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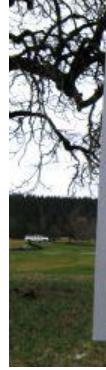
## **7. Title Report**

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## TITLE

### Clark County Property Profile

<p>Parcel #: <b>172559000</b></p> <p>Ref Parcel #:</p> <p>Owner: <b>Terrell &amp; Assoc LLC Etal</b></p> <p>Co-owner: Patrick Investments LLC</p> <p>Site:</p> <p style="text-align: center;"><b>WA 98607</b></p> <p>Mail: 17933 NW Evergreen Pl Ste 300 Beaverton OR 97006</p> <p>Zoning: MF-10 Multifamily Residential-10 (Mf-10)</p> <p>School Dist: 114 Evergreen</p> <p>Census: 3013 040604</p> <p>Land Use: 91 - Undeveloped Land</p> <p>Legal: #18 &amp; #9 THOMAS FLETCHER DLC 31.66A M/L</p>	 <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Green Mounta</i></p> <p>A request for preliminary plat approval for Phase 2 of the Green Mountain Mixed Use PRD to subdivide portions of the property into 230 single-family residential lots.</p> <p>Types of permit applications on file and being considered by the City of Camas - Preliminary Subdivision, Wetland Review, Steep Slope Review, Wildlife Habitat, Streams and Watercourses.</p> <p>For information regarding this project: Green Mountain Development Services, Inc. C/O Miller Nash Graham &amp; Dunn, LLP 500 Broadway Street, Suite 400 Vancouver, WA 98660 leanne.bremer@millernash.com (360) 619-7002</p> <p>City Contact: Robert Maul City of Camas Community Development Department 616 NE 4th Avenue Camas, WA 98607 rmaul@cityofcamas.us (360) 817-1568</p> </div>
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#### ASSESSMENT INFORMATION

Market Total: **\$6,261,796.00**

Market Land: **\$6,261,796.00**

Market Impr:

Assessed Total: **\$6,261,796.00**

Exemption:

Taxes: **\$59,355.78**

Levy Code: 114067

Levy Rate: 9.0704

#### SALE & LOAN INFORMATION

Sale Date: 08/30/2024

Sale Amount:

Document #:

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

#### PROPERTY CHARACTERISTICS

Parcel Type: PRIME LAND

Year Built:

Bedrooms:

Bathrooms:

Building Total:

1st Floor:

2nd Floor:

AC:

Bsmt Fin/Unfin: /

Lot Size: 31.66 Acres (1,379,110 SqFt)

Lot Width/Depth: 813 / 813

Garage:

Heat Source:

Fireplace:

Impr Type:

Plat/Subdiv:

Map: 539-A3

Waterfront:

Watershed: Washougal River

Recreation: Parkview Green Mountain Park

Latitude: 45.643496

Longitude: -122.452781

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

## Clark County Property Profile



## TITLE

Parcel #	172559000	Owner	Terrell & Assoc LLC Etal Patrick Investments LLC
Ref Parcel		Owner Address	17933 NW Evergreen PI Ste 300 Beaverton OR 97006
Site Address	WA 98607	Market Total Value	\$6,261,796.00
Lot Size	31.66 Acres (1,379,110 SqFt)	Assessed Total Value	\$6,261,796.00
Building Area		Year Built	
School District	Evergreen	Sale Date	08/30/2024
Zoning	MF-10 Multifamily Residential-10 (Mf-10)	Sale Price	
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	91 - Undeveloped Land / 8000 - Vacant Land (General)
Legal	#18 & #9 THOMAS FLETCHER DLC 31.66A M/L		



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815009 - \$10.00 - Stewart Title - Kristi Hilbert - 12/30/2019

**5687318 D**

Total Pages: 5 Rec Fee: \$107.50

eRecorded in Clark County, WA 12/30/2019 03:23 PM

STEWART TITLE - VANCOUVER MAIN

SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

John O'Neil  
Metropolitan Land Group  
17933 NW Evergreen Place, Suite 300  
Beaverton, Oregon 97006

