

RESOLUTION NO. 1217

A RESOLUTION approving a development agreement for transportation corridor improvements to Northwest 38<sup>th</sup> Avenue/20<sup>th</sup> Street between the City of Camas and APC Sunrise Summit, LLC, Matthew R. and David R. Lugliani, as Trustees of the Lugliani Life Insurance Trust dated January 30, 1997, and Fisher Creek Campus, LLC.

WHEREAS, APC Sunrise Summit, LLC, Fisher Creek Campus, LLC, and the Lugliani Life Insurance Trust are the owners of real property abutting Northwest 38<sup>th</sup> Avenue located between Southeast Armstrong Road to the East and heading West across the Bybee Swale into the City of Vancouver and connecting with Southeast 20<sup>th</sup> Street, and

WHEREAS, the property owners have negotiated a development agreement with the City for the design and permitting of transportation corridor improvements to Northwest 38<sup>th</sup> Avenue/20<sup>th</sup> Street, and

WHEREAS, the proposed development agreement provides for the distribution and application of traffic impact fees associated with the design and permitting of specified work, provides for the acquisition of right of way, provides for the realignment of Bybee Road, and provides for storm water facilities and wetland mitigation areas, and

WHEREAS, the City Council held a public hearing on the proposed development agreement on June 6, 2011, at which time it considered all testimony from all interested parties, and

WHEREAS, the City Council finds that the agreement has been reviewed by the Community Development Director, and has been found to meet applicable planning requirements, and

WHEREAS, the City Council desires to approve the development agreement,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

SECTION I

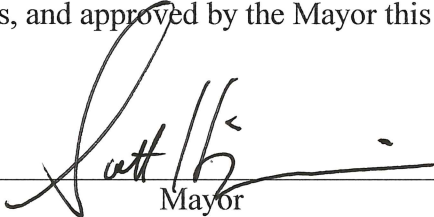
That certain development agreement between the City of Camas and APC Sunrise Summit, LLC, Matthew R. and David R. Lugliani, as Trustees of the Lugliani Life Insurance Trust dated January 30, 1997, and Fisher Creek Campus, LLC for the design and permitting of transportation corridor improvements to Northwest 38<sup>th</sup> Avenue and other related matters is

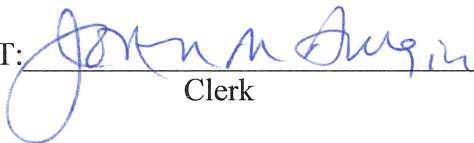
hereby approved. The Mayor is authorized and instructed to sign the agreement on behalf of the City of Camas.

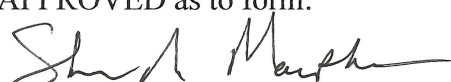
SECTION II

The development agreement shall be recorded with the Clark County Auditor pursuant to the requirements of RCW 36.70B.190.

ADOPTED by the Council of the City of Camas, and approved by the Mayor this 21 day of June, 2011.

SIGNED:  \_\_\_\_\_  
Mayor

ATTEST:  \_\_\_\_\_  
Clerk

APPROVED as to form:  
 \_\_\_\_\_  
City Attorney

1625

4783318 AGR

RecFee - \$151.00 Pages: 90 - LANDERHOLM LAW OFFICE  
Clark County, WA 08/05/2011 10:34



When Recorded, Return to:

Randall B. Printz  
Landerholm, Memovich, Lansverk  
& Whitesides, P.S.  
P.O. Box 1086  
Vancouver, WA 98666-1086

Parcels: 126254-000, 126253-000, 126246-000, 126248-000  
125668-000, 126245-000, 126257-000, 126243-000, 126252-000  
177451-000, 177451-005, 177451-010, 177489-000, 177437-010  
177437-015, 177439-000, 177472-000, 177472-005, 177480-002  
986028984, 986028843, 986028844, and 986028845  
NE & SE ¼ Sec. 5, T1N, R3E, W.M.  
Project: Fisher Creek Campus

Above Space for Recording Information Only

**DEVELOPMENT AGREEMENT  
TIF Credits**

THIS DEVELOPMENT AGREEMENT is made and entered into by and amongst the City of Camas, a Washington Municipal Corporation, ("City,"), APC Sunrise Summit, LLC and Matthew R. and David R. Lugliani, as Trustees of the Lugliani Life Insurance Trust dated January 30, 1997, (collectively, "APC"), and Fisher Creek Campus, LLC ("Fisher"), collectively referred to as the "Parties";

**RECITALS**

**WHEREAS**, Fisher owns or controls certain real property which is located in the City of Camas, Washington. The property's serial numbers are 126254-000, 126253-000, 126246-000, 126248-000, 125668-000, 126245-000, 126257-000 126243-000, 126252-000, 986028984, 986028843, 986028844, and 986028845; the real property is more fully described in the attached Exhibit "A" and is incorporated by reference herein ("Fisher Property"); and,

**WHEREAS**, APC owns or controls certain real property which is located in the City of Camas, Washington. The property's serial numbers are 177451-000, 177451-005, 177451-010, 177437-010, 177437-015, 177472-000, 177472-005, 177489-000, 177439-000 and 177480-002, the real property owned by APC is more fully described in the attached Exhibit "B" and is incorporated by reference herein ("APC Property"); and

WHEREAS, the Parties wish to enter into this Agreement to clarify scope of work that is eligible to receive Transportation Impact Fee Credits under the City's code and set forth the estimated time lines of the completion of that work; and,

WHEREAS, the City has previously placed upon its transportation Capital Facilities Plan (CFP) an improvement known as NW 38<sup>th</sup> Avenue, a portion of which begins just west of the Fisher Swale and ends at approximately SE Armstrong Drive, east of the intersection of Bybee Road and NW 38<sup>th</sup> Avenue ( that portion hereinafter referred to as "the Project"); and,

WHEREAS, the City has been collecting Transportation Impact Fees (TIF's) to pay for the improvements listed in its CFP, including the Project; and,

WHEREAS, the City has received certain federal grant funding ( the "Grant") and has applied for a Public Works Trust Fund loan (the "Loan") for the construction of the Project and if such funding is issued in amounts sufficient to construct the Project the City intends to construct the Project as soon as reasonably practical; and,

WHEREAS, to accelerate the time in which such construction can occur, with the goal of increasing traffic safety, traffic capacity and making more job producing lands available for development sooner, Fisher and APC are willing to pay certain design and permitting costs for the Project earlier than those amounts would otherwise be able to be paid by the City or due by a property owner paying impact fees in conjunction with a building permit; and,

WHEREAS, in order to better identify and efficiently integrate the future transportation service to property owned by the Parties, this Agreement also provides for the relocation of Bybee Road to connect to NW 38<sup>th</sup> Avenue as depicted on Exhibit "I", which may, at APC's sole discretion, be designed and constructed by APC, at its sole cost, but such costs shall be TIF creditable if after exercising its best efforts to do so, the City places the relocated Bybee Road on the City's CFP and identifies it as being funded by TIF's; and,

WHEREAS, as part of the design and construction of the Project, intersection analysis was performed by Kittelson Inc., a national transportation engineering firm, to determine the need for a signal at the intersection of the relocated Bybee Road and NW 38<sup>th</sup> Avenue; and this analysis identified that signal warrants would be met at the intersection within the planning horizon of the CFP and,

WHEREAS, the City agrees that the design and permitting work described in this Agreement qualifies for transportation impact fee credits and the City agrees to issue impact fee credits for the design and permitting work identified in this Agreement to APC and Fisher upon their completion and acceptance of certain design and permitting work identified in this Agreement in the amount identified in the City's Capital Facilities Plan, and,

WHEREAS the City needs to acquire right of way for the completion of the NW 38<sup>th</sup> Avenue improvement, including its associated storm water mitigation facilities and wetland mitigation areas, and the City intends to acquire such right of way and areas at times and utilizing methods that are in accord with the rules prescribed by the STP and PWTF loan programs; and,

**WHEREAS**, Fisher and APC wish to move forward design and permitting of the project ahead of work done under the Grant or Loan with the intent to expedite the design and permitting process and accelerate the time in which construction by the City may occur;

**WHEREAS**, the City wishes to ensure any design or permitting work done by the parties complies with and does not jeopardize the City's obligations under the Grant or the Loan; and,

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

**WHEREAS**, the City, has the authority to enter into Development Agreements pursuant to RCW 36.70B.170; and,

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

**WHEREAS**, the City is further authorized to enter into Development Agreement pursuant to Camas Municipal Code ("CMC") 18.55.340; and

**NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:**

**Section 1. Development Agreement**

This Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340. It shall become a contract amongst FISHER, APC and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CMC 18.55.340 and execution of the Agreement by all Parties.

**Section 2. Effective Date and Duration of Agreement**

This Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties and shall terminate on 1/31/2018, provided that any time periods specified in this Agreement shall be tolled pending any appeals of any city, state or federal land use decisions necessary to commence and to carry out the terms of the Agreement. Any obligations of the Parties created by this Agreement shall be voidable by any Party at their sole discretion if the City does not receive the PWTF loan in the 2011-2013 State Legislative

biennium; provided however, that this shall not effect or eliminate the City's obligation to issue TIF credits to the Parties if work is performed by the Parties that would otherwise be eligible for TIF credits under the City's CFP and TIF Credit ordinance provisions and/or the parties obligations under Section 9 of this Agreement.

### **Section 3. Permitting and Design Work**

Fisher and APC agree to begin and complete the permitting and design work identified in Exhibit "C", in the approximate timelines provided for in Exhibit "D", of the Project, preliminarily designed in Exhibit "E" and "G". Exhibits "C", "D", "E" and "G" are attached hereto and incorporated by reference herein. Because of the City's Grant, and Loan application, all environmental documents, including any applicable NEPA or SEPA documents, and permit applications shall be prepared in compliance with the Federal Highway Administration (FHWA) regulations specified in the Washington State Department of Transportation's (WSDOT's) Local Agency Guidelines (LAG) Manual as well as other applicable regulations. All design and permitting work shall be provided to the City for its review and approval, prior to the city's submission of these materials to any regulatory agency. These timelines are Fisher's and APC's best estimate of the time it will take to complete the tasks identified in Exhibit "C". Fisher and APC will utilize their best efforts to complete the tasks identified in Exhibit "C" in the conceptual timelines identified in Exhibit "D". Neither APC nor Fisher has control over the review and approval of some of the tasks identified in Exhibit "C"; and because other factors beyond the control of APC and Fisher could cause the timelines to be longer than provided for in Exhibit "D"; the Parties recognize that despite APC and Fisher's best efforts, the tasks identified in Exhibit "C", may not be able to be completed within the timelines identified in Exhibit "D". As provided for in Section 2, any obligations of the Parties created by this Agreement shall be voidable by any Party at their sole discretion if the City does not receive the PWTF loan in the 2011-2013 State Legislative biennium; provided however, that this shall not effect or eliminate the City's obligation to issue TIF credits to the Parties if work is performed by the Parties that would otherwise be eligible for TIF credits under the City's CFP and TIF Credit ordinance provisions and/or the parties obligations under Section 9 of this Agreement

### **Section 4. Costs/TIF Credits**

Upon completion of the Exhibit "C" tasks and acceptance of those by the City, Fisher and APC may jointly apply to the City for issuance of TIF Credits in the manner and amount prescribed in the City's CFP and TIF Credit ordinance. Prior to issuance of the TIF Credits to APC and Fisher, Fisher and APC shall jointly provide the City with instruction as to the percentage of the total amount of TIF Credits to be issued by the City to each of APC and Fisher. The collective amount of TIF Credits issued to APC and Fisher shall not exceed the total amount of TIF Credits otherwise eligible to be issued under the City's CFP. The work identified in Exhibits "C" and "E", if completed by Fisher and APC, and accepted by the City qualify to receive \$425,000 under the City's CFP and TIF Credit ordinance.

### **Section 5. ROW Acquisition**

If the City is awarded the Loan, the City, will take all reasonable measures to acquire any right of way or other land necessary for construction of the Project; such right of way is identified on the attached Exhibit "F" which is incorporated by reference herein. Due to the need to do appropriate and required environmental review, the Parties have identified right of way and other land

needed for the Project, including storm water facilities and a wetland mitigation site. Notwithstanding the identification of right of way and other land necessary for design and environmental review purposes provided for in this Agreement, such identification is not intended and shall not be construed to cause the City to violate any procedural requirements relating to land acquisition provided for in the Grant or the Loan. The acquisition process, including appraisals, appraisal reviews, negotiations, timing of negotiations, offers, timing of offers and payments, shall all in accordance with Chapter 25 of the WSDOT Local Agency Guidelines. If right of way from Fisher or APC, in addition to what either Party has previously dedicated pursuant to other agreements with the City, is necessary to acquire in order to construct the Project, then APC and/or Fisher shall dedicate such right of way and the City shall issue either TIF Credits (in addition to those otherwise provided for in Section 4) or cash (at the City's option) to the appropriate Party in an amount equal to the fair market value of the needed right of way subject to the Chapter 25 WSDOT Local Agency Guidelines.

#### **Section 6. Storm Pond**

The Parties recognize the need for future storm water control improvements ("Storm Pond") in conjunction with the ultimate design approved by the City and the City's construction of the Project. The Parties have authorized Olson Engineering to conduct an analysis of the storm water impacts of the project and the alternative locations that may be suitable for the Storm Pond. Based upon that analysis, which is provided for in that storm water report dated May, 2011, the Parties have identified the most suitable location for a Storm Pond based upon topographic, environmental, soil and other characteristics. This property identified as being most suitable for the Storm Pond (the "Storm Pond Parcel") is located at the entrance to Camas and the conceptual APC commercial center and is depicted on the attached Exhibit "G", which is incorporated by reference herein. The Parties agree that prior to the City's construction of the Storm Pond, (but only in the event the City receives the necessary funding to construct the Project) APC shall dedicate the Storm Pond Parcel to the City. In consideration for such dedication, (but only in the event the City receives the necessary funding to construct the Project), the City shall pay APC the appraised value of the Storm Pond Parcel, as determined under the process provided for in Chapter 25 of the WSDOT Local Agency Guidelines. The City shall bear the cost of the appraisal. The City and APC acknowledge that the appearance of the Storm Pond at this location is important as a major entry point to the City and adjacent to the future development of the Fisher and APC property and shall seek to minimize the negative impacts of the facility with buffer plantings and black vinyl clad fencing. In connection with its construction of the Storm Pond, the City shall improve the frontage road on NW 38<sup>th</sup> Avenue along the frontage of the property on which the Storm Pond is sited. The design of the Storm Pond shall preclude additional access off of NW 38<sup>th</sup> Avenue. The City shall access the Storm Pond from the north off of NE 20<sup>th</sup> Street/Bybee Road.

APC shall have the right, subject to plans approved by the City and compliance with all applicable laws, to construct, at its sole expense, additional capacity in the Storm Pond or in areas adjacent to and attached to the Storm Pond, to be available to APC for future development of the property approved by the City to be served by the storm facilities. In the event of such construction, by APC, where said construction creates sufficient storm water mitigation capacity for an identified portion of its property, then such construction shall constitute full mitigation for storm water impacts for that property approved by the City to utilize the storm facilities, or

portion thereof, such that no other storm water facilities shall be required to be constructed for the identified property at the time of its development. In the event that APC constructs any additional storm water facilities pursuant to this paragraph, APC shall be responsible for the future maintenance of those storm water facilities and the City shall remain responsible for maintaining the facilities that it constructed. If by virtue of the additional construction of storm water facilities provided for in this Section, it is not practical for the City and APC to separately maintain the storm water facilities, then the City shall maintain the storm water facilities and APC shall pay a pro rata share of the maintenance cost to the City on an annual basis, based upon the respective square footages of land being served by the storm water facilities. Any additional storm water capacity added for Bybee Road shall be TIF creditable if Bybee Road is placed upon the City's CFP and becomes eligible for TIF credits, as provided for in Section 9.

#### **Section 7. City's Obligation to Construct**

The parties agree that nothing in this agreement obligates the City to construct the Project, unless and until, all funding necessary to construct the Project has been acquired by the City and all certifications and necessary permits have been obtained. In the event that all certifications, funding and permits necessary to construct the Project have been obtained by the City, then the City will exercise its best efforts to initiate and complete construction of the Project as identified in Exhibits "C", "E", and "G", as soon as reasonably practical based upon weather, public bidding processes and other normal construction factors.

#### **Section 8. Wetland Mitigation**

The Parties recognize the need for future wetland mitigation ("Wetland Mitigation") in conjunction with the ultimate design and construction of the Project. The parties, through consultation with and direction from the United States Army Corps of Engineers (USACE) have identified the most suitable location for the Wetland Mitigation based upon topographic, environmental, hydrologic and soil characteristics. The land currently believed to be most suitable is land owned by APC. The property identified as being most suitable for the Wetland Mitigation needed for the Project (the "Wetland Mitigation Parcel") is depicted on the attached Exhibit "H", which is incorporated by reference herein. The Parties agree that if the Wetland Mitigation Parcel is approved by the City and the USACE in conjunction with a wetland permit needed for the Project and prior to the City's construction of the Wetland Mitigation, (but only in the event the City receives the necessary funding to construct the Project), APC shall dedicate the Wetland Mitigation Parcel to the City. In consideration for such dedication, (but only in the event the City receives the necessary funding to construct the Project), the City shall pay APC the appraised value of the Wetland Mitigation Parcel, as determined under the process provided for in Chapter 25 of the WSDOT Local Agency Guidelines. The City shall bear the cost of the appraisal.

#### **Section 9. Bybee Road Realignment**

The Parties, based upon the transportation engineering analysis provided for in the Kittelson traffic analysis dated April, 2011, analyzing the need for a signal within the City's CFP planning horizon, in conjunction with consideration of the ultimate design and construction of the Project, have determined that the location of a signal is warranted at the location depicted on Exhibit "E". The parties also recognize that the current location of Bybee Road will conflict with the signal location and that Bybee Road should be moved to the signal location creating a four way



intersection. The Parties also recognize the need for increased safety and capacity of Bybee Road and recognize the need to relocate Bybee Road to the location identified on the attached Exhibit "T" which is incorporated by reference herein. The City agrees to undertake a vacation process to vacate to APC, that portion of the current Bybee Road ROW depicted as "to be vacated" on Exhibit "T", located within the City. APC agrees to dedicate right of way for the relocation of Bybee Road in the approximate location identified on Exhibit "T". Pursuant to RCW 35.79 and recognizing that the area of Bybee Road to be vacated has been a dedicated ROW for more than 25 years, the City shall, at the time of vacation, charge the abutting property owners the fair market value of the ROW being vacated. In the case of the abutting property owner APC, APC's payment shall be the full dedication of the ROW needed to relocate Bybee Road as depicted on Exhibit "T". Because APC is dedicating more land for the relocation of Bybee Road than APC is receiving in the vacation of the current Bybee Road ROW, the City shall pay APC the fair market value of the property being dedicated by APC in excess of the property being vacated by the City to APC. An appraisal shall be done for both the vacated ROW and the ROW to be dedicated by APC in order to determine the difference between the fair market value of the dedicated and vacated land. The Parties shall agree upon an appraiser and shall share equally in the cost of the appraisal. The City shall tender such payment first in the form of the vacated ROW not abutting APC, in the event that the abutting property owner (Tax lot 177472-010 located at 19831 SE Bybee Road in the City of Camas) does not wish to pay the City the fair market value of the vacated ROW, and then with either cash or TIF credits (if applicable) at the sole option of the City. In the event that the owner of tax lot 177472-010 does pay the City fair market value for the vacated ROW, then the City shall pay APC for the fair market value of the property being dedicated by APC in excess of the property being vacated by the City to APC in the form of either cash or credits at option of the City. The City's obligation to vacate Bybee Road as provided for in this Section shall be triggered by the completed construction of the relocated Bybee Road as provided for in Exhibit "T" or as constructed in some other location as the Parties may determine by future agreement. Notwithstanding the failure of the City to receive the PWTF loan, the City agrees to exercise its best efforts to place the relocated Bybee Road on its Capital Facilities Plan such that the costs of engineering and construction are TIF creditable. The City shall exercise reasonable efforts to acquire any additional land necessary to complete the Bybee Road relocation that may be owned by someone other than APC and that the City may lawfully acquire. Nothing herein shall obligate the City to acquire right of way that is outside of the City limits.

#### **Section 10. Conflict Between Agreement and WSDOT or FWHA Grant or Loan Regulations**

Nothing provided for in the Agreement shall be construed to be contrary to or in violation of any of the regulations applicable to the STP grant program or the PWTF loan program. To the extent that such a conflict arises between any provisions of the STP grant or PWTF loan regulations and this Agreement, the provisions of the PWTF loan and/or the STP grant regulations shall prevail.

#### **Section 11. Waiver**

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

**Section 12. Venue**

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

**Section 13. Entire Agreement/Modifications**

This Agreement constitutes the entire agreement between and among the Parties with respect to the subject matter herein contained and all prior negotiations, discussions, writings and agreements between the Parties with respect to the subject matter herein contained are superseded and of no further force and effect. This Agreement cannot be amended or modified without a writing signed by all of the Parties hereto.

**Section 14. Captions**

The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

**Section 15. Gender/Singular/Plural**

Whenever masculine, feminine, neutral, singular, plural, conjunctive, or disjunctive terms are used in this Agreement, they shall be construed to read in whatever form is appropriate to make this Agreement applicable to all the Parties and all circumstances, except where the context of this Agreement clearly dictates otherwise.

**Section 16. Severability**

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

**Section 17. Inconsistencies**

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

**Section 18. Binding on Successors and Recording.**

This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties, and their respective heirs, successors and assigns. This Agreement shall be recorded against the real property indicated on Exhibit "A" and Exhibit "B" with the Clark County Auditor.

**Section 19. Recitals.**

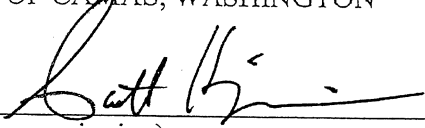
Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

**Section 20. Amendments.**

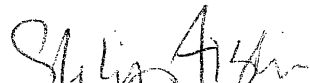
This Agreement may only be amended by mutual agreement of the parties.

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

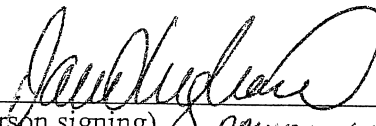
CITY OF CAMAS, WASHINGTON

 6-21-11  
By (person signing) \_\_\_\_\_ Date \_\_\_\_\_  
Title Mayor, Pro Tem \_\_\_\_\_


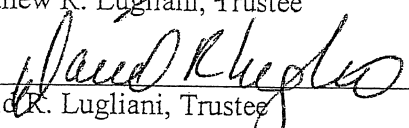
FISHER CREEK CAMPUS, LLC

 \_\_\_\_\_  
By (person signing) Sherilyn Fisher Date June 27, 2011  
Title Treasurer, etc. \_\_\_\_\_

APC SUNRISE SUMMIT, LLC

 mc 7/1/11  
By (person signing) DAVID LUGLIANI Date \_\_\_\_\_  
Title MANAGING MEMBER \_\_\_\_\_

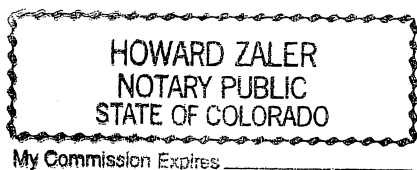
LUGLIANI LIFE INSURANCE TRUST

 7/5/11  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Matthew R. Lugliani, Trustee  
 7/1/11  
By: \_\_\_\_\_ Date \_\_\_\_\_  
David R. Lugliani, Trustee

STATE OF Colorado WASHINGTON )  
 ) ss.  
County of Douglas )

I certify that I know or have satisfactory evidence that Matthew R. Lugliani signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the co-Trustee of the Lugliani Life Insurance Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 7.5, 2011.

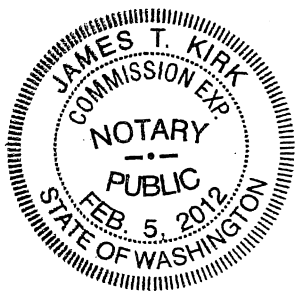


Howard Zaler  
NOTARY PUBLIC for the State of Colorado  
Residing in the County of Douglas  
My Commission Expires: 4.16.2014

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that David R. Lugliani signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the co-Trustee of the Lugliani Life Insurance Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 1, 2011.

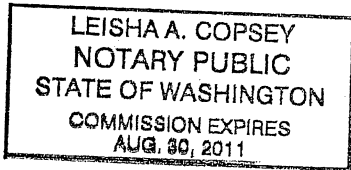


James T. Kirk  
NOTARY PUBLIC for the State of Washington  
Residing in the County of Clark  
My Commission Expires: February 5, 2012

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that Scott Higgins is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Mayor Pro Tem of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 6/21, 2011.

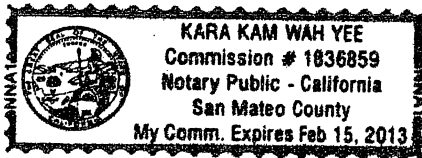


Leisha A Copsey  
NOTARY PUBLIC for the State of Washington,  
Residing in the County of Clark  
My Commission Expires: 8/30/11

STATE OF CALIFORNIA )  
 ) ss.  
County of SAN MATEO )

I certify that I know or have satisfactory evidence that Sherrilyn Fisher is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Treasurer of FISHER CREEK CAMPUS, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Jun 27, 2011.



