

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 258919-000, 258972-000, 258922-000, 258971-000 and 258901-000**

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**Parcel I**

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South 88°04'02" East, along the North line of said Northwest Quarter, for a distance of 402.23 feet;

Thence leaving said North line, South 02°18'53" West, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet;

Thence South 88°04'02" East, parallel with the North line of said Northwest Quarter, for a distance of 315.13 feet;

Thence North 02°18'53" East, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet to the North line of said Northwest Quarter;

Thence South 88°04'02" East, along said North line, for a distance of 586.90 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South 02°01'22" West, along the East line of said Northwest Quarter, for a distance of 767.25 feet to the South line of the North 767.25 feet of said Northwest Quarter;

Thence leaving said East line, North 88°04'02" West, along said South line, for a distance of 1099.45 feet to the Southeast corner of the "Boehm" parcel as described and recorded under Clark County, Washington Auditors File Number 9008230211;

Thence leaving said South line, North 02°18'53" East, along the East line of said "Boehm" parcel, for a distance of 208.71 feet to the Northeast corner thereof;

Thence leaving said East line, North 88°04'02" West, along the North line of said "Boehm" parcel, for a distance of 208.71 feet to the Northwest corner thereof and the West line of said Northwest Quarter;

Thence leaving said North line, North 02°18'53" East, along said West line, for a distance of 558.55 feet to the POINT OF BEGINNING.

**Parcel IA**

A 60 foot wide non-exclusive easement for ingress, egress and utilities as described and recorded under Clark County, Washington Auditors File Number 9008310235;

**TOGETHER WITH** A non-exclusive easement for ingress, egress and utilities over, under and across the following described strip of land;

**COMMENCING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South 88°04'02" East, along the North line of said Northwest Quarter, for a distance of 1304.26 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South 02°01'22" West, along the East line of said Northwest Quarter, for a distance of 261.46 feet to the TRUE POINT OF BEGINNING;

Thence leaving said East line, North 88°04'02" West, parallel with the North line of said Northwest Quarter, for a distance of 903.36 feet;

Thence South 02°18'53" West, parallel with the West line of said Northwest Quarter, for a distance of 30.00 feet;

Thence South 88°04'02" East, parallel with the North line of said Northwest Quarter, for a distance of 853.51 feet;

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Thence South 70°32'44" East, for a distance of 52.41 feet to the East line of said Northwest Quarter;

Thence North 02°01'22" East, along said East line, for a distance of 45.78 feet to the TRUE POINT OF BEGINNING.

Parcel II

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the West half thereof.

ALSO EXCEPT the East 950 feet thereof.

Parcel IIA

A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 1,320 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel III

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

ALSO EXCEPT County Roads.

Parcel IIIA

A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel IV

The West half of the South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

Parcel IVA

A 60 foot wide nonexclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel V

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

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The South 460 feet of the East 950 feet of the North 46.5 rods of said Southwest quarter.

EXCEPT the West half as conveyed to Charles D. Rerick Sr. and Mary Sue Rerick, husband and wife, by contract recorded under Auditor's File No. 9010260021.

ALSO EXCEPT that portion lying within N.E. North Fork Avenue.

ALSO EXCEPT that portion conveyed to JDL Development, Inc., a Washington corporation Recorded July 7, 2000, under Auditor's File No. 3233222, records of Clark County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Assessments, if any, levied by City of La Center.
3. Road Maintenance Agreement and the terms and conditions thereof:  
Recording Date: October 26, 1990  
Recording No.: 9010260020  
  
and Re-Recording Date: July 1, 1991  
and Re-Recording No.: 9107010185
4. Road Maintenance Agreement and the terms and conditions thereof:  
Recording Date: October 20, 2017  
Recording No.: 5454351  
Affects: Parcel I
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON  
  
Purpose: Transmission of electric energy, including communication facilities  
Recording Date: May 31, 1979  
Recording No.: 7905310177  
Affects: Parcels II, III, IV, and V
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: ADJACENT PROPERTY OWNERS  
Purpose: ingress, egress and utilities  
Recording Date: September 20, 1977  
Recording No.: 7709200179  
Affects: The East 30 feet of the West 31 feet of Parcel I
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON  
  
Purpose: Transmission of electric energy, including communication facilities  
Recording Date: November 12, 1981  
Recording No.: 8111120158  
Affects: Parcels II, III, and IV
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON  
  
Purpose: Transmission of electric energy, including communication facilities  
Recording Date: April 12, 1988  
Recording No.: 8804120141  
Affects: Parcel I
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: ADJACENT PROPERTY OWNERS  
Purpose: ingress, egress and utilities  
Recording Date: October 26, 1990  
Recording No.: 9010260021  
Affects: Parcels II, III, IV, and V

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Exceptions  
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: ADJACENT PROPERTY OWNERS  
Purpose: ingress, egress and utilities  
Recording Date: May 15, 1991  
Recording No.: 9105150009  
Affects: Parcels II, III, IV, and V
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: ADJACENT PROPERTY OWNERS  
Purpose: ingress, egress and utilities  
Recording Date: November 19, 1993  
Recording No.: 9311190181  
Affects: North 30 feet of the West 30 feet of Parcel I
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Adjacent Property Owners  
Purpose: ingress, egress and utilities  
Recording Date: June 8, 2017  
Recording No.: 5411015  
Affects: a portion of said premises and other property
13. Easement and Agreement for use of Water and Maintenance of Well and the terms and conditions thereof:
- Recording Date: October 20, 2017  
Recording No.: 5454350  
Affects: Parcel I
14. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: November 22, 2006  
Recording No.: Volume 56, Page 121 of surveys  
Matters shown: Fence  
Affects: Parcel II
15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: September 29, 2017  
Recording No.: Volume 67, Page 53 of surveys  
Matters shown: Fence and fence encroachment  
Affects: Parcels I and V
16. Reservation contained in deed;
- Recording Date: August 31, 1990  
Recording No.: 9008310235  
Affects: Parcels II, III, and IV
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- Recording No: Survey Book 51, Page 68

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Exceptions  
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18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 56, Page 121

19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 67, Page 53