



AKS ENGINEERING & FORESTRY, LLC

9600 NE 126TH AVENUE, SUITE 2520

VANCOUVER, WA 98682

(360) 882-0419

Date: February 10, 2026
To: Lauren Hollenbeck
From: Michael Andreotti, RLA
Project Name: Lacamas Village (SUB25-1007)
AKS Job No.: 11021
Project Site: Site
Subject: Staff Report Response Supplement Includes Staff Responses 2/11/2026

This memo is written to provide additional requested modifications as well as modification and supporting information for the request submitted in the Staff Report response letter dated February 10, 2026.

Owner – Page 1

Following submittal of the application, the applicant took ownership of the subject parcels from Terrel & Associates. The new owner is:

Lacamas Village LLC
 7701 NE Greenwood Drive, Suite 100
 Vancouver, WA 98662

Condition 93 – Page 40

GMPRD Urban Village – Tract A & Tract B: Prior to final plat approval the following notes are to be added to the final plat: Staff concurs with request.

- a. *Tract A shall be owned and maintained by ~~Phases 1 and 2 of~~ the Lacamas Village subdivision **homeowners association**, the Thrive at Green Mountain subdivision, and Commercial Lot 3 of the Urban Village, and/or an HOA or similar entity that operates for the benefit of the Urban Village and/or the entire Green Mountain PRD. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facility located in Tract A.*
- b. *Tract B shall be owned and maintained by ~~Phase 3 of~~ the Lacamas Village subdivision **homeowners association** and Commercial Lots 4, 5 and 6 of the Urban Village, or an HOA or similar entity that operates for the benefit of the Urban Village and/or the entire Green Mountain PRD. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located in Tract B.*

Request: Revise the condition as edited above. The Applicants original request was to list the individual lot owners in this plat note; however, it was determined that a single entity as owner will provide for better continuous maintenance of the stormwater facilities. The single entity will also allow for better collection of the fees required for maintenance.

Plat Note 7 – Page 42

Tract A shall be owned and maintained by ~~Phases 1 and 2 of~~ the Lacamas Village subdivision **homeowners association**, the Thrive at Green Mountain subdivision, and Commercial Lot 3 of the Urban Village, and/or an HOA or similar entity that operates for the benefit of the Urban Village and/or the entire Green Mountain PRD. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facility located in Tract A.

Request: Revise the condition as edited above. The Applicants original request was to list the individual lot owners in this plat note; however, it was determined that a single entity as owner will provide for better continuous maintenance of the stormwater facilities. The single entity will also allow for better collection of the fees required for maintenance. [Staff Concurs.](#)

Plat Note 8 – Page 42

Tract B shall be owned and maintained by ~~Phases 1 and 2 of~~ the Lacamas Village subdivision **homeowners association** and Commercial Lots 4, 5 and 6 of the Urban Village, or an HOA or similar entity that operates for the benefit of the Urban Village and/or the entire Green Mountain PRD. Right-of-entry shall be granted to the city for inspection purposes of the stormwater facilities located in Tract B.

Request: Revise the condition as edited above. The Applicants original request was to list the individual lot owners in this plat note; however, it was determined that a single entity as owner will provide for better continuous maintenance of the stormwater facilities. The single entity will also allow for better collection of the fees required for maintenance. [Staff concurs.](#)

Condition 91 (Page 40) and Plat Notes 14 and 18 (Page 43) – Additional Information

The applicant has already entered into an agreement with the owners of Lot 6 to provide the required utility easement to the City of Camas. This agreement is recorded under AFN 6278293. It should be noted that this agreement also includes an access easement and right-of-way dedication that have been removed from the project based City of Camas Staff comments. Therefore, those sections of the agreement will not apply. This agreement is included as an attachment to this memo. [Staff concurs with the proposal for a recorded access & utility easement.](#)

Lot 6 Easement Update – Sheet P3.2 (Exhibit 15)

When the modifications to the preliminary plat were provided to remove the alley and right-of-way from Lot 6 (Exhibit 15), the easement shown on the preliminary plat was still identified as being a public utility and private access easement. With the modification to the preliminary plat, the easement will no longer be a private access easement and only be a public utility easement. Sheet P3.2 from Exhibit 15 is attached to this memo showing this modification to the easement description. [Staff concurs with the proposal for a recorded access & utility easement.](#)

Attachments:

Access and Utility Construction Easement Agreement (AFN 6278293)

Sheet P3.2 from Exhibit 15 [Staff to review.](#)

6278293 AGR

Total Pages:32 Rec: \$334.50
 eRecorded in Clark County, WA
 10/2/2025 3:28 PM
 WFG WA Clark County - ResWare

After recording, return to:

STEVE C. MORASCH
 LANDERHOLM, P.S.
 P.O. BOX 1086
 VANCOUVER, WA 98666

25-105281

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT

GRANTOR:	TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common
GRANTEE:	Lacamas Village, LLC, a Washington limited liability company
LEGAL DESCRIPTION OF THE GRANTOR'S PROPERTY:	LOT 6, GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT 4/449
LEGAL DESCRIPTION OF THE GRANTEE'S PROPERTY:	LOT 7, GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT 4/449
ASSESSOR PARCEL NOS.	172559000 and 986070970

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT

THIS ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT (“**Easement Agreement**”) is made and entered into as of Oct 2, 2025, and shall be effective upon recording (the date of recording is the “Effective Date”) by and between TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common (collectively “**Grantor**”) and Lacamas Village, LLC, a Washington limited liability company (“**Lacamas Village**”) (Grantor and Lacamas Village are collectively referred to herein as the “**Parties**” and individually referred to as a “**Party**”).

RECITALS

A. WHEREAS Grantor is the owner of Lot 6 in the Green Mountain Urban Village Short Plat, recorded in Book 4, Page 449, recorded on September 22, 2025, under Auditor’s File No. 6275587, Records of Clark County, Washington (the “**Grantor Property**”);

B. WHEREAS, Lacamas Village is the owner of Lot 7 in the Green Mountain Urban Village Short Plat, recorded in Book 4, Page 449, recorded on September 22, 2025, under Auditor’s File No. 6275587, Records of Clark County, Washington (hereinafter referred to as the “**Lacamas Village Property**”);

C. WHEREAS, the Parties have agreed to this Easement Agreement for the purpose of allowing Lacamas Village to enter upon a portion of the Grantor Property for the purpose of installing various utilities and utility lines, including but not limited to sewer, water, gas and power, phone, cable and other dry utilities (collectively, the “**Utilities**”), constructing portions of a private alley (the “**Alley**”), and constructing a public cul-de-sac (the “**Cul-de-sac**”) (the Utilities, Alley and Cul-de-sac are collectively referred to as the “**Improvements**”) within the portion of Lot 6 described on **Exhibit A** and shown on **Exhibit B** (the “**Easement Area**”), for the purpose of benefiting a subdivision of the Lacamas Village Property, and for providing a binding agreement for a permanent easement for Alley and a public dedication of the Cul-de-sac and a public utilities easement for the Utilities. The Alley, the Cul-de-sac and the Utilities within the “Easement Area” are conceptually shown in **Exhibit C**.

D. WHEREAS, Grantor has agreed to dedicate a public road easement for the Cul-de-sac and a public easement for the Utilities to the City of Camas upon acceptance by the City of Camas and to grant Lacamas Village a permanent easement for the Alley.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the above recitals, the Parties hereby agree as follows:

AGREEMENT

1. **Recitals Incorporated.** The above recitals are fully incorporated as binding terms into this Easement Agreement.