Kara Kam Wah Yee  
NOTARY PUBLIC for the State of California,  
Residing in the County of San Mateo  
My Commission Expires: Feb 15, 2013

EXHIBIT "A"  
LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC  
Parcel 1 (Tax Parcel 126246-000)

November 29, 2010

A parcel of land situated in the North half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 2520.59 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 1631.65 feet to the TRUE POINT OF BEGINNING;

THENCE South  $01^{\circ} 38' 58''$  West a distance of 47.42 feet;

THENCE South  $50^{\circ} 53' 20''$  West a distance of 146.84 feet;

THENCE South  $22^{\circ} 49' 39''$  West a distance of 91.77 feet;

THENCE North  $67^{\circ} 10' 21''$  West a distance of 47.71 feet;

THENCE North  $24^{\circ} 02' 23''$  West a distance of 54.11 feet;

THENCE South  $75^{\circ} 47' 17''$  West a distance of 49.72 feet;

THENCE South  $73^{\circ} 07' 03''$  West a distance of 120.75 feet;

THENCE South  $69^{\circ} 29' 22''$  West a distance of 126.14 feet;

THENCE South  $64^{\circ} 01' 43''$  West a distance of 155.88 feet;

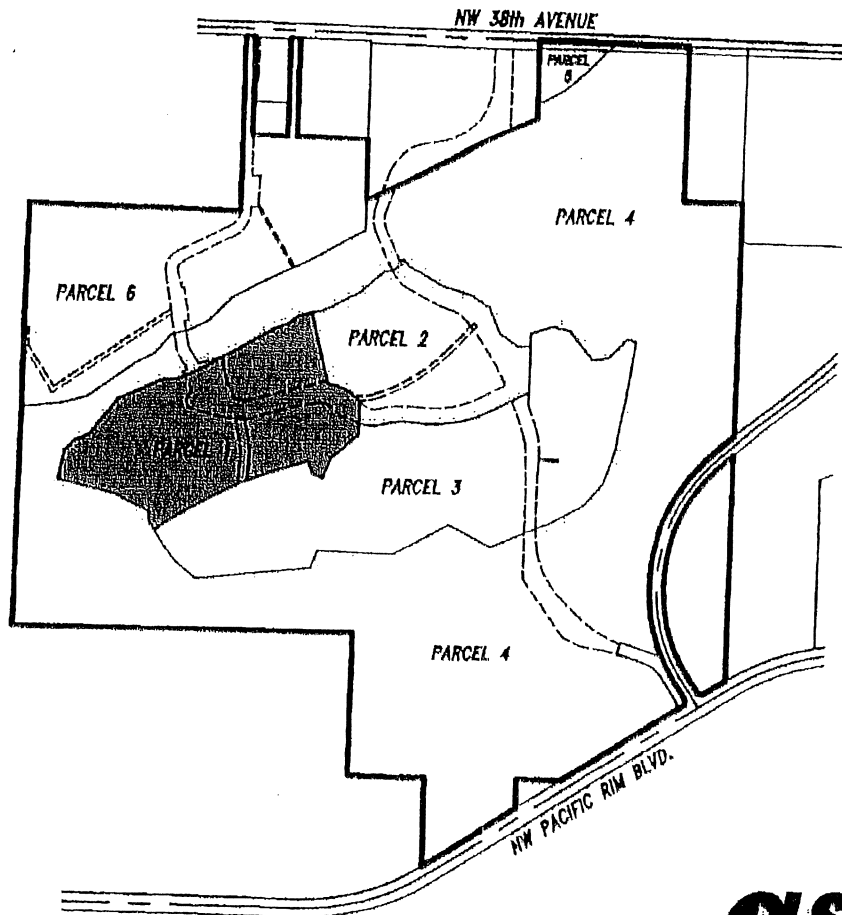
THENCE South  $59^{\circ} 47' 18''$  West a distance of 183.90 feet;

THENCE South  $57^{\circ} 38' 05''$  West a distance of 80.15 feet;

THENCE North 35° 36' 27" West a distance of 36.86 feet;  
THENCE North 00° 39' 15" West a distance of 42.59 feet;  
THENCE North 62° 13' 22" West a distance of 168.29 feet;  
THENCE North 76° 11' 36" West a distance of 249.84 feet;  
THENCE North 12° 23' 51" East a distance of 122.28 feet;  
THENCE North 46° 31' 14" East a distance of 59.42 feet;  
THENCE North 69° 56' 51" East a distance of 64.43 feet;  
THENCE North 37° 47' 39" East a distance of 194.87 feet;  
THENCE North 66° 40' 51" East a distance of 207.65 feet;  
THENCE North 87° 55' 16" East a distance of 65.73 feet;  
THENCE North 66° 23' 05" East a distance of 123.42 feet;  
THENCE North 61° 23' 18" East a distance of 342.66 feet;  
THENCE North 70° 16' 04" East a distance of 56.18 feet;  
THENCE North 50° 55' 05" East a distance of 52.44 feet;  
THENCE North 78° 20' 28" East a distance of 57.97 feet;  
THENCE South 13° 55' 31" East a distance of 299.49 feet to a point on a non-tangent 206.00 foot radius curve to the right;  
THENCE around said 206.00 foot radius curve to the right (the long chord of which bears South 62° 07' 40" East a distance of 158.00 feet) a distance of 162.15 feet;  
THENCE South 01° 38' 58" West a distance of 92.47 feet to the TRUE POINT OF BEGINNING.

Containing approximately 13.52 acres, more or less.

PROPOSED PARCEL 1



NOT TO SCALE

Exhibit A Page 3 of 42

03702 | 03680 | 03669 | Survey | BLA - EXHIBIT | 03668.sxw.bla.parcel.1.dwg

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
1-800-685-1300  
1-800-596-0879



LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC  
Parcel 2 (Tax Parcel 126253-000)

November 29, 2010

A parcel of land situated in the North half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 2520.59 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 1631.65 feet to the TRUE POINT OF BEGINNING;

THENCE North  $01^{\circ} 38' 58''$  East a distance of 92.47 feet to a point on a non-tangent 206.00 foot radius curve to the left;

THENCE around said 206.00 foot radius curve to the left through (the long chord of which bears North  $62^{\circ} 07' 40''$  West a distance of 158.00 feet) a distance of 162.15 feet;

THENCE North  $13^{\circ} 55' 31''$  West a distance of 299.49 feet;

THENCE North  $78^{\circ} 20' 28''$  East a distance of 42.03 feet;

THENCE North  $66^{\circ} 14' 43''$  East a distance of 55.58 feet;

THENCE North  $62^{\circ} 57' 21''$  East a distance of 126.55 feet;

THENCE North  $50^{\circ} 05' 38''$  East a distance of 134.60 feet;

THENCE North  $80^{\circ} 56' 49''$  East a distance of 27.59 feet;

THENCE North  $56^{\circ} 37' 52''$  East a distance of 72.38 feet;

THENCE South  $35^{\circ} 28' 40''$  East a distance of 24.38 feet;

THENCE South  $60^{\circ} 08' 36''$  East a distance of 163.31 feet;

2

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

THENCE South 74° 09' 44" East a distance of 132.01 feet;

THENCE South 56° 46' 24" East a distance of 91.40 feet;

THENCE South 23° 11' 04" East a distance of 115.93 feet;

THENCE South 57° 44' 01" East a distance of 94.78 feet;

THENCE South 88° 55' 56" East a distance of 52.41 feet;

THENCE South 00° 48' 09" West a distance of 187.99 feet;

THENCE South 63° 51' 45" West a distance of 186.87 feet to a point on a 560.25 foot radius curve to the right;

THENCE around said 560.25 foot radius curve to the right (the long chord of which bears South 80° 51' 10" West a distance of 327.42 feet) a distance of 332.27 feet to a point on a 322.75 foot radius curve to the left;

THENCE around said 322.75 foot radius curve to the left (the long chord of which bears South 85° 34' 22" West a distance of 137.19 feet) a distance of 138.24 feet to a point on a 150.00 foot radius curve to the right;

THENCE around said 150.00 foot radius curve to the right (the long chord of which bears North 88° 30' 41" West a distance of 93.63 feet) a distance of 95.22 feet to the TRUE POINT OF BEGINNING.

Containing approximately 9.77 acres, more or less.

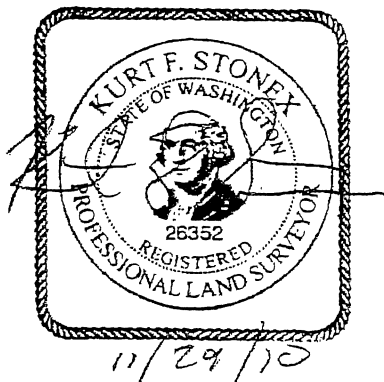


Exhibit A Page 5 of 42

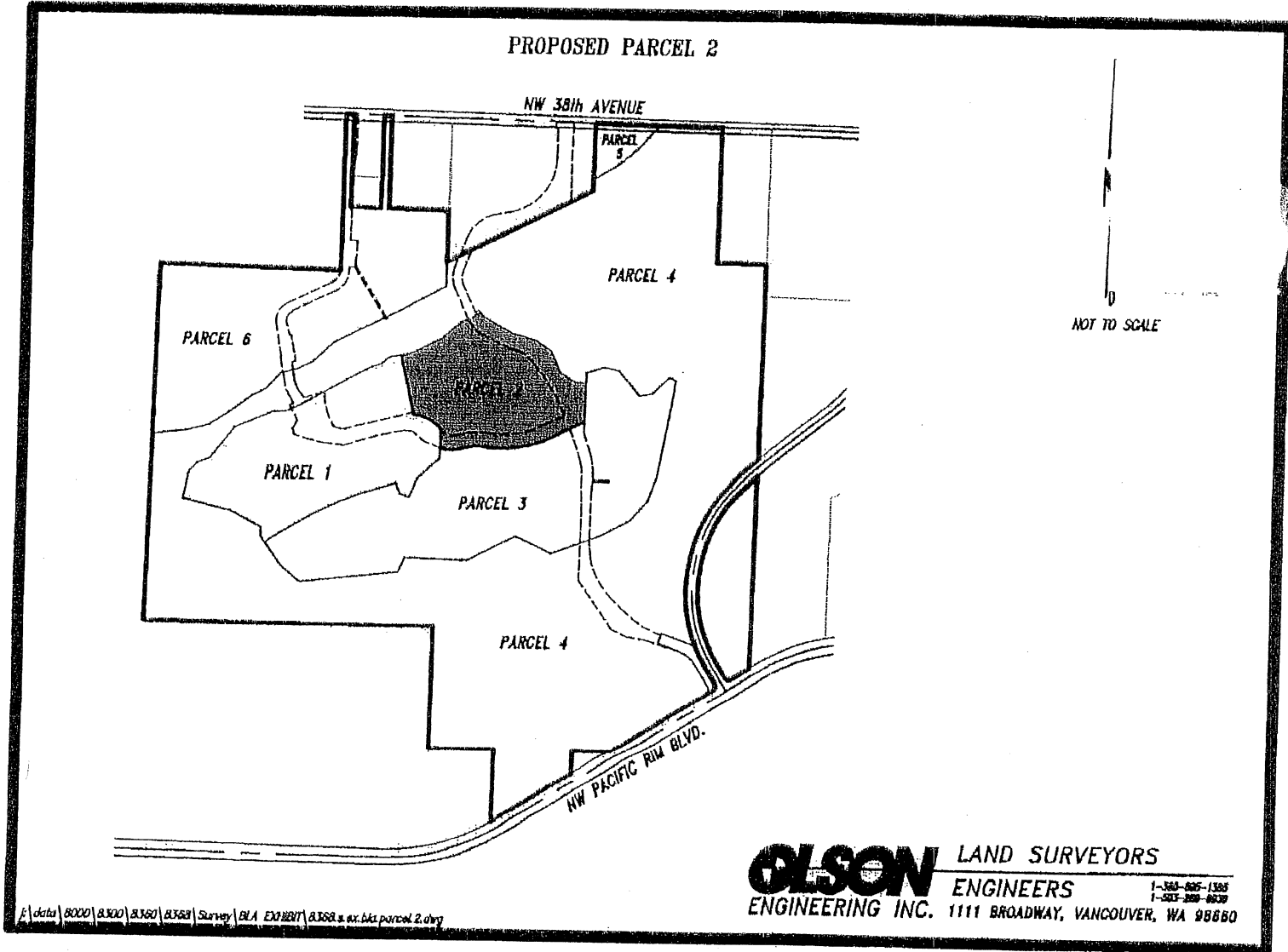


Exhibit A Page 6 of 42

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC  
Parcel 3 (Tax Parcel 126254-000)  
Tax Parcel 986028984  
November 29, 2010

A parcel of land situated in the North half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 2520.59 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 1631.65 feet to the TRUE POINT OF BEGINNING;

THENCE South  $01^{\circ} 38' 58''$  West a distance of 47.42 feet;

THENCE South  $50^{\circ} 53' 20''$  West a distance of 146.84 feet;

THENCE South  $22^{\circ} 49' 39''$  West a distance of 91.77 feet;

THENCE North  $67^{\circ} 10' 21''$  West a distance of 47.71 feet;

THENCE North  $24^{\circ} 02' 23''$  West a distance of 54.11 feet;

THENCE South  $75^{\circ} 47' 17''$  West a distance of 49.72 feet;

THENCE South  $73^{\circ} 07' 03''$  West a distance of 120.75 feet;

THENCE South  $69^{\circ} 29' 22''$  West a distance of 126.14 feet;

THENCE South  $64^{\circ} 01' 43''$  West a distance of 155.88 feet;

THENCE South  $59^{\circ} 47' 18''$  West a distance of 183.90 feet;

THENCE South  $57^{\circ} 38' 05''$  West a distance of 80.15 feet;

THENCE South  $37^{\circ} 15' 58''$  East a distance of 141.11 feet;

Exhibit A Page 7 of 42

THENCE South 51° 11' 39" East a distance of 121.75 feet;

THENCE North 83° 57' 39" East a distance of 491.40 feet;

THENCE North 24° 10' 17" East a distance of 76.05 feet;

THENCE South 88° 13' 32" East a distance of 316.37 feet;

THENCE North 63° 44' 34" East a distance of 264.55 feet;

THENCE South 65° 45' 30" East a distance of 198.37 feet;

THENCE North 70° 06' 18" East a distance of 257.70 feet;

THENCE North 62° 49' 29" East a distance of 167.40 feet;

THENCE North 41° 08' 33" East a distance of 130.78 feet;

THENCE North 20° 07' 31" East a distance of 126.83 feet;

THENCE North 11° 11' 31" East a distance of 267.14 feet;

THENCE North 09° 29' 53" East a distance of 202.66 feet;

THENCE North 66° 35' 10" West a distance of 37.44 feet;

THENCE South 46° 16' 42" West a distance of 115.48 feet;

THENCE South 81° 21' 18" West a distance of 65.83 feet;

THENCE North 40° 52' 01" West a distance of 159.30 feet;

THENCE North 78° 12' 39" West a distance of 75.02 feet;

THENCE South 72° 28' 24" West a distance of 94.18 feet;

THENCE South 00° 48' 09" West a distance of 240.17 feet;

Exhibit A Page 8 of 42

THENCE South 63° 51' 45" West a distance of 186.87 feet to a point on a 560.25 foot radius curve to the right;

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

THENCE around said 560.25 foot radius curve to the right (the long chord of which bears North 80° 51' 10" West a distance of 327.42 feet) a distance of 332.27 feet to a point on a 322.75 foot radius curve to the left;

THENCE around said 322.75 foot radius curve to the (the long chord of which bears South 85° 34' 22" West a distance of 137.19 feet) a distance of 138.24 feet to a point on a 150.00 foot radius curve to the right;

THENCE around said 150.00 foot radius curve to the right (the long chord of which bears North 88° 30' 41" West a distance of 93.63 feet) a distance of 95.22 feet to the TRUE POINT OF BEGINNING.

Containing approximately 21.40 acres, more or less.

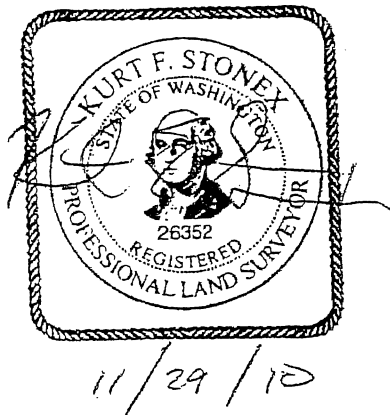


Exhibit A Page 9 of 42

PROPOSED PARCEL 3

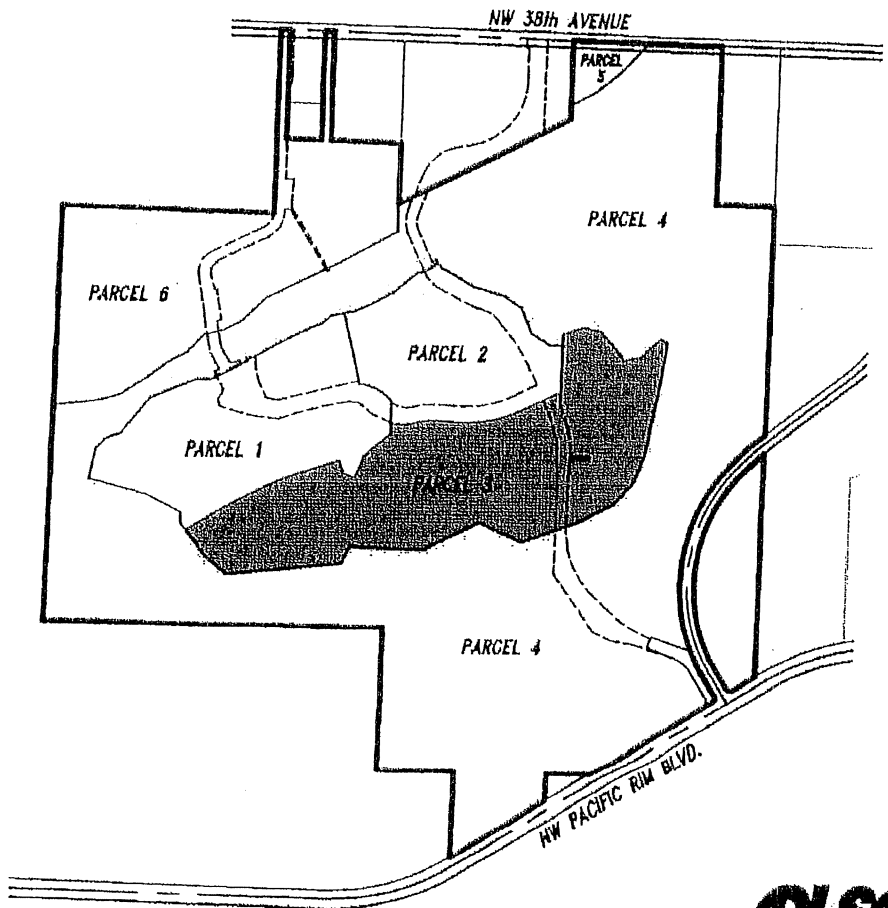


Exhibit A Page 10 of 42

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98860  
1-360-605-1325  
1-509-885-8130

F:\data\8000\8300\8360\8358\Survey\BLA EXHIBIT\8358.a.ez.dwg parcel.3.dwg

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC

Tax Parcel 125668-000 Tax Parcel 126252-000

August 5, 2010

A parcel of land situated in the East half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 2200.64 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 2417.51 feet to the TRUE POINT OF BEGINNING;

THENCE North  $53^{\circ} 53' 09''$  East a distance of 507.60 feet to a point on the West line of that ingress, egress and utility easement described in Exhibit "M" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE North  $01^{\circ} 09' 14''$  East along said West line a distance of 52.37 feet to the South line of Parcel 3, as described in Exhibit "L" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE North  $70^{\circ} 06' 18''$  East along said South line a distance of 49.28 feet to a point on a non-tangent 403.00 foot radius curve to the left on the Easterly line of aforesaid ingress, egress and utility easement;

THENCE along said Easterly line around said 403.00 foot radius curve to the left (the long chord of which bears South  $06^{\circ} 10' 41''$  East a distance of 82.88 feet) a distance of 83.03 feet;

THENCE continuing along the Easterly line of said ingress, egress and utility easement the following courses:

THENCE South  $77^{\circ} 52' 19''$  West a distance of 2.00 feet to a point on a non-tangent 397.00 foot radius curve to the left;

THENCE around said 397.00 foot radius curve to the left (the long chord of which bears South  $29^{\circ} 10' 18''$  East a distance of 232.72 feet) a distance of 236.19 feet;

Exhibit A Page 11 of 42



THENCE South  $46^{\circ} 12' 54''$  East a distance of 74.03 feet to a point on a 597.00 foot radius curve to the left;

THENCE around said 597.00 foot radius curve to the left (the long chord of which bears South  $57^{\circ} 31' 52''$  East a distance of 234.29 feet) a distance of 235.82 feet;

THENCE North  $21^{\circ} 09' 10''$  East a distance of 8.76 feet;

THENCE South  $70^{\circ} 28' 38''$  East a distance of 183.26 feet to a point on the West line of NW Van Vleet Road, said point being 30.00 feet from, when measured at right angles to the centerline thereof, said point also being on a non-tangent 730.00 foot radius curve to the left;

THENCE along said Westerly right-of-way line and around said 730.00 foot radius curve to the left (the long chord of which bears South  $27^{\circ} 02' 52''$  East a distance of 116.32 feet) a distance of 116.44 feet;

THENCE South  $31^{\circ} 37' 03''$  East along said Westerly right-of-way line a distance of 96.01 feet to a point on a 20.00 foot radius curve to the right;

THENCE along said Westerly right-of-way line and around said 20.00 foot radius curve to the right (the long chord of which bears South  $13^{\circ} 23' 03''$  West a distance of 28.29 feet) a distance of 31.42 feet to a point on the Northerly right-of-way line of NW Pacific Rim Boulevard, said point being 40.00 feet from, when measured at right angles to, the centerline thereof;

THENCE South  $58^{\circ} 23' 08''$  West along said Northerly right-of-way line a distance of 607.41 feet to the North line of the Joel Knight Donation Land Claim;

THENCE North  $89^{\circ} 25' 49''$  West along said North line a distance of 187.69 feet to the East line of that parcel conveyed to Fisher Creek Campus, LLC as Parcel 3 of document recorded under Auditor's File No. 4469722, Clark County Deed Records;

THENCE South  $00^{\circ} 48' 09''$  West along said East line a distance of 118.43 feet to said Northerly right-of-way line of NW Pacific Rim Boulevard;

THENCE South  $58^{\circ} 23' 08''$  West along said Northerly right-of-way line a distance of 465.97 feet to the Southwest corner of that parcel conveyed to Fisher Creek Campus, LLC as Parcel 3 of document recorded under Auditor's File No. 4469722, Clark County Deed Records;

THENCE North  $00^{\circ} 48' 09''$  East along the West line of said Fisher Creek Campus, LLC parcel a distance of 366.62 feet to the South line of that parcel conveyed to Fisher Creek Campus, LLC as Parcel 2 of document recorded under Auditor's File No. 4469722, Clark County Deed Records;

THENCE North 89° 25' 49" West along said South line a distance of 326.68 feet to the Southwest corner thereof;

THENCE North 25° 45' 59" East a distance of 744.02 feet to the TRUE POINT OF BEGINNING.

Containing approximately 21.08 acres, more or less.

SUBJECT TO an ingress, egress and utility easement described as follows:

A parcel of land situated in the East half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North 88° 42' 51" West along the North line of said Section 5 a distance of 2520.59 feet;

THENCE South 01° 17' 09" West a distance of 1631.65 feet;

THENCE South 01° 38' 58" West a distance of 47.42 feet;

THENCE South 50° 53' 20" West a distance of 146.84 feet;

THENCE South 22° 49' 39" West a distance of 91.77 feet;

THENCE North 67° 10' 21" West a distance of 47.71 feet;

THENCE North 24° 02' 23" West a distance of 54.11 feet;

THENCE South 75° 47' 17" West a distance of 49.72 feet;

THENCE South 73° 07' 03" West a distance of 120.75 feet;

THENCE South 69° 29' 22" West a distance of 126.14 feet;

THENCE South 64° 01' 43" West a distance of 155.88 feet;

THENCE South 59° 47' 18" West a distance of 183.90 feet;

THENCE South 57° 38' 05" West a distance of 80.15 feet;  
THENCE South 37° 15' 58" East a distance of 141.11 feet;  
THENCE South 51° 11' 39" East a distance of 121.75 feet;  
THENCE North 83° 57' 39" East a distance of 491.40 feet;  
THENCE North 24° 10' 17" East a distance of 76.05 feet;  
THENCE South 88° 13' 32" East a distance of 316.37 feet;  
THENCE North 63° 44' 34" East a distance of 264.55 feet;  
THENCE South 65° 45' 30" East a distance of 198.37 feet;  
THENCE North 70° 06' 18" East a distance of 153.60 feet to the TRUE POINT OF  
BEGINNING;  
THENCE South 01° 09' 14" West a distance of 180.21 feet;  
THENCE South 36° 01' 14" East a distance of 297.60 feet;  
THENCE South 64° 22' 29" East a distance of 80.27 feet;  
THENCE South 79° 55' 08" East a distance of 102.51 feet;  
THENCE South 72° 10' 57" East a distance of 100.82 feet;  
THENCE South 87° 10' 35" East a distance of 13.63 feet;  
THENCE South 70° 28' 38" East a distance of 70.30 feet to a point on a 140.00 foot radius curve  
to the right;  
THENCE around said 140.00 foot radius curve to the right (the long chord of which bears South  
51° 02' 54" West a distance of 93.14 feet) a distance of 94.95 feet;  
THENCE South 31° 37' 09" East a distance of 134.74 feet;  
THENCE South 07° 05' 18" West a distance of 45.00 feet;

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

THENCE North 58° 22' 57" East a distance of 74.81 feet;

THENCE North 31° 37' 09" West a distance of 244.19 feet;

THENCE North 70° 28' 38" West a distance of 183.26 feet;

THENCE South 21° 09' 10" West a distance of 8.76 feet to a point on a non-tangent 597.00 foot radius curve to the right;

THENCE around said 597.00 foot radius curve to the right (the long chord of which bears North 57° 31' 52" West a distance of 234.29 feet) a distance of 235.82 feet;

THENCE North 46° 12' 54" West a distance of 74.03 feet to a point on a 397.00 foot radius curve to the right;

THENCE around said 397.00 foot radius curve to the right (the long chord of which bears North 29° 10' 18" West a distance of 232.72 feet) a distance of 236.19 feet;

THENCE North 77° 52' 19" East a distance of 2.00 feet to a point on a non-tangent 403.00 foot radius curve to the right;

THENCE around said 403.00 foot radius curve to the right (the long chord of which bears North 06° 10' 41" West a distance of 82.88 feet) a distance of 83.03 feet to a point which bears North 70° 06' 18" East from the TRUE POINT OF BEGINNING;

THENCE South 70° 06' 18" West a distance of 49.28 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion thereof lying within the public right-of-way.

