

6153288 BLA

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887073 - \$10.00 - Fidelity Title - Mallorie Macon - 11/14/2023

RETURN ADDRESS

Chinookan, LLC
2025 NE North Fork Ave
La Center, WA 98629

W10445

Document Title(s)

Boundary Lines Adjustment Agreement

Reference Number(s) of related documents:

Rerecord to correct legal descriptions and exhibits AFN6150027

Additional Reference #'s on page ____

Grantor(s)

Chinookan, LLC, a Washington limited liability company and JVV Investments, LLC, a Washington limited liability company

Additional grantors on page ____

Grantee(s)

Chinookan, LLC, a Washington limited liability company and JVV Investments, LLC, a Washington limited liability company

Additional grantees on page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Tax Lots 19, 36 & 51 SEC 34 T5NR1EWM

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

258898000, 258903000, 258914000

This document is being recorded as an accommodation.
Fidelity National Title maintains no responsibility
as to the effect or provisions of this document.

886366 - \$10.00 - Fidelity Title - Stacey A Swain - 10/26/2023

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Chinookan, LLC
2025 NE North Fork Ave
La Center WA, 98629

Grantor : Chinookan, LLC, a Washington Limited Liability Company and
JVJ Investments LLC, a Washington Limited Liability Company
Grantee : Chinookan, LLC, a Washington Limited Liability Company and
JVJ Investments LLC, a Washington Limited Liability Company
Abbreviated Legal : Tax Lots 19, 36 & 51 SEC 34 T5NR1EWM
Assessor's Tax Parcel Nos.: 258898000, 258903000, 258914000
Prior Excise Tax No. : NA
Other Reference No. : NA

W10445

BOUNDARY LINE ADJUSTMENT AGREEMENT

- A. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258898000 legally described in Exhibit A-1 and depicted in Exhibit B
- B. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258903000 legally described in Exhibit A-2 and depicted in Exhibit B
- C. JVJ Investments, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258914000 legally described in Exhibit A-3 and depicted in Exhibit B.
- D. The parties wish to adjust their boundary lines for owner convenience and not for the creation of a new lot

This document is being recorded as an accommodation.
Fidelity National Title maintains no responsibility
as to the effect or provisions of this document.

BOUNDARY LINE ADJUSTMENT - PAGE 1

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Chinookan, LLC
2025 NE North Fork Ave
La Center WA, 98629

Grantor : Chinookan, LLC, a Washington Limited Liability Company and
JVJ Investments LLC, a Washington Limited Liability Company
Grantee : Chinookan, LLC, a Washington Limited Liability Company and
JVJ Investments LLC, a Washington Limited Liability Company
Abbreviated Legal : Tax Lots 19, 36 & 51 SEC 34 T5NR1EWM
Assessor's Tax Parcel Nos.: 258898000; 258903000; 258914000
Prior Excise Tax No. : NA
Other Reference No. : NA

BOUNDARY LINE ADJUSTMENT AGREEMENT

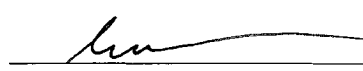
- A. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258898000 legally described in Exhibit A-1 and depicted in Exhibit B.
- B. Chinookan, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258903000 legally described in Exhibit A-2 and depicted in Exhibit B.
- C. JVJ Investments, LLC, a Washington Limited Liability Company is the owner of Assessor's Parcel Number, (APN) 258914000 legally described in Exhibit A-3 and depicted in Exhibit B.
- D. The parties wish to adjust their boundary lines for owner convenience and not for the creation of a new lot.

Now Therefore, the parties agree as follows:

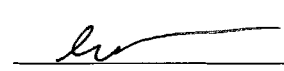
1. **Incorporation of Recitals.** The Parties acknowledge and agree that the terms and conditions contained in the Recitals set forth hereinabove shall be fully incorporated into this agreement and shall be binding as covenants upon the parties.
2. **Boundary Adjustment for APN 258898000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-1 and depicted in Exhibit D.
3. **Boundary Adjustment for APN 258903000.** JVV Investments, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to Chinookan, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-2 & C-3 and depicted in Exhibit D.
4. **Boundary Adjustment for APN 258914000.** Chinookan, LLC, a Washington Limited Liability Company, (Grantor) hereby transfers, conveys and quit claims to JVV Investments, LLC, a Washington Limited Liability Company, (Grantee) the area described in Exhibit C-4 and depicted in Exhibit D.
5. **Revised Boundary for APN 258898000.** Hereinafter, APN 258898000 shall be as described in Exhibit E-1 and depicted in Exhibit F.
6. **Revised Boundary for APN 258903000.** Hereinafter, APN 258903000 shall be as described in Exhibit E-2 and depicted in Exhibit F.
7. **Revised Boundary for APN 258914000.** Hereinafter, APN 258914000 shall be as described in Exhibit E-3 and depicted in Exhibit F.
8. **Consideration.** Consideration for this agreement and the sufficiency thereof is hereby acknowledged by the parties herein. Furthermore, as additional consideration for this agreement, the parties agree to execute any necessary documents or deeds to fulfill the intentions of this agreement. No monetary value was given as consideration.
9. **Compliance.** This Agreement is made in compliance with RCW 58.17.040(6).
10. **Binding.** This agreement shall run with the land and be binding on all signature parties, their heirs, successors and assigns.

GRANTOR: Chinookan, LLC

GRANTEE: Chinookan, LLC

 5/8/2023

Lincoln Wolverton, Manager Date

 9/8/2023

Lincoln Wolverton, Manager Date

BOUNDARY LINE ADJUSTMENT - PAGE 2

GRANTOR: JVV Investments, LLC

John Van Vesse 8/31/2023
John Van Vesse, Manager Date

GRANTEE: JVV Investments, LLC

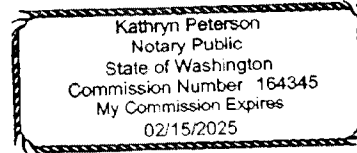
John Van Vesse 8/31/2023
John Van Vesse, Manager Date

STATE OF WASHINGTON
ss.
COUNTY OF CLARK

On this 8 day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lincoln Wolverton to me known to be the Manager of Chinookan, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he) (is) authorized to execute the said instrument on behalf of the said entity.

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

Kathryn Peterson
Notary Public in and for the State of Washington.
Residing at La Center, WA
My Commission Expires: 2/15/25

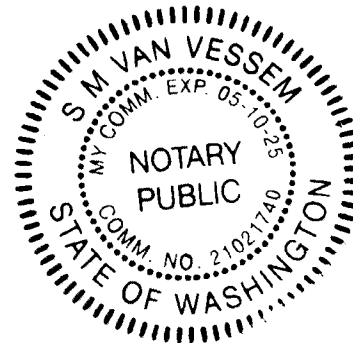


STATE OF WASHINGTON
ss.
COUNTY OF CLARK

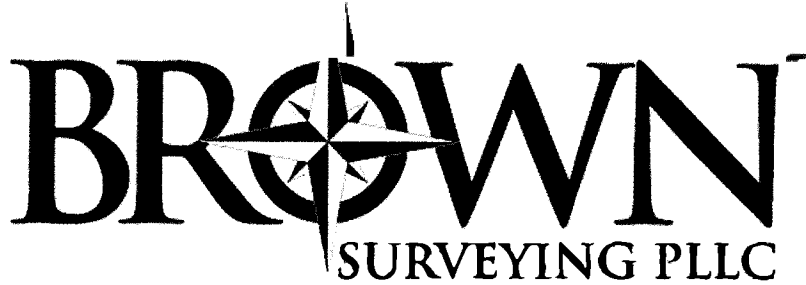
On this 31st day of August, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Van Vesse to me known to be the Manager of JVV Investments, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that (he) (is) authorized to execute the said instrument on behalf of the said entity.