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**STATUTORY WARRANTY DEED**

Grantor: GREEN MOUNTAIN LAND LLC, a Washington limited liability company

Grantee: (a) TERRELL &amp; ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571 percent interest; (b) PATRICK INVESTMENTS LLC an Oregon limited liability company, as to an undivided 11.1429 percent interest; (c) MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143 percent interest; (d) Edward Maletis Real Estate Holdings LLC, a Washington limited liability company, as to an undivided 13.9286 percent interest; (e) Green Mountain RT LLC, a Washington limited liability company, as to an undivided 13.9286 percent interest; (f) NB Green Partners, LLC, a Washington limited liability company, as to an undivided 44.2857 percent interest; and (g) SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428 percent interest.

**LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Tax Parcel Numbers: 172559000 and 986037656

**\*\*\*Courtesy Recording Only,  
No Liability for Validity and/or  
Accuracy Assumed  
by Stewart Title**Abbreviated Legal Descriptions:  
172559000 NW 1/4 & SW 1/4 Section 21 T2N R3E  
986037656 NE 1/4 and SE 1/4 Section 20 T2N R3E

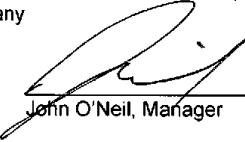
GRANTOR, GREEN MOUNTAIN LAND LLC, a Washington limited liability company, for the purpose of transferring the subject real property to entities having the same beneficial ownership as Grantor, pursuant to WAC 458-61A-211(2)(b), for and in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration in hand paid, conveys and warrants to (a) TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571 percent interest; (b) PATRICK INVESTMENTS LLC an Oregon limited liability company, as to an undivided 11.1429 percent interest; (c) MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143 percent interest; (d) Edward Maletis Real Estate Holdings LLC, a Washington limited liability company, as to an undivided 13.9286 percent interest; (e) Green Mountain RT LLC, a Washington limited liability company, as to an undivided 13.9286 percent interest; (f) NB Green Partners, LLC, a Washington limited liability company, as to an undivided 44.2857 percent interest; and (g) SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428 percent interest; as tenants in common, GRANTEE, the following described real estate, situated in Clark County, Washington, described on Exhibit A attached hereto together with all after-acquired title of Grantor therein (the "Property").

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

DATED this 27 day of December, 2019.

GREEN MOUNTAIN LAND LLC, a Washington limited liability company

By:

  
John O'Neil, Manager

By:

TERRELL & ASSOCIATES LLC, an Oregon limited liability company

Its:

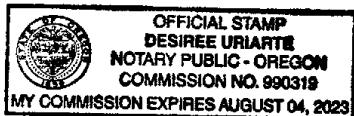
Manager

By:

  
Patrick Terrell, Manager

STATE OF OREGON )  
County of Washington)  
                          ) ss.

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 2019, by John O'Neil, Manager of Green Mountain Land LLC, a Washington limited liability company.



  
Notary Public for Oregon  
My commission expires: Aug. 4, 2023

STATE OF OREGON )  
County of \_\_\_\_\_) ss.

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by Patrick Terrell as Manager of Terrell & Associates LLC, an Oregon limited liability company, as Manager of Green Mountain Land LLC, a Washington limited liability company.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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

DATED this 28 day of December, 2019.

GREEN MOUNTAIN LAND LLC, a Washington limited liability company

By: John O'Neil, Manager

By: TERRELL & ASSOCIATES LLC, an Oregon limited liability company  
Its: Manager

By:   
Patrick Terrell, Manager

STATE OF OREGON )  
                          ) ss.  
County of Clackamas)

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 2019, by John O'Neil, Manager of Green Mountain Land LLC, a Washington limited liability company.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON )  
                          ) ss.  
County of Clackamas)

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 2019, by Patrick Terrell as Manager of Terrell & Associates LLC, an Oregon limited liability company, as Manager of Green Mountain Land LLC, a Washington limited liability company.