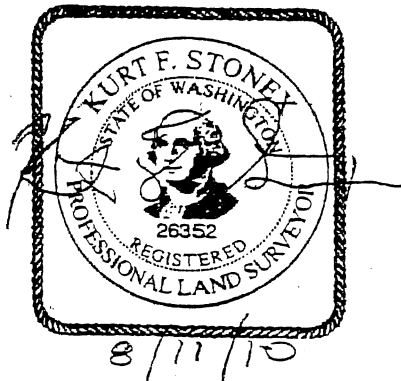
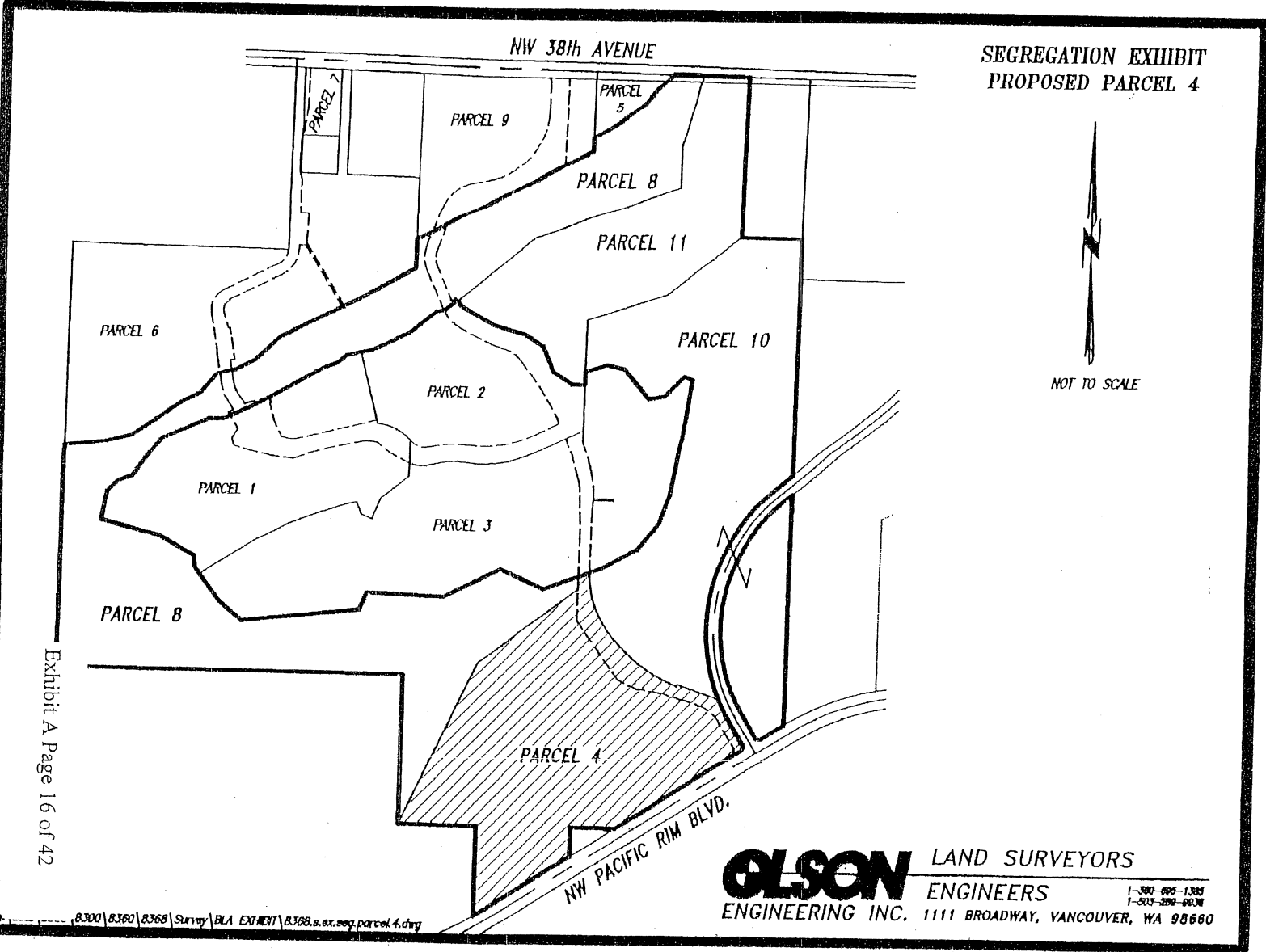


Exhibit A Page 15 of 42



SEGREGATION EXHIBIT  
PROPOSED PARCEL 4



Exhibit A Page 16 of 42

8300|8360|8368|Survey|BLA EXHIBIT|8368.s.ex.ssg.parcel.4.dwg

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
1-800-965-1383  
1-509-256-6036

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC

Tax Parcel 986028843

August 5, 2010

A parcel of land situated in North half and Southeast quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 1490.00 feet to the Northeast corner of Parcel 5 as described in Exhibit "N" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records and the TRUE POINT OF BEGINNING;

THENCE along the Southeasterly line of said Parcel 5 the following courses:

THENCE South  $44^{\circ} 01' 50''$  West a distance of 166.06 feet;

THENCE South  $51^{\circ} 21' 58''$  West a distance of 124.78 feet;

THENCE South  $60^{\circ} 31' 50''$  West a distance of 133.02 feet to the East line of that parcel conveyed to Fisher Creek Campus, LLC by document recorded under Auditor's File No. 4469721, Clark County Deed Records;

THENCE South  $00^{\circ} 48' 09''$  West along said East line a distance of 54.94 feet to the Southeast corner thereof;

THENCE South  $63^{\circ} 21' 32''$  West along the South line of said Fisher Creek Campus, LLC parcel a distance of 811.34 feet to the East line of Parcel 6, as described in Exhibit "O" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along the East and South lines of said Parcel 6 the following courses:

THENCE South  $00^{\circ} 48' 09''$  West along said West line a distance of 119.61 feet;

THENCE South  $61^{\circ} 06' 47''$  West a distance of 258.86 feet;

THENCE South  $63^{\circ} 36' 55''$  West a distance of 368.77 feet;

Exhibit A Page 17 of 42

THENCE South 45° 50' 45" West a distance of 138.27 feet;

THENCE South 63° 33' 50" West a distance of 93.51 feet;

THENCE South 76° 32' 51" West a distance of 78.63 feet;

THENCE South 42° 06' 34" West a distance of 105.91 feet;

THENCE South 64° 44' 49" West a distance of 73.89 feet;

THENCE South 56° 05' 09" West a distance of 259.01 feet;

THENCE South 74° 49' 14" West a distance of 107.47 feet;

THENCE South 83° 34' 29" West a distance of 175.24 feet to a point on the West line of the Fisher Creek Campus, LLC parcel as described under Auditor's File No. 4517631, Clark County Deed Records;

THENCE South 01° 14' 27" West along said West line a distance of 15.52 feet to the Northwest corner of that parcel conveyed to Fisher Creek Campus LLC by document recorded under Auditor's File No. 4470106, Clark County Deed Records;

THENCE South 01° 14' 27" West along the West line of said Fisher Creek Campus, LLC parcel a distance of 882.80 feet to the Southwest corner thereof;

THENCE South 89° 25' 49" East along the South line of said Fisher Creek Campus, LLC parcel a distance of 1443.34 feet to a point on the West line of that parcel conveyed to Fisher Creek Campus, LLC as Parcel 2 of document recorded under Auditor's File No. 4469722, Clark County Deed Records;

THENCE South 00° 48' 09" West along the West line of said Fisher Creek Campus, LLC parcel a distance of 610.00 feet to the Southwest corner thereof;

THENCE North 25° 45' 59" East a distance of 744.02 feet to a point which bears North 88° 42' 51" West a distance of 2200.64 feet and South 01° 17' 09" West a distance of 2417.51 feet from the Northeast corner of said Section 5;

THENCE North 53° 53' 09" East a distance of 507.60 feet to a point on the West line of that ingress, egress and utility easement described in Exhibit "M" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE North 01° 09' 14" East along said West line a distance of 52.37 feet to the South line of Parcel 3, as described in Exhibit "L" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along said South line the following courses:

THENCE South 70° 06' 18" West a distance of 153.60 feet;

THENCE North 65° 45' 30" West a distance of 198.37 feet;

THENCE South 63° 44' 34" West a distance of 264.55 feet;

THENCE North 88° 13' 32" West a distance of 316.37 feet;

THENCE South 24° 10' 17" West a distance of 76.05 feet;

THENCE South 83° 57' 39" West a distance of 491.40 feet;

THENCE North 51° 11' 39" West a distance of 121.75 feet;

THENCE North 37° 15' 58" West a distance of 141.11 feet to a point on the South line of Parcel 1, as described in Exhibit "J" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along the Southerly, Westerly and Northerly lines of said Parcel 1 the following courses:

THENCE North 35° 36' 27" West a distance of 36.86 feet;

THENCE North 00° 39' 15" West a distance of 42.59 feet;

THENCE North 62° 13' 22" West a distance of 168.29 feet;

THENCE North 76° 11' 36" West a distance of 249.84 feet;

THENCE North 12° 23' 51" East a distance of 122.28 feet;

THENCE North 46° 31' 14" East a distance of 59.42 feet;

THENCE North 69° 56' 51" East a distance of 64.43 feet;



THENCE North 37° 47' 39" East a distance of 194.87 feet;

THENCE North 66° 40' 51" East a distance of 207.65 feet;

THENCE North 87° 55' 16" East a distance of 65.73 feet;

THENCE North 66° 23' 05" East a distance of 123.42 feet;

THENCE North 61° 23' 18" East a distance of 342.66 feet;

THENCE North 70° 16' 04" East a distance of 56.18 feet;

THENCE North 50° 55' 05" East a distance of 52.44 feet;

THENCE North 78° 20' 28" East a distance of 57.97 feet to a point on the Northerly line of Parcel 2, as described in Exhibit "K" of document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along said Northerly line the following courses:

THENCE North 78° 20' 28" East a distance of 42.03 feet;

THENCE North 66° 14' 43" East a distance of 55.58 feet;

THENCE North 62° 57' 21" East a distance of 126.55 feet;

THENCE North 50° 05' 38" East a distance of 134.60 feet;

THENCE North 80° 56' 49" East a distance of 27.59 feet;

THENCE North 56° 37' 52" East a distance of 72.38 feet to the most northerly point thereof;

THENCE North 50° 56' 28" East, leaving the North line of said Parcel 2, a distance of 410.88 feet to a point which bears South 01° 17' 09" West a distance of 685.72 feet and North 88° 42' 51" West a distance of 2036.04 feet from the TRUE POINT OF BEGINNING;

THENCE North 70° 46' 38" East a distance of 638.70 feet;

THENCE North 00° 04' 03" West a distance of 164.98 feet;

THENCE North  $16^{\circ} 01' 13''$  East a distance of 307.12 feet to the North line of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said section 5 a distance of 126.39 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO the right-of-way of NE 38<sup>th</sup> Avenue.

Containing approximately 34.26 acres, more or less.

ALSO SUBJECT TO an ingress, egress and utility easement described as follows:

A parcel of land situated in the Northeast quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 1927.16 feet;

THENCE North  $88^{\circ} 42' 51''$  West along said North line a distance of 87.42 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 30.00 feet;

THENCE South  $44^{\circ} 00' 09''$  East a distance of 16.88 feet;

THENCE South  $00^{\circ} 48' 08''$  West a distance of 126.63 feet to a point on a 282.00 foot radius curve to the right;

THENCE around said 282.00 foot radius curve to the right (the long chord of which bears South  $40^{\circ} 15' 09''$  West a distance of 358.37 feet) a distance of 388.34 feet;

THENCE South  $79^{\circ} 42' 11''$  West a distance of 69.19 feet to a point on a 188.00 foot radius curve to the left;

THENCE around said 188.00 foot radius curve to the left (the long chord of which bears South  $50^{\circ} 34' 00''$  West a distance of 183.07 feet) a distance of 191.21 feet;

THENCE South  $21^{\circ} 25' 48''$  West a distance of 155.19 feet to a point on a 141.00 foot radius curve to the left and the TRUE POINT OF BEGINNING;

THENCE around said 141.00 foot radius curve to the left (the long chord of which bears South 01° 23' 52" East a distance of 109.41 feet) a distance of 112.35 feet;

THENCE South 24° 13' 33" East a distance of 171.29 feet to a point on a 155.00 foot radius curve to the left;

THENCE around said 155.00 foot radius curve to the left (the long chord of which bears South 24° 34' 56" East a distance of 1.93 feet) a distance of 1.93 feet;

THENCE North 56° 37' 52" East a distance of 70.43 feet;

THENCE North 35° 28' 40" West a distance of 16.67 feet;

THENCE South 54° 31' 20" West a distance of 20.69 feet;

THENCE North 24° 13' 33" West a distance of 152.70 feet to a point on a 85.00 foot radius curve to the right;

THENCE around said 85.00 foot radius curve to the right (the long chord of which bears North 01° 33' 12" West a distance of 65.53 feet) a distance of 67.27 feet;

THENCE North 21° 07' 09" East a distance of 114.64 feet to a point on the South line of that parcel conveyed to Fisher Creek Campus LLC by document recorded under Auditor's File No. 4469721, Clark County Deed Records;

THENCE South 63° 21' 32" West along said South line a distance of 69.22 feet to a point which bears North 21° 25' 48" East from the TRUE POINT OF BEGINNING;

THENCE South 21° 25' 48" West a distance of 57.61 feet to the TRUE POINT OF BEGINNING.

ALSO SUBJECT TO an ingress, egress and utility easement described as follows:

A parcel of land situated in the Northwest quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North 88° 42' 51" West along the North line of said Section 5 a distance of 2528.10 feet;

THENCE South 01° 17' 09" West a distance of 824.58 feet;

THENCE South 61° 06' 47" West a distance of 258.86 feet;

THENCE South 63° 36' 55" West a distance of 368.77 feet;

THENCE South 45° 50' 45" West a distance of 138.27 feet;

THENCE South 63° 33' 50" West a distance of 93.51 feet;

THENCE South 76° 32' 51" West a distance of 15.88 feet to the TRUE POINT OF BEGINNING;

THENCE South 09° 59' 30" East a distance of 51.20 feet to a point on a 113.00 foot radius curve to the left;

THENCE around said 113.00 foot radius curve to the left (the long chord of which bears South 23° 27' 15" East a distance of 52.61 feet) a distance of 53.10 feet;

THENCE South 36° 55' 01" East a distance of 44.70 feet;

THENCE North 74° 27' 26" East a distance of 104.57 feet;

THENCE South 15° 32' 34" East a distance of 1.02 feet;

THENCE South 61° 23' 18" West a distance of 83.35 feet;

THENCE South 66° 23' 05" West a distance of 95.82 feet;

THENCE North 30° 55' 48" West a distance of 16.12 feet;

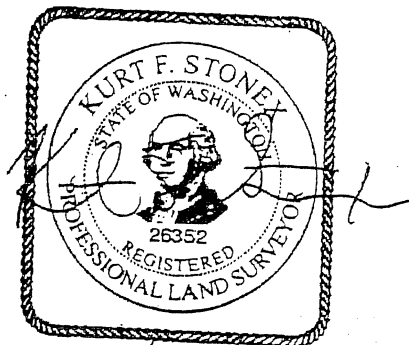
THENCE North 59° 04' 12" East a distance of 23.37 feet;

THENCE North 33° 09' 20" West a distance of 46.79 feet to a point on a 164.00 foot radius curve to the right (the long chord of which bears North 21° 34' 25" West a distance of 65.85 feet) a distance of 66.30 feet;

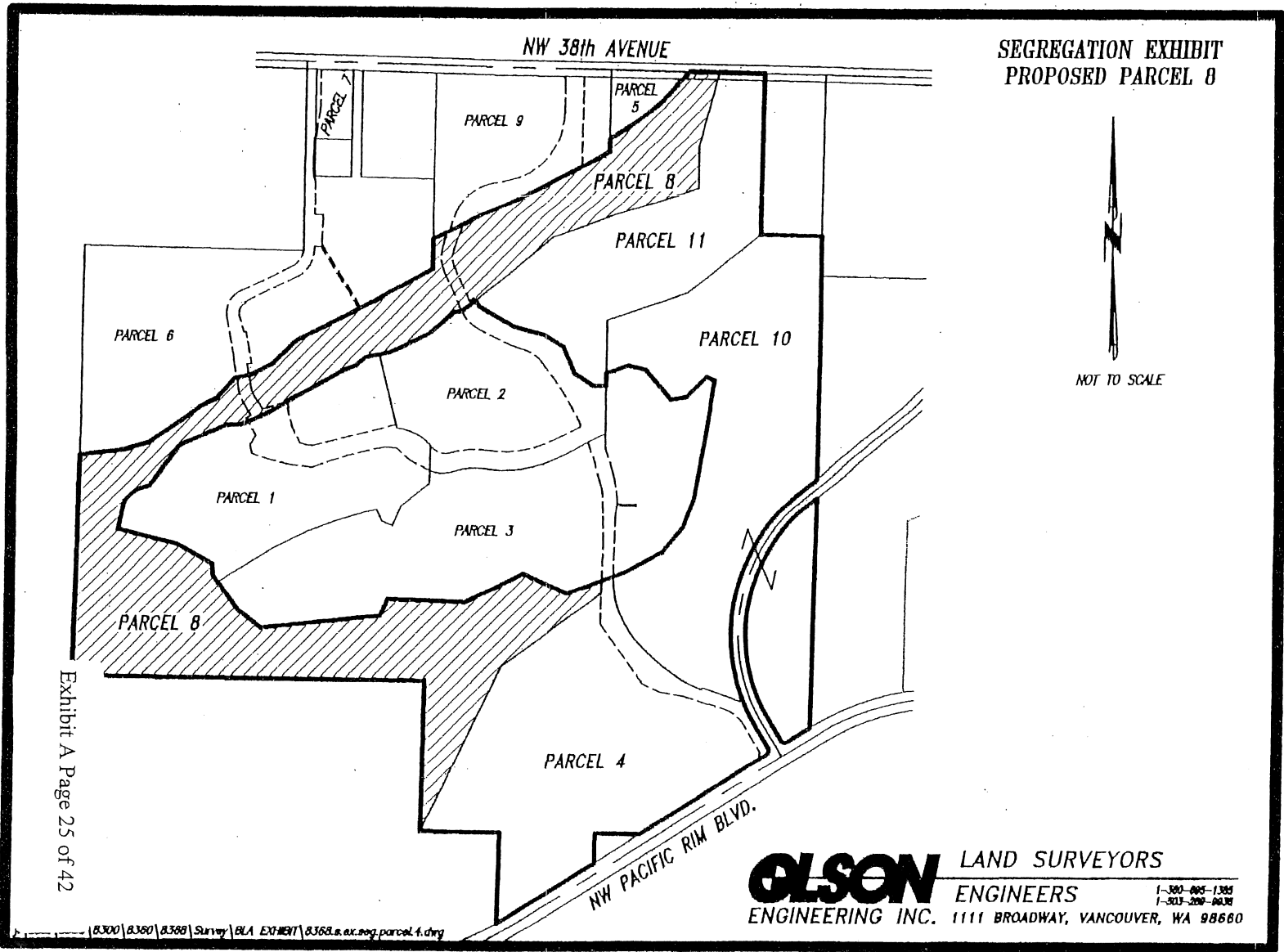
(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

THENCE North 09° 59' 30" West a distance of 48.28 feet to a point which bears South 76° 32' 51" West from the TRUE POINT OF BEGINNING;

THENCE North 76° 32' 51" East a distance of 51.09 feet to the TRUE POINT OF BEGINNING.



8/11/10





LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC

Tax Parcel 986028844

August 5, 2010

A parcel of land situated in East half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 1806.43 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 1017.20 feet to the TRUE POINT OF BEGINNING;

THENCE North  $72^{\circ} 08' 02''$  East a distance of 352.08 feet;

THENCE North  $52^{\circ} 20' 57''$  East a distance of 384.58 feet to the Southwest corner of that parcel conveyed to US National Bank Association by document recorded under Auditor's File No. 4425820, Clark County Deed Records;

THENCE South  $88^{\circ} 42' 51''$  East along the South line of said US National Bank Association parcel a distance of 250.00 feet to the East line of that parcel conveyed to Fisher Creek Campus LLC by document recorded under Auditor's File No. 4515586, Clark County Deed Records;

THENCE South  $01^{\circ} 03' 37''$  West along said East line a distance of 1980.56 feet to a point on the Northerly right-of-way line of NW Pacific Rim Boulevard, said point being 40.00 feet from, when measured at right angles to the centerline thereof;

THENCE South  $58^{\circ} 23' 08''$  West along the Northerly right-of-way of NW Pacific Rim Boulevard a distance of 207.72 feet to a point on 20.00 foot non-tangent radius curve to the left on the Westerly right-of-way line of NW Van Vleet Road;

THENCE around said 20.00 foot radius curve to the left (the long chord of which bears North  $13^{\circ} 23' 03''$  East a distance of 28.29 feet) a distance of 31.42 feet;

THENCE North  $31^{\circ} 37' 03''$  West continuing along the Westerly right-of-way of NW Van Vleet Road a distance of 96.01 feet to a point on a 730.00 foot radius curve to the right;

Exhibit A Page 26 of 42

THENCE around said 730.00 foot radius curve to the right (the long chord of which bears North 27° 02' 52" West a distance of 116.32 feet) a distance of 116.44 feet to the Northeasterly line of that ingress, egress and utility easement described in Exhibit "M" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along the Northeasterly line of said ingress, egress and utility easement the following courses:

THENCE North 70° 28' 38" West a distance of 183.26 feet;

THENCE South 21° 09' 10" West a distance of 8.76 feet to a point on a non-tangent 597.00 foot radius curve to the right;

THENCE around said 597.00 foot radius curve to the right (the long chord of which bears North 57° 31' 52" West a distance of 234.29 feet) a distance of 235.82 feet;

THENCE North 46° 12' 54" West a distance of 74.03 feet to a point on a 397.00 foot radius curve to the right;

THENCE around said 397.00 foot radius curve to the right (the long chord of which bears North 29° 10' 18" West a distance of 232.72 feet) a distance of 236.19 feet;

THENCE North 77° 52' 19" East a distance of 2.00 feet to a point on a non-tangent 403.00 foot radius curve to the right;

THENCE around said 403.00 foot radius curve to the right (the long chord of which bears North 06° 10' 41" West a distance of 82.88 feet) a distance of 83.03 feet to a point on the South line of Parcel 3 as described in Exhibit "L" of document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along the Easterly and Northerly lines of said Parcel 3 the following courses:

THENCE North 70° 06' 18" East a distance of 54.82 feet;

THENCE North 62° 49' 29" East a distance of 167.40 feet;

THENCE North 41° 08' 33" East a distance of 130.78 feet;

THENCE North 20° 07' 31" East a distance of 126.83 feet;



THENCE North 11° 11' 31" East a distance of 267.14 feet;

THENCE North 09° 29' 53" East a distance of 202.66 feet;

THENCE North 66° 35' 10" West a distance of 37.44 feet;

THENCE South 46° 16' 42" West a distance of 115.48 feet;

THENCE South 81° 21' 18" West a distance of 65.83 feet;

THENCE North 40° 52' 01" West a distance of 159.30 feet;

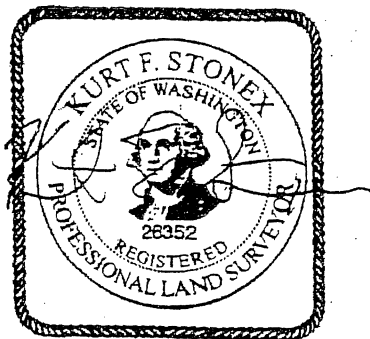
THENCE North 78° 12' 39" West a distance of 75.02 feet;

THENCE South 72° 28' 24" West a distance of 94.18 feet to a point which bears South 00° 47' 54" West from the TRUE POINT OF BEGINNING;

THENCE North 00° 47' 54" East a distance of 215.61 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion thereof lying within the right-of-way of NW Van Vleet Road, as described under Auditor's File No. 8907260115, Clark County Deed Records;

Containing approximately 25.54 acres, more or less.