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

S M Van Vesse
Notary Public in and for the State of Washington,
Residing at Clark County
My Commission Expires: 5-10-25



BOUNDARY LINE ADJUSTMENT - PAGE 3



May 3, 2023

EXHIBIT "A-1"

TAX LOT 19 (APN 258898000)
(0.97 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:--
PG 1 OF 2--

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-1 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet to the TRUE POINT OF BEGINNING;

Thence South 01° 59' 48" West, 99.07 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 147.01 feet,;

Thence leaving said North line, North 01° 59' 48" East, 218.00 feet;

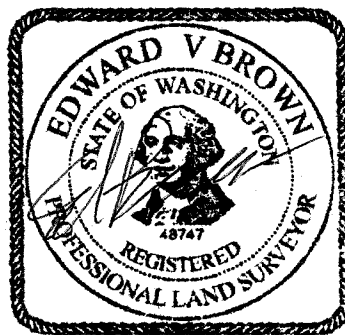
Thence North 88° 03' 46" West, 70.00 feet;

Thence North 01° 59' 48" East, 176.00 feet;

Thence North 88° 03' 46" West, 55.00 feet, to the True Point of Beginning;

EXCEPT County Roads

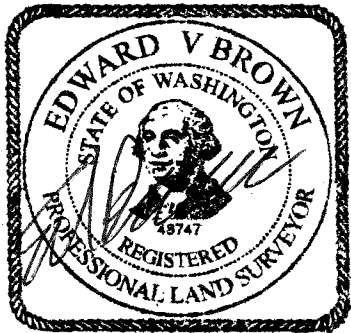
TOGETHER WITH and SUBJECT TO easements and restrictions of record.



5-4-2023

BROWN

SURVEYING PLLC



5-4-2023

May 3, 2023

EXHIBIT "A-2"

TAX LOT 36 (APN 258903000)
(29.15 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY:
PG1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728 and the TRUE POINT OF BEGINNING;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet;

Thence leaving said centerline, South 88° 03' 46" East, 55.00 feet;

Thence South 01° 59' 48" West, 176.00 feet;

Thence South 88° 03' 46" East, 70.00 feet;

Thence South 01° 59' 48" East, 218.00 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 309.25 feet,;

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South 73° 35' 40" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 380.00 feet, along the West line of said "JVV Investments, LLC Tract" to the Northwest corner thereof;

Thence South 88° 03' 46" East, 89.45 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Exhibit A-3

Legal Description for Tax Lot 51
APN 258914000 (0.97 ACRES):

A portion of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 380.00 feet to a point on the southerly North line of said "Rashford Tract";

Thence North 88° 04' 20" West, along the southerly North line of said "Rashford Tract", for a distance of 314.89 feet;

Thence leaving said southerly North line of said "Rashford Tract", South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 20.00 feet to a point on the South line of the Northeast quarter of Section 34;

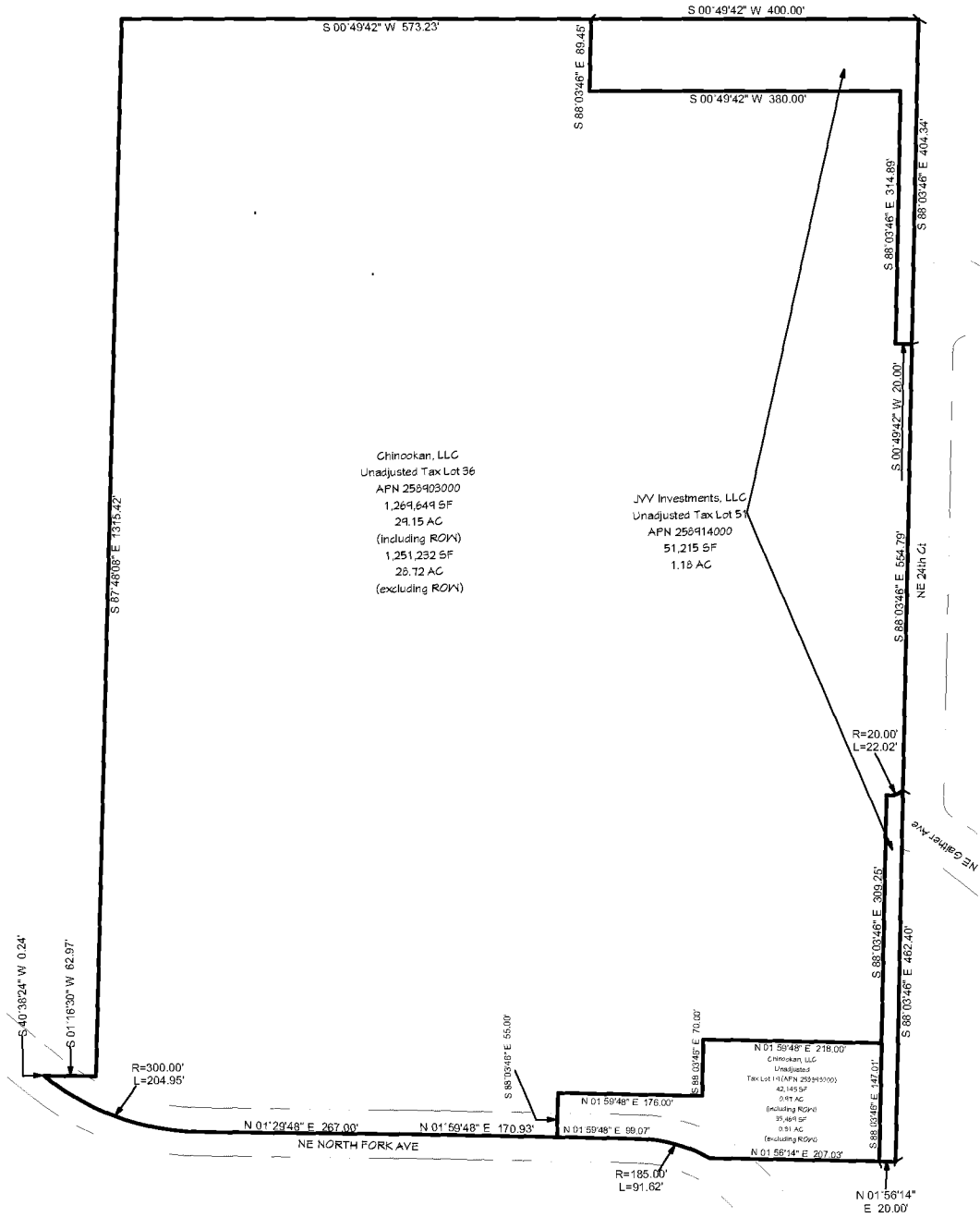
Thence South 88° 04' 20" East, 404.35 feet to the Point of Beginning

