

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

LeAnne Bremer
Miller Nash Graham & Dunn LLP
Post Office Box 694
Vancouver, Washington 98666

Grantor: City of Camas, Washington

Grantee: Camas School District No. 117; CJ Dens Lacamas II, LLC

Abbreviated Legal: #29, #30, #45 SEC 34 T2N R3EWM; #80, #144 SEC 35 T2N R3EWM;

Assessor's Tax Parcel No.: 177905-000 and 986051-345 (City); 177906-000; 178172-000; 178236-000 (CJ Dens)

Other Reference No.: Auditor's File No. 5612742

MEMORANDUM OF UNDERSTANDING

The City of Camas, Washington and the Camas School District No. 117 entered into a Latecomer Reimbursement Agreement dated May 29, 2019, and recorded on May 31, 2019, under Clark County Auditor's File No. 5612742 (Agreement).

The purpose of the Agreement is to reimburse the School District for water system facilities it constructed as described in Exhibit A to the Agreement (Facilities).

The Agreement encumbers property owned by CJ Dens Lacamas II, LLC (CJ Dens), commonly known as Tax Parcels 178236-00, 178172-000, and 177906-000. The Agreement also encumbers property formerly owned by CJ Dens that is now owned by the City of Camas, commonly known at Tax Parcels 177905-000 and 986051-345. Each of these properties are among the Benefitted Properties that will be served by the Facilities. This Memorandum of Understanding applies to the properties legally described in the attached Exhibit A.

The Agreement includes Exhibit C with the pro rata share of the cost of the Facilities to be assessed against the Benefitted Properties (Assessment).

The City acquired two parcels property from CJ Dens through the creation of a new parcel for a sewer pump station (Tax Parcel 986051-345), and the acquisition of a larger parcel through a boundary line adjustment for parks and open space (Tax Parcel 177905-000).

The City’s acquisition of the two parcels affect the allocation of the Assessment against certain Benefitted Properties.

The parties to this Memorandum of Understanding agree that the new allocations to the following Benefitted Properties replace the allocation to these properties in **Exhibit C** to the Agreement:

Parcel No.	Revised Parcel Area	Revised Benefit Length (SQ RT AREA)	Revised %Total Benefit Length	Total Redistributed Cost Share
178236-000	493,970.00	702.8	6.13%	\$98,672.13
178172-000	694,346.00	833.3	7.26%	\$116,985.54
177906-000	973,130.00	986.5	8.6%	\$138,493.59
177905-000	1,423,976.00	1193.3	10.40%	\$167,531.15
986051-345	10,019.00	100.1	.87%	\$14,052.59
Total				\$535,735

The Total allocation to the above Benefitted Properties of \$535,735 is the same total allocation that was allocated to the Benefitted Properties in their prior configuration; there is no reduction in the amount of latecomer fees due and payable to the School District under the terms of the Agreement.

Except for the reallocation of the Assessment to the reconfigured Benefitted Properties described in this Memorandum of Understanding, as an update of **Exhibit C** to the Agreement, there are no other changes to the Agreement, and it remains in full force and effect according to its terms.

City of Camas, Washington

 By: _____
 Title: _____
 Date: _____

Camas School District No. 117

By: _____
Title: _____
Date: _____

CJ Dens Lacamas II, LLC

By: _____
Title: _____
Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PARCELS

Tax Parcel No. 177905-000 (City)

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 34 AS SHOWN IN BOOK 39 OF SURVEYS, PAGE 173, CLARK COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 00°15'46" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34 FOR A DISTANCE OF 1319.52 FEET TO A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND THE POINT OF BEGINNING.

