn the fp for grazing priv and the further cons of sp's granting unto
the fp grazing ~~thx~~ and exclusive duck hunting priv on the r ppty of
the sp lying adjacent to that of the fp for a period ~~of~~ ending Dec 31
1961 the fp hrb grant to the sp his heirs s and a the fwlg easmts
over the abv dscbd lds of the fp.

1. The fp 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 Wn and the Nrn Pac Rr cvy to the sp a temporary easmt of
ingress and egress over the lds of the gtors for a period of 25 ~~yr~~
yrs frn and after the dt of the execution of this instrument daf;

Comm at the pob of the Bonneville Power Administration Service
Rd easmt abv set forth a strip of ld 20 ft on either side of the
c/l of sd Bonneville Power Administration easmt to the pt of
termination of sd Bonneville Power Administration easmt then
approx due W across the NE 1/4 SW 1/4 of Sec 13 to Lot 1 Sec 13 of the
gtee.

2. The gtors subj to the rights hrinbef granted to the Bonneville
Power Administration for a service rd as recdd on the 6th day of Nov ~~1952~~
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 Wn
and the Nrn Pac RR cvy to the sp a strip of ld 80 ft in width as a
permanent easmt of ingress and egress over the lds of the gtors frn
and after the dt of the execution of this instrument daf;

Commencing at the pob of the Bonneville Power Administration
service rd easmt abv set forth a strip of ld 40 ft on either side
of the c/l of sd Bonneville Power Administration easmt to a pt alg
sd easmt intersecting the W edge of the Nrn Pac RR r/w; th in a
NWly dir on a course wch intersects the center pt btwn the
Bonneville Power Administration transmission li towers, C CO 5 over
9 and C CO 5 over 10 to Lot 4 Sec 13 of the gtee.

ed a rdwy over the permanent easmt herein granted to the sp by the fp. In exercising the rights herein granted the sp his heirs and assigns may construct improve repair and maintain rdwys over the temporary and permanent easmts and may cut and remove brush trees and oth r obstructions wch in the opinion of the sp interfere wi the construction and maintenance of any rdwys established pursuant to this document. The covenants herein contained shall run w the ld and are binding upon all subsequent owners thof; and the fo's for and on b half of their heirs and assigns covenant that the failure of the sp his heirs or assigns to use sd r/w or to construct any rdwys pursuant therto for a period of 25 yrs shall not be construed as an abandonment thof of the sp's rights herein.

xcn ok
Rec'd 10.00 co treas rec/29948
fld by ld ti co 3:10 pm

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

& & ✓ &

M
May 8 59
Sept 30 55
Heyler Alexander and Harriet Alexander, h & w
to
Sylvan E Alexander

503805
623-231 *Spring*

The fo mtg to sp tsp \$11,500.00 acdg to the term of one prom note bearing even dt Sept 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 wch 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 Lv Wn and a contt wi W F Pipher and Ruby Pipher of Culver City Calif.
(form 80-)...inspas mtgees int appears...

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

ml: J E Alexander 1259
Comm % Alexander Store

& & ✓ &

M
May 8 59
Apr 24 59
Alton O Hanson and Nancy L Hanson, h & w
to

503806
623-232 *Spring*

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

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

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

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

ml: 1st Fed S & L Iv