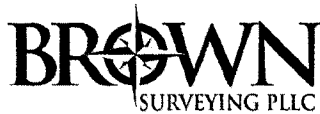
TOGETHER WITH and SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

Unadjusted Tax Lot 19 (APN 258898000)
 Unadjusted Tax Lot 36 (APN 258903000)
 AND Unadjusted Tax Lot 51 (APN 258914000)

Not to Scale





September 22, 2023

EXHIBIT "C-1"



AREA FROM TAX LOT 36 (APN 258903000) TO TAX LOT 19 (APN 258898000)
(0.69 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

C-1 PG 2 OF 2

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of $28^{\circ} 22' 30''$, for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South $01^{\circ} 56' 14''$ West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South $88^{\circ} 03' 46''$ East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

Thence North $01^{\circ} 59' 48''$ East, 218.00 feet to the TRUE POINT OF BEGINNING;

Thence North $01^{\circ} 59' 48''$ East, 21.99 feet;

Thence South $88^{\circ} 03' 46''$ East, 67.62 feet;

Thence North $01^{\circ} 59' 48''$ East, 191.58 feet;

Thence North $88^{\circ} 03' 46''$ West, 192.62 feet to the centerline of NE North Fork Ave;

Thence South $01^{\circ} 59' 48''$ West, along the centerline of NE North Fork Ave, 37.58 feet;

Thence leaving the centerline of NE North Fork Ave, South $88^{\circ} 03' 46''$ East, 55.00 feet;

Thence South $01^{\circ} 59' 48''$ West, 176.00 feet;

Thence South $88^{\circ} 03' 46''$ East, 70.00 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

September 22, 2023

EXHIBIT "C-2"



JVY INVESTMENTS, LLC TO CHINOOKAN, LLC
(0.97 ACRES MORE OR LESS):
PG 1 OF 1

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, 400.00 feet to the most Easterly Southeast corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA;

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence North 88° 03' 46" East, 89.45 feet;

Thence South 00° 49' 42" West, 380.00 feet;

Thence North 88° 03' 46" West, 314.89 feet;

Thence South 00° 49' 22" West, 20.00 feet, to the South line of said Northeast quarter;

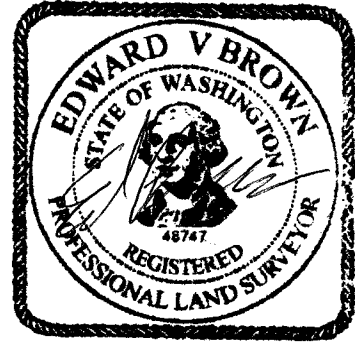
Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 404.74 feet to the point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



November 9, 2023

EXHIBIT "C-2"



JVV INVESTMENTS, LLC TO CHINOOKAN, LLC
(0.97 ACRES MORE OR LESS):
PG 1 OF 1

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, 400.00 feet to the most Easterly Southeast corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA;

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence South 88° 03' 46" West, 89.45 feet;

Thence South 00° 49' 42" West, 380.00 feet;

Thence North 88° 03' 46" West, 314.89 feet;

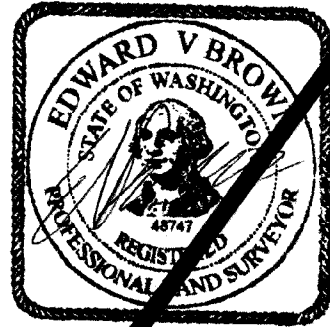
Thence South 00° 49' 22" West, 20.00 feet, to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 404.34 feet to the point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

September 22, 2023

EXHIBIT "C-3"



9-22-2023

JVV INVESTMENTS, LLC TO CHINOOKAN, LLC
(0..04 ACRES MORE OR LESS):
PG 1 OF 1

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 88° 03' 46" West, along the South line of the Northeast quarter of Section 34, 959.13 feet to the most Southerly Southwest corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA, and the TRUE POINT OF BEGINNING;

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence along the arc of a 20.00 foot radius curve to the right, (the radial bearing of which bears North 5° 20' 00" East) through a central angle of 63° 04' 20", for an arc distance of 23.02 feet;

Thence North 88° 03' 46" West, 80.64 feet;

Thence North 88° 03' 46" West, 314.89 feet;

Thence South 01° 56' 14" West, 20.00 feet, to the South line of said Northeast quarter;

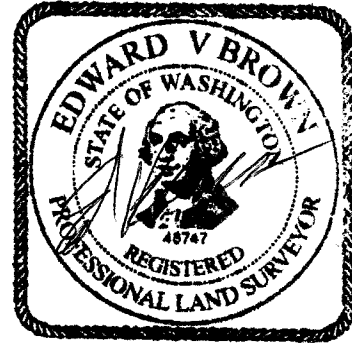
Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 36.78 feet to the true point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



November 8, 2023

EXHIBIT "C-3"



11-09-2023

JVV INVESTMENTS, LLC TO CHINOOKAN, LLC
(0.04 ACRES MORE OR LESS):
PG 1 OF 1

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 88° 03' 46" West, along the South line of the Northeast quarter of Section 34, 959.13 feet to the most Southerly Southwest corner of the "Chinookan, LLC tax lot 36" as described under Clark County Auditor's File No. 6118662 BLA, and the TRUE POINT OF BEGINNING;

Thence along said "Chinookan, LLC tax lot 36 the following courses"

Thence along the arc of a 20.00 foot radius curve to the right, (the radial bearing of which bears North 43° 20' 00" East) through a central angle of 63° 04' 20", for an arc distance of 22.02 feet;

Thence North 88° 03' 46" West, 80.64 feet;

Thence South 01° 56' 14" West, 20.00 feet, to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 86.78 feet to the true point of beginning;

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



September 22, 2023

EXHIBIT "C-4"

AREA FROM TAX LOT 19 (APN 258898000) TO TAX LOT 51 (APN 258914000)
(0.74 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet to the TRUE POINT OF BEGINNING;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South 88° 03' 46" East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

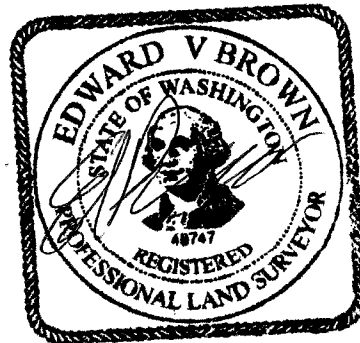
Thence North 01° 59' 48" East, 218.00 feet;