2. **Grant of Temporary Easement.** Grantor hereby grants to Lacamas Village, and its lawful successors and assigns in fee ownership of the Lacamas Village Property, a temporary, non-exclusive easement (the “**Temporary Easement**”) over, upon and across the Easement Area, subject to the following terms, conditions, and restrictions:

a. Lacamas Village’s right to enter upon and use the Easement Area shall be for the purposes of accessing the Grantor Property during construction of the Improvements meeting the standards required by the City of Camas, as reasonably necessary to permit such Party and their designated employees, consultants, and contractors to carry out the construction.

b. Lacamas Village’s use of the Easement Area shall be carried out in such a manner as to avoid unnecessary interference with Grantor’s intended use of the remaining portions of the Grantor Property, however Lacamas Village shall be entitled to temporarily restrict or prohibit access to a portion of the Easement Area which is under active construction or otherwise must be restricted for safety purposes or to carry out active construction activities without interference.

c. Upon completion of the construction of the Improvements, Lacamas Village shall return any unused portion of the Grantor Property that is disturbed during construction to the same or better condition than that which existed immediately prior to the commencement of construction in the Easement Area by Lacamas Village.

d. Lacamas Village shall not initiate construction of any Improvements until Lacamas Village has obtained all required permits from the City of Camas for the Improvements.

e. Lacamas Village shall not allow any construction or mechanics liens to attach to the Easement Area or to any other portion of the Grantor Property. Lacamas Village shall promptly pay and discharge all claims for labor performed, supplies furnished, and services rendered at the request of or for Lacamas Village with respect to work performed in connection with the Improvements and/or the Easement Area and shall keep the Easement Area and all other portions of the Grantor Property free from any construction, mechanics, ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 3
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and/or materialmen's liens. If any lien is filed or recorded in or against the Easement Area or any other portion of the Grantor Property as the result of work performed by or for Lacamas Village or as the result of any other activities of Lacamas Village or any Lacamas Village Parties (as such term is defined in Section 2.g. below), Lacamas Village shall cause such lien to be released and removed, or bonded or otherwise discharged, within twenty (20) days after the date on which Lacamas Village has knowledge of its filing or recordation. Grantor may (but shall not be required to) take such action as Grantor deems necessary to remove such lien, and Lacamas Village shall pay Grantor such amounts expended by Grantor, together with an administrative fee equal to fifteen percent (15%) of the amount expended by Grantor in connection with the removal or release of such lien from the Grantor Property. Interest shall accrue on the amounts payable to Grantor pursuant to the immediately preceding sentence at the rate of twelve percent (12%) per annum, until paid. Grantor agrees not to allow any liens to attach to the Easement Area.

f. Grantor agrees that it will, without any unreasonable delay, and at no cost, expense, or liability to Grantor, execute any commercially reasonable applications, requests, notices or any other documentation required for Lacamas Village to complete the Improvements within the Easement Area.

g. Lacamas Village shall provide Grantor with no fewer than five (5) days' prior written notice before Lacamas Village or any of its employees, tenants, contractors, subcontractors, engineers, architects, consultants, or agents (each, a "**Lacamas Village Party**" and collectively, the "**Lacamas Village Parties**") enter upon the Easement Area or any other portion of the Grantor Property to commence any work with respect to the Improvements (and such work with respect to the Improvements shall hereinafter be referred to as the "**Work**") or for any other purpose. Lacamas Village and the Lacamas Village Parties shall have no right to enter upon the Easement Area, or any other portion of the Grantor Property, for any purpose except for the performance of the Work. The Improvements shall be constructed by Lacamas Village and the Lacamas Village Parties diligently to completion and in compliance with industry standards and all applicable laws.

h. Lacamas Village shall repair any damage to the Easement Area and to any other portion of the Grantor Property caused by the entry upon or use of such property and/or activities thereon by Lacamas Village or any of the Lacamas Village Parties. If Lacamas Village fails to repair any such damage within twenty (20) days after the date of Lacamas Village's receipt of notice from Grantor that describes the damage (or within forty-eight (48) hours after the date of Lacamas Village's receipt of such notice in the event of a situation or circumstance that Grantor reasonably deems to be an emergency), Grantor may perform the necessary repair, and Lacamas Village shall, within fifteen (15) days after receipt of Grantor's invoice therefor, reimburse Grantor for the costs and expenses incurred by Grantor in connection with such work, together with an administrative fee equal to fifteen percent (15%) of the amount expended by Grantor in connection with such work. Any such amounts that are not paid or reimbursed within such fifteen (15)-day period shall bear interest at the rate of twelve percent (12%) per annum from the date due, until paid.

i. The Temporary Easement is appurtenant to the Lacamas Village Property and is not an easement in gross.

3. **Grant of Permanent Alley Easement.** Grantor agrees that it will immediately and without delay and without additional compensation execute a permanent easement for the Alley in the form attached as **Exhibit D** upon written request from Lacamas Village after Lacamas Village has prepared a legal description for the Alley easement (which shall be located within the Easement Area) and after Lacamas Village has obtained all City permits required for construction of the Alley.

4. **Dedication of Utilities Easement.** Grantor agrees that it will immediately and without delay and without additional compensation dedicate a public easement for the Utilities to the City of Camas upon acceptance of the City of the construction of the Utilities. The legal description for the dedication area shall be prepared by Lacamas Village and shall be within the Easement Area. The form of the dedication shall be substantially the same as **Exhibit E**, with any commercially reasonable changes required by the City of Camas.

5. **Dedication of Cul-de-sac.** Grantor agrees that it will immediately and without delay and without additional compensation dedicate the Cul-de-sac to the City of Camas upon acceptance of the City of the construction of the Cul-de-sac. The legal description for the dedication area shall be prepared by Lacamas Village and shall be within the Easement Area. The form of the dedication shall be substantially the same as **Exhibit F**, with any commercially reasonable changes required by the City of Camas.

6. **Maintenance and Repair.** Until acceptance of the Improvements by the City of Camas as public improvements, Lacamas Village shall be solely responsible, at its sole cost and expense, for the maintenance, repair, and, if necessary, replacement of the Improvements. Grantor shall have no obligation whatsoever for the maintenance, repair, or replacement of the Improvements. Lacamas Village shall provide Grantor with no fewer than forty-eight (48) hours' prior written notice before entering upon the Easement Area or performing any work in the Easement Area; provided, however, that no prior notice is required in the event of a circumstance that poses a reasonable threat of imminent harm to person or property (an "Emergency"). When performing any maintenance or repair work in the Easement Area, Lacamas Village and its employees, contractors, subcontractors, and other representatives shall not disrupt or interfere with the business and/or activities being conducted on the Grantor Property. Lacamas Village shall, at its sole cost and expense, (a) repair any damage to the Easement Area and to any other portion of the Grantor Property that is caused by any work performed by or on behalf of Lacamas Village in the Easement Area or by any other activities of Lacamas Village or any Lacamas Village Parties and (b) restore the Easement Area (and any other portion of the Grantor Property that is damaged by such work or activities) to the same or better condition that it was in prior to the performance of such work or activities; and such repair and/or restoration shall be performed promptly after the damage occurs. If Lacamas Village fails to repair any such damage and restore the Easement Area and other portions of the Grantor Property within fifteen (15) days after Grantor gives Lacamas Village notice of such damage (or within forty-eight (48) hours from Lacamas Village's receipt of such

notice in the event of an Emergency), Grantor may perform the repair or restoration work and Lacamas Village shall, within fifteen (15) days after receipt of Grantor's invoice therefor, reimburse Grantor for the costs and expenses incurred by Grantor in connection with such work, together with an administrative fee equal to fifteen percent (15%) of the cost to Grantor of the repair or restoration work. Interest shall accrue at the rate of twelve percent (12%) per annum on any amounts that are not paid within the above-described fifteen (15)-day period.