THENCE SOUTH 89°45'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, FOR A DISTANCE OF 1321.38 FEET TO A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF THE LAUGHLIN TRACT AS DESCRIBED IN BOOK Z OF DEED, PAGE 524, CLARK COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE LAUGHLIN TRACT, FOR A DISTANCE OF 880.01 FEET TO A 1/2" IRON REBAR (SURVEY 39-173) AT THE NORTHEAST CORNER OF PARCEL I OF THE MILLS TRACT AS DESCRIBED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER 8208200027;

THENCE SOUTH 08°47'06" EAST, FOR A DISTANCE OF 270.55 FEET TO A 1/2" IRON REBAR (SURVEY 39-173) AT THE SOUTHEAST CORNER OF THE MILLS TRACT, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE LEADBETTER ROAD;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LEADBETTER ROAD THE FOLLOWING DESCRIBED COURSES:

THENCE ALONG THE ARC OF A 2895.59 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°27'05", FOR AN ARC DISTANCE OF 174.42 FEET, THE CHORD OF WHICH BEARS SOUTH 40°01'32" EAST, 174.40 FEET;

THENCE SOUTH 38°18'00" EAST, FOR A DISTANCE OF 94.05 FEET;

THENCE ALONG THE ARC OF A 447.51 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°58'00" FOR AN ARC DISTANCE OF 234.06 FEET, THE CHORD OF WHICH BEARS SOUTH 53°17'00" EAST, 231.40 FEET;

THENCE SOUTH 68°16'00" EAST, FOR A DISTANCE OF 259.91 FEET;

THENCE ALONG THE ARC OF A 542.70 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°40'00", FOR AN ARC DISTANCE OF 167.34 FEET, THE CHORD OF WHICH BEARS SOUTH 77°06'00" EAST, 166.67 FEET;

THENCE SOUTH 85°56'00" EAST, FOR A DISTANCE OF 82.96 FEET TO A 1/2" IRON REBAR (SURVEY 39-173), MARKING THE SOUTHWEST CORNER OF THE CITY OF CAMAS TRACT DESCRIBED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER 5571688;

THENCE NORTH 00°17'47" WEST, LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG THE MOST WESTERLY LINE OF THE CITY OF CAMAS TRACT, FOR A DISTANCE OF

282.50 FEET TO A 1/2" IRON REBAR (SURVEY 39-173), MARKING THE MOST WESTERLY NORTHWEST CORNER OF SAID CITY OF CAMAS TRACT;

THENCE NORTH 89°45'43" EAST, ALONG THE MOST SOUTHERLY NORTH LINE OF SAID CITY OF CAMAS TRACT, FOR A DISTANCE OF 250.00 FEET TO A 1/2" IRON REBAR (SURVEY 39-173), MARKING AN INTERNAL CORNER THEREOF;

THENCE NORTH 00°15'25" WEST, ALONG THE MOST EASTERLY WEST LINE OF SAID CITY OF CAMAS TRACT, FOR A DISTANCE OF 168.00 FEET TO A 1/2" IRON REBAR AS SHOWN IN BOOK 41 OF SURVEYS, PAGE 122, CLARK COUNTY AUDITOR'S RECORDS, MARKING THE MOST NORTHERLY NORTHWEST CORNER THEREOF;

THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID CITY OF CAMAS TRACT, FOR A DISTANCE OF 579.5 FEET TO A 1/2" IRON REBAR (SURVEY 41-122), MARKING THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°15'25" EAST, ALONG THE EAST LINE OF SAID CITY OF CAMAS TRACT, FOR A DISTANCE OF 364.60 FEET;

THENCE NORTH 60°00'00" EAST, LEAVING SAID EAST LINE OF A DISTANCE OF 182.00 FEET;

THENCE NORTH 75°00'00" EAST, FOR A DISTANCE OF 420.00 FEET; THENCE NORTH 28°00'00" EAST, FOR A DISTANCE OF 90.00 FEET; THENCE NORTH 80°00'00" EAST, FOR A DISTANCE OF 43.00 FEET; THENCE SOUTH 65°00'00" EAST, FOR A DISTANCE OF 95.00 FEET; THENCE NORTH 84°00'00" EAST, FOR A DISTANCE OF 320.00 FEET; THENCE NORTH 61°00'00" EAST, FOR A DISTANCE OF 310.00 FEET;

THENCE NORTH 29°00'00" EAST, FOR A DISTANCE OF 279.41 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 (SURVEY BOOK 39, PAGE 173);

THENCE SOUTH 89°50'42" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 970.30 FEET TO THE POINT OF BEGINNING.

