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Total Pages: 9 Rec Fee: \$311.50
G2 INVESTMENT INC
Recorded in Clark County, WA

RETURN ADDRESS

G2 Investment Group, Inc.
21632 SE Stark Street
Gresham, OR 97030-2028

Document Title(s)

Conservation Covenant

Reference Number(s) of related documents:

Book 312 Page 248 AFN 6171217

Additional Reference #'s on page _____
Grantor(s)

G2 Investment Group, Inc., a Washington corporation

Additional grantors on page _____

Grantee(s)

Lockwood Meadows Subdivision

Additional grantees on page _____

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

Tax Lots 94, Section 2 T4N R1E

Additional legal is on page _____
Assessor's Property Tax Parcel/Account Number
209113-000

After recording return to:
City of La Center
210 East 4th Street
La Center, WA. 98629

CONSERVATION COVENANT RUNNING WITH THE LAND

Grantor (owner): G2 Investment Group, Inc., a Washington corporation

Grantee: City of La Center, WA

Abbreviated Legal Description: Tax lot #94 Section 2 T4N R1E WM 20A

**Assessor's Property Tax
Parcel/Account Number(s):** 209113000

Project Case No.: 2022-004-SUB/VAR/CAR/SEPA

A COVENANT to City of La Center, Clark County, a political subdivision of the State of Washington, hereinafter "City," by the Owner, G2 Investment Group Inc., a Washington corporation of certain real property (the "Property") identified above and legally described in the attached Exhibit A on behalf of themselves and all its heirs, assigns and successors in interest into whose ownership said property may pass, agrees that this covenant shall run with the land. It is the purpose of this covenant that Wetland B and the priority Oregon White Oak habitat area and their buffers located on the property and is depicted in the map attached as Exhibit B and legally described in the attached Exhibits C and D.

The Oregon White Oak habitat area includes 1,489 square feet of oak dripline that may be impacted by street resurfacing and sidewalk construction. Impacts will be mitigated through (1) understory enhancement of the existing onsite oak and (2) by creating oak habitat within Wetland B's buffer. Approximately 788 square feet of Wetland B's outer buffer will be temporarily impacted from the grading during site development.

The Oregon White Oak habitat area and the wetland area and their buffers will be maintained in a protected state as follows:

1. Consistent with the purpose of this covenant, no person, company, agency, or applicant shall alter the Wetland B or Oregon White Oak habitat areas or their buffers regulated under La Center Municipal Code Chapter 18.300.090 except as exempted in Section 2 below or as authorized by the Responsible Official through approved permits. It is the purpose of this covenant to require that the wetlands and priority Oregon White Oak habitat area as shown on the aforementioned plot plan will be maintained in a natural state in order to compensate for all potential impacts to ensure no net loss of function and to preserve and protect the ecosystem.
2. Maintain and replace the native plants and Oregon white oaks planted to achieve the performance standards and maintain the areas free of all invasive plants as described in the Oak Mitigation Plan (ELS 2022) and Buffer Grading Memorandum (NWS-2020-1015).
3. Maintain habitat signage in the Oregon white oak habitat area and the Wetland B area and their buffers as described in the Oak Mitigation Plan (ELS 2022).
4. The following uses of, or activities on, in the Oregon white oak habitat area and the Wetland B area and their buffers are inconsistent with the purpose of this conservation covenant and shall be prohibited:
 - a. The disruption of wildlife breeding and nesting activities on the protected property.
 - b. The keeping of domestic animals on the protected property.
 - c. No motorized vehicles or other activities that could disrupt the wildlife or destroy essential habitat are allowed in the protected property.
 - d. The draining, flooding, or disturbing of the water level or water table.
 - e. Intentional burning of vegetation.
 - f. The removal, excavation, grading, dredging or placement of soil, sand, gravel, minerals, organic matter, or material other than as described Oak Mitigation Plan (ELS 2022) and Buffer Grading Memorandum (NWS-2020-1015).
5. Nothing in this covenant shall be construed to provide for public use of or entry into the Wetland B or Oregon white oak habitat area or their buffers except along public streets and sidewalks. However, representatives and agents of City of La Center, Department of Ecology, and Corps of Engineers are hereby authorized to make reasonable entry into and upon the Property for purposes related to administering this covenant:
 - a. Owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.

EXHIBIT "A"

Lockwood Meadows Subdivision Perimeter Legal Description

Being in a portion of the West Half of the Northeast One quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington, more particularly described as follows:

Commencing at the Northeast corner of said West Half of the Northeast Quarter of Section 2;

Thence South 01°48'41" West along the East line of said West Half, for a distance of 1229.55 feet to the **True Point of Beginning**;

Thence continuing South 01°48'41" West, for a distance of 699.71 feet;

Thence leaving said East line North 88°46'08" West, for a distance of 384.03 feet;

Thence North 88°19'05" West, for a distance of 425.16 feet;

Thence North 03°32'18" East, for a distance of 46.54 feet to a point hereinafter referred to as **Point "A"**;

Thence continuing North 03°32'18" East, for a distance of 136.97 feet;

Thence North 85°43'02" West, for a distance of 260.48 feet;

Thence South 01°42'19" West, for a distance of 14.16 feet to a point hereinafter referred to as **Point "B"**;

Thence continuing South 01°42'19" West, for a distance of 276.76 feet to the centerline of NE Lockwood Creek Road;

Thence North 63°36'16" West along said centerline of NE Lockwood Creek Road, for a distance of 250.65 feet;

Thence leaving said centerline of NE Lockwood Creek Road North 01°35'28" East, for a distance of 425.84 feet;

Thence North 00°58'50" East, for a distance of 270.66 feet;

Thence South 88°11'31" East, for a distance of 1296.83 feet to the **True Point of Beginning**;

Containing 20.00 more or less acres.