Notary Public for Oregon  
My commission expires: August 09<sup>th</sup> 2020

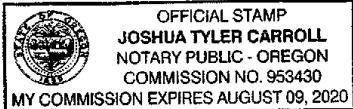


EXHIBIT A  
TO  
STATUTORY WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the East half of Section 20, and the West half of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01°13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88°42'01" East, along said North line, a distance of 180.00 feet;

THENCE South 01°17'59" West, leaving said North line, a distance of 214.50 feet;

THENCE South 43°42'01" East, a distance of 97.00 feet;

THENCE South 46°17'59" West, a distance of 217.43 feet;

THENCE North 43°42'01" West, a distance of 217.20 feet;

THENCE North 01°17'59" East, a distance of 209.50 feet;

THENCE North 44°04'38" West, a distance of 10.00 feet;

THENCE South 45°55;22" West, a distance of 18.00 feet;

THENCE North 44°04'38" West, a distance of 45.00 feet;

THENCE South 45°55'22" West, a distance of 25.00 feet;

THENCE North 44°04'38" West, a distance of 293.00 feet;

THENCE South 64°48'03" West, a distance of 119.90 feet to a point of a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50°35'01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36°21'59" West, a distance of 152.00 feet;

THENCE South 53°38'01" East, a distance of 82.00 feet;

THENCE South 36°21'59" West, a distance of 60.08 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79°04'29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36°21'59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40°24'28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44°26'57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10°50'12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52°11'03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent

curve to the left;

THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41°41'00" West, a distance of 23.47 feet), an arc distance of 23.49 feet;

THENCE North 45°33'03" West, a distance of 41.94 feet;

THENCE South 56°38'34" West, a distance of 154.02 feet;

THENCE North 33°21'26" West, a distance of 10.00 feet;

THENCE South 56°38'34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE South 33°35'50" East, along said right-of-way line, a distance of 334.36 feet to the TRUE POINT OF BEGINNING;

THENCE North 56°24'10" East, leaving said right-of-way line, a distance of 337.32 feet;

THENCE South 33°35'50" East, a distance of 116.84 feet;

THENCE North 60°11'05" East, a distance of 517.11 feet;

THENCE South 18°43'16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 44°53'37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point of compound curvature with a 330.00 foot radius curve to the left;

THENCE along said 330.00 foot radius curve to the left (the long chord of which bears North 83°01'06" East, a distance of 288.45 feet), an are distance of 298.52 feet;

THENCE North 57°06'11" East, a distance of 219.78 feet;

THENCE South 44°04'38" East, a distance of 645.44 feet;

THENCE South 01°37'56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being a point on a 955.00 foot radius non-tangent curve to the left;

THENCE along said centerline, and along said 955.00 foot radius non-tangent curve to the left (the long chord of which bears South 78°15'35" West, a distance of 277.41 feet), an arc distance of 278.40 feet;

THENCE South 69°54'30" West, along said centerline, a distance of 354.84 feet to a point on a 955.00 foot radius curve to the left;

THENCE along said centerline, and along said 955.00 foot radius curve to the left ( the long chord of which bears South 56°56'15" West, a distance of 428.71 feet), an arc distance of 432.40 feet;

THENCE South 43°58'00" West, along said centerline, a distance of 494.48 feet to a point of intersection with the Southerly projection of the Northeasterly right-of-way line of said Northeast Ingle Road, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE North 46°15'59" West, along said Northeasterly right-of-way line and the Southerly projection thereof, a distance of 39.01 feet to a point on a 770.00 foot radius curve to the right;