Thence North 88° 03' 46" West, 141.76 feet to the centerline of NE North Fork Ave;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 3° 48' 00", for an arc distance of 12.27 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

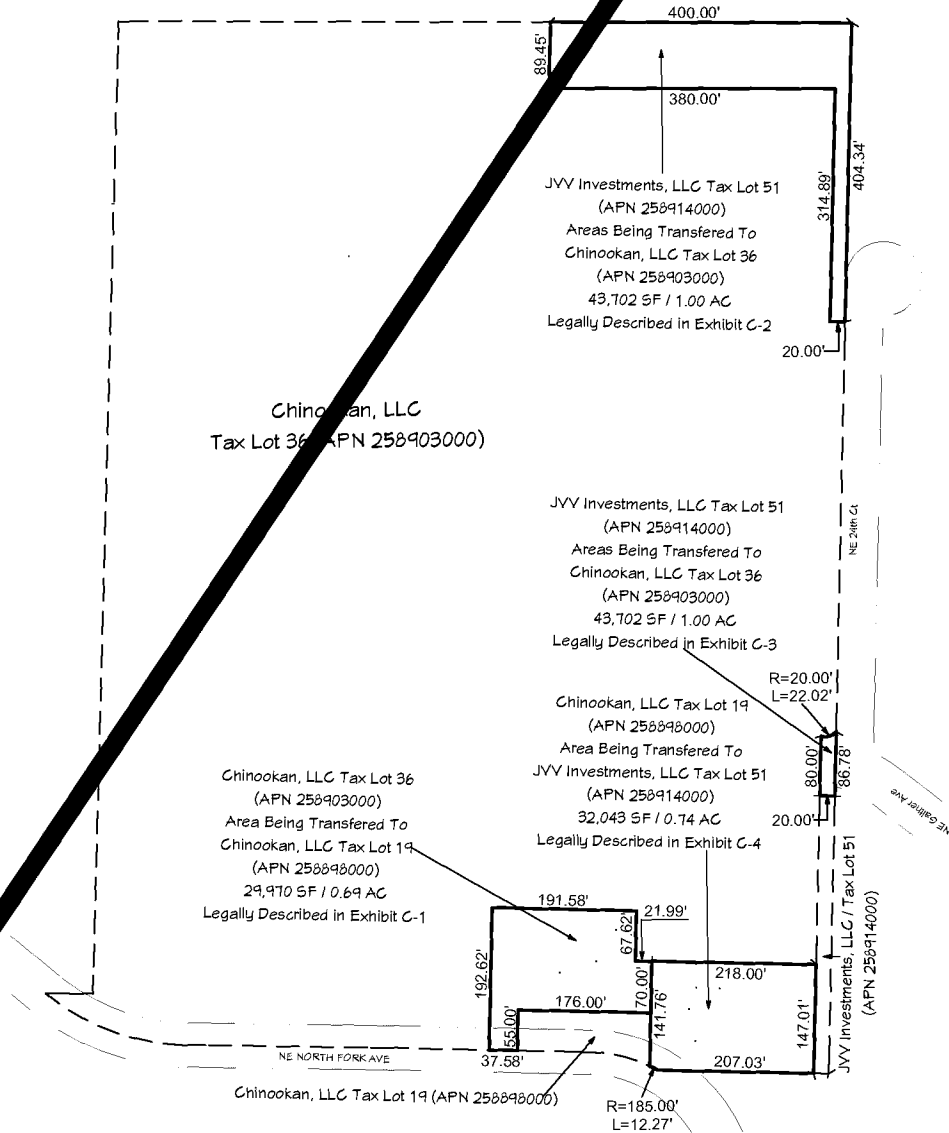


9-24-2023

EXHIBIT "D"

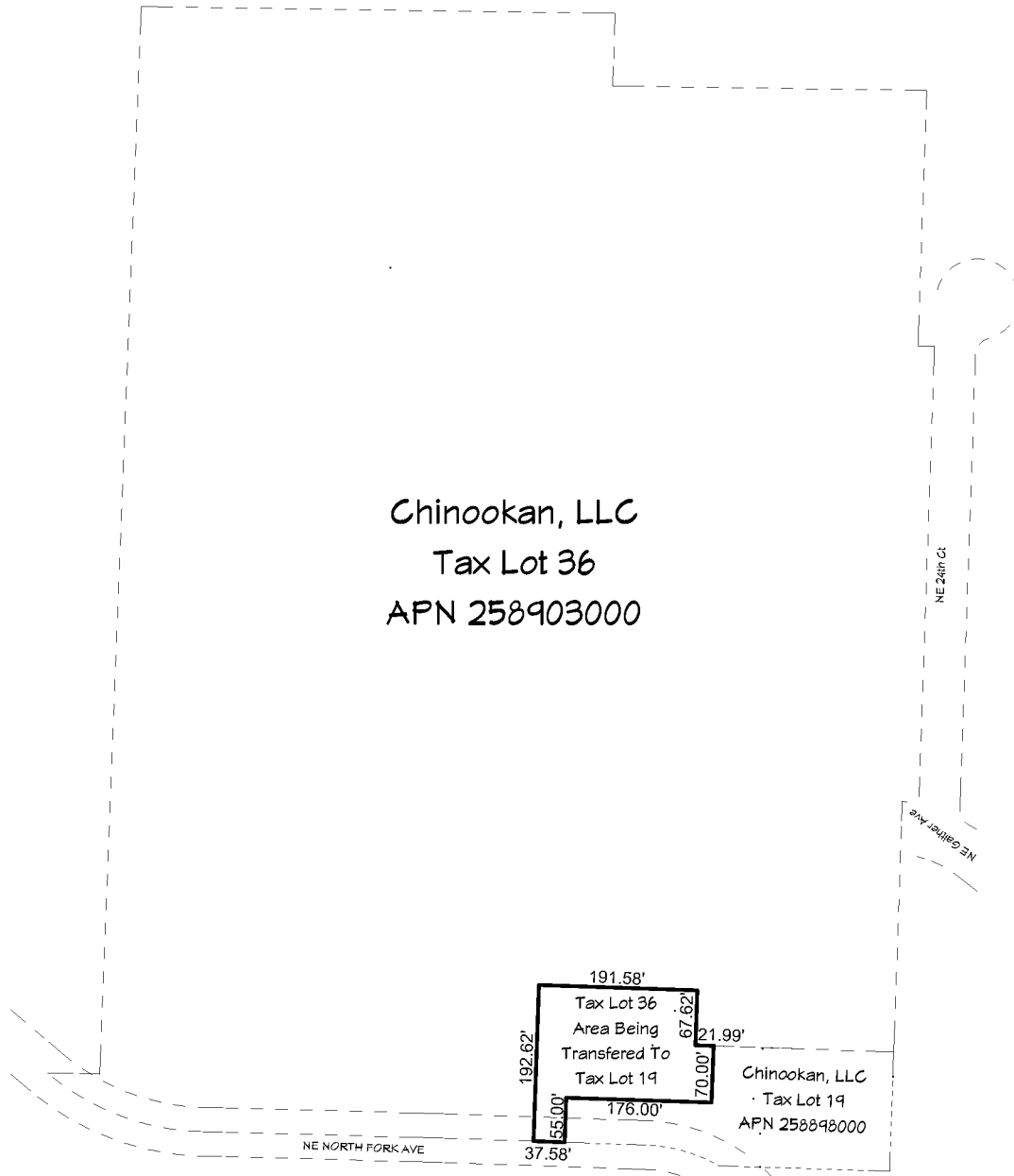
- Area Being Transferred from Chinookan, LLC Tax Lot 19 (APN 258898000) to JVV Investments, LLC Tax Lot 51 (APN 258914000)
- Area Being Transferred from JVV Investments, LLC Tax Lot 51 (APN 258914000) to Chinookan, LLC Tax Lot 36 (APN 258903000)
- Area Being Transferred from Chinookan, LLC Tax Lot 36 (APN 258903000) to Chinookan, LLC Tax Lot 19 (APN 258898000)