8/11/10

Exhibit A Page 28 of 42

NW 38th AVENUE

SEGREGATION EXHIBIT  
PROPOSED PARCEL 10

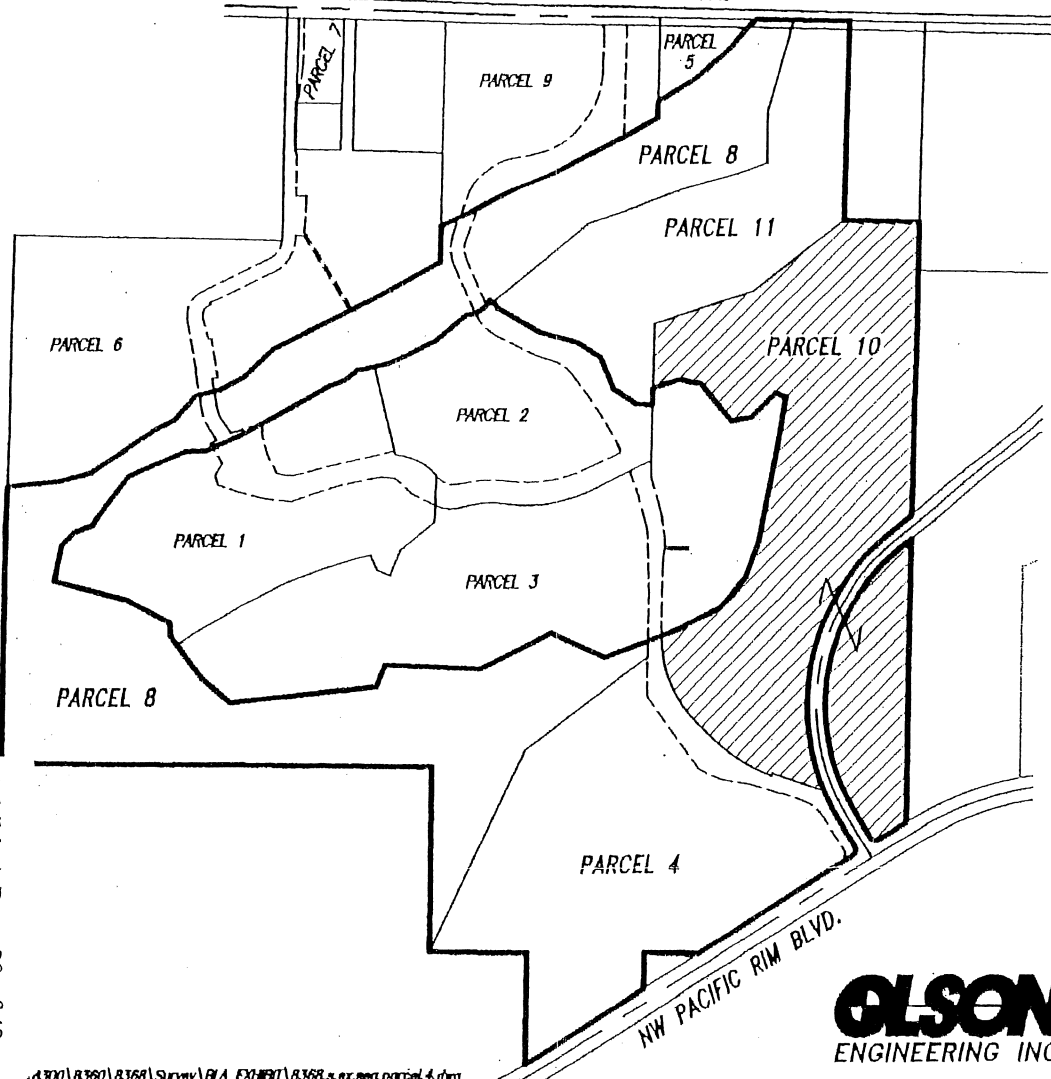


Exhibit A Page 29 of 42

d:\300\8368\8368 Survey\BLA EXHIBIT\8368.s.ex.seg.parcel.4.dwg

**OLSON** LAND SURVEYORS  
 ENGINEERS  
 ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
 1-800-895-1305  
 1-800-298-6638



LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC

Tax Parcel 986028845

August 5, 2010

A parcel of land situated in Northeast quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 1363.61 feet to the TRUE POINT OF BEGINNING;

THENCE South  $16^{\circ} 01' 13''$  West a distance of 307.12 feet;

THENCE South  $00^{\circ} 04' 03''$  East a distance of 164.98 feet;

THENCE South  $70^{\circ} 46' 38''$  West a distance of 638.70 feet;

THENCE South  $50^{\circ} 56' 28''$  West a distance of 410.88 feet to a point on the North line of that Parcel 2 as described in Exhibit "K" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE along said North line the following courses:

THENCE South  $35^{\circ} 28' 40''$  East a distance of 24.38 feet;

THENCE South  $60^{\circ} 08' 36''$  East a distance of 163.31 feet;

THENCE South  $74^{\circ} 09' 44''$  East a distance of 132.01 feet;

THENCE South  $56^{\circ} 46' 24''$  East a distance of 91.40 feet;

THENCE South  $23^{\circ} 11' 04''$  East a distance of 115.93 feet;

THENCE South  $57^{\circ} 44' 01''$  East a distance of 94.78 feet;

Exhibit A Page 30 of 42

THENCE South 88° 55' 56" East a distance of 52.41 feet to a point on the North line of Parcel 3, as described in Exhibit "L" of that document recorded under Auditor's File No. 4681087, Clark County Deed Records;

THENCE North 00° 48' 09" East along said North line a distance of 52.18 feet;

THENCE North 00° 47' 54" East a distance of 215.61 feet to a point which bears South 01° 17' 09" West a distance of 1017.20 feet and North 88° 42' 51" West a distance of 1806.43 feet from the Northeast corner of said Section 5;

THENCE North 72° 08' 02" East a distance of 352.08 feet;

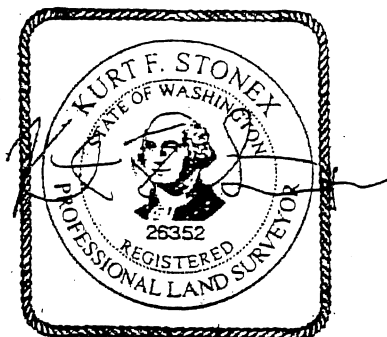
THENCE North 52° 20' 57" East a distance of 384.58 feet to the Southwest corner of that parcel conveyed to US National Bank Association by document recorded under Auditor's File No. 4425820, Clark County Deed Records;

THENCE North 01° 03' 37" East along the West line of said US National Bank Association parcel a distance of 660.00 feet to the North line of said Section 5;

THENCE North 88° 42' 51" West along said North line a distance of 186.31 feet to the TRUE POINT OF BEGINNING.

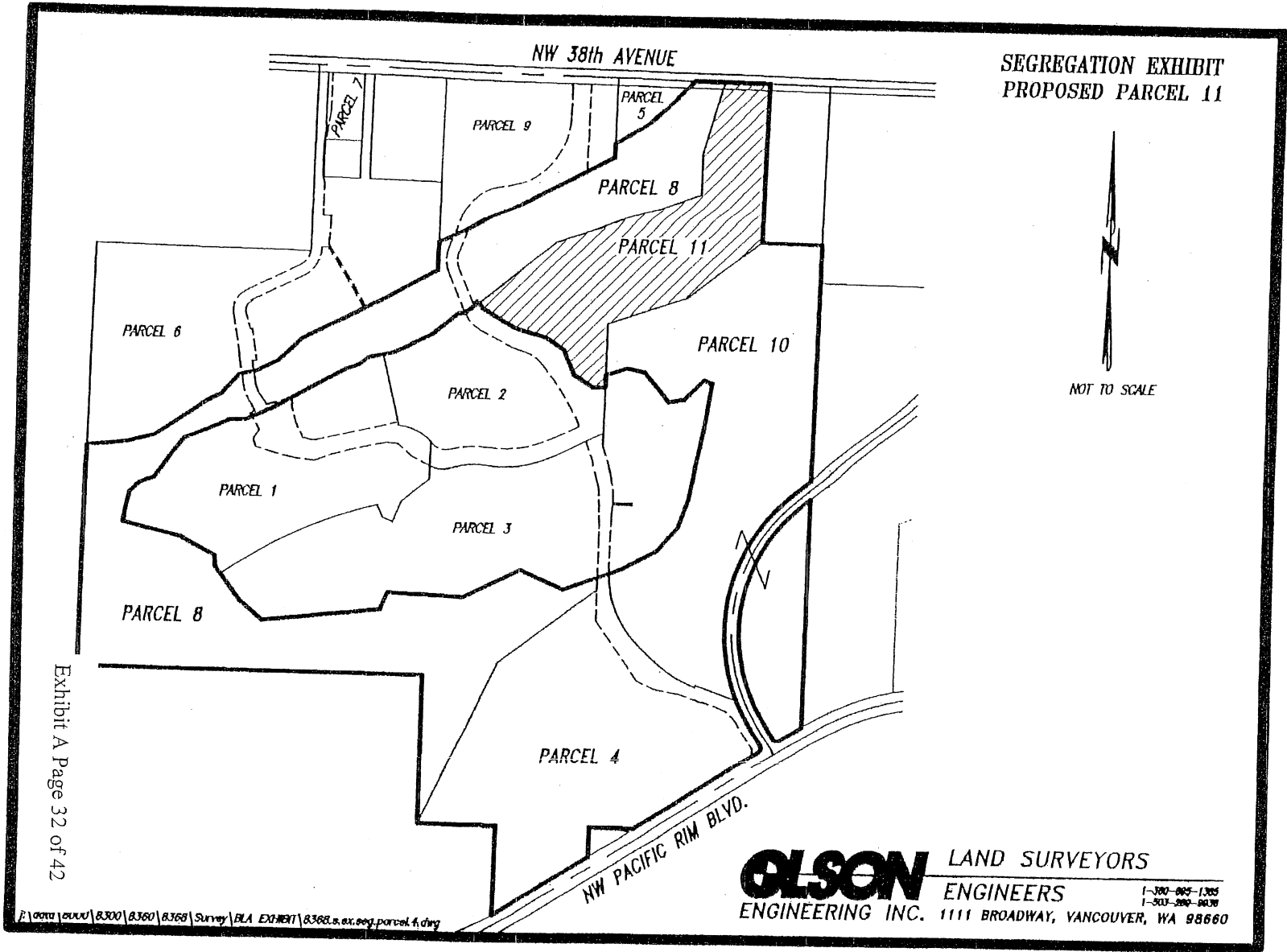
SUBJECT TO the right-of-way of NW 38<sup>th</sup> Avenue.

Containing approximately 12.56 acres, more or less.



8/11/10

Exhibit A Page 31 of 42



SEGREGATION EXHIBIT  
PROPOSED PARCEL 11



Exhibit A Page 32 of 42

P:\data\olson\8300\8360\8368\Survey\BLA EXHIBIT\8368.s.s.ex.eeg.parcel 4.dwg

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
1-307-665-1305  
1-303-299-9036

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC  
PARCEL 5 (Tax Parcel 126243-000)

November 29, 2010

A parcel of land situated in the Northeast quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North 88° 42' 51" West along the North line of said Section 5 a distance of 1490.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 44° 01' 50" West a distance of 166.06 feet;

THENCE South 51° 21' 58" West a distance of 124.78 feet;

THENCE South 60° 31' 50" West a distance of 133.02 feet to the East line of that parcel conveyed to Fisher Creek Campus, LLC by document recorded under Auditor's File No. 4469721, Clark County Deed Records;

THENCE North 00° 48' 09" East along said East line a distance of 270.06 feet to the North line of said Section 5;

THENCE South 88° 42' 51" East along the North line of said Section 5 a distance of 325.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO the right-of-way of NW 38<sup>th</sup> Avenue.

Containing approximately 1.14 acres, more or less.



Exhibit A Page33 of 42

PROPOSED PARCEL 5

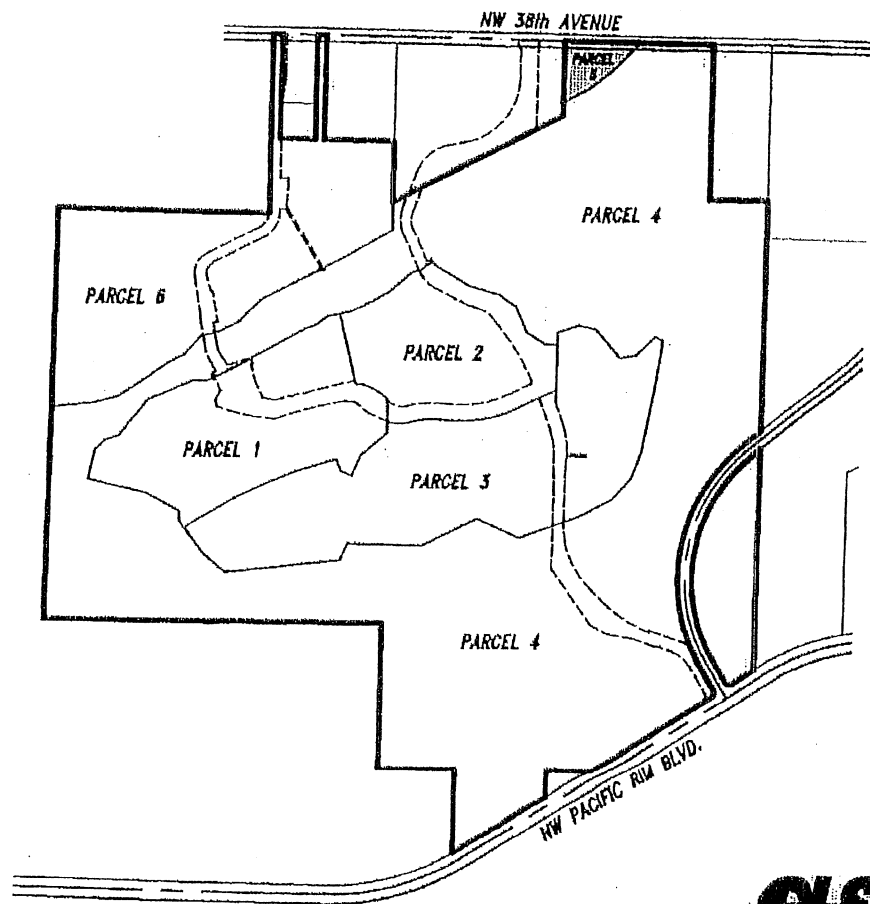


Exhibit A Page 34 of 42

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
1-800-695-1343  
1-203-292-8230

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS LLC  
PARCEL 6 (Tax Parcel 126257-000)

November 29, 2010

A parcel of land situated in the North half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Northeast corner of said Section 5;

THENCE North  $88^{\circ} 42' 51''$  West along the North line of said Section 5 a distance of 2528.10 feet;

THENCE South  $01^{\circ} 17' 09''$  West a distance of 824.58 feet to the TRUE POINT OF BEGINNING;

THENCE South  $61^{\circ} 06' 47''$  West a distance of 258.86 feet;

THENCE South  $63^{\circ} 36' 55''$  West a distance of 368.77 feet;

THENCE South  $45^{\circ} 50' 45''$  West a distance of 138.27 feet;

THENCE South  $63^{\circ} 33' 50''$  West a distance of 93.51 feet;

THENCE South  $76^{\circ} 32' 51''$  West a distance of 78.63 feet;

THENCE South  $42^{\circ} 06' 34''$  West a distance of 105.91 feet;

THENCE South  $64^{\circ} 44' 49''$  West a distance of 73.89 feet;

THENCE South  $56^{\circ} 05' 09''$  West a distance of 259.01 feet;

THENCE South  $74^{\circ} 49' 14''$  West a distance of 107.47 feet;

THENCE South  $83^{\circ} 34' 29''$  West a distance of 175.24 feet to a point on the West line of the Fisher Creek Campus, LLC parcel as described under Auditor's File No. 4517631, Clark County records;

THENCE North  $01^{\circ} 14' 27''$  East along said West line a distance of 839.73 feet to the most westerly Northwest corner thereof;



THENCE South 88° 42' 51" East along the most Southerly North line of said Fisher Creek Campus LLC parcel a distance of 900.31 feet to a point 40.00 feet West of, when measured perpendicular to, the Southerly projection of the West line of that parcel conveyed to Fisher Creek Campus, LLC by document recorded under Auditor's File No. 4489529, Clark County Deed Records;

THENCE North 00° 48' 08" East, parallel with and 40.00 feet West of, the West line of said Fisher Creek Campus, LLC parcel a distance of 764.69 feet to the North line of said Section 5;

THENCE South 88° 42' 51" East along said North line a distance of 40.00 feet to the Northwest corner of said Fisher Creek Campus, LLC parcel recorded under Auditor's File No. 4489529, Clark County Deed Records;

THENCE South 00° 48' 09" West along the West line of said Fisher Creek Campus, LLC parcel a distance of 300.00 feet to the Southwest corner thereof, said point also being the Northwest corner of the Batten parcel as described in document recorded under Auditor's File No. 3761666, Clark County Deed Records;

THENCE South 00° 48' 09" West along the West line of said Batten parcel a distance of 150.00 feet to the Southwest corner thereof;

THENCE South 88° 42' 51" East along the South line of said Batten parcel a distance of 150.00 feet to the Southeast corner thereof;

THENCE North 00° 48' 09" East along the East line of said Batten parcel a distance of 150.00 feet to the Northeast corner thereof, said point also being the Southeast corner of said Fisher Creek Campus parcel;

THENCE North 00° 48' 09" East along the East line of said Fisher Creek Campus parcel a distance of 300.00 feet to the North line of said Section 5;

THENCE South 88° 42' 51" East along said North line a distance of 39.95 feet to the Northwest corner of the Maki parcel as described under Auditor's File No. 3779583, Clark County Deed Records;

THENCE South 00° 48' 09" West along the West line of said Maki parcel a distance of 300.00 feet to the Southwest corner thereof, said point also being a point on the North line of the Doner parcel as described under Auditor's File No. 9103010003, Clark County Deed Records;

THENCE North 88° 42' 51" West along the North line of said Doner parcel a distance of 0.18 feet to the Northwest corner thereof;

THENCE South 00° 48' 09" West along the West line of said Doner parcel a distance of 150.00 feet to the Southwest corner thereof;

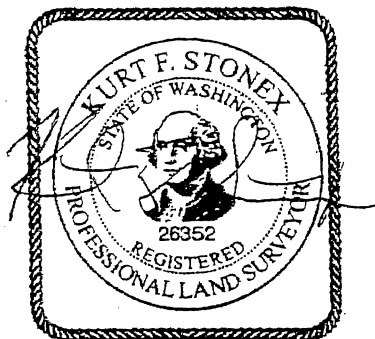
THENCE South 88° 42' 51" East along the South line of said Doner parcel a distance of 300.00 feet to the Southeast corner thereof, said point also being on the West line of that parcel conveyed to Fisher Creek Campus, LLC by document recorded under Auditor's File No. 4469721, Clark County Deed Records;

THENCE South 00° 48' 09" West along said West line a distance of 255.00 feet to the Southwest corner thereof;

THENCE continuing South 00° 48' 09" West a distance of 119.61 feet the TRUE POINT OF BEGINNING.

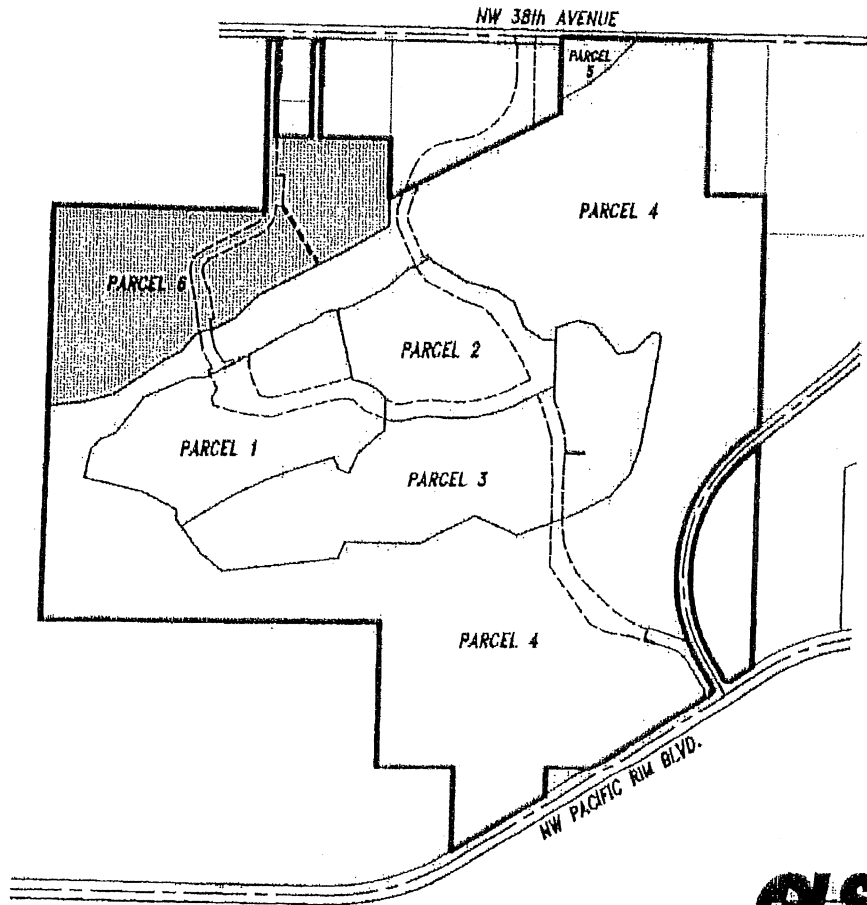
EXCEPT any portion thereof lying within the right-of-way of NW 38<sup>th</sup> Avenue.

Containing approximately 20.51 acres, more or less.



11/29/10

PROPOSED PARCEL 6



NOT TO SCALE

Exhibit A Page 38 of 42

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98860  
1-800-425-1365  
1-202-289-6038

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS, LLC  
Existing Parcel 7 (Tax Parcel 126248-000)

July 29, 2011

A parcel of property located in the Northeast quarter of the Northwest quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

Commencing at the Northeast corner of said Section 5;

THENCE North 88° 42' 51" West, along the North line of said Section 5, a distance of 2874.83 feet to the TRUE POINT OF BEGINNING, said point being the Northeast corner of the "Fisher Creek Campus LLC" parcel as described by document recorded under Auditor's File No. 4489529 D, Clark County Deed Records.

THENCE South 00° 48' 09" West along the East line of said "Fisher Creek Campus LLC" parcel, a distance of 300.00 feet to the North line of the "Batten" parcel as described by document recorded under Auditor's File No. 3761666, Clark County Deed Records;

THENCE North 88° 42' 51" West, along said North line a distance of 150.00 feet to a point on the West line of said "Fisher Creek Campus LLC" parcel;

THENCE North 00° 48' 09" East, along said West line, a distance of 300.00 feet to a point of the North line of said Section 5;

THENCE South 88° 42' 51" East, along said North line, a distance of 150.00 feet to the TRUE POINT OF BEGINNING.

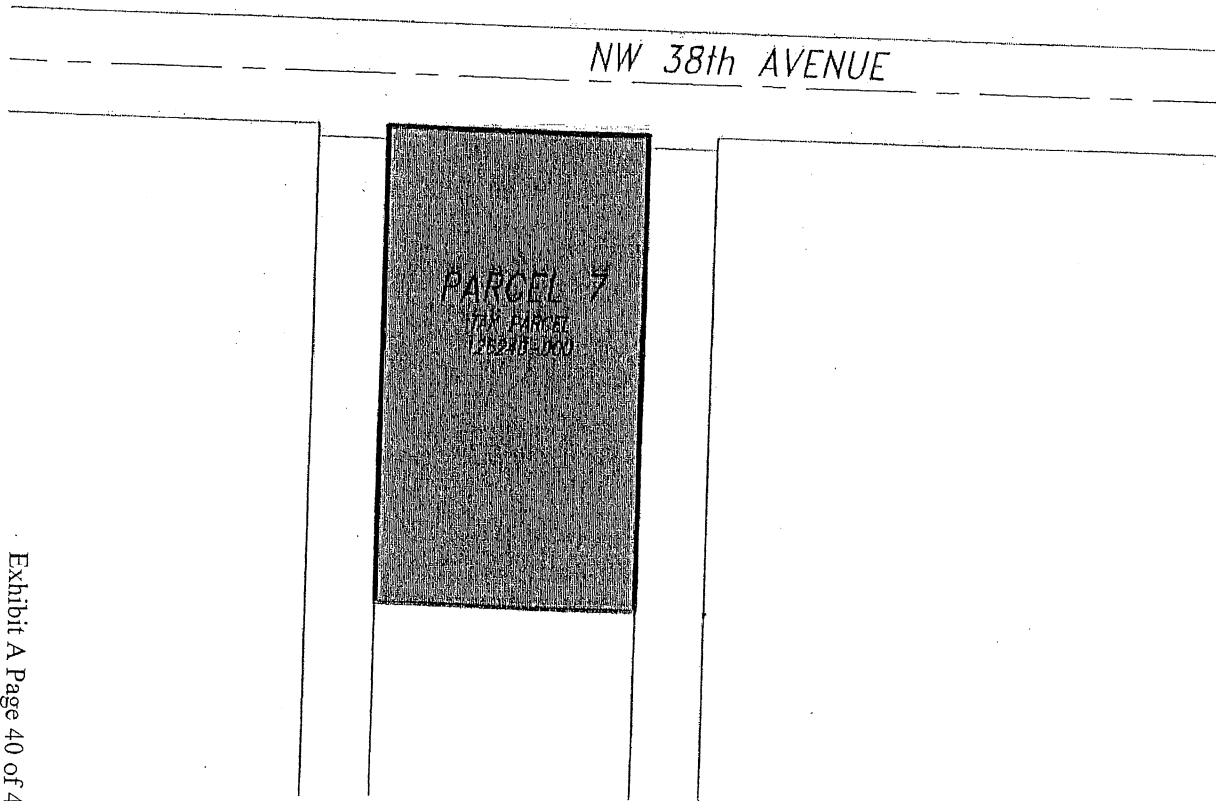
EXCEPT that portion of conveyed to the City of Camas for NW 38<sup>th</sup> Ave as described by document recorded under Auditor's File No. 4552990 D, Clark County Deed Records.