7. **Termination / Expiration of Temporary Easement.** The Temporary Easement and this Easement Agreement shall automatically terminate upon the later of the following: (1) recording of a permanent easement benefiting the Lacamas Village Property for the Alley; (2) acceptance by the City of Camas of a dedication of a public easement for the Utilities; and (3) completion of construction of all Improvements and acceptance of a dedication of the Cul-de-sac by the City of Camas. Once the Improvements in the Easement Area have been fully constructed, a permanent easement for the Alley has been recorded and the Utilities and Cul-de-sac have been dedicated to and accepted by the City of Camas, the Temporary Easement and this Easement Agreement shall terminate. No action by a Party shall be required to terminate the Temporary Easement or this Easement Agreement; provided, however, that either Party shall, upon the other Party's request, execute for recording a commercially reasonable document evidencing the termination of the Temporary Easement and this Easement Agreement.

8. **Modification and Amendment.** This Easement Agreement may be amended or modified by written agreement of all of the Parties and no such amendment or modification shall be effective until a written instrument setting forth its terms has been executed and acknowledged by the Parties.

9. **Grantor's Use of the Easement Area.** Grantor and Grantor's employees, managers, tenants, subtenants, contractors, subcontractors, invitees, and other representatives shall have the right to use the Easement Area for all purposes to the extent such use does not unreasonably interfere with Lacamas Village's construction of the Improvements.

10. **Indemnification.** Lacamas Village shall indemnify Grantor, the entities that comprise Grantor, and their respective members, managers, employees, shareholders, officers, directors, employees, agents, attorneys, and affiliates, and their respective successors and assigns (collectively, the "**Grantor Parties**") for, hold Grantor and the Grantor Parties harmless from, and defend Grantor and the Grantor Parties (with counsel reasonably acceptable to Grantor) against all claims (including, without limitation, third-party claims asserted against Grantor), losses, liabilities, damages, costs, and expenses (including, without limitation, reasonable attorney fees) arising directly or indirectly from property damage, personal injuries, or other harm caused by (a) Lacamas Village or any of the Lacamas Village Parties in connection with their entry upon, use of, or work or activities upon the Easement Area or any other portion of the Grantor Property, (b) Lacamas Village's failure to repair damage to or restore the Easement Area or any other portion of the Grantor Property as required under Section 6 of this Easement Agreement, (c) the breach by Lacamas Village or failure of Lacamas Village to comply with any term or provision of this Easement Agreement, and/or (d) the

recordation or filing of any construction, mechanics, or materialmen's lien or liens against the Easement Area or any other portion of the Grantor Property as the result of work performed by or for Lacamas Village or as the result of any other activities of Lacamas Village or any Lacamas Village Parties. Grantor shall indemnify Lacamas Village and the members, managers, employees, shareholders, officers, directors, employees, agents, attorneys, and affiliates and their respective successors and assigns (collectively, the "**Lacamas Village Indemnitees**"), hold Lacamas Village and the Lacamas Village Indemnitees harmless from, and defend Lacamas Village and the Lacamas Village Indemnitees (with counsel reasonably acceptable to Lacamas Village) against all claims (including, without limitation, third-party claims against Lacamas Village) arising directly or indirectly from property damage, personal injuries, or other harm in the Easement Area caused by the negligence or intentional misconduct of Grantor or any of the Grantor Parties or from the breach by Grantor or failure of Grantor to comply with any term or provision of this Easement Agreement. The Parties' indemnification, hold harmless, and defense obligations set forth above in this Section 10 shall survive the termination of the Temporary Easement and this Easement Agreement.

11. **Specific Performance; Injunctive Relief.** In the event that either Grantor or Lacamas Village fails to perform any of its obligations under this Easement Agreement, the other Party shall be entitled to require such performance by suit for specific performance or, where appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Washington law, including but not limited to damages.

12. **General Provisions.**

a. **Severability.** Invalidation of any provisions of this Easement Agreement shall in no way affect any of the other provisions of this Easement Agreement.

b. **Burden Runs With The Land.** The Temporary Easement and this Easement Agreement shall (i) run with the land, (ii) bind and inure to the benefit of Grantor as fee owner of the Easement Area and bind and inure to the benefit of Grantor's successors and assigns in fee ownership of the Easement Area, or any portion thereof, to the extent that Grantor is bound and/or benefited hereunder, and (iii) bind and inure to the benefit of Lacamas Village as fee owner of the Lacamas Village Property and bind and inure to the benefit of Lacamas Village's successors and assigns in fee ownership of the Lacamas Village Property, or any portion thereof, to the extent that Lacamas Village is bound and/or benefited hereunder. Any reference to a Party shall apply only so long as a Party owns a property and thereafter such reference shall apply to such Party's successor or assign in fee ownership of such property. Any transferee of a Party's property shall automatically be deemed, by acceptance of title to such Party's property, to have assumed all of the obligations set forth in this Easement Agreement relating to such property. Lacamas Village's indemnification, hold harmless, and defense obligations set forth in Section 10 of this Easement Agreement shall bind only the fee owner of the Lacamas Village Property at the time of the act or omission giving rise to the claim; after Lacamas Village or a subsequent owner of the Lacamas Village Property has transferred fee title to the Lacamas Village Property, the transferee of the Lacamas Village Property shall be responsible for the indemnification, hold harmless, and defense obligations

set forth above in Section 10 with respect to claims arising from acts or omissions occurring after the date of such transfer and during the period of such transferee's ownership of the Lacamas Village Property, and the transferor shall have no further obligation with respect to claims arising from acts or omissions occurring on or after the date of such transfer. Grantor's indemnification, hold harmless, and defense obligations set forth in Section 10 of this Easement Agreement shall bind only the fee owner of the Easement Area at the time of the act or omission giving rise to the claim; after Grantor or a subsequent owner of the Easement Area has transferred fee title to the Easement Area, the transferee of the Easement Area shall be responsible for the indemnification, hold harmless, and defense obligations set forth above in Section 10 with respect to claims arising from acts or omissions occurring after the date of such transfer and during the period of such transferee's ownership of the Easement Area, and the transferor shall have no further obligation with respect to claims arising from acts or omissions occurring on or after the date of such transfer. Notwithstanding the above, Lacamas Village shall have additional rights to make the following assignments: (1) the right to assign this Easement Agreement for security purposes to any lender with a secured interest in the Lacamas Village Property; and (2) the right to assign rights but not obligations under this Easement Agreement to the Lacamas Village Parties in order to carry out the purposes of this Easement Agreement.

c. **No Joint Venture.** Nothing herein shall be construed as creating any type of joint venture or partnership among or between any of the Parties.

d. **Waiver.** No provision of this Easement Agreement shall be deemed to have been waived unless such waiver is in writing signed by the waiving party. No failure by any Party to insist upon the strict performance of any provision of this Easement Agreement, or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach, of such provision, or of any other provision. No waiver of any provision of this Easement Agreement shall be deemed a waiver of any other provision of this Easement Agreement or a waiver of such provision with respect to any subsequent breach, unless expressly provided in writing.

e. **Governing Law.** The Parties expressly agree that this Easement Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Washington.

f. **Counterparts.** This Easement Agreement may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same agreement.

g. **Interpretation.** Headings at the beginning of each section and subsection of this Easement Agreement are solely for the convenience of the Parties and are not a part of this Easement Agreement. Whenever required by the context of this Easement Agreement, the singular shall include the plural, and the masculine shall include the feminine, and vice versa. This Easement Agreement shall not be construed as if it had been prepared by

one of the Parties, but rather as if both Parties had prepared it. All exhibits referred to in this Easement Agreement are attached and incorporated by this reference.