Not to Scale



CORRECTED 11-13-2023
EXHIBIT "D"

Page 1 of 3
Area Being Transferred from Chinookan, LLC Tax Lot 36 (APN 258903000)
to Chinookan, LLC Tax Lot 19 (APN 258898000)
Contains 29,971 +/- SF (0.69 AC)
Legally Described in Exhibit C-1
Not to Scale



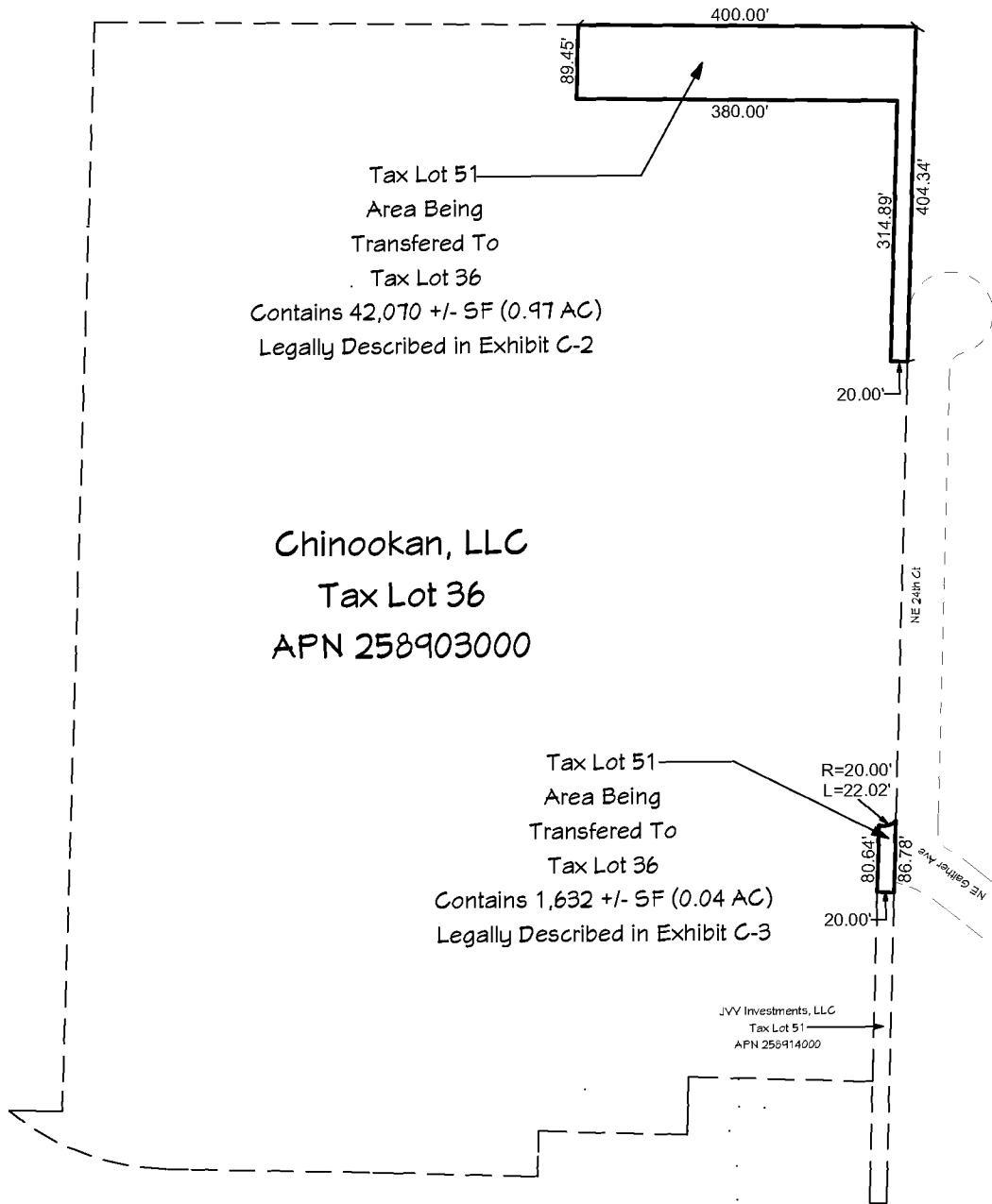
CORRECTED 11-13-2023
EXHIBIT "D"

Page 2 of 3

Area Being Transferred from JVV Investments, LLC Tax Lot 51 (APN 258914000)
to Chinookan, LLC Tax Lot 36 (APN 258903000)