Situated in the County of Clark, State of Washington.

Tax Parcel No. 177906-000 (CJ Dens)

Being a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 34 and the Southwest quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington described as follows;

COMMENCING at a concrete monument with brass cap marking the Northeast corner of Section 34 as shown in Book 39 of Surveys, Page 173, Clark County Auditor's records;

Thence South 00°15'48" East, along the East line of the Northeast quarter of Section 34, for a distance of 1319.52 feet to a 3/4" iron pipe at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 34;

Thence North 89°50'42" East, along the North line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 970.30 feet;

Thence continuing North 89°50'42" East, along said North line for a distance of 353.62 feet to a 1/2" iron rebar with yellow plastic cap inscribed "Minister 12563", marking the Northeast corner of the Southwest quarter of the Northwest quarter of Section 35 as shown (Survey 39-173);

Thence South 00°07'57" East, along the East line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 796.83 feet;

Thence continuing South 00°07'57" East, along said East line for a distance of 523.79 feet to the Northeast corner of Deerhaven, recorded in Book 311 of Plats, Page 573, Clark County Auditor's Records;

Thence South 89°51'44" West, along the North line of Deerhaven (Plats 311- 573) for a distance of 233.68 feet to the Northwest corner thereof;

Thence South 00°38'11" East, along the West line of Deerhaven for a distance of 103.60 feet to the POINT OF BEGINNING;

Thence South 55°50'51" West, leaving said West line for a distance of 183.58 feet;

Thence North 81°30'58" West, for a distance of 116.25 feet;

Thence North 13°49'07" East, for a distance of 90.86 feet;

Thence North 54°21'17" East, for a distance of 153.08 feet;

Thence along the arc of a 20.00 foot radius curve to the left, through a central angle of 54°29'14", for an arc distance of 19.02 feet, the chord of which bears North 27°06'40" East, 18.31 feet;

Thence North 00°07'57" West, for a distance of 115.32 feet;

Thence South 89°52'03" West, for a distance of 61.63 feet;

Thence along the arc of a 678.00 foot radius curve to the right through a central angle of 02°44'21", for an arc distance of 32.42 feet, the chord of which bears North 88°45'47" West, 32.41 feet;

Thence South 02°36'24" West, for a distance of 100.89 feet;

Thence South 76°16'02" West, for a distance of 71.76 feet;

Thence North 76°42'57" West, for a distance of 433.46 feet;

Thence North 32°54'03" West, for a distance of 175.17 feet;

Thence North 03°42'19" West, for a distance of 65.37 feet;

Thence North 23°59'56" West, for a distance of 56.24 feet;

Thence North 78°24'19" East, for a distance of 62.08 feet;

Thence South 89°46'33" East, for a distance of 44.61 feet;

Thence South 86°43'31" East, for a distance of 72.00 feet;

Thence South 03°16'29" West, for a distance of 16.99 feet;

Thence South 86°43'31" East, for a distance of 66.08 feet;

Thence North 13°17'03" East, for a distance of 162.00 feet;

Thence North 76°42'57" West, for a distance of 79.90 feet;

Thence North 86°43'31" West, for a distance of 254.58 feet;

Thence North 11°48'58" West, for a distance of 116.80 feet;

Thence North 08°22'20" West, for a distance of 26.00 feet, hereon referred to as described POINT A;

Thence continuing North 08°22'20" West, for a distance of 26.00 feet;

Thence along the arc of a 326.00 foot radius curve to the left, through a central angle of 02°04'23" for an arc distance of 11.79 feet, the chord of which bears South 80°35'29" West, 11.79 feet;

Thence North 10°26'42" West, for a distance of 71.15 feet;

Thence North 62°47'15" West, for a distance of 30.13 feet;

Thence South 68°20'28" West, for a distance of 118.87 feet;