EXCEPT any portion thereof lying within the right-of-way of NW 38<sup>th</sup> Avenue

Containing 0.93 acres, more or less.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EXISTING PARCEL 7



NOT TO SCALE

Exhibit A Page 40 of 42

j:\data\8000\8300\8360\8368\Survey\BLA-EXHIBITS-2011\8368.s.ex.parcel.7.dwg

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
1-360-695-1325  
1-503-289-9936



LAND SURVEYORS  
ENGINEERS

(360) 695-1385  
1111 Broadway  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR FISHER CREEK CAMPUS, LLC  
ASSESSOR'S SERIAL NO. 126245-000

September 11, 2008

All that portion of the "Fisher Creek Campus, LLC" parcel described under Auditor's File No. 4469721 D. records of Clark County, located in the Northwest quarter of the Northeast quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at a brass cap at the Northeast corner of Section 5, as shown in Book 9 of Surveys, Page 116, Clark County Auditor's Records;

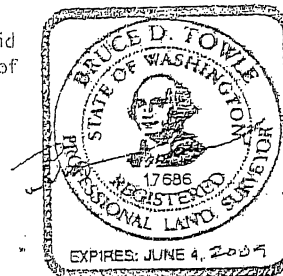
THENCE North 88°42'55" West, along the North line of the Northeast quarter of said Section 5, for a distance of 1815.00 feet to the Northwest corner of Parcel #6 of the "MacDonald tract", as described under Clark County Auditor's File No. 8803180033 and the TRUE POINT OF BEGINNING of Parcel 1;

THENCE South 00°48'05" West, along the West line of said "MacDonald tract", for a distance of 325.00 feet;

THENCE South 63°21'30" West, 811.36 feet to the East line of the "Eiford tract", as described under Clark County Auditor's File No. 3182988;

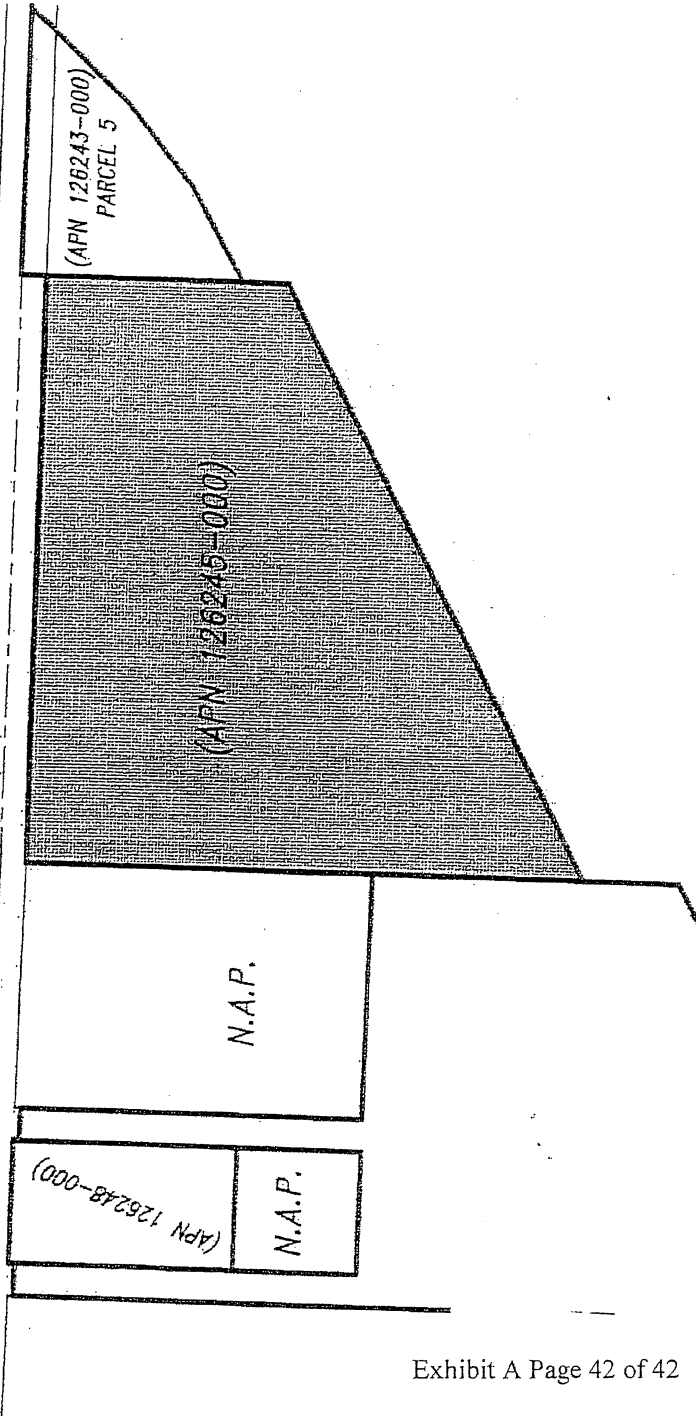
THENCE North 0°48'05" East, along the East line of said "Eiford tract" and the East line of the "Doner and Scharpf tracts", as described under Clark County Auditor's File No. 9407220157 and No. 8903060159, for a distance of 705.00 feet to the North line of Section 5;

THENCE South 88°42'55" East, along the North line of said Section 5, for a distance of 720.08 feet to the True Point of Beginning.



Z:\8000\8300\8360\8368\8368.sld3.doc  
JMB

NW 38th AVENUE



## CHICAGO TITLE INSURANCE COMPANY

(APN 177489-000)

## DESCRIPTION:

ORDER NO.: K160076

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

Beginning at a 3 inch brass disk at the southwest corner of Section 32; thence along the south line of said section South 88°42'49" East 697.30 feet to the east line of the tract described as "Easterly Parcel" per auditor's file number 4304611 and the True Point of Beginning; thence along the east boundary of said "Easterly Parcel" North 29°08'35" East 20.63 feet to a point; thence North 31°10'00" East 52.27 feet to a point; thence North 30°50'14" East 45.42 feet to a point; thence North 30°39'57" East 48.25 feet to a point; thence North 38°13'25" East 60.33 feet to a point; thence North 29°41'49" East 171.18 feet to a point; thence North 30°34'25" East 52.97 feet to a point; thence North 28°58'46" East 49.31 feet to a point; thence North 32°49'08" East 49.62 feet to a point; thence North 31°02'45" East 53.01 feet to a point; thence North 30°57'31" East 52.02 feet to a point; thence North 30°21'33" East 50.67 feet to a point; thence North 31°47'48" East 101.42 feet to a point; thence North 31°23'36" East 49.24 feet to a point; thence North 32°12'03" East 49.77 feet to a point; thence North 31°12'53" East 50.00 feet to a point; thence North 30°22'46" East 53.63 feet to a point; thence North 31°28'56" East 51.79 feet to a point; thence North 30°27'36" East 98.05 feet to a point on the south right-of-way line of SE Bybee Road (30.00 feet from centerline); thence along said south right-of-way line South 72°02'02" East 37.15 feet to a 1/2 inch iron pipe at the northeast corner of the tract described as "Exhibit C" per auditor's file number 3181188; thence along the east line of said "Exhibit C" South 00°44'28" West 994.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS 13935" on the south line of section 32; thence along the south line of said section North 88°42'48" West 622.59 feet to the True Point of Beginning.

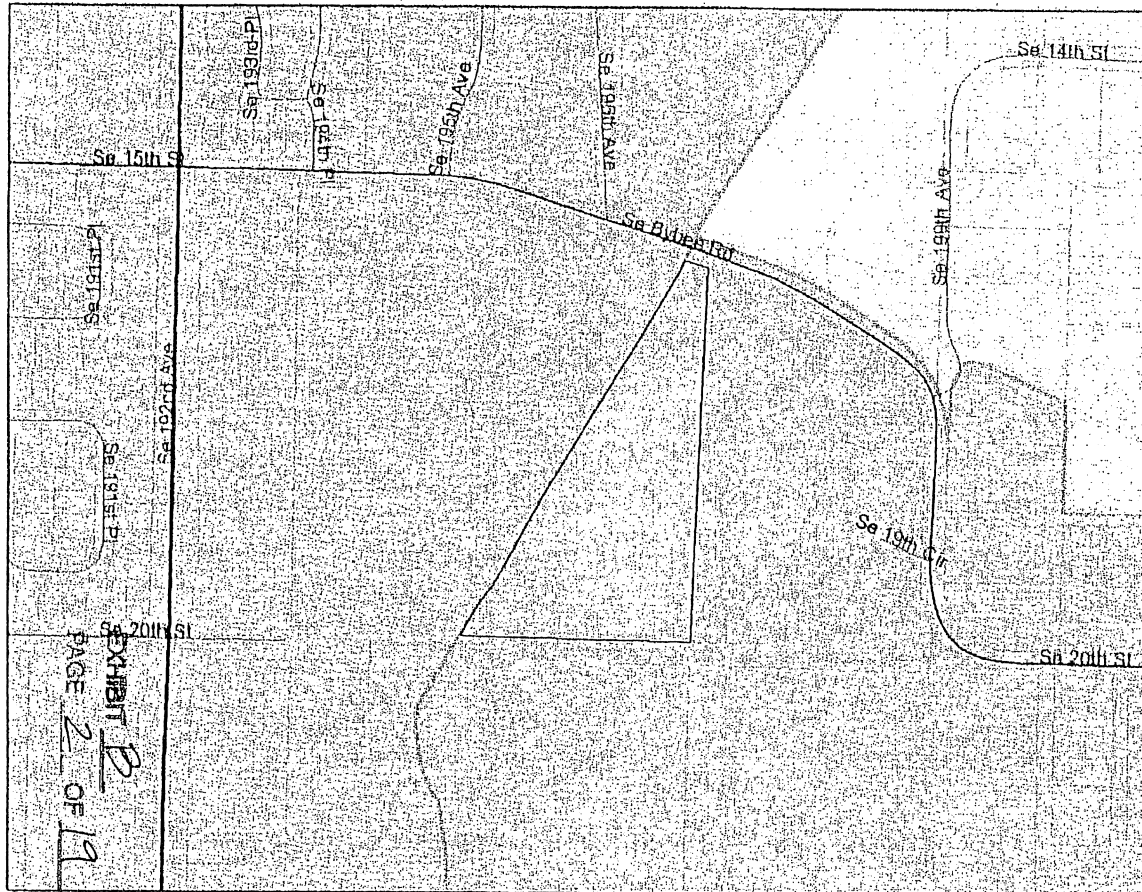
Except that portion conveyed to the City of Camas, a municipal corporation, by deed recorded September 30, 2008, under Auditor's File No. 4497755 records of Clark County, Washington.

Also, except that portion of property conveyed to the City of Camas by deed recorded under AF# 4702724D.

EXHIBIT B  
PAGE 1 OF 19



177489-000



**Legend**

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

EXHIBIT B  
PAGE 2 OF 19

0 450 900 1350 ft.

Map center: 1135787, 106527



Scale: 1:4,784

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Parcel 177437-010

Lot 3 of Short Plat, recorded in Book 2, Page 182, records of Clark County, Washington, being a portion of the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette meridian, recorded May 11, 1967, under Auditor's File No. 8706240162, records of Clark County, Washington.

EXHIBIT 3  
PAGE 3 OF 19

177437-010

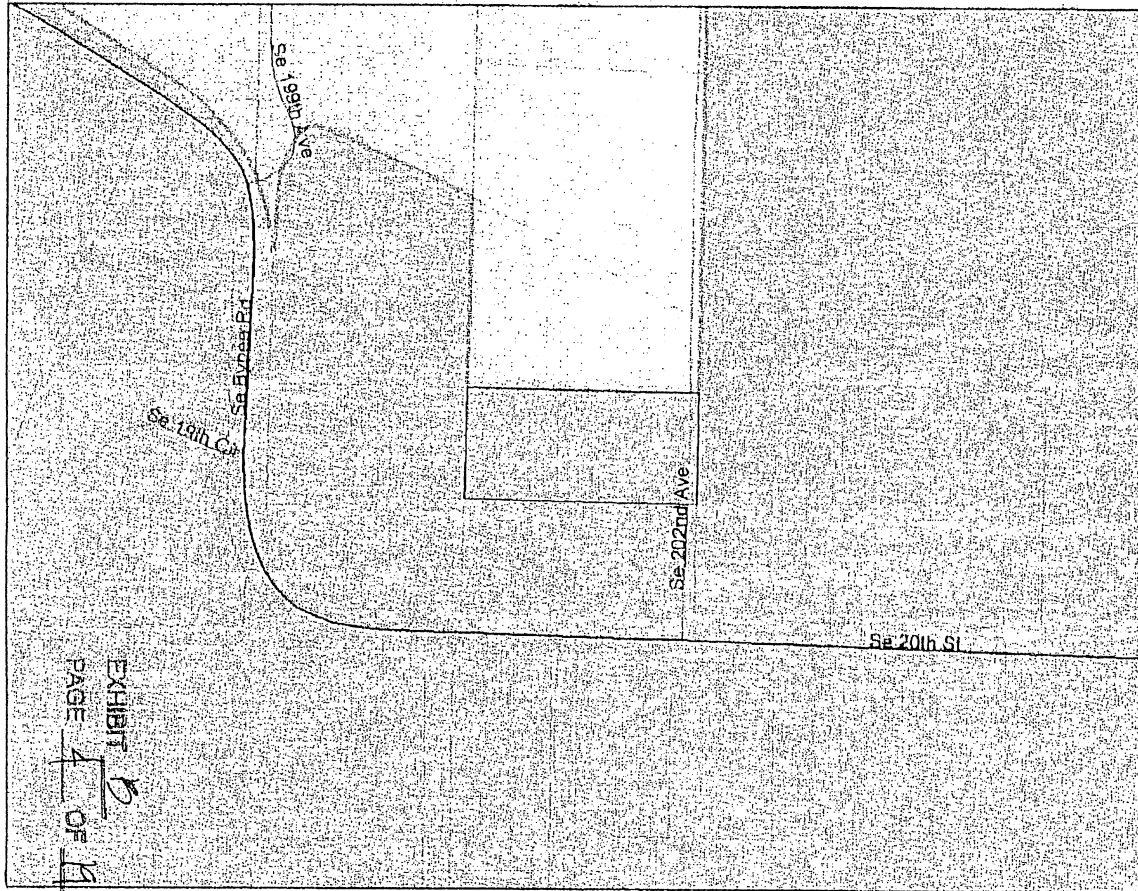
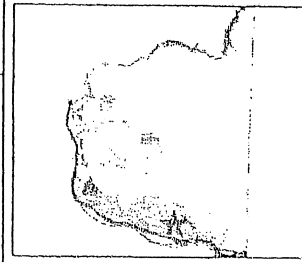


EXHIBIT  
PAGE 4 OF 14

0 275 550 825 ft.

Map center: 1137185, 106273

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

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



Scale: 1:2,863

Parcel 177437-015

Lot 4 of Short Plat, Recorded in Book "2" of Short Plats, page 182, Records of Clark county, Washington.

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

EXHIBIT B  
PAGE 5 OF 19

177437-015

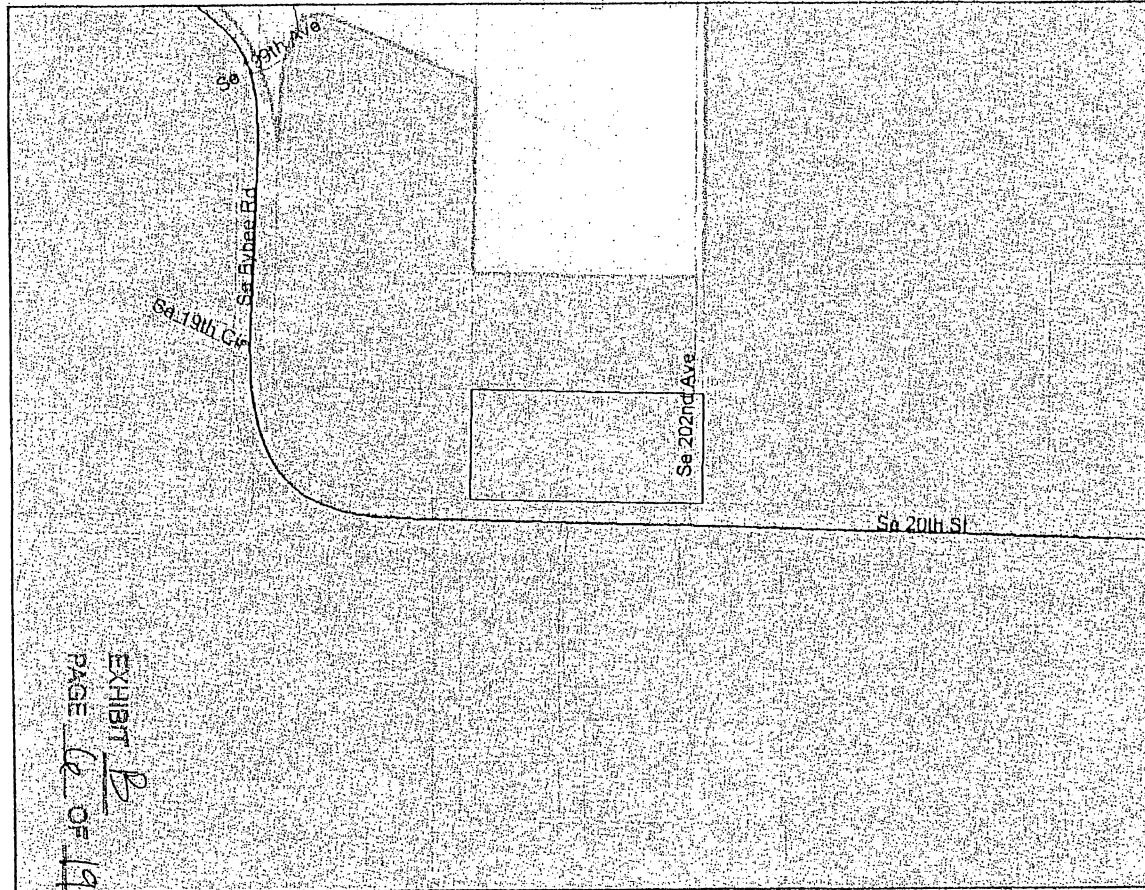


EXHIBIT B  
PAGE 6 OF 19



Legend

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



Map center: 1137181, 106102



Scale: 1:2,863

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Order Number: 971132

177439-000

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

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

Beginning at the Southwest corner of said G 262307; said point being the True Point of Beginning; thence North  $88^{\circ}55'44''$  East, 163.08 feet along the South line of said G 262307; thence North  $18^{\circ}55'36''$  East, 865.24 feet, more or less, to the center line of the County Road known as Bybee Road; thence Northwest along said center line to the West line of said G 262307; thence South  $00^{\circ}15'07''$  West, 1022.46 feet, more or less, along said West line to the True Point of Beginning.

Except County Roads.

Also except that portion conveyed to the City of Camas, a municipal corporation as described in deed recorded April 21, 2009 under Auditor's File No. 4552988.

EXHIBIT B  
PAGE 7 OF 19

177439-000

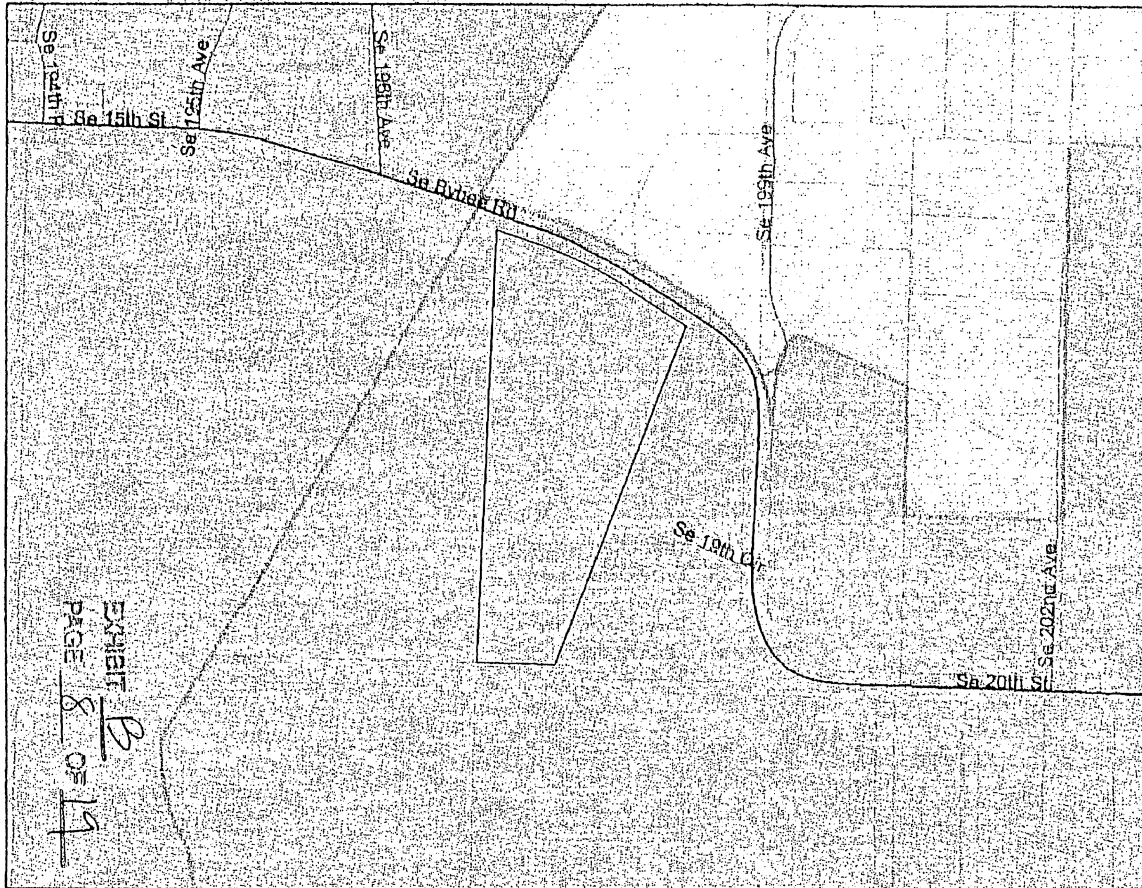


EXHIBIT B  
PAGE 8 OF 19



Legend

- Parcel
- Road
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- RR Ramp
- State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 400 800 1200 ft.

Map center: 1136290, 106516



Scale: 1:4,174

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Parcel VIII (APN 177472-000)

Lot 1 of SHORT PLAT NO. 301, in Book 1 of Short Plats, Page 301, in Section 32, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, recorded under Auditor's File No. 7804240005, Records of Clark County, Washington.

Parcel IX (APN 177472-005)

Lot 2, as described and delineated on Short Plat No. 301, recorded under Clark County Auditor's File No. 7804240005 being that portion of a parcel of land in the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

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

BEGINNING at the Southwest corner of said G 262307; thence North <sup>North</sup> 88°55'44" East 163.08 feet; thence South 18°55'36" East 392.74 feet to the True Point of Beginning; thence continuing North 18°56'36" East 195 feet; thence South 71°04'42" East to the center of Bybee Road; thence Southerly along said centerline to a point that is 250 feet North of the Southeast corner of said G 262307; thence North 71°04'24" West to the Point of Beginning.

EXCEPT Public Roads.

TOGETHER WITH a 60 foot easement, the centerline which is described as follows:

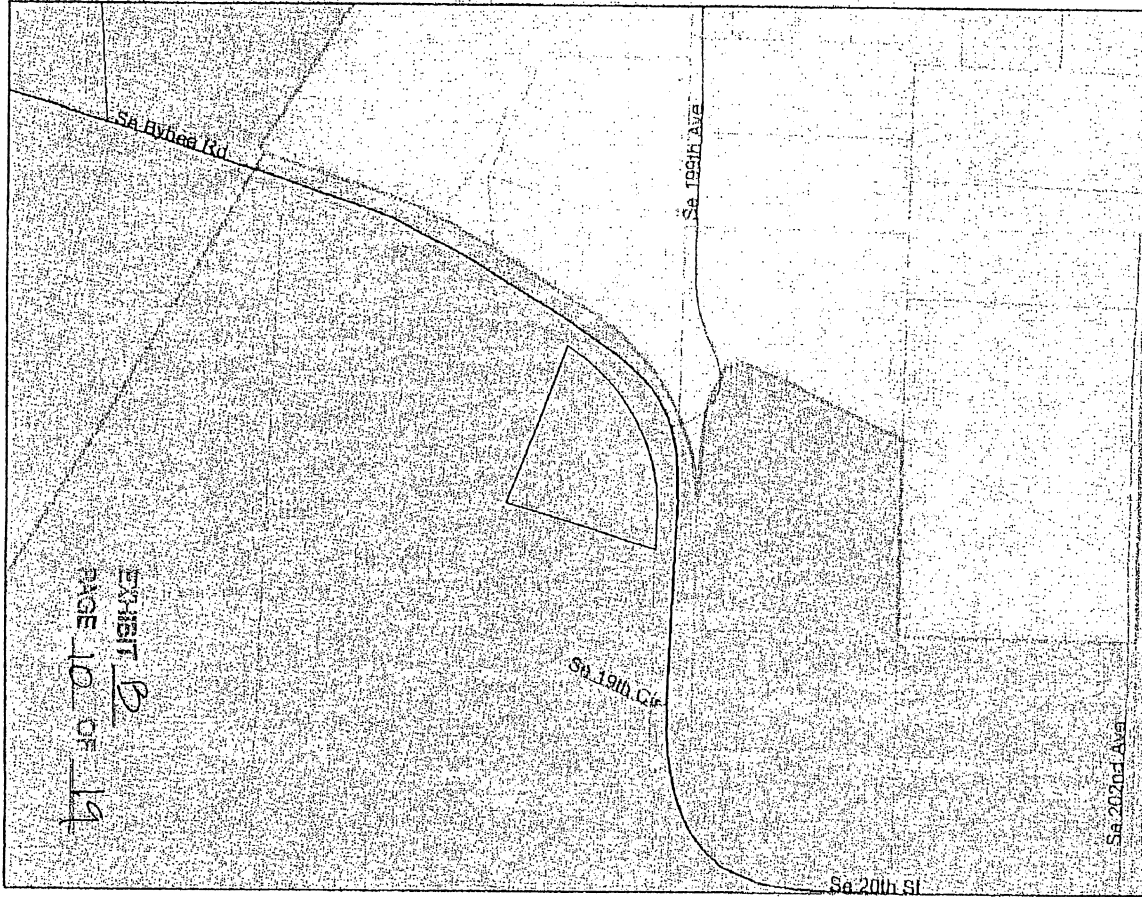
BEGINNING at the Southwest corner of said G 262307; thence North 88°55'44" East, 163.08 feet along the South line of said G 262307; thence North 18°55'36" East 392.74 feet and the True Point of Beginning; thence South 71°04'24" East to the center line of Bybee Road, and the terminus of said line.

EXCEPT Public Roads

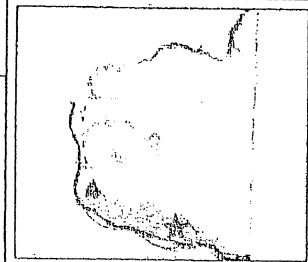
EXHIBIT B  
PAGE 9 OF 19



1777472-000



EXIST B  
PAGE 10 OF 14



Legend

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

0 275 550 825 ft.