Legally Described in Exhibits C-2 and C-3

Not to Scale



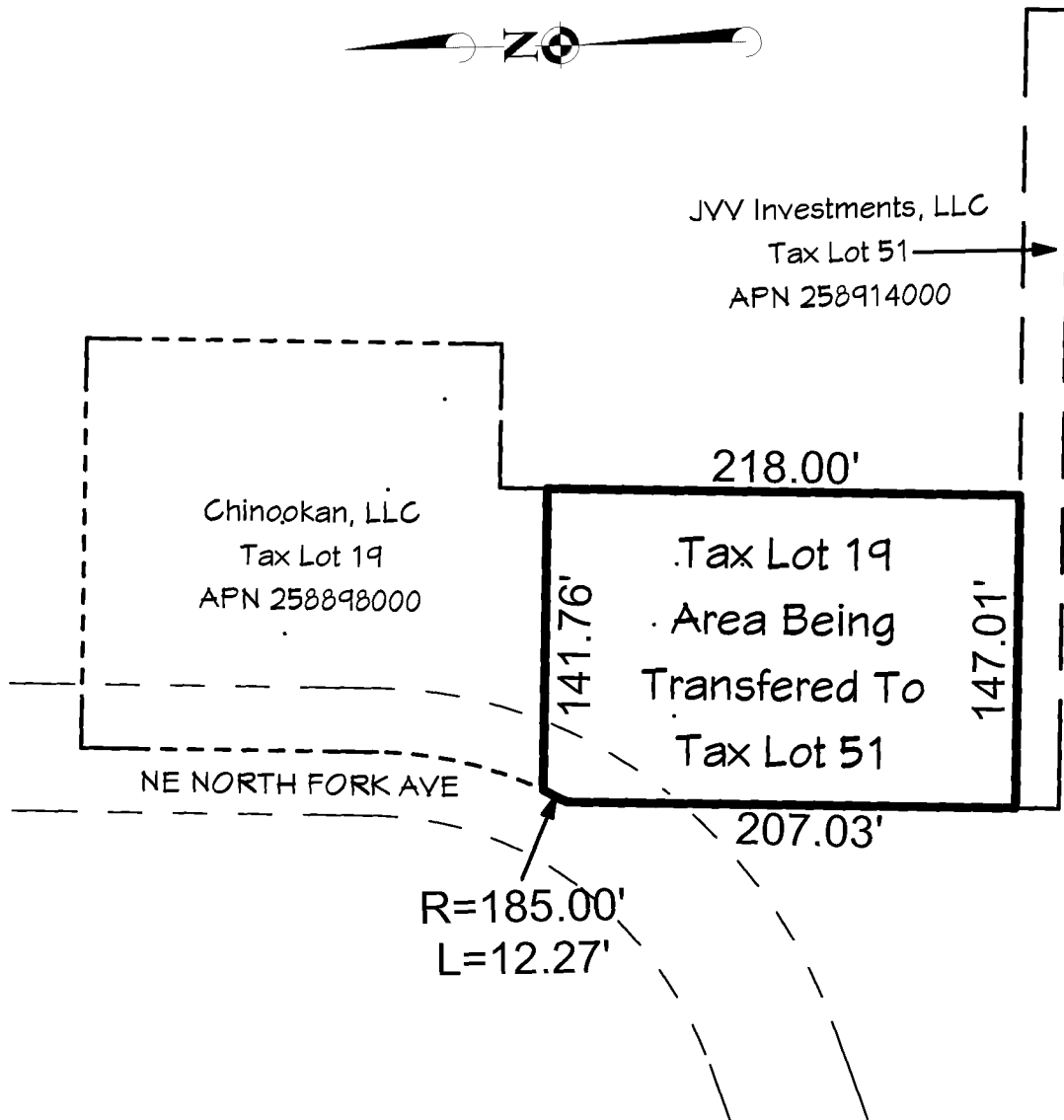
CORRECTED 11-13-2023

EXHIBIT "D"

Page 3 of 3

Area Being Transferred from Chinookan, LLC Tax Lot 19 (APN 258898000)
to JVV Investments, LLC Tax Lot 51 (APN 258914000)

Legally Described in Exhibit C-4
Contains 32,043 +/- SF (0.74 AC)
Not to Scale



September 22, 2023

EXHIBIT "E-1"



ADJUSTED TAX LOT 19 (APN 258898000)
(0.92 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 77° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

PG 2 OF 2

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South 88° 03' 46" East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

Thence North 01° 59' 48" East, 218.00 feet to the TRUE POINT OF BEGINNING;

Thence North 01° 59' 48" East, 21.99 feet;

Thence South 88° 03' 46" East, 67.62 feet;

Thence North 01° 59' 48" East, 191.58 feet;

Thence North 88° 03' 46" West, 192.67 feet to the centerline of NE North Fork Ave;

Thence South 01° 59' 48" West, along the centerline of NE North Fork Ave, 136.65 feet;

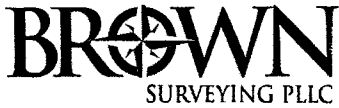
Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 24° 34' 30", for an arc distance of 79.35 feet

Thence leaving the centerline of NE North Fork Ave, South 88° 03' 46" East, 141.76 feet;

Thence South 01° 59' 48" West, 176.00 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



CORRECTED
November 8, 2023
EXHIBIT "E-1"

ADJUSTED TAX LOT 19 (APN 258898000)
(0.92 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to the North line of the JVV Investments, LLC tract as described under Clark County Auditor's file number 5512728;

Thence South 88° 03' 46" East, 147.01 feet along the North line of said "JVV Investments, LLC tract";

Thence North 01° 59' 48" East, 218.00 feet to the TRUE POINT OF BEGINNING;

Thence North 01° 59' 48" East, 21.99 feet;

Thence South 88° 03' 46" East, 67.62 feet;

Thence North 01° 59' 48" East, 191.58 feet;

Thence North 88° 03' 46" West, 192.62 feet to the centerline of NE North Fork Ave;

Thence South 01° 59' 48" West, along the centerline of NE North Fork Ave, 136.65 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 24° 34' 30", for an arc distance of 79.35 feet

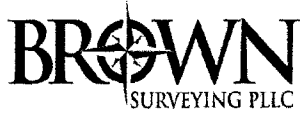
Thence leaving the centerline of NE North Fork Ave, South 88° 03' 46" East, 141.76 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



11-9-2023



September 22, 2023

EXHIBIT "E-2"

ADJUSTED TAX LOT 36 (APN 258903000)
(29.46 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 60 of Surveys, page 58, Clark County Auditor's Records;

Thence continuing along said East line, North 00° 49' 42" East, 973.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3640400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 17' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 79° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 133.35 feet;

Thence leaving said centerline of NE North Fork Ave, South 88° 03' 46" East, 192.62 feet;

Thence South 01° 59' 48" West, 191.58 feet;

PG 2 OF 2

Thence North 88° 03' 46" West, 67.62 feet;

Thence South 01° 59' 48" West, 244.88 feet;

Thence South 88° 03' 46" East, 309.25 feet;

Thence South 01° 56' 14" West, 20.00 feet; to the South line of said Northeast quarter;

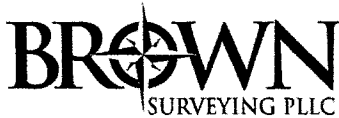
Thence North 88° 03' 46" West, 1045.93 feet to the point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



9-24-2023



CORRECTED
November 8, 2023
EXHIBIT "E-2"

ADJUSTED TAX LOT 36 (APN 258903000)
(29.46 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence continuing along said East line, North 00° 49' 42" East, 973.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 133.35 feet;

Thence leaving said centerline of NE North Fork Ave, South 88° 03' 46" East, 192.62 feet;

Thence South 01° 59' 48" West, 191.58 feet;

E-2 PG 2 OF 2

Thence North 88° 03' 46" West, 67.62 feet;

Thence South 01° 59' 48" West, 244.88 feet;

Thence South 88° 03' 46" East, 228.61 feet;

Thence South 01° 56' 14" West, 20.00 feet; to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, 1045.93 feet to the point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



11-09-2023

September 22, 2023

EXHIBIT "E-3"

ADJUSTED TAX LOT 51 (APN 258914000)
(0.91 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 469.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 89° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of $28^{\circ} 22' 30''$, for an arc distance of 91.62 feet to the TRUE POINT OF BEGINNING;

Thence leaving said centerline of NE North Fork Ave, South $01^{\circ} 56' 14''$ West, 227.03 feet, to the South line of said Northeast quarter;