h. **Attorneys Fees.** In the event that either Party to this Easement Agreement institutes a suit, action, arbitration, or other legal proceeding of any nature whatsoever, relating to this Easement Agreement or to the rights or obligations of the Parties with respect thereto, the prevailing Party shall be entitled to recover from the non-prevailing Party the prevailing Party's reasonable attorney, paralegal, accountant, expert witness (whether or not called to testify at trial or other proceeding) and other professional fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, including but not limited to deposition transcript and court reporter costs, as determined by the judge or arbitrator at trial or other proceeding, and including such fees, costs and expenses incurred in any appellate or review proceeding, or in collecting any judgment or award, or in enforcing any decree rendered with respect thereto, in addition to all other amounts provided for by law. This cost and attorney fees provision shall apply with respect to any litigation or other proceedings in bankruptcy court, including litigation or proceedings related to issues unique to bankruptcy law.

i. **Notices.** All notices or other communications required or permitted under this Easement Agreement shall be in writing and shall be (a) personally delivered (including by means of professional messenger service), which notice or other communication shall be deemed given on receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, which notice or other communication shall be deemed given three (3) business days after deposit in the United States mail; (c) sent by overnight delivery using a nationally recognized overnight courier service, which notice or other communication shall be deemed given one business day after the date of its dispatch or mailing by such courier; or (d) if an email address is shown below, sent by email, which notice or other communication shall be deemed given on the date sent as long as such date is a business day and the email is received by 5 p.m. (Pacific time) on that day; if the email is sent on a day that is not a business day or is received after 5 p.m. Pacific time on a business day, the notice or other communication that is contained in such email shall be deemed given on the first business day after the day on which the email is sent. Notices shall be given at the following addresses:

To Grantor:	c/o Metropolitan Land Group Attention: Elin Michel-Midelfort and John O'Neil 732 N.W. 19 th Avenue Portland, Oregon 97209 Email: elin@metlandgroup.com john@metlandgroup.com
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To Lacamas Village: Lacamas Village, LLC
Attention: Terry Wollam
7701 Greenwood Drive, Suite 100
Vancouver, Washington 98662
Email: terry@wollamassociates.com

Notice of change of address shall be given by written notice in the manner described in this Section 12(i). Notices may be given by a Party or by a Party's attorney or agent.

j. **Estoppel Certificates.** Each Party shall, within fifteen (15) days after the request of the other Party, execute and deliver to the requesting Party a commercially reasonable estoppel certificate pursuant to which the disclosing Party discloses, to such Party's actual knowledge, (a) whether either Party is in breach or violation of or in default under this Easement Agreement and, if so, describing the nature of such breach, violation, or default, (b) whether this Easement Agreement is in full force and effect and identifying any amendments to this Easement Agreement, and (c) such other information that is reasonably requested by the requesting Party.

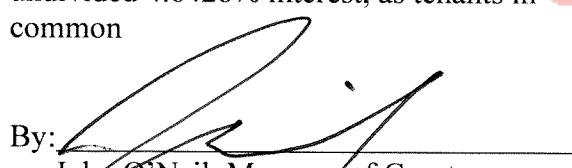
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ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 10
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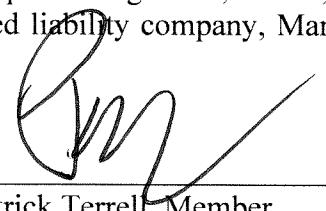
IN WITNESS WHEREOF, this Easement Agreement has been duly executed as of the date first set forth above.

GRANTOR:

TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJA MJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common

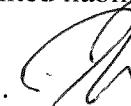
By: 
John O'Neil, Manager of Grantor

Terrell Group Management, LLC, an Oregon limited liability company, Manager of Grantor

By: 
Patrick Terrell, Member

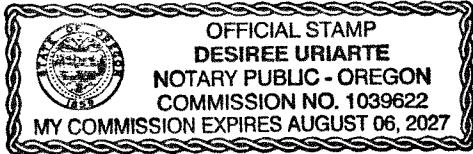
GRANTEE:

LACAMAS VILLAGE, LLC, a Washington limited liability company

By: 
Name: Terry Wollam
Its: Managing Member

STATE OF OREGON)
County of Multnomah) ss.
)

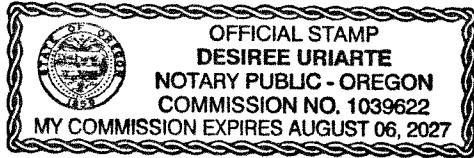
This record was acknowledged before me on September 30, 2025 by
JOHN O'NEILL as Manager of Grantor.



M
NOTARY PUBLIC FOR OREGON
My Commission Expires: Aug. 6, 2027

STATE OF Oregon)
County of Multnomah) ss.
)

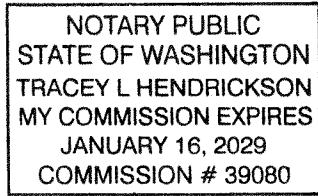
This record was acknowledged before me on September 30, 2025 by
PATRICK TERRELL as a Member of Terrell Group Management, LLC, an Oregon limited
liability company, Manager of Grantor.



M
NOTARY PUBLIC FOR Oregon
My Commission Expires: Aug. 6, 2027

STATE OF WASHINGTON)
County of Clark) ss.
)

This record was acknowledged before me on OCT 1, 2025
by Jerry L. Wollam, a Member of LACAMAS VILLAGE, LLC, a Washington limited
liability company.



J
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 1.16.2029



AKS ENGINEERING & FORESTRY
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426
OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

AKS Job #11021

EXHIBIT A
LEGAL DESCRIPTION

A portion of Lot 6 of the plat "Green Mountain Urban Village Short Plat" located in the Northwest Quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

BEGINNING at the northwest corner of said Lot 6;

thence along the northwest line of said Lot 6 South 16°29'23" West 30.00 feet;

thence along a line parallel and 30.00-feet southwesterly when measured at right angles to the northeast line of said Lot 6 South 74°12'36" East 209.69 feet;

thence along a non-tangent curve to the left (Radial: North 47°39'31" East) with a Radius of 47.00 feet, a Delta of 109°41'23", a Length of 89.98 feet, and a Chord of North 82°48'49" East 76.85 feet to the northeast line of said Lot 6;

thence along said northeast line North 74°12'36" West 280.08 feet to the **POINT OF BEGINNING**.

The above described tract contains approximately 8,421 square feet.