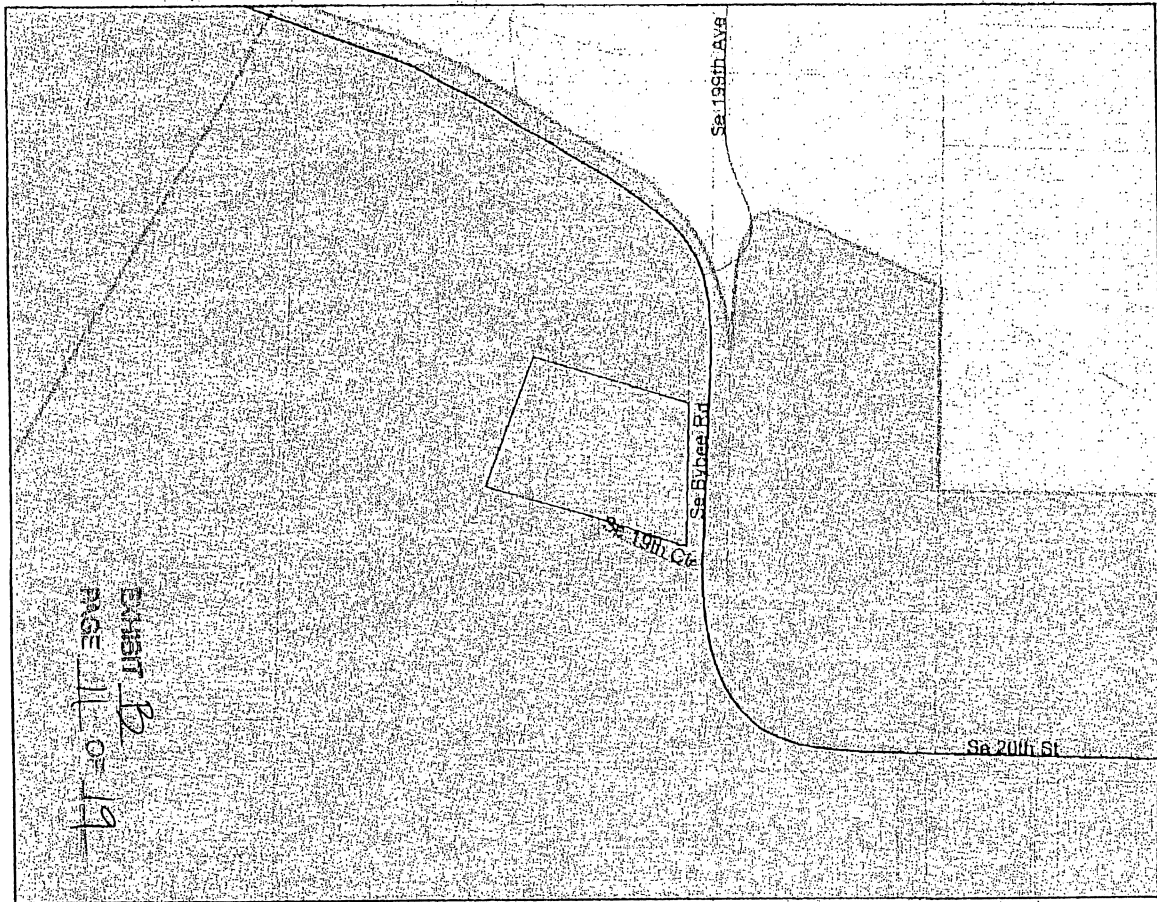
Map center: 1136544, 106636



Scale: 1:2,764

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

1777472-005



**Legend**

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

0 260 520 780 ft.

Map center: 1136508, 106421



Scale: 1:2,702

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

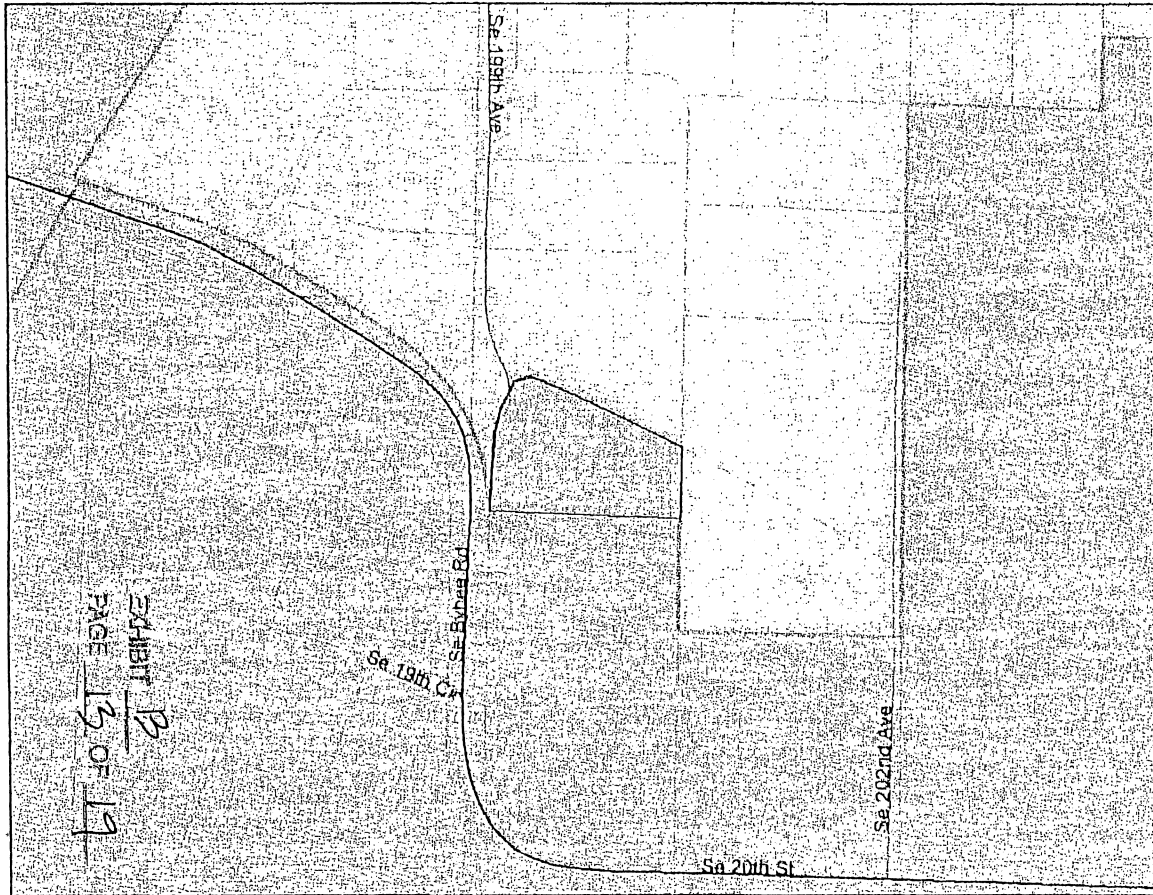
Parcel 177480-002

Lot 1, Country Ridge 1, according to the plat thereof, recorded in Book "II" of Plats, Page 263, records of Clark County, Washington.

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

EXHIBIT B  
PAGE 12 OF 19

177480-002



**Legend**

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

0 275 550 825 ft.

Map center: 1136867, 106650



Scale: 1:2,966

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

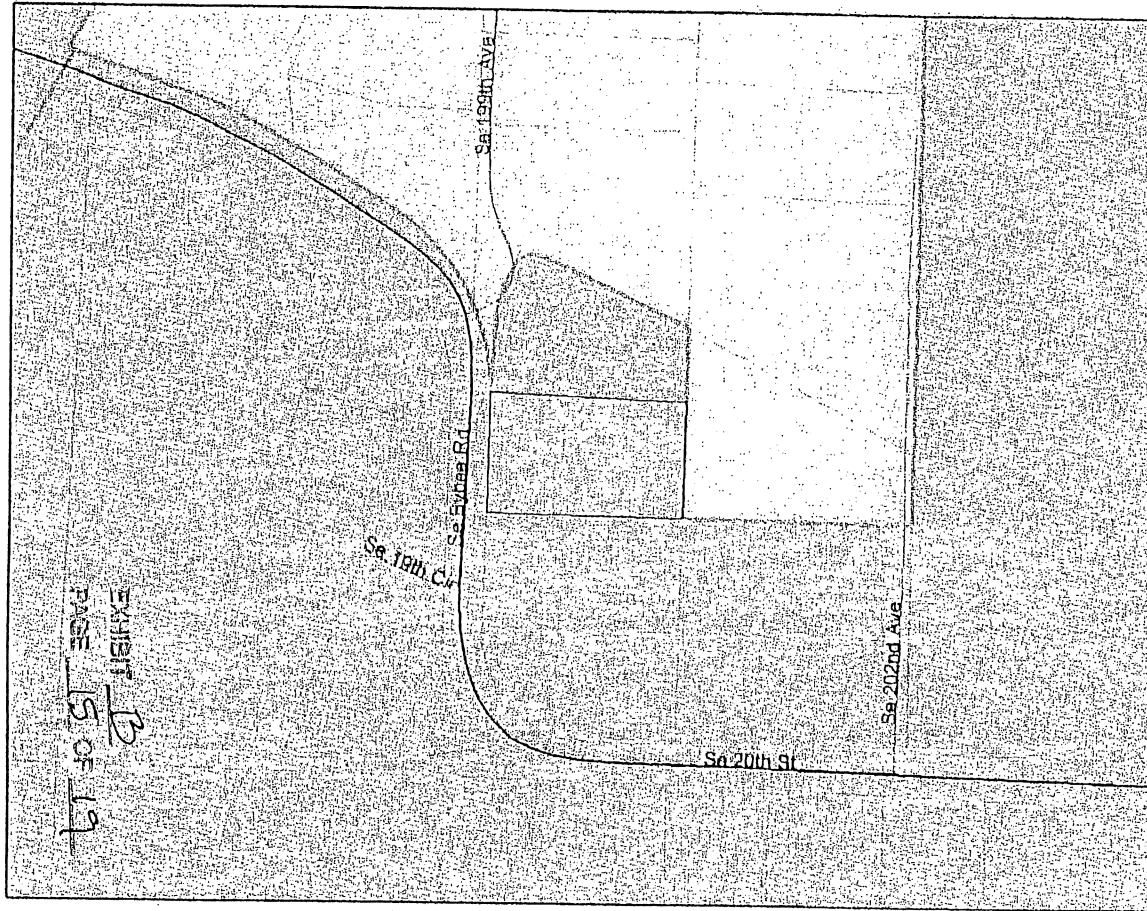
Parcel 177451-010

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

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

EXHIBIT B  
PAGE 14 OF 19

177451-010



**Legend**

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

0 275 550 825 ft.

Map center: 1136863, 106457



Scale: 1:2,888

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Parcel 177451-005

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

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

EXHIBIT B  
PAGE 16 OF 19

177451-005

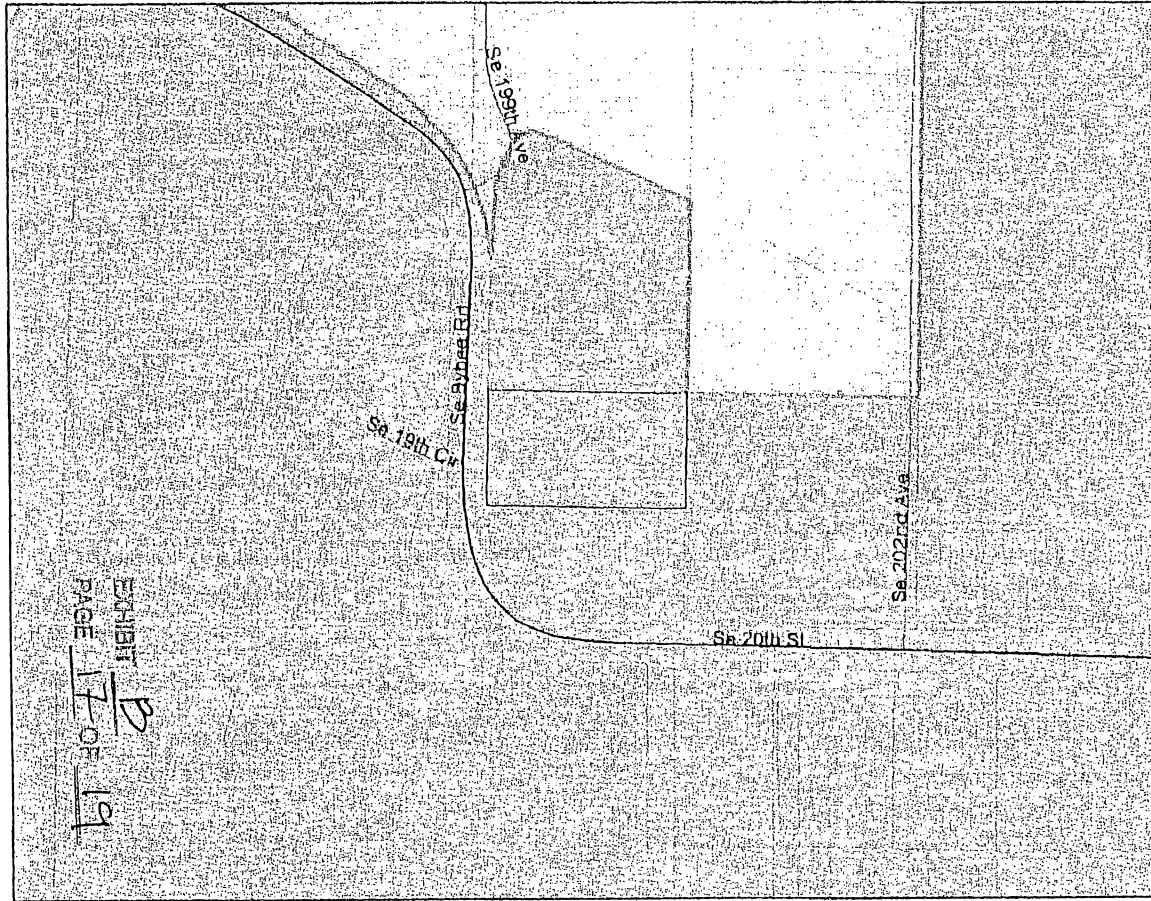


EXHIBIT B  
PAGE 17 OF 19



Legend

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

0 275 550 825 ft.

Map center: 1136859, 106280



Scale: 1:2,860

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Parcel 177451-000

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

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

EXHIBIT B  
PAGE 18 OF 19

177451-000

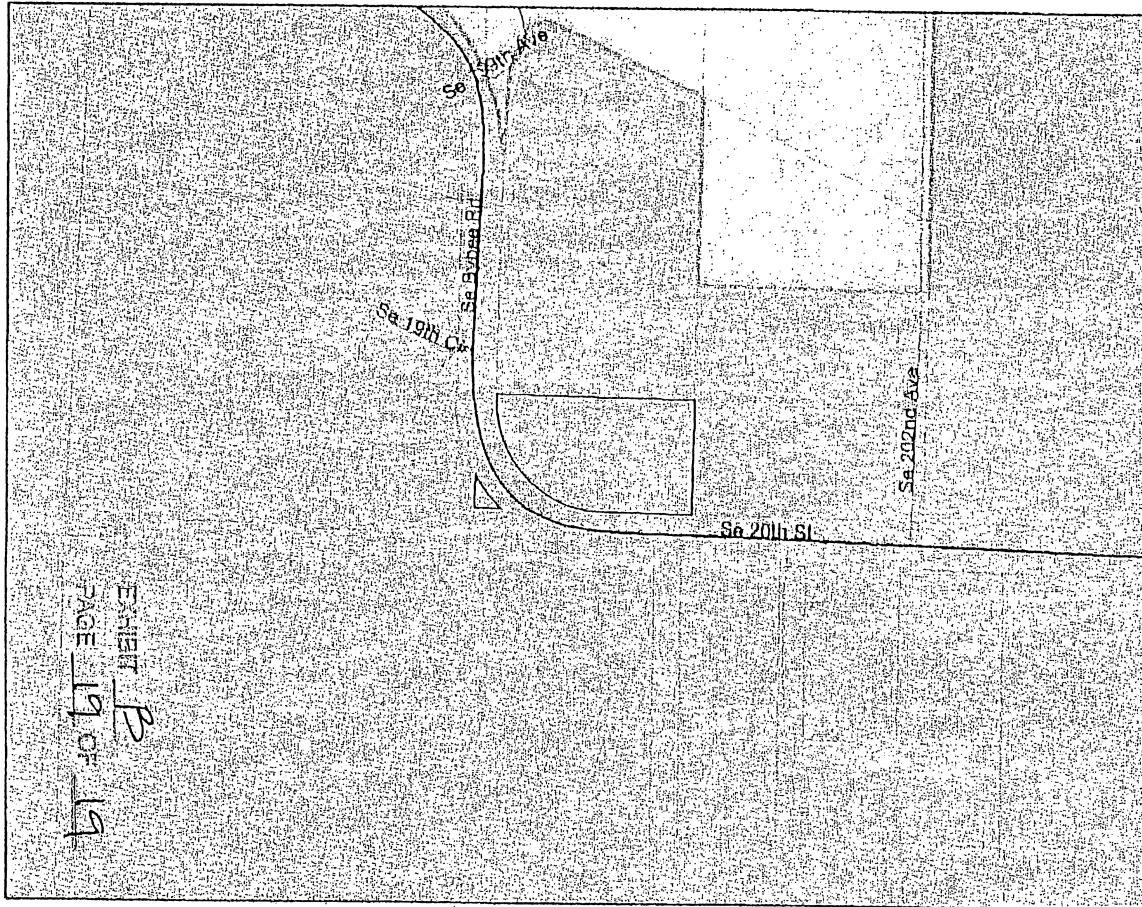


EXHIBIT B  
PAGE 19 OF 19



**Legend**

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



Map center: 1136840, 106109



Scale: 1:2,860

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

EXHIBIT "C"

## **NW 38<sup>th</sup> Ave Design and Permitting Tasks**

The design and permitting tasks for the NW 38<sup>th</sup> Ave. improvements and extension from the east line of Tax Parcel 126245-000 to the existing SE 20<sup>th</sup> Ave. road stub on the west side of Fisher Swale are as follows:

Wetland mitigation and permits for the Fishers Swale Crossing. This includes the wetland mitigation plan, endangered species compliance, completing the JARPA, obtaining the Nationwide Permit from the United States Army Corp of Engineers, obtaining a 401 Water Quality certificate from the Department of Ecology and compliance with SEPA.

SEPA process. Preparation of the SEPA environmental checklist

Archeological Study. Cultural resource survey and report satisfying the requirements of Section 106 of the National Historic Preservation Act (NHPA) as outlined in 36 CFR Part 800.4. Includes background literature research at the Washington Department of Archaeology and Historical Preservation (DAHP), tribal consultation, a field survey, and a report in compliance with the guidelines of NHPA and DAHP.

Geotechnical Investigation. This will consist of a review of existing subsurface information from previous geotechnical investigations in the area, subsurface explorations, laboratory testing, engineering analyses, and preparation for a report.

Structural Engineering. Structural design and calculations for the retaining walls for the Fisher Swale crossing.

Topographic surveying. Topographic, utility and existing right of way survey.

Civil construction plans. Plans and specifications for erosion control, grading, street construction, the storm system, and retaining wall profiles. Provide hydrological analysis of the project and design the stormwater facility to meet the quality and quantity provisions of the City of Camas Code and provide a storm water report.

Traffic analysis, lighting plan and signal design. Traffic signal warrant analysis and documentation for the Bybee Road/NW 38<sup>th</sup> Ave. intersection. Preparation of final plans and specifications for traffic signal design, signing and striping, and street lighting elements.

Landscape Design. Provide a street tree landscape plan, wet pond landscape plan, irrigation plan, landscape and irrigation specifications and construction details.

Project management and Administration.

**EXHIBIT "D"**

**Exhibit "D"**

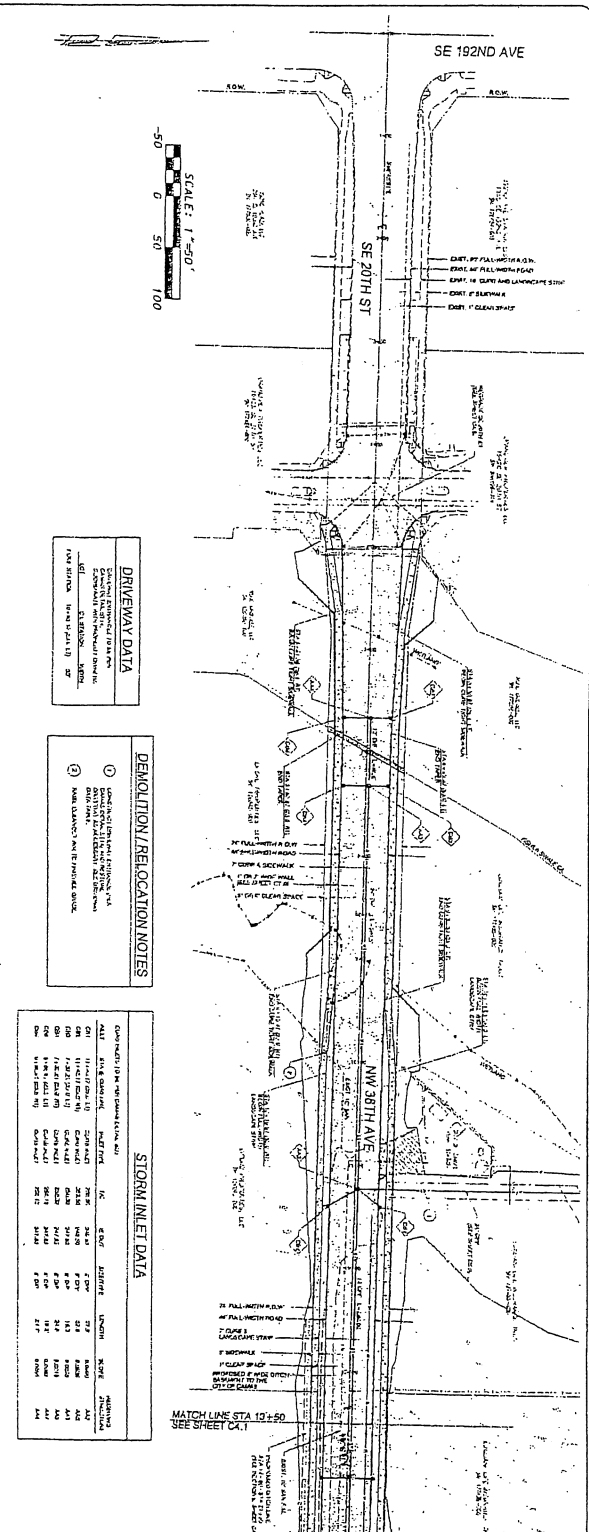
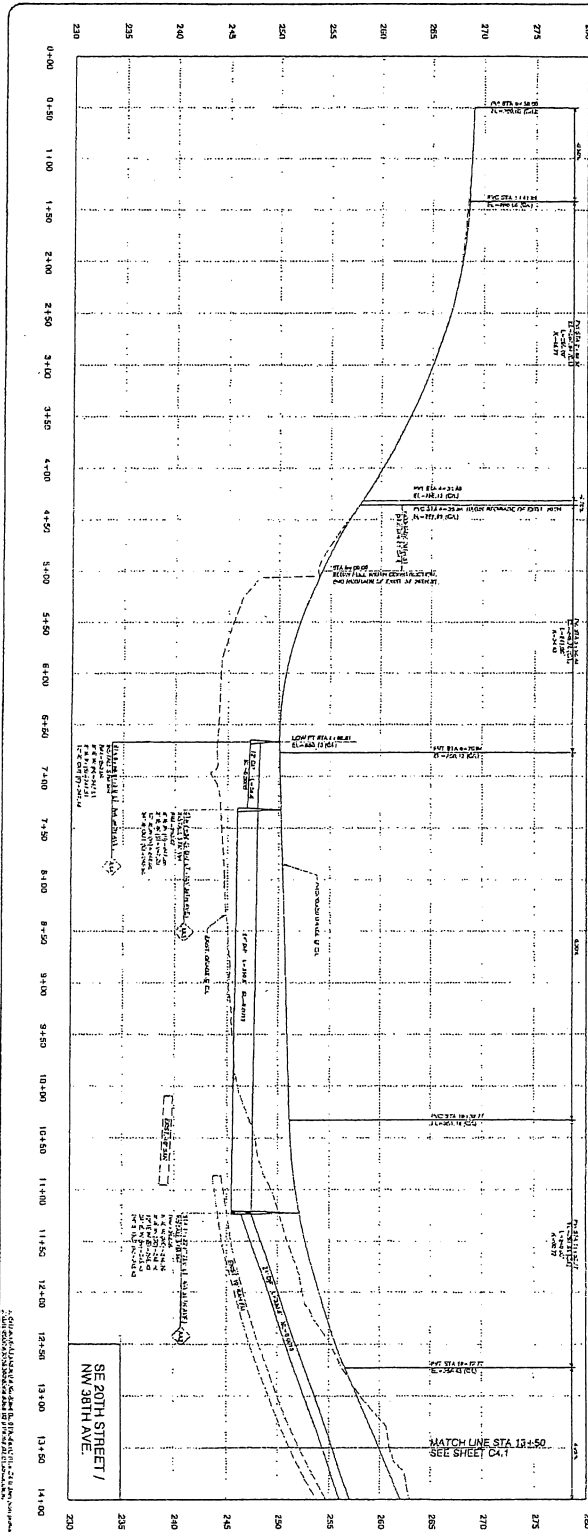
Event	Submittal Deadline		Notes
	First	**Final**	
Construction Drawings (PS&Es) 50%	6/13/2011	n/a	PS&E = Plans, Specifications, & Estimate
Area of Potential Effects (APE)	6/20/2011	7/11/2011	per LAG Chapter 24, prior to archaeological investigation
Federal Aid Project Prospectus (FAPP)	6/20/2011	7/11/2011	per LAG Chapter 21
Joint Aquatic Resource Permit Application (JARPA)	7/18/2011	2/29/2012	Wetland Permit(s) Required for Fisher Swale Crossing
Construction Drawings (PS&Es) 90%	7/18/2011	n/a	PS&E = Plans, Specifications, & Estimate
Structural Calculations	7/18/2011	11/7/2011	Calculations for all Structures, including walls & spans
Geotechnical Report	7/18/2011	8/1/2011	For establishing street section and structural requirements
Section 106-Cultural and Historic Resources Survey	7/18/2011	8/15/2011	per LAG Chapter 24
Biological Assessment (BA), if necessary	7/18/2011	8/15/2011	per LAG Chapter 24
Environmental Justice (EJ)	7/18/2011	8/15/2011	per LAG Chapter 24
SEPA	7/18/2011	8/15/2011	Prior to ECS Submittal
Camas Critical Areas	7/18/2011	8/15/2011	per CMC 16
Camas Wetland Report	7/18/2011	8/15/2011	per CMC 16
Camas Archeological	7/18/2011	8/15/2011	per CMC 16
Camas Habitat Report	7/18/2011	8/15/2011	per CMC 16, may include significant tree study
Environmental Classification Summary (ECS)	9/20/2011	10/11/2011	per LAG Chapter 24 (includes BA, 106, Air, Noise, EJ, etc.)
WSDFW HPA	9/27/2011	11/7/2011	See Note 5 below.
Construction Drawings (PS&Es) 99%	11/7/2011	n/a	PS&E = Plans, Specifications, & Estimate
Technical Information Report (TIR)	11/7/2011	1/10/2012	Includes Stormwater calculations for treatment & detention.
WSDOT Design Approval Preparation	1/10/2012	2/29/2012	*Traffic Data, Cost Estimate, Pavement Design, Signal Warrants*
USACE/DOE Wetland Permit		2/29/2012	Nationwide for less than 0.5 acre impact

Notes:

- 1) LAG = Washington State Department of Transportation's *Local Agency Guidelines* Manual.
  - 2) Any requirements, whether from the LAG Manual or any local, state, or federal agencies, necessary to complete the Work that are not shown on the list are nonetheless required.
  - 3) CMC = Camas Municipal Code
  - 4) ECS Submittal is required to acquire NEPA approval.
  - 5) WSDFW HPA = Washington State Department of Fish and Wildlife Hydraulic Permit Application
  - 6) USACE = United States Army Corps of Engineers and DOE = Washington State Department of Ecology
- \*Per LAG Chapters 43 and 44 - Includes 100% plans, specifications, and estimate\*
- \*\*Barring Delays from approving agencies or due to legal appeals\*\*

EXHIBIT "E"

See Sheets C4.0, C4.1, C4.2 & TS1



**DRIVEWAY DATA**

1. DRIVEWAY WIDTH: 10'-0" (MIN.)  
 2. DRIVEWAY SLOPE: 2% (MIN.)  
 3. DRIVEWAY FINISH: 1/2" (MIN.)  
 4. DRIVEWAY MATERIAL: 1/2" (MIN.)