Thence South $88^{\circ} 03' 46''$ East, along the South line of said Northeast quarter, 375.62 feet;

Thence North $01^{\circ} 56' 14''$ East, 20.00 feet;

Thence North $88^{\circ} 03' 46''$ West, 309.25 feet;

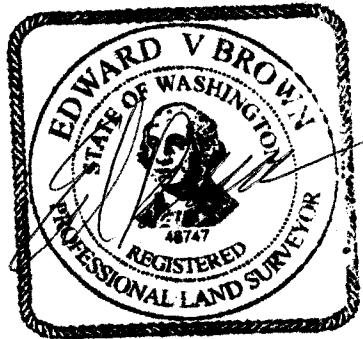
Thence North $01^{\circ} 59' 48''$ East, 218.00 feet;

Thence North $88^{\circ} 03' 46''$ West, 114.76 feet to the centerline of NE North Fork Ave;

Thence along the centerline of NE North Fork Ave, along the arc of a 185.00 foot radius curve to the right, through a central angle of $03^{\circ} 48' 00''$, for an arc distance of 12.27 feet to the true point of beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.



9-24-2023



CORRECTED
November 8, 2023
EXHIBIT "E-3"

ADJUSTED TAX LOT 51 (APN 258914000)
(0.91 ACRES MORE OR LESS):
PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 270.00 feet;

E-3 PG 2 OF 2

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet to the TRUE POINT OF BEGINNING;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 227.03 feet, to the South line of said Northeast quarter;

Thence South 88° 03' 46" East, along the South line of said Northeast quarter, 375.62 feet;

Thence North 01° 56' 14" East, 20.00 feet;

Thence North 88° 03' 46" West, 228.61 feet;

Thence North 01° 59' 48" East, 218.00 feet;

Thence North 88° 03' 46" West, 141.76 feet to the centerline of NE North Fork Ave;

Thence along the centerline of NE North Fork Ave, along the arc of a 185.00 foot radius curve to the right, through a central angle of 03° 48' 00", for an arc distance of 12.27 feet to the true point of beginning;

EXCEPT County Roads

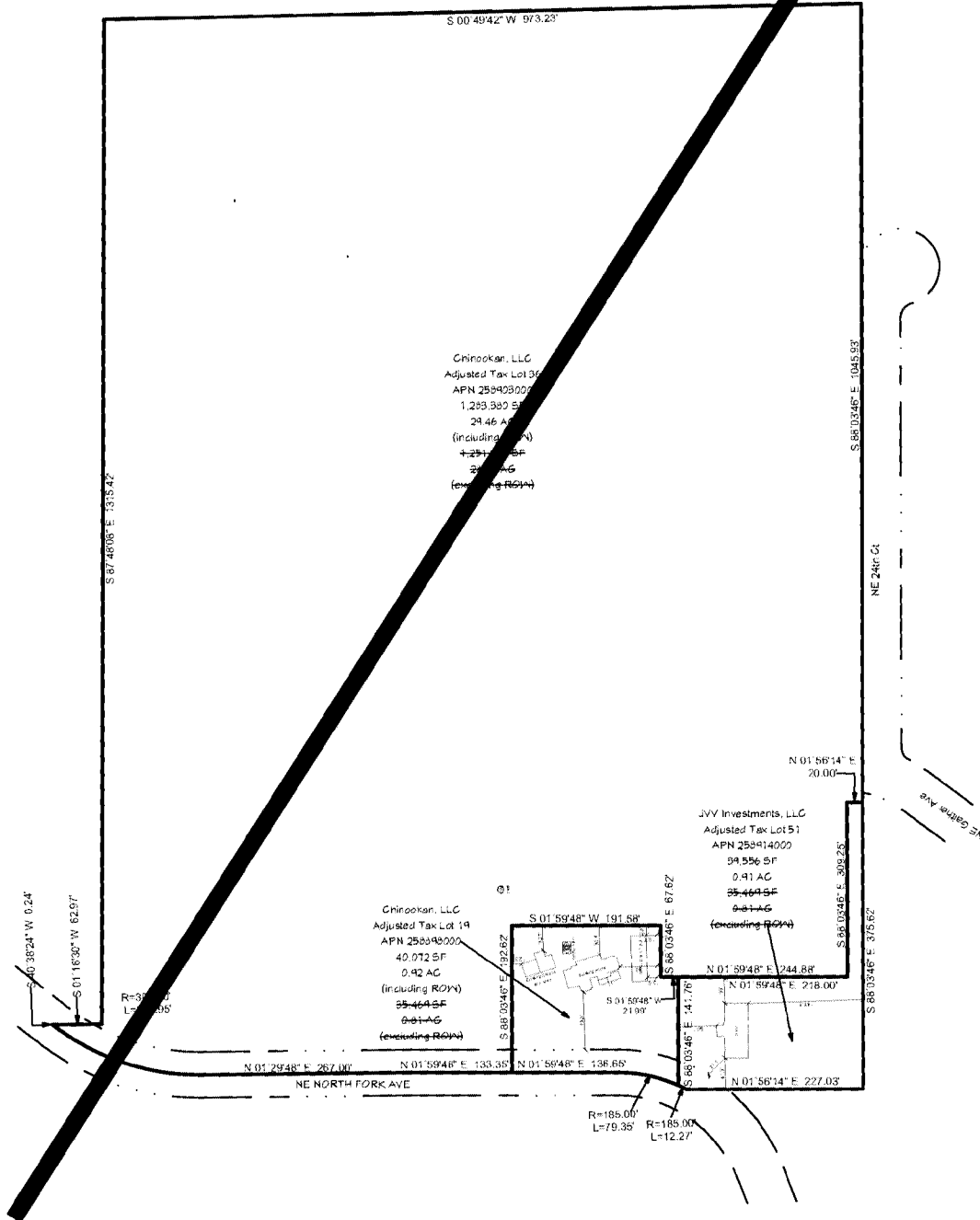
TOGETHER WITH and SUBJECT TO easements and restrictions of record.



11-09-2023

EXHIBIT "F"
 Adjusted Tax Lot 19 (APN 258898000)
 Adjusted Tax Lot 36 (APN 258903000)
 AND Adjusted Tax Lot 51 (APN 258914000)

Not to Scale



CORRECTED 11-13-2023

EXHIBIT "F"