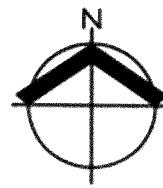


Page 1 of 1

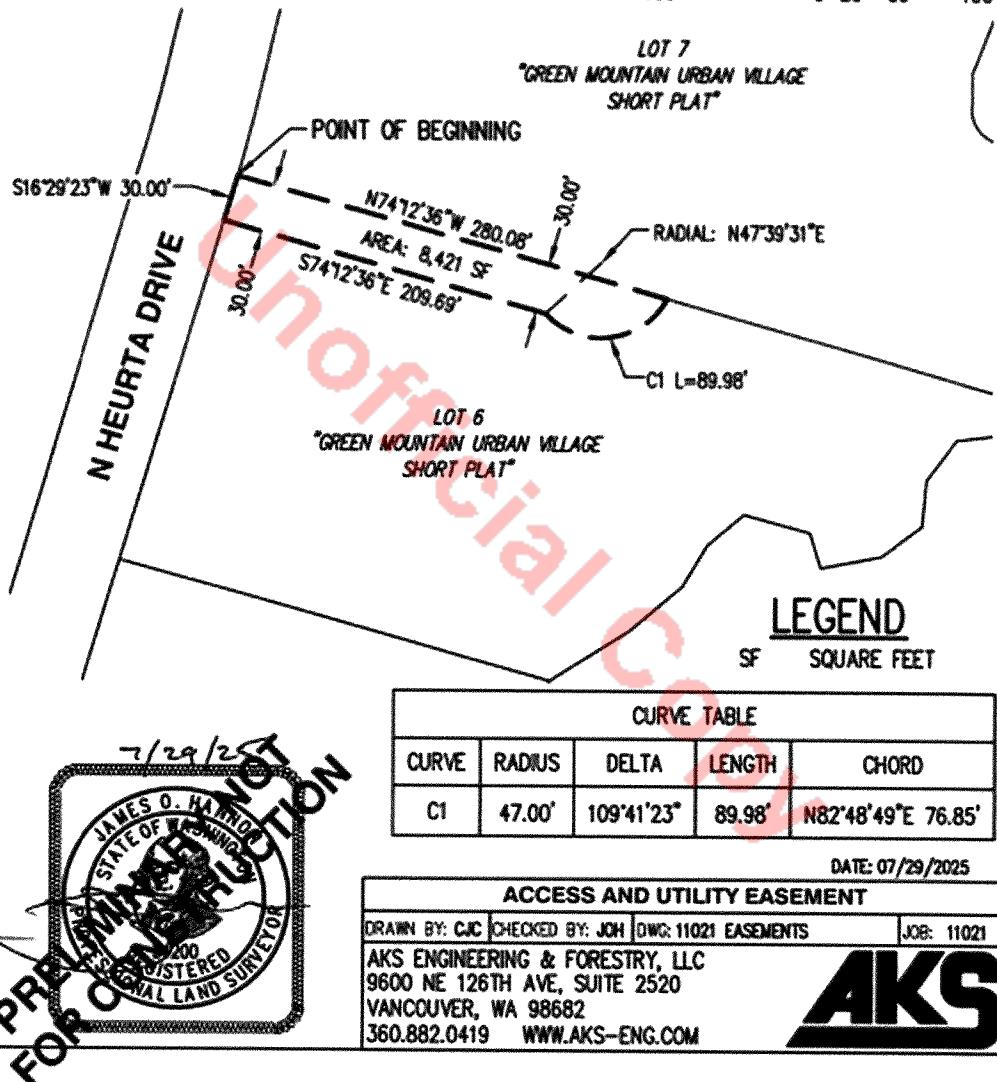
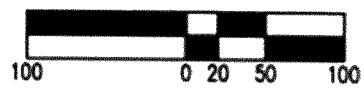
ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 13
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EXHIBIT B

A PORTION OF LOT 6 OF "GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT" LOCATED IN THE NW 1/4 OF SEC. 21, T2N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON

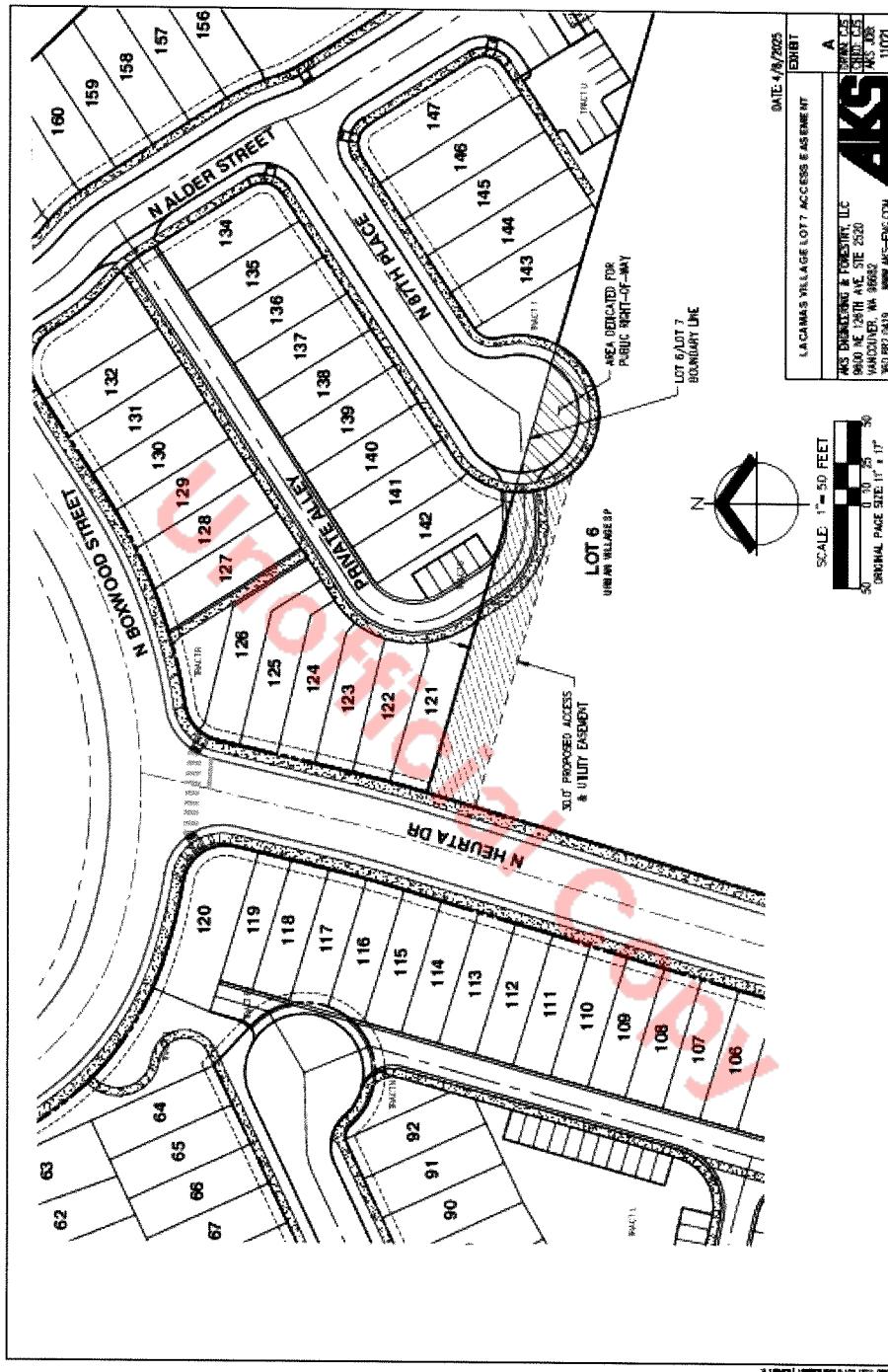


SCALE: 1"=100 FEET



ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 14
137383\282882\48965709.v2

EXHIBIT C



ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 15
137383\282882\48965709.v2

EXHIBIT D

After recording, return to:

STEVE C. MORASCH
LANDERHOLM, P.S.
P.O. BOX 1086
VANCOUVER, WA 98666

ALLEY EASEMENT AGREEMENT

GRANTOR:	TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJA MJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common
GRANTEE:	Lacamas Village, LLC, a Washington limited liability company
LEGAL DESCRIPTION OF THE GRANTOR'S PROPERTY:	LOT 6, GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT
LEGAL DESCRIPTION OF THE GRANTEE'S PROPERTY:	LOT 7, GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT
ASSESSOR PARCEL NOS.	172559000 and 986070970

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 16
137383\282882\48965709.v2

ALLEY EASEMENT AGREEMENT

THIS ALLEY EASEMENT AGREEMENT (this “**Easement Agreement**”) is made and entered into as of _____, 2025, (the “Effective Date”) by and between TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJA MJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common (collectively, “**Grantor**”) and Lacamas Village, LLC, a Washington limited liability company (“**Lacamas Village**”) (Grantor and Lacamas Village are collectively referred to herein as the “**Parties**” and individually referred to as a “**Party**”).