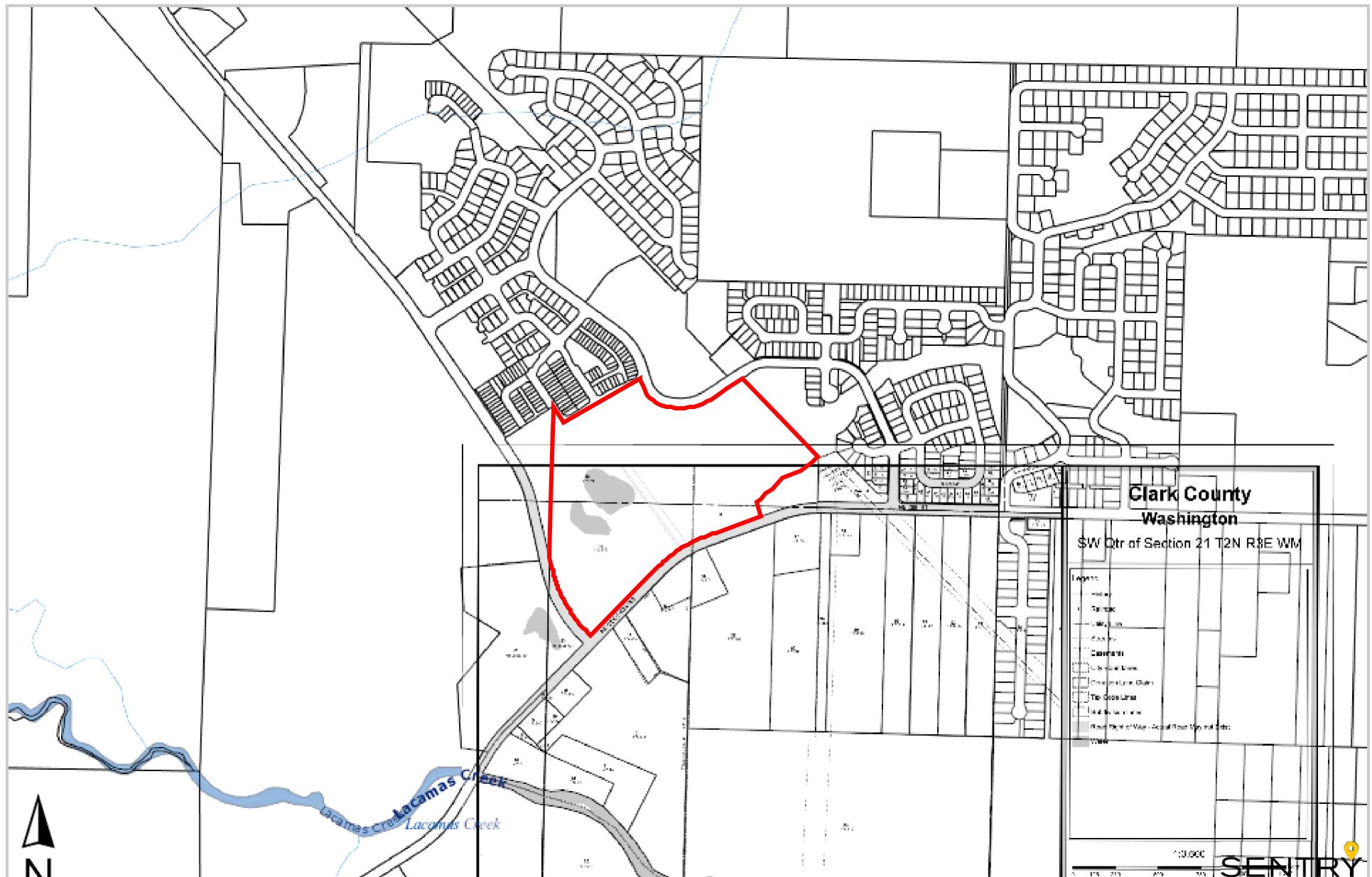
THENCE along said right-of-way line, and along said 770.00 foot radius curve to the right (the long chord of which bears North 29°32'51" West, a distance of 443.01 feet), an arc distance of 449.36 feet;

THENCE North 12°49'45" West, along said right-of-way line, a distance of 392.70 feet to a point on an 830.00 foot radius curve to the left;

THENCE along said right-of-way line, and along said 830.00 foot radius curve to the left (the long chord of which bears North 23°12'47" West, a distance of 299.21 feet), an arc distance of 300.85 feet;

THENCE North 33°35'50" West, along said right-of-way line, a distance of 129.00 feet to the TRUE POINT OF BEGINNING.

Except public roads



 **stewart**<sup>TM</sup>

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TITLE-----

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.