**DEMOLITION/RELOCATION NOTES**

1. DEMOLITION OF EXISTING CONCRETE DRIVEWAY AT STA 13+50 TO 13+75.  
 2. RELOCATION OF EXISTING DRIVEWAY AT STA 13+75 TO 14+00.  
 3. DEMOLITION OF EXISTING DRIVEWAY AT STA 14+00 TO 14+25.  
 4. RELOCATION OF EXISTING DRIVEWAY AT STA 14+25 TO 14+50.

**STORM INLET DATA**

STATION	INLET TYPE	INLET SIZE	INLET SPACING	INLET SLOPE	INLET FINISH	INLET MATERIAL
13+50	STORM INLET	24" x 24"	10'	2%	1/2"	CONCRETE
13+75	STORM INLET	24" x 24"	10'	2%	1/2"	CONCRETE
14+00	STORM INLET	24" x 24"	10'	2%	1/2"	CONCRETE
14+25	STORM INLET	24" x 24"	10'	2%	1/2"	CONCRETE

**PRELIMINARY CONSTRUCTION**

DATE: 5/15/11

PROJECT: NW 38TH AVE EXTENSION

SCALE: 1" = 50'

SHEET: C-10

SE 20TH ST/NW 38TH AVE PLAN & PROFILE (STA 0+00 - STA 13+50) FOR:

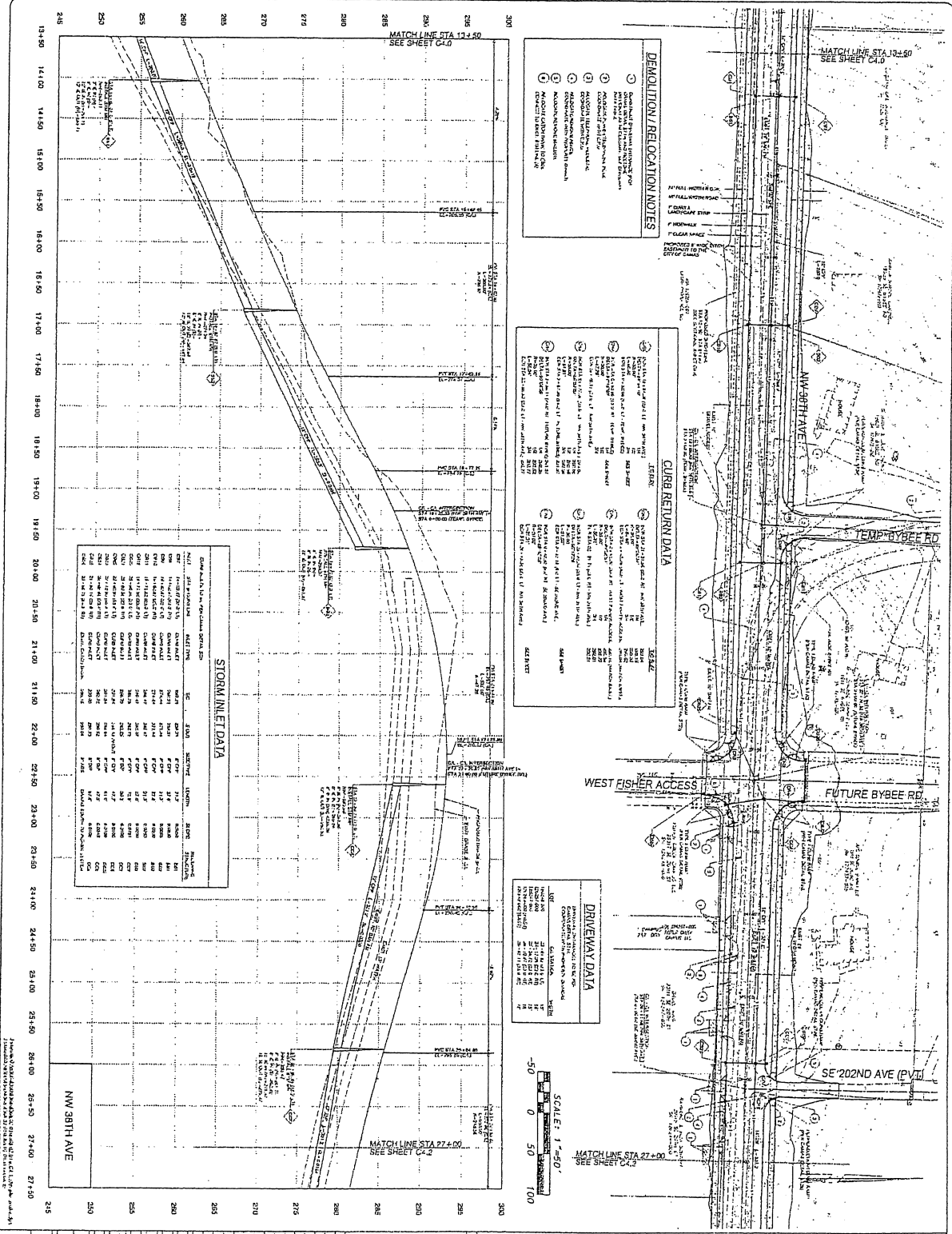
**NW 38TH AVE EXTENSION**

**COOL LAND SURVEYORS ENGINEERS**

1111 BROADWAY VANCOUVER, WA 98108

PHONE: (206) 461-3311  
 FAX: (206) 461-3312





- DEMOLITION/RELOCATION NOTES**
- 1. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 2. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 3. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 4. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 5. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 6. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 7. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 8. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 9. DEMOLISH EXISTING CONCRETE DRIVEWAY
  - 10. DEMOLISH EXISTING CONCRETE DRIVEWAY

**CURB RETURN DATA**

STATION	TYPE	WIDTH	THICKNESS	FINISH
13+50	CONCRETE	4.00	6.00	ASPH/CON
14+00	CONCRETE	4.00	6.00	ASPH/CON
14+50	CONCRETE	4.00	6.00	ASPH/CON
15+00	CONCRETE	4.00	6.00	ASPH/CON
15+50	CONCRETE	4.00	6.00	ASPH/CON
16+00	CONCRETE	4.00	6.00	ASPH/CON
16+50	CONCRETE	4.00	6.00	ASPH/CON
17+00	CONCRETE	4.00	6.00	ASPH/CON
17+50	CONCRETE	4.00	6.00	ASPH/CON
18+00	CONCRETE	4.00	6.00	ASPH/CON
18+50	CONCRETE	4.00	6.00	ASPH/CON
19+00	CONCRETE	4.00	6.00	ASPH/CON
19+50	CONCRETE	4.00	6.00	ASPH/CON
20+00	CONCRETE	4.00	6.00	ASPH/CON
20+50	CONCRETE	4.00	6.00	ASPH/CON
21+00	CONCRETE	4.00	6.00	ASPH/CON
21+50	CONCRETE	4.00	6.00	ASPH/CON
22+00	CONCRETE	4.00	6.00	ASPH/CON
22+50	CONCRETE	4.00	6.00	ASPH/CON
23+00	CONCRETE	4.00	6.00	ASPH/CON
23+50	CONCRETE	4.00	6.00	ASPH/CON
24+00	CONCRETE	4.00	6.00	ASPH/CON
24+50	CONCRETE	4.00	6.00	ASPH/CON
25+00	CONCRETE	4.00	6.00	ASPH/CON
25+50	CONCRETE	4.00	6.00	ASPH/CON
26+00	CONCRETE	4.00	6.00	ASPH/CON
26+50	CONCRETE	4.00	6.00	ASPH/CON
27+00	CONCRETE	4.00	6.00	ASPH/CON
27+50	CONCRETE	4.00	6.00	ASPH/CON

**DRIVEWAY DATA**

STATION	TYPE	WIDTH	THICKNESS	FINISH
13+50	CONCRETE	4.00	6.00	ASPH/CON
14+00	CONCRETE	4.00	6.00	ASPH/CON
14+50	CONCRETE	4.00	6.00	ASPH/CON
15+00	CONCRETE	4.00	6.00	ASPH/CON
15+50	CONCRETE	4.00	6.00	ASPH/CON
16+00	CONCRETE	4.00	6.00	ASPH/CON
16+50	CONCRETE	4.00	6.00	ASPH/CON
17+00	CONCRETE	4.00	6.00	ASPH/CON
17+50	CONCRETE	4.00	6.00	ASPH/CON
18+00	CONCRETE	4.00	6.00	ASPH/CON
18+50	CONCRETE	4.00	6.00	ASPH/CON
19+00	CONCRETE	4.00	6.00	ASPH/CON
19+50	CONCRETE	4.00	6.00	ASPH/CON
20+00	CONCRETE	4.00	6.00	ASPH/CON
20+50	CONCRETE	4.00	6.00	ASPH/CON
21+00	CONCRETE	4.00	6.00	ASPH/CON
21+50	CONCRETE	4.00	6.00	ASPH/CON
22+00	CONCRETE	4.00	6.00	ASPH/CON
22+50	CONCRETE	4.00	6.00	ASPH/CON
23+00	CONCRETE	4.00	6.00	ASPH/CON
23+50	CONCRETE	4.00	6.00	ASPH/CON
24+00	CONCRETE	4.00	6.00	ASPH/CON
24+50	CONCRETE	4.00	6.00	ASPH/CON
25+00	CONCRETE	4.00	6.00	ASPH/CON
25+50	CONCRETE	4.00	6.00	ASPH/CON
26+00	CONCRETE	4.00	6.00	ASPH/CON
26+50	CONCRETE	4.00	6.00	ASPH/CON
27+00	CONCRETE	4.00	6.00	ASPH/CON
27+50	CONCRETE	4.00	6.00	ASPH/CON

**STORM INLET DATA**

STATION	TYPE	WIDTH	THICKNESS	FINISH
13+50	CONCRETE	4.00	6.00	ASPH/CON
14+00	CONCRETE	4.00	6.00	ASPH/CON
14+50	CONCRETE	4.00	6.00	ASPH/CON
15+00	CONCRETE	4.00	6.00	ASPH/CON
15+50	CONCRETE	4.00	6.00	ASPH/CON
16+00	CONCRETE	4.00	6.00	ASPH/CON
16+50	CONCRETE	4.00	6.00	ASPH/CON
17+00	CONCRETE	4.00	6.00	ASPH/CON
17+50	CONCRETE	4.00	6.00	ASPH/CON
18+00	CONCRETE	4.00	6.00	ASPH/CON
18+50	CONCRETE	4.00	6.00	ASPH/CON
19+00	CONCRETE	4.00	6.00	ASPH/CON
19+50	CONCRETE	4.00	6.00	ASPH/CON
20+00	CONCRETE	4.00	6.00	ASPH/CON
20+50	CONCRETE	4.00	6.00	ASPH/CON
21+00	CONCRETE	4.00	6.00	ASPH/CON
21+50	CONCRETE	4.00	6.00	ASPH/CON
22+00	CONCRETE	4.00	6.00	ASPH/CON
22+50	CONCRETE	4.00	6.00	ASPH/CON
23+00	CONCRETE	4.00	6.00	ASPH/CON
23+50	CONCRETE	4.00	6.00	ASPH/CON
24+00	CONCRETE	4.00	6.00	ASPH/CON
24+50	CONCRETE	4.00	6.00	ASPH/CON
25+00	CONCRETE	4.00	6.00	ASPH/CON
25+50	CONCRETE	4.00	6.00	ASPH/CON
26+00	CONCRETE	4.00	6.00	ASPH/CON
26+50	CONCRETE	4.00	6.00	ASPH/CON
27+00	CONCRETE	4.00	6.00	ASPH/CON
27+50	CONCRETE	4.00	6.00	ASPH/CON

NW 38TH AVE PLAN & PROFILE (STA 13+50 - STA 27+00) FOR:

**NW 38TH AVE EXTENSION**

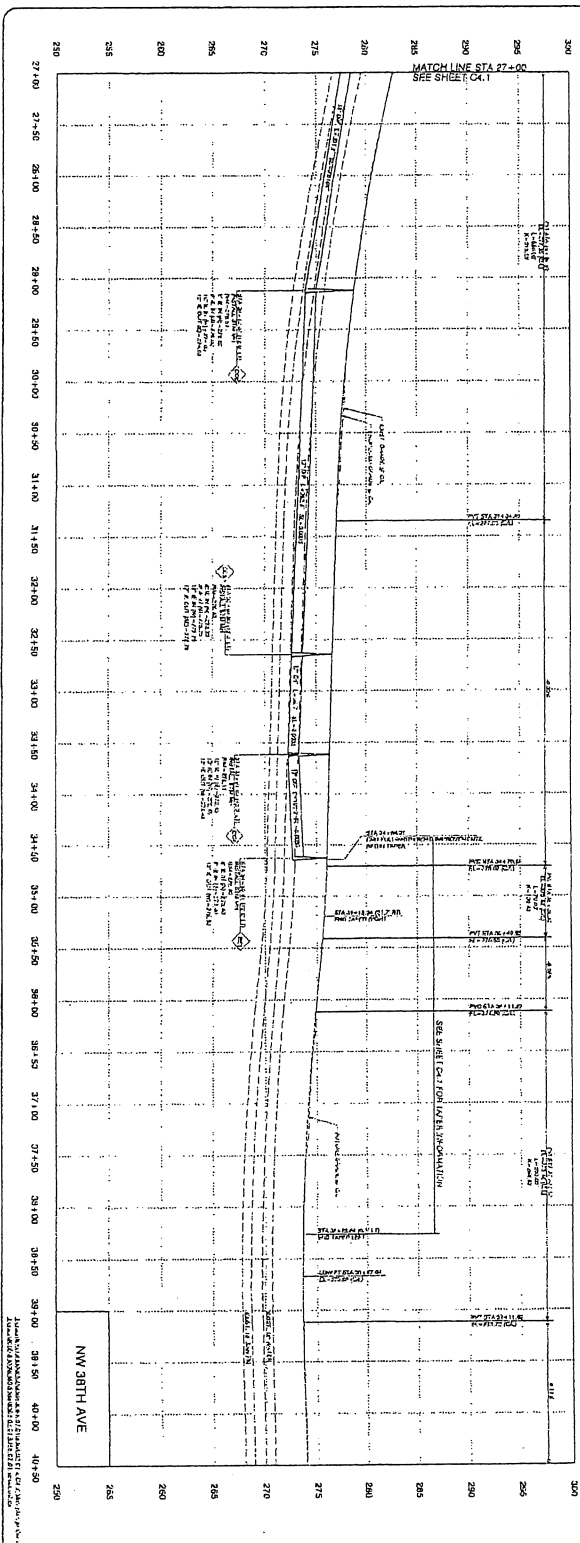
**CS&J LAND SURVEYORS ENGINEERS**  
ENGINEERING INC., 1111 BROADWAY, VANCOUVER, WA 98502

DATE: 5/13/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**THE CITY OF VANCOUVER**  
COMMISSION

5/13/11

**SHEET C4.1**



**STORM INLET DATA**

STATION	INLET TYPE	INLET SIZE	INLET SPACING	INLET LOCATION	INLET ELEVATION	INLET AREA	INLET PERCENT
27+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
27+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
28+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
28+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
29+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
29+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
30+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
30+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
31+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
31+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
32+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
32+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
33+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
33+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
34+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
34+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
35+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
35+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
36+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
36+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
37+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
37+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
38+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
38+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
39+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
39+50	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00
40+00	STANDARD	24" DIA	100'	WEST SIDE	10.00	1.00	10.00

**DEMOLITION/RELOCATION NOTES**

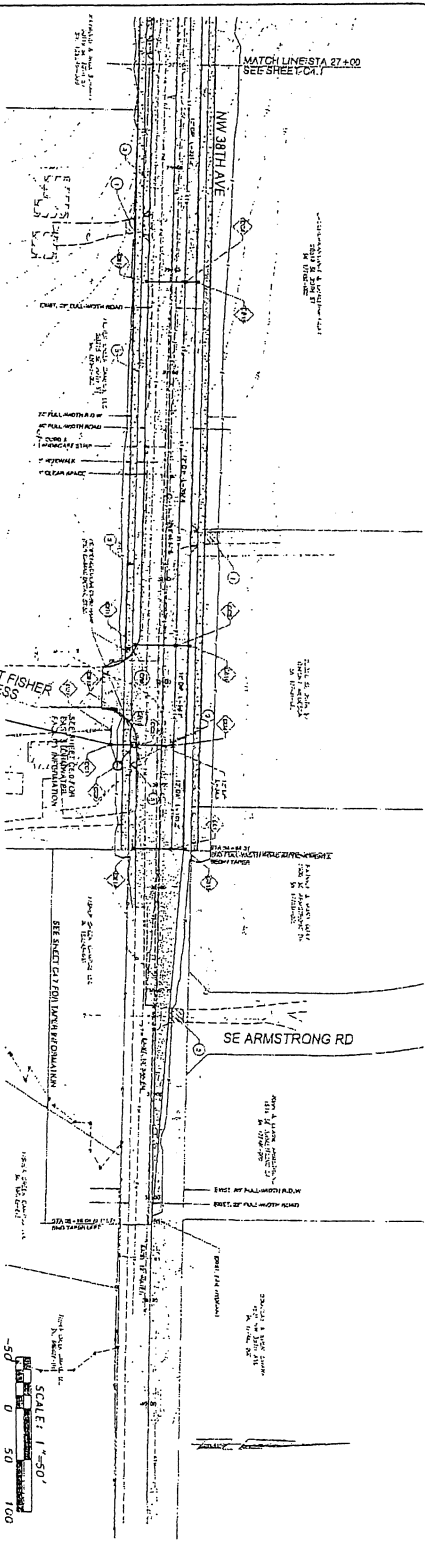
- EXISTING DRIVEWAY TO BE DEMOLISHED AND RELOCATED TO NEW LOCATION.
- EXISTING DRIVEWAY TO BE DEMOLISHED AND RELOCATED TO NEW LOCATION.
- EXISTING DRIVEWAY TO BE DEMOLISHED AND RELOCATED TO NEW LOCATION.

**DRIVEWAY DATA**

STATION	DRIVEWAY TYPE	DRIVEWAY WIDTH	DRIVEWAY LOCATION	DRIVEWAY ELEVATION
27+00	STANDARD	10'	WEST SIDE	10.00
27+50	STANDARD	10'	WEST SIDE	10.00
28+00	STANDARD	10'	WEST SIDE	10.00
28+50	STANDARD	10'	WEST SIDE	10.00
29+00	STANDARD	10'	WEST SIDE	10.00
29+50	STANDARD	10'	WEST SIDE	10.00
30+00	STANDARD	10'	WEST SIDE	10.00
30+50	STANDARD	10'	WEST SIDE	10.00
31+00	STANDARD	10'	WEST SIDE	10.00
31+50	STANDARD	10'	WEST SIDE	10.00
32+00	STANDARD	10'	WEST SIDE	10.00
32+50	STANDARD	10'	WEST SIDE	10.00
33+00	STANDARD	10'	WEST SIDE	10.00
33+50	STANDARD	10'	WEST SIDE	10.00
34+00	STANDARD	10'	WEST SIDE	10.00
34+50	STANDARD	10'	WEST SIDE	10.00
35+00	STANDARD	10'	WEST SIDE	10.00
35+50	STANDARD	10'	WEST SIDE	10.00
36+00	STANDARD	10'	WEST SIDE	10.00
36+50	STANDARD	10'	WEST SIDE	10.00
37+00	STANDARD	10'	WEST SIDE	10.00
37+50	STANDARD	10'	WEST SIDE	10.00
38+00	STANDARD	10'	WEST SIDE	10.00
38+50	STANDARD	10'	WEST SIDE	10.00
39+00	STANDARD	10'	WEST SIDE	10.00
39+50	STANDARD	10'	WEST SIDE	10.00
40+00	STANDARD	10'	WEST SIDE	10.00

**CURB RETURN DATA**

STATION	CURB TYPE	CURB WIDTH	CURB LOCATION	CURB ELEVATION
27+00	STANDARD	4"	WEST SIDE	10.00
27+50	STANDARD	4"	WEST SIDE	10.00
28+00	STANDARD	4"	WEST SIDE	10.00
28+50	STANDARD	4"	WEST SIDE	10.00
29+00	STANDARD	4"	WEST SIDE	10.00
29+50	STANDARD	4"	WEST SIDE	10.00
30+00	STANDARD	4"	WEST SIDE	10.00
30+50	STANDARD	4"	WEST SIDE	10.00
31+00	STANDARD	4"	WEST SIDE	10.00
31+50	STANDARD	4"	WEST SIDE	10.00
32+00	STANDARD	4"	WEST SIDE	10.00
32+50	STANDARD	4"	WEST SIDE	10.00
33+00	STANDARD	4"	WEST SIDE	10.00
33+50	STANDARD	4"	WEST SIDE	10.00
34+00	STANDARD	4"	WEST SIDE	10.00
34+50	STANDARD	4"	WEST SIDE	10.00
35+00	STANDARD	4"	WEST SIDE	10.00
35+50	STANDARD	4"	WEST SIDE	10.00
36+00	STANDARD	4"	WEST SIDE	10.00
36+50	STANDARD	4"	WEST SIDE	10.00
37+00	STANDARD	4"	WEST SIDE	10.00
37+50	STANDARD	4"	WEST SIDE	10.00
38+00	STANDARD	4"	WEST SIDE	10.00
38+50	STANDARD	4"	WEST SIDE	10.00
39+00	STANDARD	4"	WEST SIDE	10.00
39+50	STANDARD	4"	WEST SIDE	10.00
40+00	STANDARD	4"	WEST SIDE	10.00



PROJECT: NW 38TH AVE EXTENSION  
 SHEET: C4.2  
 DATE: 5/13/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=50'  
 PROJECT LOCATION: [Address]  
 CLIENT: [Name]

NW 38TH AVE PLAN & PROFILE (STA 27+00 - STA 40+00) FOR:  
**NW 38TH AVE EXTENSION**  
**GILSON LAND SURVEYORS ENGINEERS**  
 ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660  
 CLIENT: [Name]  
 PROJECT: [Name]  
 ADDRESS: [Address]  
 PHONE: [Phone]  
 FAX: [Fax]

**CONSTRUCTION NOTES**

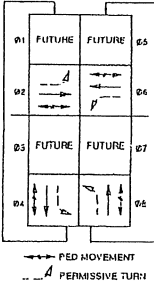
- INSTALL FOUNDATION, TYPE III SIGNAL STANDARD WITH 35' MAST ARM, SIGNAL DISPLAYS, PEDESTRIAN SIGNAL DISPLAY, EMERGENCY FIRE PRE-EMPTION, TERMINAL CABINET AND STREET NAME SIGN.
- INSTALL FOUNDATION, TYPE III SIGNAL STANDARD WITH 40' MAST ARM, SIGNAL DISPLAYS, PEDESTRIAN SIGNAL DISPLAY, EMERGENCY FIRE PRE-EMPTION, TERMINAL CABINET AND STREET NAME SIGN.
- INSTALL FOUNDATION, TYPE PPB POST WITH PUSHBUTTON ASSEMBLIES.
- INSTALL TYPE 332 CONTROLLER CABINET WITH TYPE A 2070L CONTROLLER. CONTROLLER DOOR SHALL FACE SOUTHEAST SIDE.
- CONSTRUCT FOUNDATION AND INSTALL A TYPE B SERVICE CABINET AND METER.
- INSTALL TYPE 1 JUNCTION BOX.
- INSTALL TYPE 2 JUNCTION BOX.
- INSTALL TYPE 3 JUNCTION BOX.
- INSTALL MODIFIED TYPE 1 (50') INDUCTION LOOP, SEE MODIFIED LOOP DETAIL, SHEETS T5.6.
- INSTALL MODIFIED TYPE 2 (20') INDUCTION LOOP, SEE MODIFIED LOOP DETAIL, SHEETS T5.6.