RECITALS

A. WHEREAS Grantor is the owner of Lot 6 in the Green Mountain Urban Village Short Plat, recorded in Book 4, Page 449, recorded on September 22, 2025, under Auditor’s File No. 6275587, Records of Clark County, Washington (the “**Grantor Property**”);

B. WHEREAS, Lacamas Village is the owner of Lot 7 in the Green Mountain Urban Village Short Plat, recorded in Book 4, Page 449, recorded on September 22, 2025, under Auditor’s File No. 6275587, Records of Clark County, Washington (hereinafter referred to as the “**Lacamas Village Property**”);

C. WHEREAS, the Parties have agreed to this Easement Agreement for the purpose of providing an easement for a private alley (the “**Alley**”) within the portion of the Grantor Property described on Exhibit A (the “**Easement Area**”) benefitting a subdivision of the Lacamas Village Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the above recitals, the Parties hereby agree as follows:

AGREEMENT

1. **Recitals Incorporated.** The above recitals are fully incorporated as binding terms of this Easement.

2. **Grant of Permanent Alley Easement.** Grantor hereby grants to Lacamas Village and its lawful successors and assigns in fee ownership of the Lacamas Village Property, a
ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 17
137383\282882\48965709.v2

perpetual, non-exclusive easement (the “**Easement**”) over, upon and across the Easement Area for ingress and egress as a private alley benefiting the Lacamas Village Property and any subdivision thereof. The Easement is appurtenant to the Lacamas Village Property and is not an easement in gross.

3. Maintenance and Repair. Lacamas Village shall be solely responsible, at its sole cost and expense, for the maintenance, repair, and, if necessary, replacement of the Alley and the Easement Area. Grantor shall have no obligation whatsoever for the maintenance, repair, or replacement of the Alley. When performing any maintenance or repair work in the Easement Area, Lacamas Village and its employees, contractors, subcontractors, and other representatives shall not disrupt or interfere with the business and/or activities being conducted on the Grantor Property. Lacamas Village shall, at its sole cost and expense, (a) repair any damage to the Easement Area and to any other portion of the Grantor Property that is caused by any work performed by or on behalf of Lacamas Village in the Easement Area or by any other activities of Lacamas Village or any tenants, employees, contractors, subcontractors, or other representatives of Lacamas Village (collectively, the “Lacamas Village Parties”) and (b) restore the Easement Area (and any other portion of the Grantor Property that is damaged by such work or activities) to the same or better condition that it was in prior to the performance of such work or activities; and such repair and/or restoration shall be performed promptly after the damage occurs. If Lacamas Village fails to repair any such damage and restore the Easement Area and other portions of the Grantor Property within fifteen (15) days after Grantor gives Lacamas Village notice of such damage (or within forty-eight (48) hours from Lacamas Village’s receipt of such notice in the event of an Emergency), Grantor may perform the repair or restoration work and Lacamas Village shall, within fifteen (15) days after receipt of Grantor’s invoice therefor, reimburse Grantor for the costs and expenses incurred by Grantor in connection with such work, together with an administrative fee equal to fifteen percent (15%) of the cost to Grantor of the repair or restoration work. Interest shall accrue at the rate of twelve percent (12%) per annum on any amounts that are not paid within the above-described fifteen (15)-day period.

4. Specific Performance; Injunctive Relief. In the event that either Grantor or Lacamas Village fails to perform any of its obligations under this Easement Agreement, the other Party shall be entitled to require such performance by suit for specific performance or, where appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Washington law, including but not limited to damages.

5. No Liens. Lacamas Village shall promptly pay and discharge all claims for labor performed, supplies furnished, and services rendered at the request of or for Lacamas Village with respect to the Alley and/or the Easement Area and shall keep the Easement Area and all other portions of the Grantor Property free from any construction, mechanics, and/or materialmen’s liens. If any lien is filed or recorded against the Easement Area or any other portion of the Grantor Property as the result of work performed by or for Lacamas Village or as the result of any other activities of Lacamas Village or any Lacamas Village Parties, Lacamas Village shall cause such lien to be released and removed, or bonded or otherwise discharged within twenty (20) days after the date on which Lacamas Village first receives

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 18
137383\282882\48965709.v2

knowledge of its filing or recordation. Grantor may (but shall not be required to) take such action as Grantor deems necessary to remove such lien, and Lacamas Village shall pay Grantor such amounts expended by Grantor, together with an administrative fee equal to fifteen percent (15%) of the amount expended by Grantor in connection with the removal or release of such lien from the Grantor Property. Interest shall accrue on the amounts payable to Grantor pursuant to the immediately preceding sentence at the rate of twelve percent (12%) per annum, until paid.

6. **Modification and Amendment.** This Easement Agreement may be amended or modified by written agreement of all of the Parties and no such amendment or modification shall be effective until a written instrument setting forth its terms has been executed and acknowledged by the Parties.

7. **Indemnification.** Lacamas Village shall indemnify Grantor, the entities that comprise Grantor, and their respective members, managers, employees, shareholders, officers, directors, employees, agents, attorneys, and affiliates, and their respective successors and assigns (collectively, the “**Grantor Parties**”) for, hold Grantor and the Grantor Parties harmless from, and defend Grantor and the Grantor Parties (with counsel reasonably acceptable to Grantor) against all claims (including, without limitation, third-party claims asserted against Grantor), losses, liabilities, damages, costs, and expenses (including, without limitation, reasonable attorney fees) arising directly or indirectly from property damage, personal injuries, or other harm caused by (a) Lacamas Village or any of the Lacamas Village Parties in connection with their entry upon, use of, or work or activities upon the Easement Area or any other portion of the Grantor Property, (b) Lacamas Village’s failure to repair damage to or restore the Easement Area or any other portion of the Grantor Property as required under Section 3 of this Easement Agreement, (c) the breach by Lacamas Village or failure of Lacamas Village to comply with any term or provision of this Easement Agreement, and/or (d) the recordation or filing of any construction, mechanics, or materialmen’s lien or liens against the Easement Area or any other portion of the Grantor Property as the result of work performed by or for Lacamas Village or as the result of any other activities of Lacamas Village or any Lacamas Village Parties. Grantor shall indemnify Lacamas Village and the members, managers, employees, shareholders, officers, directors, employees, agents, attorneys, and affiliates and their respective successors and assigns (collectively, the “**Lacamas Village Indemnitees**”), hold Lacamas Village and the Lacamas Village Indemnitees harmless from, and defend Lacamas Village and the Lacamas Village Indemnitees (with counsel reasonably acceptable to Lacamas Village) against all claims (including, without limitation, third-party claims against Lacamas Village) arising directly or indirectly from property damage, personal injuries, or other harm in the Easement Area or to other portions of the Alley caused by the negligence or intentional misconduct of Grantor or any of the Grantor Parties or from the breach by Grantor or failure of Grantor to comply with any term or provision of this Easement Agreement. The Parties’ indemnification, hold harmless, and defense obligations set forth above in this Section 7 shall survive the termination of the Easement and this Easement Agreement.