Thence North 62°52'10" West, for a distance of 34.30 feet;

Thence South 69°40'14" West, for a distance of 72.81 feet;

Thence South 88°06'20" West, for a distance of 31.62 feet;

Thence South 69°40'14" West, for a distance of 300.00 feet;

Thence South 51°14'08" West, for a distance of 63.25 feet;

Thence South 65°31'05" West, for a distance of 55.71 feet to the East line of the City of Camas tract as described under Clark County Auditor's File Number 5571688, said point to bear South 00°15'25" East, along said East line, 446.51 feet from the Northeast corner of said City of Camas tract;

Thence South 00°15'25" East, along the East line of said City of Camas tract for a distance of 417.21 feet to a 1/2" iron rebar (Survey 39-173), marking the Southeast corner thereof being on the Northerly right-of-way line of SE Leadbetter Road;

Thence following the North right-of-way line of SE Lead better Road the following described courses;

Thence South 51°36'00" East, for a distance of 37.51 feet;

Thence along the arc of a 1402.62 foot radius curve to the left through a central angle of 18°36'00" for an arc distance of 455.33 feet, the chord of which bears South 60°54'00" East, 453.34 feet;

Thence South 70°12'00" East, for a distance of 13.56 feet to the Southwest corner of another City of Camas tract as described under Clark County Auditor's File Number 5609467;

Thence North 18°04'52" East, along the West line of said latter City of Camas tract (Auditor's File Number 5609467) for a distance of 74.00 feet to the Northwest corner thereof;

Thence South 70°12'53" East, along the North line of said City of Camas tract, for a distance of 139.09 feet to the Northeast corner thereof;

Thence South 19°48'37" West, along the East line of said City of Camas tract, for a distance of 54.00 feet to an angle point of said East line;

Thence South 64°48'17" West, continuing along said East line for a distance of 28.29 feet to the Southeast corner of said City of Camas tract being on the Northerly right-of-way line of SE Leadbetter Road;

Thence South 70°12'00" East, along said Northerly right-of-way for a distance of 401.43 feet;

Thence continuing along said Northerly right-of-way along the arc of a 602.80 foot radius curve to the right through a central angle of 14°15'00" for an arc distance of 149.92 feet, the chord of which bears South 63°04'30" East, 149.54 feet;

Thence South 55°57'00" East, continuing along said Northerly right-of-way, for a distance of 636.64 feet;

Thence continuing along said right-of-way along the arc of a 984.92 foot radius curve to the right, through a central angle of 00°00'55" for an arc distance of 0.26 feet, the chord of which bears North 55°55'15" West, 0.26 feet to a 1/2" iron rebar as shown (Survey 39- 173), being on the Southerly extension of the West Line of Deerhaven (Plats 311-573);

Thence North 00°36'11" West, along said Southerly extension and the West line of Deerhaven, for a distance of 592.20 feet to the POINT OF BEGINNING.

Tax Parcel No. 178172-000 (CJ Dens)

Being a portion of the Southeast quarter of the Northeast quarter of Section 34 and the Southwest quarter of the Northwest quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington described as follows:

COMMENCING at a concrete monument with brass cap marking the Northeast corner of Section 34 as shown in Book 39 of Surveys, Page 173, Clark County Auditor's records

Thence South 00°15'46" East, along the East line of the Northeast quarter of Section 34, for a distance of

1319.52 feet to a 3/4" iron pipe at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 34;

Thence North 89°50'42" East, along the North line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 970.30 feet to the POINT OF BEGINNING;

Thence continuing North 89°50'42" East, along said North line for a distance of 353.62 feet to a 1/2" iron rebar with yellow plastic cap inscribed Minister 12563, marking the Northeast corner of the Southwest quarter of the Northwest quarter of Section 35 as shown (Survey 39-173);

Thence South 00°07'57" East, along the East line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 796.83 feet;

Thence South 89°52'03" West, leaving said East line for a distance of 360.00 feet;

Thence North 88°59'44" West, for a distance of 56.96 feet;