Page 1 of 3

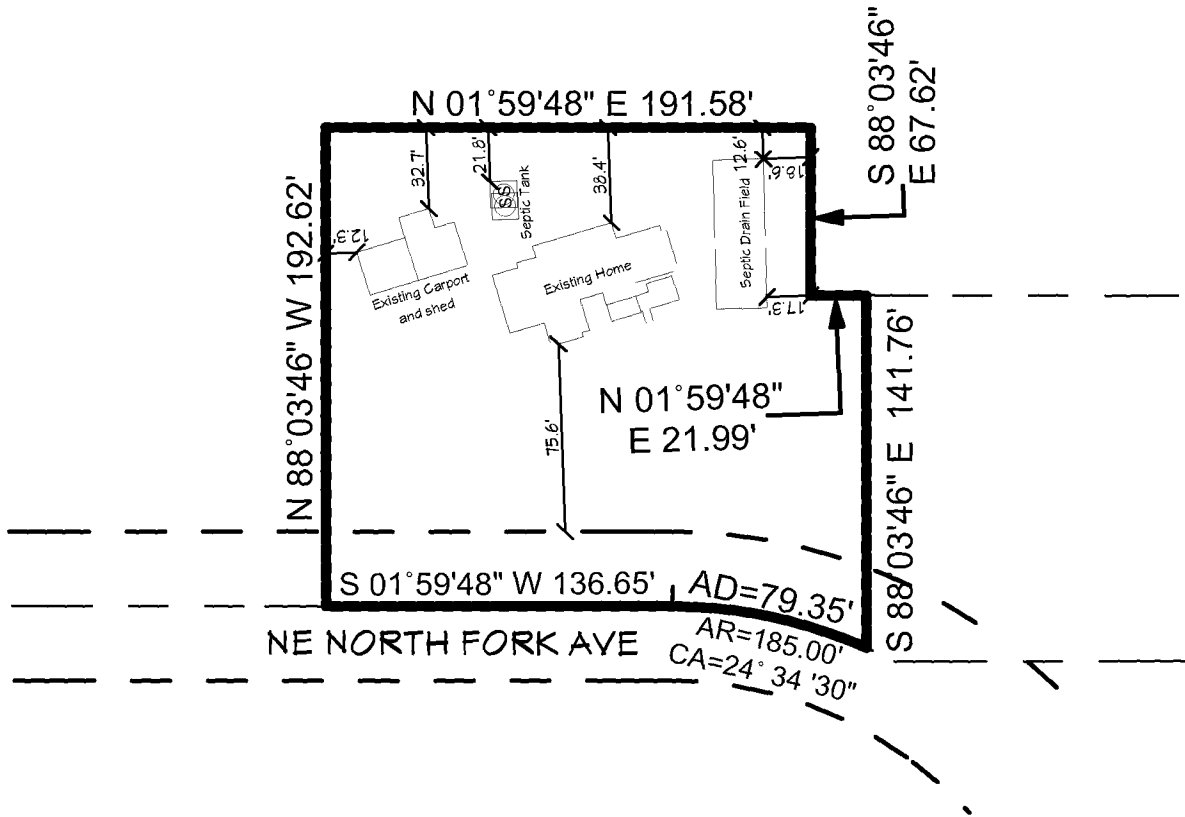
Chinookan, LLC

Adjusted Tax Lot 19 (APN 258898000)

Legally Described in Exhibit E-1

Contains 40,072 +/- SF (0.92 AC)

Not to Scale



CORRECTED 11-13-2023

EXHIBIT "F"

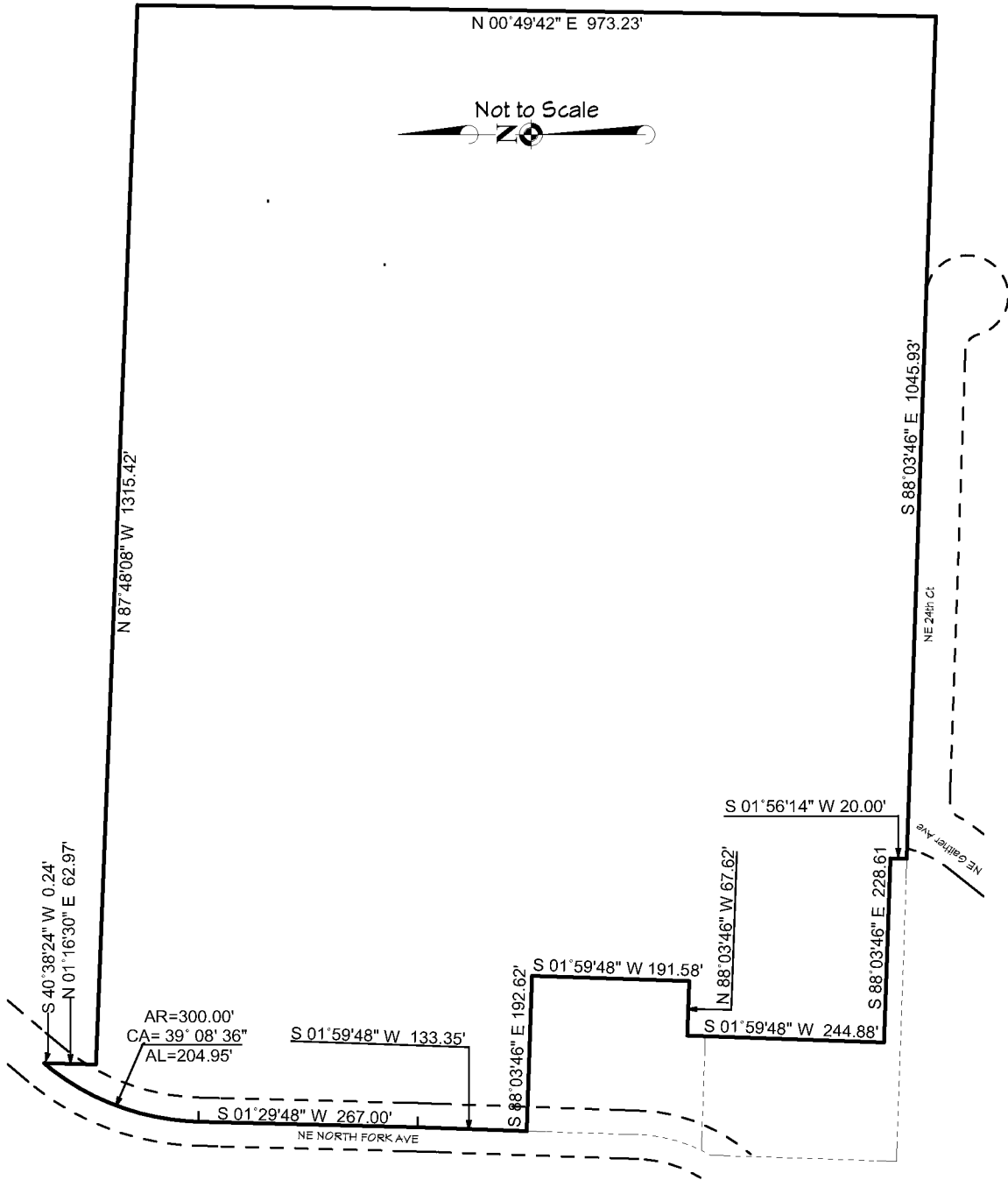
Page 2 of 3

Chinookan, LLC

Adjusted Tax Lot 36 (APN 258903000)

Legally Described in Exhibit E-2

1,283,381 +/- SF (29.46 AC)



CORRECTED 11-13-2023

EXHIBIT "F"

Page 3 of 3

JVY Investments, LLC

Adjusted Tax Lot 51 (APN 258914000)

Legally Described in Exhibit E-3

Contains 39,556 +/- SF (0.91 AC)