8. General Provisions.

a. **Severability.** Invalidation of any provisions of this Easement Agreement shall in no way affect any of the other provisions of this Easement Agreement.

b. **Burden Runs With The Land.** The Easement and this Easement Agreement shall (i) run with the land, (ii) bind and inure to the benefit of Grantor as fee owner of the Easement Area and bind and inure to the benefit of Grantor's successors and assigns in fee ownership of the Easement Area, or any portion thereof, to the extent that Grantor is bound and/or benefited hereunder, and (iii) bind and inure to the benefit of Lacamas Village as fee owner of the Lacamas Village Property and bind and inure to the benefit of Lacamas Village's successors and assigns in fee ownership of the Lacamas Village Property, or any portion thereof, to the extent that Lacamas Village is bound and/or benefited hereunder. Any reference to a Party shall apply only so long as a Party owns a property and thereafter such reference shall apply to such Party's successor or assign in fee ownership of such property. Any transferee of the Party's Property shall automatically be deemed, by acceptance of title to such Party's Property, to have assumed all of the obligations set forth in this Easement Agreement relating to such property. Lacamas Village's indemnification, hold harmless, and defense obligations set forth in Section 7 of this Easement Agreement shall bind only the fee owner of the Lacamas Village Property at the time of the act or omission giving rise to the claim; after Lacamas Village or a subsequent owner of the Lacamas Village Property has transferred fee title to the Lacamas Village Property, the transferee of the Lacamas Village Property shall be responsible for the indemnification, hold harmless, and defense obligations set forth above in Section 7 with respect to claims arising from acts or omissions occurring after the date of such transfer and during the period of such transferee's ownership of the Lacamas Village Property, and the transferor shall have no further obligation with respect to claims arising from acts or omissions occurring on or after the date of such transfer. Grantor's indemnification, hold harmless, and defense obligations set forth in Section 7 of this Easement Agreement shall bind only the fee owner of the Easement Area at the time of the act or omission giving rise to the claim; after Grantor or a subsequent owner of the Easement Area has transferred fee title to the Easement Area, the transferee of the Easement Area shall be responsible for the indemnification, hold harmless, and defense obligations set forth above in Section 7 with respect to claims arising from acts or omissions occurring after the date of such transfer and during the period of such transferee's ownership of the Easement Area, and the transferor shall have no further obligation with respect to claims arising from acts or omissions occurring on or after the date of such transfer. Notwithstanding the above, Lacamas Village shall have additional rights to make the following assignments: (A) the right to assign this Easement Agreement for security purposes to any lender with a secured interest in the Lacamas Village Property; (B) the right to assign rights but not obligations under this Easement Agreement to the Lacamas Village Parties in order to carry out the purposes of this Easement Agreement; and (C) the right to assign its interest in this Easement Agreement to a homeowners' association formed for the subdivision of the Lacamas Village Property; provided, however, that (1) the homeowners' association must assume, in writing, Lacamas Village's duties and obligations under this Easement Agreement, (2) no assignment of Lacamas Village's interest in this Easement Agreement to a homeowners' association shall be deemed to be valid or

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 20

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effective unless Grantor has first consented in writing to such assignment and to the homeowners' association's assumption of Lacamas Village's duties and obligations under this Easement Agreement, and (3) no assignment of Lacamas Village's interest in this Easement Agreement to a homeowners' association shall be deemed to release or discharge Lacamas Village from any of its duties or obligations under this Easement Agreement (that is, Lacamas Village shall remain jointly and severally liable with the homeowners' association for all such duties and obligations).

c. **No Joint Venture.** Nothing herein shall be construed as creating any type of joint venture or partnership among or between any of the Parties.

d. **Waiver.** No provision of this Easement Agreement shall be deemed to have been waived unless such waiver is in writing signed by the waiving party. No failure by any Party to insist upon the strict performance of any provision of this Easement Agreement, or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach, of such provision, or of any other provision. No waiver of any provision of this Easement Agreement shall be deemed a waiver of any other provision of this Easement Agreement or a waiver of such provision with respect to any subsequent breach, unless expressly provided in writing.

e. **Governing Law.** The Parties expressly agree that this Easement Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Washington.

f. **Interpretation.** Headings at the beginning of each section and subsection of this Easement Agreement are solely for the convenience of the Parties and are not a part of this Easement Agreement. Whenever required by the context of this Easement Agreement, the singular shall include the plural, and the masculine shall include the feminine, and vice versa. This Easement Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both Parties had prepared it. All exhibits referred to in this Easement Agreement are attached and incorporated by this reference.

g. **Counterparts.** This Easement may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same agreement.

h. **Attorneys Fees.** In the event that either Party to this Easement Agreement institutes a suit, action, arbitration, or other legal proceeding of any nature whatsoever, relating to this Easement Agreement or to the rights or obligations of the parties with respect thereto, the prevailing party shall be entitled to recover from the losing party the prevailing party's reasonable attorney, paralegal, accountant, expert witness (whether or not called to testify at trial or other proceeding) and other professional fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, including but not limited to deposition transcript and court reporter costs, as determined by the judge or arbitrator at trial or other proceeding, and including such fees, costs and expenses incurred in

any appellate or review proceeding, or in collecting any judgment or award, or in enforcing any decree rendered with respect thereto, in addition to all other amounts provided for by law. This cost and attorney fees provision shall apply with respect to any litigation or other proceedings in bankruptcy court, including litigation or proceedings related to issues unique to bankruptcy law.

i. **Notices.** All notices or other communications required or permitted under this Easement Agreement shall be in writing and shall be (a) personally delivered (including by means of professional messenger service), which notice or other communication shall be deemed given on receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, which notice or other communication shall be deemed given three (3) business days after deposit in the United States mail; (c) sent by overnight delivery using a nationally recognized overnight courier service, which notice or other communication shall be deemed given one business day after the date of its dispatch or mailing by such courier; or (d) if an email address is shown below, sent by email, which notice or other communication shall be deemed given on the date sent as long as such date is a business day and the email is received by 5 p.m. (Pacific time) on that day; if the email is sent on a day that is not a business day or is received after 5 p.m. Pacific time on a business day, the notice or other communication that is contained in such email shall be deemed given on the first business day after the day on which the email is sent. Notices shall be given at the following addresses:

To Grantor:

c/o Metropolitan Land Group
 Attention: Elin Michel-Midelfort and John O'Neil
 732 N.W. 19th Avenue
 Portland, Oregon 97209
 Email: elin@metlandgroup.com
john@metlandgroup.com

To Lacamas Village:

Lacamas Village, LLC
 Attention: Terry Wollam
 7701 Greenwood Drive, Suite 100
 Vancouver, Washington 98662
 Email: terry@wollamassociates.com

Notice of change of address shall be given by written notice in the manner described in this Section 8. Notices may be given by a Party or by a Party's attorney or agent.

j. **Estoppel Certificates.** Each Party shall, within fifteen (15) days after the request of the other Party, execute and deliver to the requesting Party a commercially reasonable estoppel certificate pursuant to which the disclosing Party discloses, to such Party's actual knowledge, (a) whether either Party is in breach or violation of or in default under this Easement Agreement and, if so, describing the nature of such breach, violation, or default, (b) whether this Easement Agreement is in full force and effect and identifying any

amendments to this Easement Agreement, and (c) such other information that is reasonably requested by the requesting Party.

Unofficial Copy

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 23
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IN WITNESS WHEREOF, this Easement Agreement has been duly executed as of the date first set forth above.