Thence North 29°27'15" West, for a distance of 41.75 feet;

Thence South 89°33'35" West, for a distance of 87.48 feet,

Thence South 76°12'31" West, for a distance of 233.11 feet;

Thence North 75°42'57" West, for a distance of 106.27 feet;

Thence North 86°43'31" West, for a distance of 254.58 feet;

Thence North 11°48'58" West, for a distance of 116.80 feet;

Thence North 08°22'20" West, for a distance of 26.00 feet, hereon referred to as described POINT A;

Thence continuing North 08°22'20" West, for a distance of 26.00 feet;

Thence along the arc of a 326.00 foot radius curve to the left, through a central angle of 02°04'23", for an arc distance of 11.79 feet, the chord of which bears South 80°35'29" West, 11.79 feet;

Thence North 10°26'42" West, for a distance of 71.15 feet;

Thence North 62°47'15" West, for a distance of 30.13 feet;

Thence South 68°20'28" West, for a distance of 118.87 feet;

Thence North 62°52'10" West, for a distance of 34.30 feet;

Thence South 69°40'14" West, for a distance of 72.81 feet;

Thence South 88°08'20" West, for a distance of 31.62 feet;

Thence South 69°40'14" West, for a distance of 300.00 feet;

Thence South 51°14'08" West, for a distance of 63.25 feet;

Thence South 65°31'05" West, for a distance of 55.71 feet to the East line of the City of Camas tract as described under Clark County Auditor's File 5571688, said point bears South 00°15'25" East, along said East line, 440.51 feet, from the Northeast corner of said City of Camas tract;

Thence North 00°15'25" West, along said East line for a distance of 75.91 feet;

Thence North 60°00'00" East, leaving said East line of said City of Camas tract, for a distance of 182.00 feet;

Thence North 75°00'00" East, for a distance of 420.00 feet;

Thence North 28°00'00" East, for a distance of 90.00 feet;

Thence North 80°00'00" East, for a distance of 43.00 feet;

Thence South 65°00'00" East, for a distance of 95.00 feet;

Thence North 84°00'00" East, for a distance of 320.00 feet;

Thence North 61°00'00" East, for a distance of 310.00 feet;

Thence North 29°00'00" East, for a distance of 279.41 feet to the POINT OF BEGINNING.

Tax Parcel No. 178236-000 (CJ Dens)

Being a portion of the Southwest quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 35, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington described as follows:

COMMENCING at a concrete monument with brass cap marking the Northeast corner of Section 34 as

shown in Book 39 of Surveys, Page 173, Clark County Auditor's records;

Thence South $00^{\circ}15'48''$ East, along the East line of the Northeast quarter of Section 34, for a distance of 1319.52 feet to a $3/4''$ iron pipe at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 34;

Thence North $89^{\circ}50'42''$ East, along the North line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 970.30 feet;

Thence continuing North $89^{\circ}50'42''$ East, along said North line for a distance of 353.62 feet to a $1/2''$ iron rebar with yellow plastic cap inscribed Minister 12563 marking the Northeast corner of the Southwest quarter of the Northwest quarter of Section 35 as shown (Survey Book 39, Page 173);

Thence South $00^{\circ}07'57''$ East, along the East line of the Southwest quarter of the Northwest quarter of Section 35, for a distance of 796.83 feet to the POINT OF BEGINNING;

Thence continuing South $00^{\circ}07'57''$ East, along said East line for a distance of 523.79 feet to the Northeast corner of Deerhaven, recorded in Book 311 of Plats, Page 573, Clark County Auditors Records;

Thence South $89^{\circ}51'44''$ West, along the North line of Deerhaven (Plats Book 311, Page 573) for a distance of 233.68 feet to the Northwest corner thereof;

Thence South $00^{\circ}38'11''$ East, along the West line of Deerhaven for a distance of 103.60 feet;

Thence South $55^{\circ}50'51''$ West, leaving said West line for a distance of 183.58 feet;