**TIN R3E W.M.**  
MATCH LINE STA. 3+80  
SEE SHEET TS2

**WIRING SCHEDULE SAD-120/240V**

WIRING NO.	CONDUIT SIZE	PPB	E.V. DETECT.	E.V. HEADS	VEHICLE HEADS	PEDESTRIAN HEADS	LOOP DETECT.	ILLUM.	POWER
	RCS	4CS	2C	5C	7C	2CS			
1 (MAST ARM)				1	1				
2 (MAST ARM)				1	1				
3 (MAST ARM)			1	1	2	1			
4 (MAST ARM)			1	1	2	1			
5	2"	1	1	1	2	1			2
6	1 1/2"	1							
7	3"	2	1	1	2	1	4		2
8	2"	2	1	1	2	1	6		2
9	3"	4	2	2	4	1			
10	3"	3	2	2	4	1		10	
11	2"								2
12	1 1/2"								2
13									6
SPARE WITH PULL LINE									

**PHASE DIAGRAM**



**SIGNAL DISPLAYS**



HEAD NO.	HEAD NO.
21, 22, 41, 42, 43, 52, 51, 52	28, 29, 48, 49, 61, 62, 61, 62

**SIGNAL DISPLAY NOTES**

- ALL VEHICLE HEADS SHALL HAVE 12" DISPLAYS.
- ALL VEHICLE SIGNAL DISPLAYS SHALL BE INSTALLED ON TYPE "A" MOUNTS, SEE WSDOT STD PLANS J-6F AND J-6G.
- ALL PEDESTRIAN DISPLAYS SHALL BE THE LED TYPE.
- ALL PEDESTRIAN DISPLAYS SHALL BE INSTALLED ON TYPE "E" MOUNT.
- ALL VEHICLE HEADS SHALL HAVE POLYCARBONATE TUNNEL VISORS AND LOUVERED BACKPLATES.

**TYPE A SERVICE BREAKER SCHEDULE**

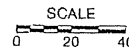
CIRCUIT	BREAKER RATINGS	CONDUCTOR SIZE	LOAD (WATT)	COMMENTS
MAIN SIGNAL	100A	1/2"	N/A	
INDUCTION LOOP	100A	1/2"	N/A	
INDUCTION LOOP	100A	1/2"	N/A	

**PREEMPTION SCHEDULE**

CIRCUIT	#-SECS	MODEL NO.
A	245	711
B	143	711
C	141	711
D	143	711

**LEGEND**

- TYPE 1 JUNCTION BOX
- TYPE 2 JUNCTION BOX
- TYPE 3 JUNCTION BOX
- TRAFFIC SIGNAL CONTROLLER AND CABINET
- TYPE B MODIFIED SERVICE CABINET
- TYPE PPB POST
- SIGNAL STANDARD, TYPE III
- VEHICLE SIGNAL DISPLAY
- CONDUIT AND CONDUIT RACE
- SIGN
- PEDESTRIAN SIGNAL DISPLAY
- WIRE NOTE FLAG
- CONSTRUCTION NOTE FLAG
- SIGNAL POLE STANDARD NOTE FLAG
- LOOP WIRE CONDUIT ENTRANCE



File Name: 11398-SIG2  
 Date: MAY 2011  
 Designer: TIN  
 Entered by: JCH  
 Checked by:  
 Proj. Engr:  
 Regional Adm.

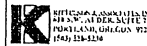
FILE NAME 11398-SIG2

DATE MAY 2011

DESIGNED BY TIN  
 ENTERED BY JCH  
 CHECKED BY  
 PROJ. ENGR  
 REGIONAL ADM.

REVISION	DATE	BY

PERSONAL STATE  
 WASH  
 FEDERAL PROJ. NO.  
 LIGHTS



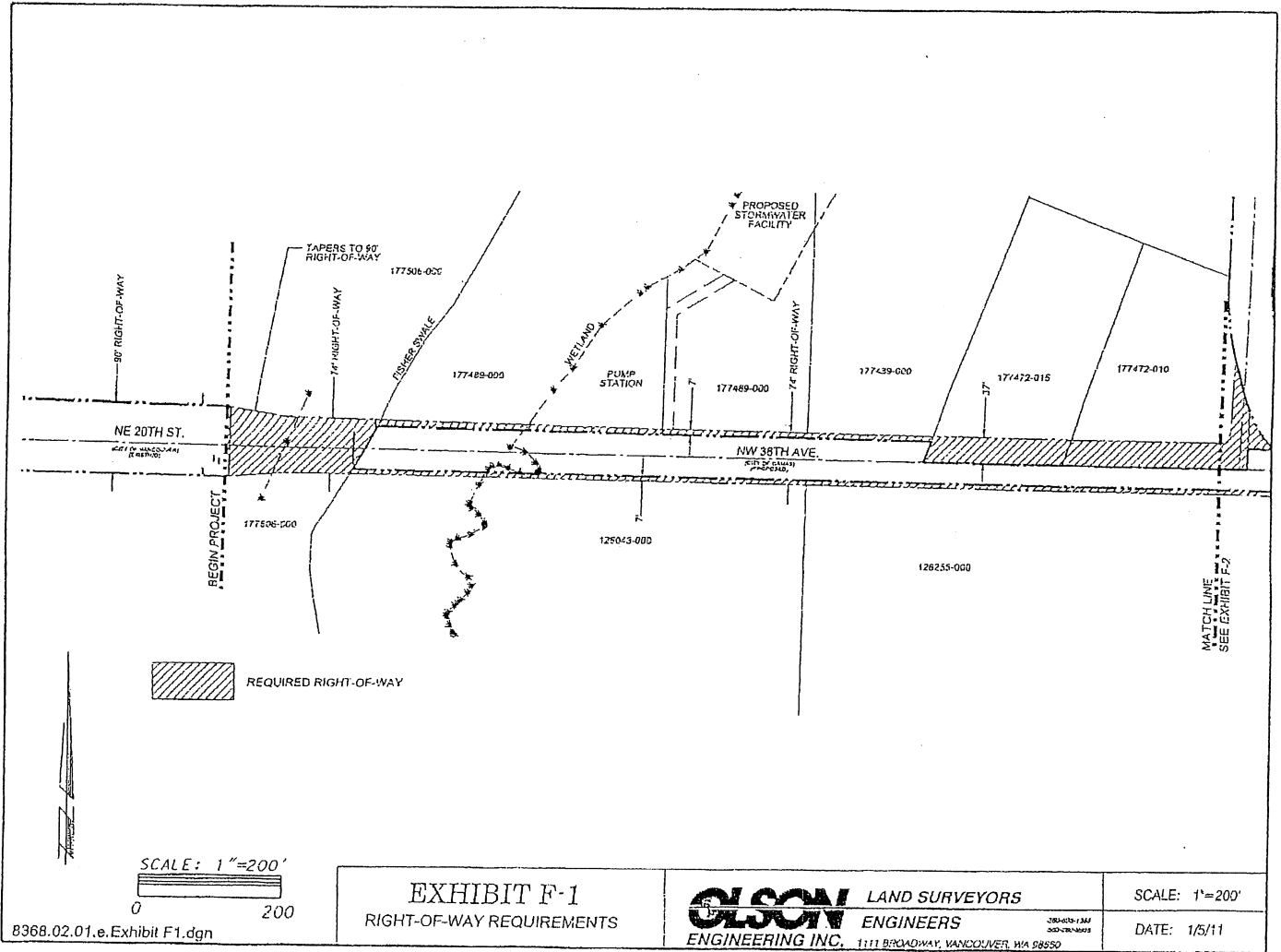
City of Camas  
 20th STREET AT  
 BYBEE ROAD  
 CAMAS, WASHINGTON

PLOT1  
 TS1  
 04/27  
 2  
 13  
 5/4/11

TRAFFIC SIGNAL INSTALLATION

**EXHIBIT "F"**

**See Sheets F1 and F2**



8368.02.01.e.Exhibit F1.dgn

**EXHIBIT F-1**  
 RIGHT-OF-WAY REQUIREMENTS

**OLSON** LAND SURVEYORS  
**ENGINEERS**  
 ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98550

SCALE: 1"=200'  
 DATE: 1/5/11

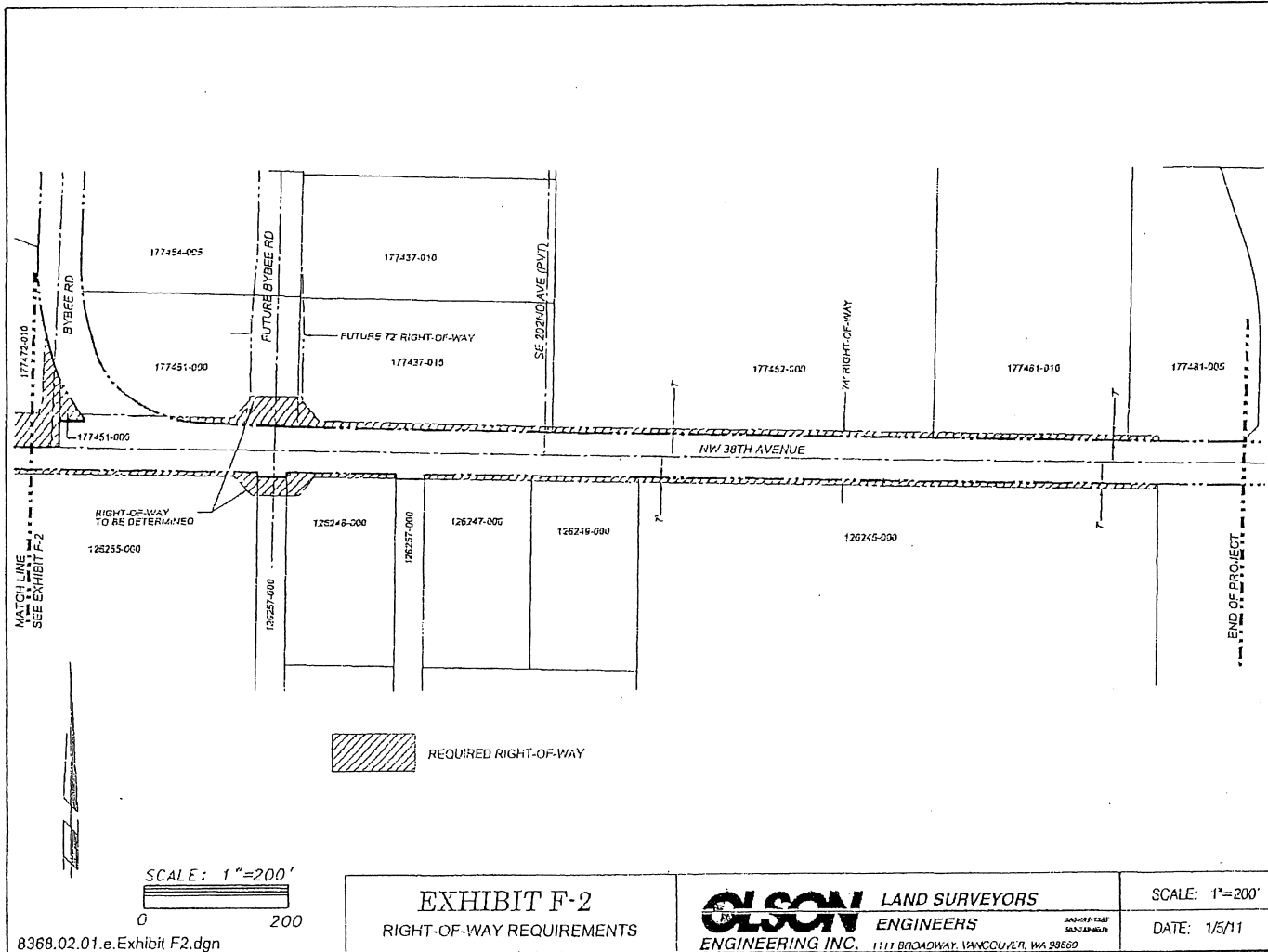
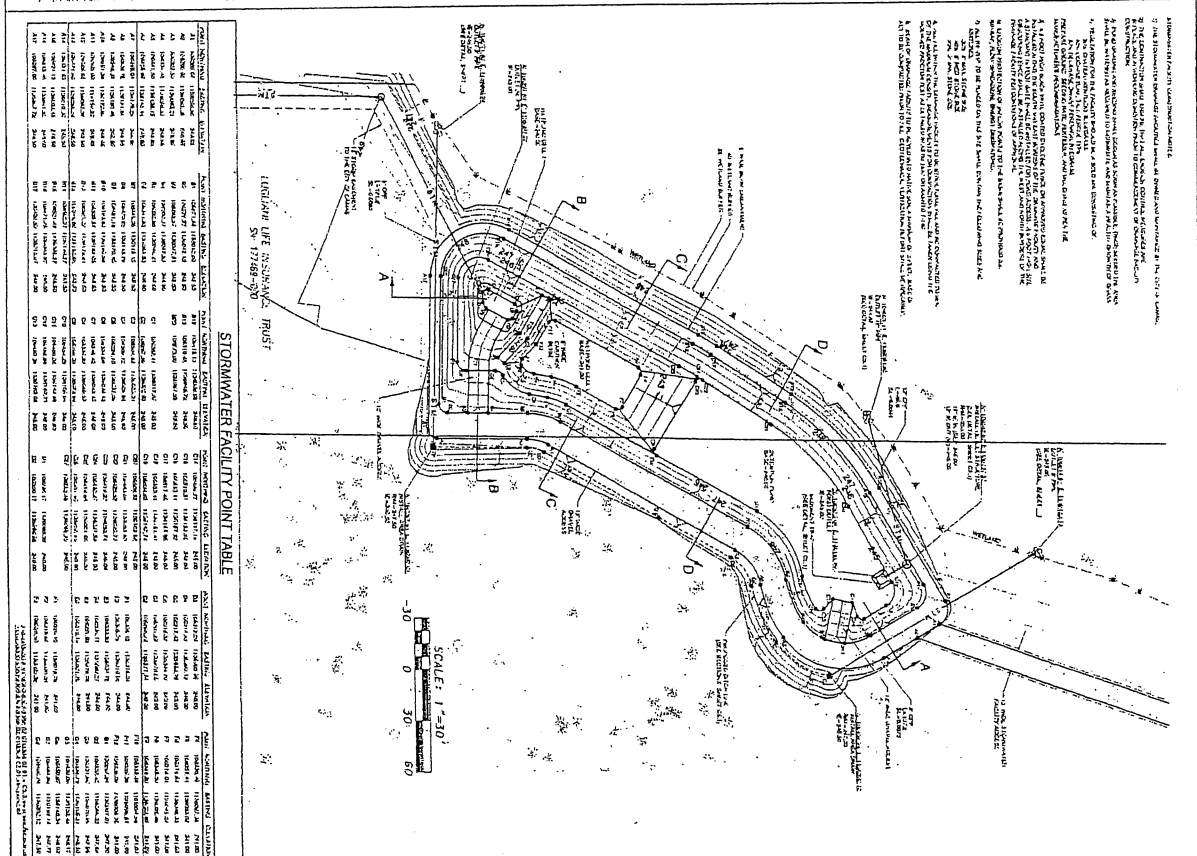
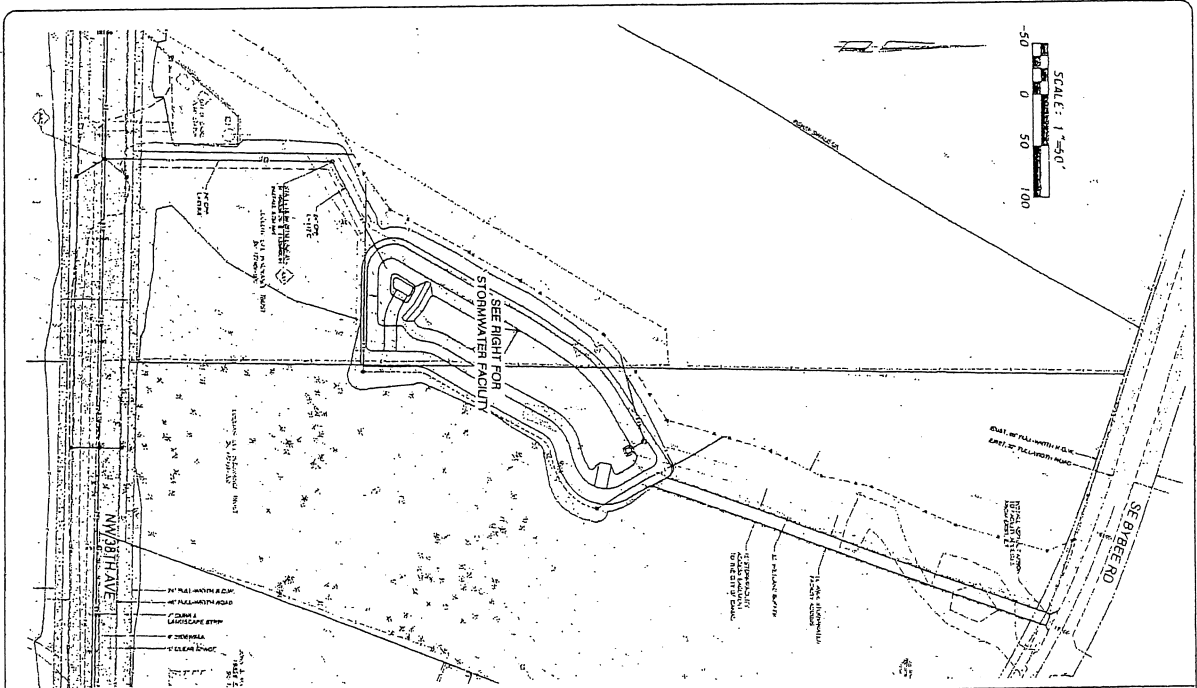


EXHIBIT "G"

See Sheet C5.0



WEST STORMWATER FACILITY PLAN FOR:  
**NW 38TH AVE EXTENSION**

**OLSON** LAND SURVEYORS  
 ENGINEERS  
 ENGINEERING INC., 1111 BROADWAY, VANCOUVER, WA 98660

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET: [Number]  
 OF: [Total]

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



EXHIBIT "H"

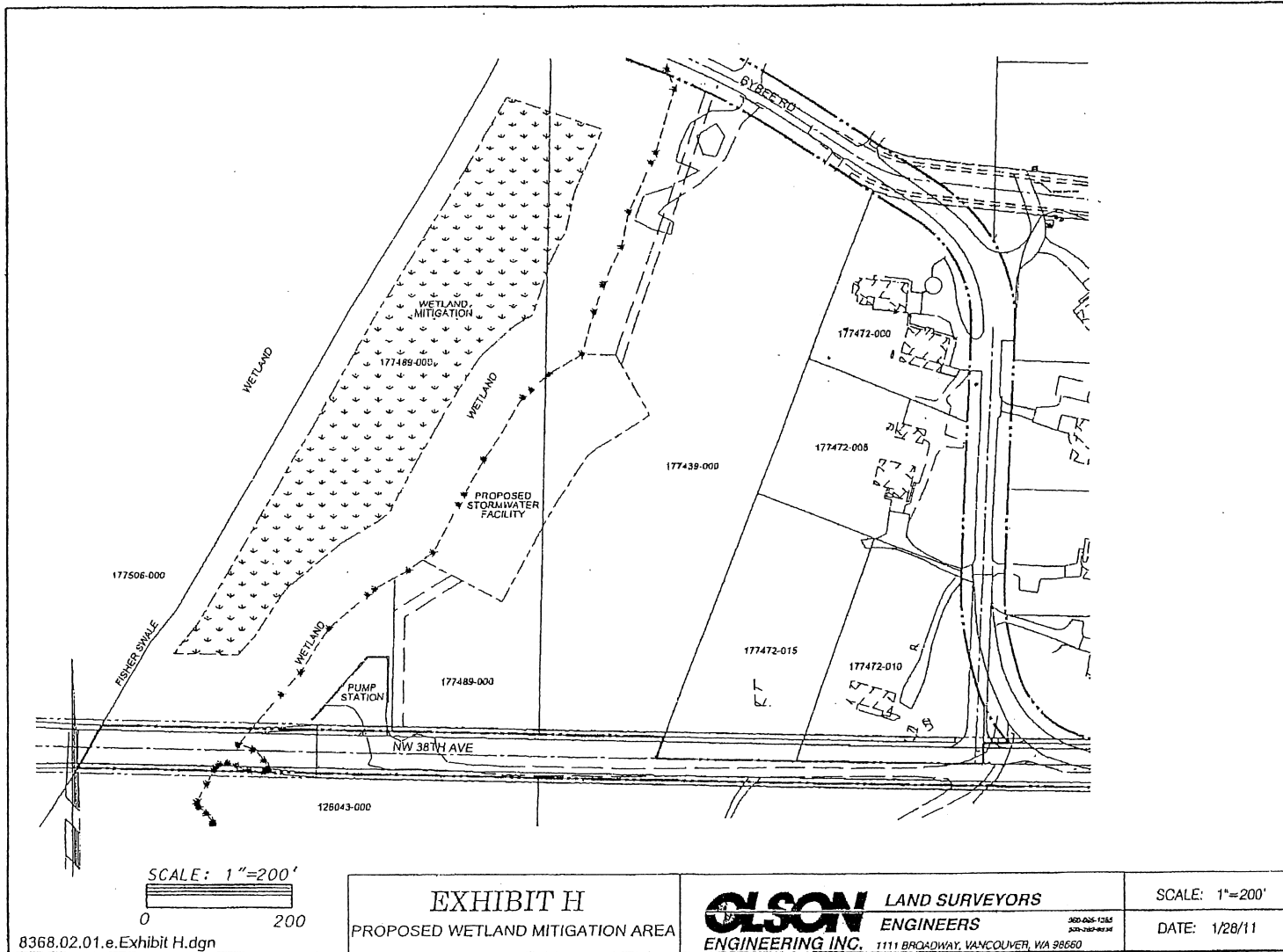
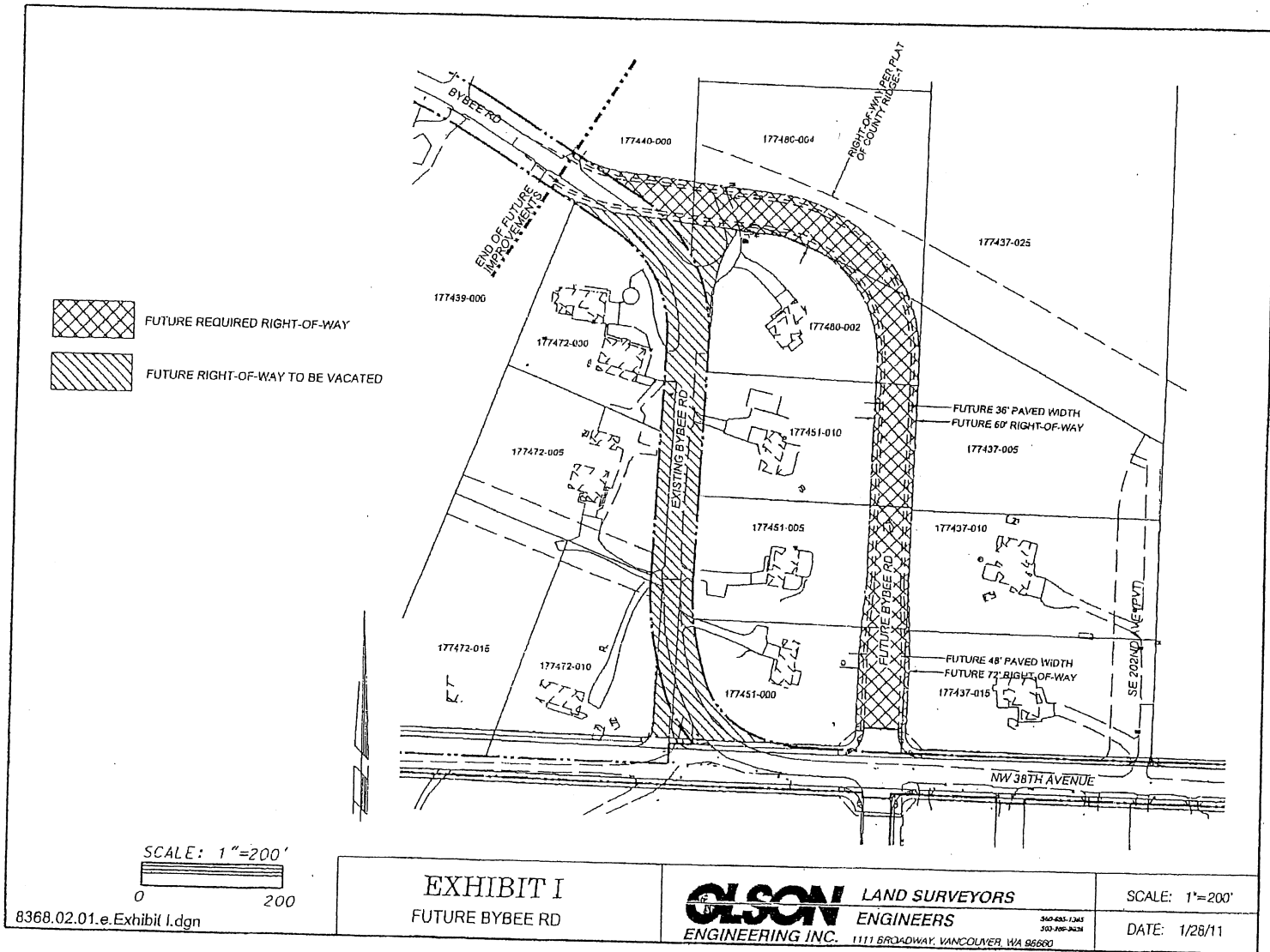


EXHIBIT "I"



8368.02.01.e.Exhibit I.dgn

SCALE: 1"=200'

0 200

**EXHIBIT I**  
 FUTURE BYBEE RD

**OLSON** LAND SURVEYORS  
 ENGINEERS  
 ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

360-655-1345  
 300-200-2428

SCALE: 1"=200'

DATE: 1/26/11