Subject to and Together with Public roads, Easements and Restrictions of record.

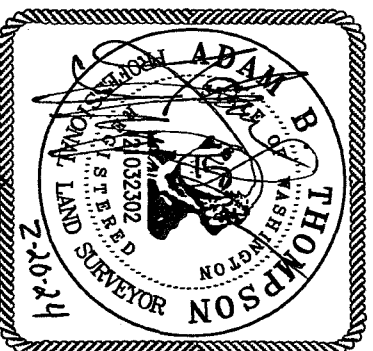
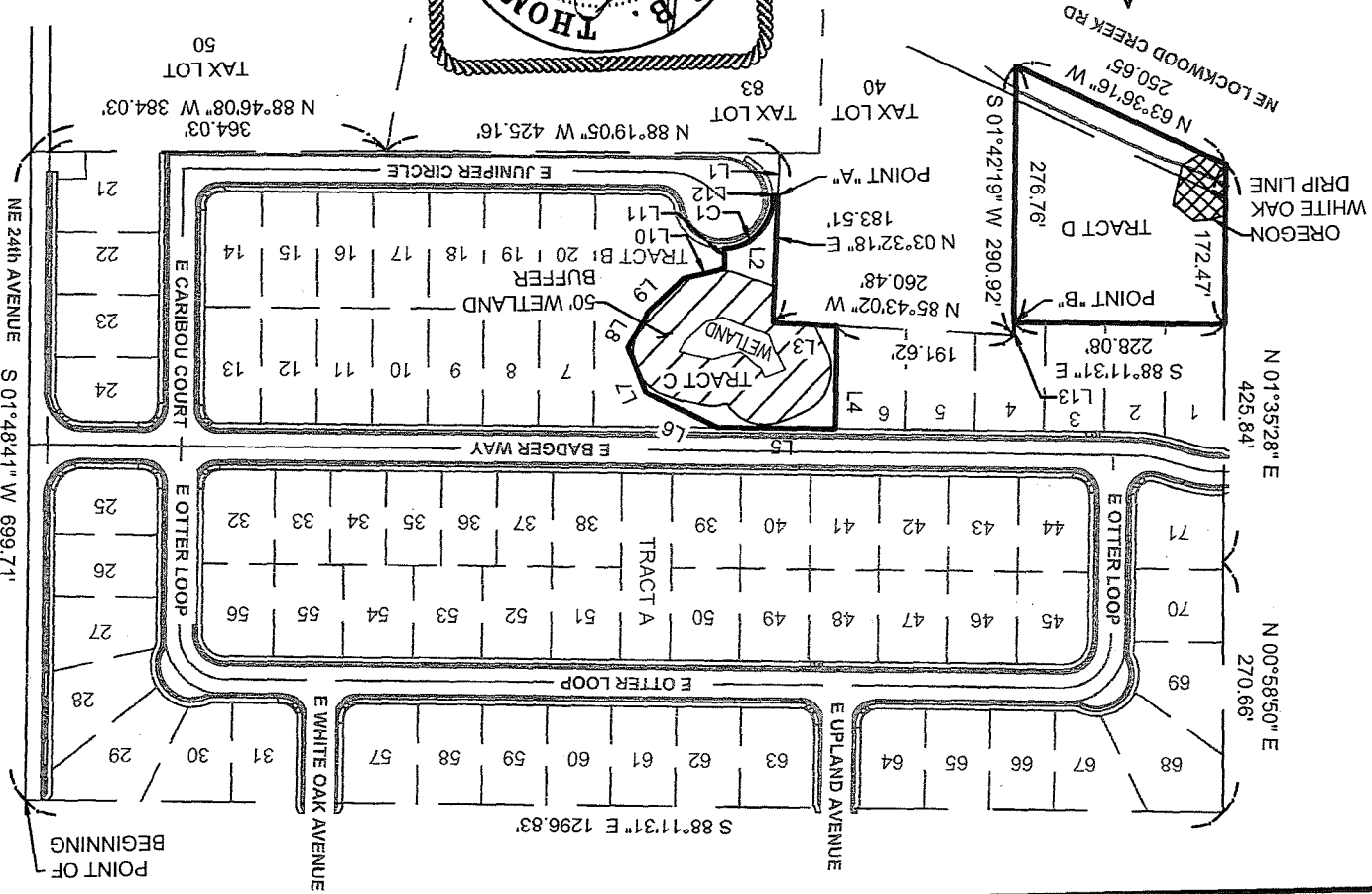
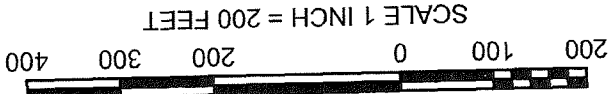