Thence North $81^{\circ}30'58''$ West, for a distance of 116.25 feet;

Thence North $13^{\circ}49'07''$ East, for a distance of 90.86 feet;

Thence North $54^{\circ}21'17''$ East, for a distance of 153.08 feet;

Thence along the arc of a 20.00 foot radius curve to the left, through a central angle of $54^{\circ}29'14''$ for an arc distance of 19.02 feet, the chord of which bears North $27^{\circ}06'40''$ East, 18.31 feet;

Thence North $00^{\circ}07'57''$ West, for a distance of 115.32 feet;

Thence South $89^{\circ}52'03''$ West, for a distance of 61.63 feet;

Thence along the arc of a 678.00 foot radius curve to the right through a central angle of $02^{\circ}44'21''$ for an

arc distance of 32.42 feet, the chord of which bears North 88°45'47" West. 32.41 feet;
Thence South 02°38'24" West, for a distance of 100.89 feet;
Thence South 76°16'02" West, for a distance of 71.76 feet;
Thence North 76°42'57" West, for a distance of 433.48 feet;
Thence North 32°54'03" West, for a distance of 175.17 feet;
Thence North 03°42'19" West, for a distance of 65.37 feet;
Thence North 23°59'56" West, for a distance of 56.24 feet;
Thence North 78°24'19" East, for a distance of 62.08 feet;
Thence South 89°46'33" East, for a distance of 44.61 feet;
Thence South 86°43'31" East, for a distance of 72.00 feet;
Thence South 03°16'29" West, for a distance of 16.99 feet;
Thence South 86°43'31" East, for a distance of 66.08 feet;
Thence North 13°17'03" East, for a distance of 162.00 feet;
Thence South 76°42'57" East, for a distance of 26.37 feet;
Thence North 76°12'31" East, for a distance of 233.11 feet;
Thence North 89°33'35" East, for a distance of 87.48 feet;
Thence South 29°27'15" East, for a distance of 41.75 feet;
Thence South 88°50'44" East, for a distance of 56.96 feet;
Thence North 89°52'03" East, for a distance of 360.00 feet to the POINT OF BEGINNING.

Excepting from the legal descriptions for Tax Parcel Nos. 178172-000 and 178236-000 above the real property conveyed in the deeds recorded under AFNs 5864948 and 5865721.

Tax Parcel No. 986051-345 (City)

LEADBETTER ROAD PUMP STATION
CJ DENS LACAMAS I LLC PROPERTY
NORTH SHORE SEWER TRANSMISSION SYSTEM
CITY OF CAMAS PROJECT NUMBER WS-681C
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

Real property situated in the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, being a portion of that tract of land conveyed to CJ Dens Lacamas I LLC by deed recorded at Auditor's File Number 4864265D, in the City of Camas, Clark County, Washington, more particularly described as follows:

Commencing at a point on the centerline of SE Leadbetter Road, said point being at the intersection of the most southerly east line of said CJ Dens Lacamas I LLC property with said centerline; thence along said centerline and along a 954.92 foot radius curve to the left (radius point bears South 36°36'43" West), through a central angle of 01° 14' 37", an arc distance of 20.72 feet; thence North 54°37'54" West, a distance of 636.60 feet to a point of curvature with a 572.96 foot radius curve; thence along said curve to the left, through a central angle of 14°15'00", an arc distance of 142.50 feet; thence North 68°52'54" West a distance of 401.88 feet; thence leaving said centerline North 21°07'06" East a distance of 30.00 feet to a point on the north right of way line of said SE Leadbetter Road and the Point of Beginning of the real property to be described; thence North 66°07'27" East a distance of 28.29 feet; thence North 21°07'47" East a distance of 54.00 feet; thence North 68°53'43" West a distance of 139.09 feet; thence South 19°24'02" West a distance of 74.00 feet to a point on said north right of way line; thence along said north right of way line South 68°52'54" East a distance of 116.86 feet to the point of beginning.

The basis of bearings for this description is NAD(83) Washington South Zone

Containing 10,008 square feet, more or less.