EXHIBIT "B"



PLS ENGINEERING

Engineering - Surveying - Planning
 604 W. Evergreen Blvd., Vancouver, WA 98660
 PH: (360) 944-6519 Fax: (360) 944-6539

SHEET 1 OF 2
 LOCKWOOD MEADOWS SUBDIVISION
 CONSERVATION COVENANT
 LOCATED IN THE NE 1/4 OF SECTION 2
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WASHINGTON

SCALE: 1"=200'
 JOB NO: 3094
 DATE: 02-19-2024
 DWG FILE: 3094L2.dwg
 DRAWN BY: EDL

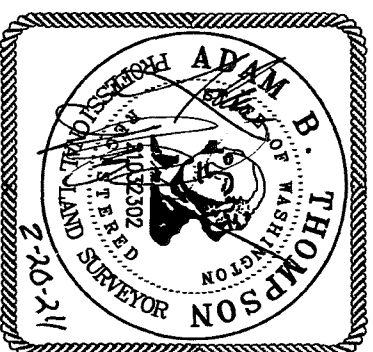
EXHIBIT "B"

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	54.00'	92°19'30"	87.01'	S 43°54'13" W	77.90'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°32'18" E	46.54'
L2	N 03°32'18" E	136.97'
L3	N 85°43'02" W	68.86'
L4	N 01°48'29" E	110.12'
L5	S 88°11'31" E	127.01'
L6	S 63°07'45" E	85.93'
L7	S 20°56'38" E	52.84'
L8	S 31°46'12" W	44.46'
L9	S 47°45'44" W	50.57'
L10	S 77°03'11" W	46.65'
L11	S 00°03'58" W	21.36'
L12	S 89°59'53" W	5.39'
L13	S 01°42'19" W	14.16'



PLS ENGINEERING

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SHEET 2 OF 2

LOCKWOOD MEADOWS SUBDIVISION
 CONSERVATION COVENANT
 LOCATED IN THE NE 1/4 OF SECTION 2
 T. 4 N., R. 1 E., W.M.
 CLARK COUNTY, WASHINGTON

SCALE: _____ NTS

JOB NO. 3094

DATE: 02-19-2024

DWG FILE: 309412.dwg

DRAWN BY: EDL

EXHIBIT "C"

Lockwood Meadows Subdivision Wetland Buffer Legal Description

Being in a portion of the West Half of the Northeast One quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington, more particularly described as follows:

Beginning at Point "A" as described in **Exhibit "A"** above;

Thence North 03°32'18" East, for a distance of 136.97 feet;

Thence North 85°43'02" West, for a distance of 68.86 feet;

Thence North 01°48'29" East, for a distance of 110.12 feet;

Thence South 88°11'31" East, for a distance of 127.01 feet;

Thence South 63°07'45" East, for a distance of 85.93 feet;

Thence South 20°56'38" East, for a distance of 52.84 feet;

Thence South 31°46'12" West, for a distance of 44.46 feet;

Thence South 47°45'44" West, for a distance of 50.57 feet;

Thence South 77°03'11" West, for a distance of 46.65 feet;

Thence South 00°03'58" West, for a distance of 21.36 feet;

Thence along a 54.00 foot radius non-tangent curve to the left, through a central angle of 92°19'30" for an arc distance of 87.01 feet, the long chord of which bears South 43°54'13" West 77.90 feet;

Thence South 89°59'53" West, for a distance of 5.39 feet to the **True Point of Beginning**;

Containing 31,024 more or less square feet.

Subject to and Together with Public roads, Easements and Restrictions of record.

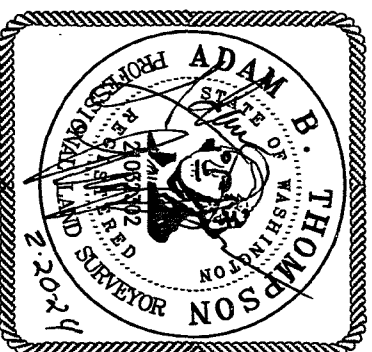


EXHIBIT "D"

Lockwood Meadows Subdivision White Oak Habitat Area Legal Description

Being in a portion of the West Half of the Northeast One quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington, more particularly described as follows:

Beginning at Point "B" as described in **Exhibit "A"** above;

Thence South 01°42'19" West, for a distance of 276.76 feet;

Thence North 63°36'16" West, for a distance of 250.65 feet;

Thence North 01°35'28" East, for a distance of 172.47 feet;

Thence South 88°1'13.1" East, for a distance of 228.08 feet to the **True Point of Beginning**;

Containing 1.18 more or less acres.

Subject to and Together with Public roads, Easements and Restrictions of record.