GRANTOR:

TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJA MJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common

By: _____
John O'Neil, Manager of Grantor

Terrell Group Management, LLC, an Oregon limited liability company, Manager of Grantor

By: _____
Patrick Terrell, Member

GRANTEE:

LACAMAS VILLAGE, LLC, a Washington limited liability company

By: _____

Name: _____

Its: _____

This record was acknowledged before me on _____, 2025 by
JOHN O'NEIL as Manager of Grantor.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This record was acknowledged before me on _____, 2025 by
PATRICK TERRELL as a Member of Terrell Group Management, LLC, an Oregon limited
liability company, Manager of Grantor.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

This record was acknowledged before me on 12/10/2025, 2025
by John Doe a Member of LACAMAS VILLAGE, LLC, a Washington limited
liability company.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

EXHIBIT E

RETURN ADDRESS
City of Camas
616 NE Fourth Avenue
Camas WA 98607

PUBLIC UTILITY EASEMENT

Grantors:

TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common

Grantee:

City of Camas, a municipal corporation of the State of Washington

Legal Description (abbreviated): #18A, #18, & #9 THOMAS FLETCHER DLC 31.66A M/L (PEND 2029 to be ptn GREEN MOUNTAIN URBAN VILLAGE SP)

Assessor's Tax Parcel ID No.: 172559000 and 986037656

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 26
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The Grantors, Terrell & Associates LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; Patrick Investments, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; Edward Maletis Real Estate Holdings LLC, a Washington limited liability company as to an undivided 13.9286% interest; Green Mountain RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB Green Partners, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common, hereinafter collectively referred to as "Grantors," do hereby grant, bargain, and convey to the City of Camas, a municipal corporation of the State of Washington, the Grantee, hereinafter referred to as "Grantee," an easement for the purpose hereinafter described over, under, and across the real property that is described on the attached Exhibit A (the "Easement Area"). The Easement Area comprises a portion of the real property owned by the Grantors, which real property is described on Exhibit B attached hereto (the "Grantors' Property").

The easement granted herein (this "Easement") is for public utility purposes. The Grantee shall be responsible for the maintenance and repair of the Easement Area in compliance with all applicable laws. The Grantee and its authorized agents shall have the right to enter upon said Easement Area to maintain and make any and all repair or changes necessary to any utilities within the Easement Area. Said utility improvements will be at an elevation no greater than the existing ground elevation.

The Grantee further agrees by acceptance of this Easement to repair any damage to the Easement Area and/or other portions of the Grantors' Property solely occasioned by the maintenance or repair of said facilities or by other activities of the Grantee within the Easement Area or on other portions of the Grantors' Property, and to restore said Easement Area and other portions of the Grantors' Property to a state reasonably equal to the state which existed immediately prior to the maintenance or repair or other activities. The Grantee hereby releases and holds harmless the Grantors from any damage to any utilities within the Easement Area caused by excavation or grading performed by the Grantors in the Easement Area, provided that the Grantors use proper utility locates, as required by applicable law, prior to any such excavation or grading.

This instrument does not grant or convey to the Grantee any right, title or interest in the Grantors' Property, except as expressly stated in this Easement, or otherwise prevent the Grantors from the full use and dominion thereover; provided, however, that such use shall not interfere with the uses and purposes for the intent of this Easement.

The Grantee shall indemnify, hold harmless and defend the Grantors and their respective members, managers, employees, shareholders, officers, directors, and agents from and against any and all losses, claims, demands, suits and causes of action and damages, including, but not limited to, court costs, reasonable attorney's fees and expert witness fees (i) resulting from the exercise by the Grantee of the rights given to Grantee under this Easement or (ii) arising from any default or breach by the Grantee or its agents or employees of any covenant or any other terms or conditions contained herein.

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 28
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This Easement shall run with the Easement Area and be binding upon and inure to the benefit of the Grantors and their successors and assigns in fee ownership of the Easement Area.

GRANTORS:

TERRELL & ASSOCIATES LLC, an Oregon limited liability company, as to an undivided 8.3571% interest; PATRICK INVESTMENTS, LLC, an Oregon limited liability company, as to an undivided 11.1429% interest; MJAJMJ, LLC, an Oregon limited liability company, as to an undivided 3.7143% interest; EDWARD MALETIS REAL ESTATE HOLDINGS LLC, a Washington limited liability company as to an undivided 13.9286% interest; GREEN MOUNTAIN RT LLC, a Washington limited liability company as to an undivided 13.9286% interest; NB GREEN PARTNERS, LLC, a Washington limited liability company as to an undivided 44.2857% interest; and SFLPGM LLC, an Oregon limited liability company, as to an undivided 4.6428% interest, as tenants in common

By: _____
John O'Neil, Manager of Grantors

Terrell Group Management, LLC, an Oregon limited liability company, Manager of Grantors

By: _____
Patrick Terrell, Member

[Notary page to follow]

This record was acknowledged before me on _____, 202_____, by
John O'Neil as Manager of Grantors.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This record was acknowledged before me on _____, 202_____, by
Patrick Terrell as a Member of Terrell Group Management, LLC, an Oregon limited liability
company, as Manager of Grantors.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
County of _____)

This record was acknowledged before me on _____, 202_____, by _____ a _____ of City of Camas, a municipal corporation of the State of Washington.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 30
137383\282882\48965709.v2

EXHIBIT F

Return Address:

Shawn R. MacPherson
430 NE Everett Street
Camas, WA 98607

DEED OF DEDICATION

Dedicator:

Dedicatee: City of Camas

Legal descriptions (abbrev.): _____

Tax Parcel ID No.: _____

THE DEDICATOR, [Name of Entity], a _____, for
valuable consideration, conveys and dedicates to the CITY OF CAMAS, a municipal
corporation of the State of Washington, the Dedicatee, the following described real property
situate in the County of Clark, State of Washington:

County of Clark, State of Washington

SEE EXHIBIT A, ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

This dedication is made for public right of way purposes and includes all uses
incidental thereto, including, but not limited to sidewalks, storm water facilities, sanitary
sewer lines and appurtenances thereto, water lines and appurtenances thereto, other utilities,
and public streets.

The CITY OF CAMAS, by accepting this dedication, obligates itself to use the
aforedescribed land for the purposes stated above.

DATED this _____ day of _____, 202__.

NAME OF ENTITY

By: _____
Its: _____

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 31
137383\282882\48965709.v2

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 202_____, personally appeared _____, to me known to be the _____ of the _____ that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of _____, residing at _____

My appointment expires: _____

ACCESS AND UTILITY CONSTRUCTION EASEMENT AGREEMENT - 32
137383\282882\48965709.v2

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
119	1,946
120	1,946
121	2,070
122	1,876
123	2,365
124	2,806

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
125	2,251
126	2,143
127	2,409
128	2,400
129	2,080
130	2,960

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
131	2,604
132	2,080
133	2,080
134	2,080
135	2,080
136	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
137	2,080
138	2,080
139	2,620
140	2,600
141	2,600
142	2,600

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
143	3,227
144	2,741
145	2,662
146	2,665
147	2,665
148	2,665

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
149	2,665
150	2,665
151	3,298
152	2,256
153	2,487
154	2,354

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
155	2,220
156	2,087
157	2,016
158	2,045
159	2,312

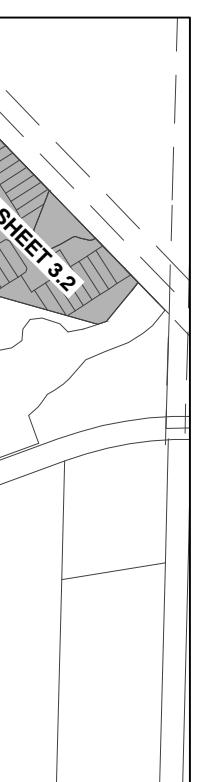
CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T14	250.59'	S57° 06' 11"E
T15	63.39'	S74° 12' 36"E
T18	238.02'	S57° 06' 11"W
T19	63.55'	S32° 53' 49"E
T20	91.43'	S32° 53' 49"E
T21	126.00'	S32° 53' 49"E
T22	120.41'	N57° 06' 11"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C10	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C11	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C12	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C13	43.00'	13°18'47"	98.55'	S8°33'12"E 78.35'

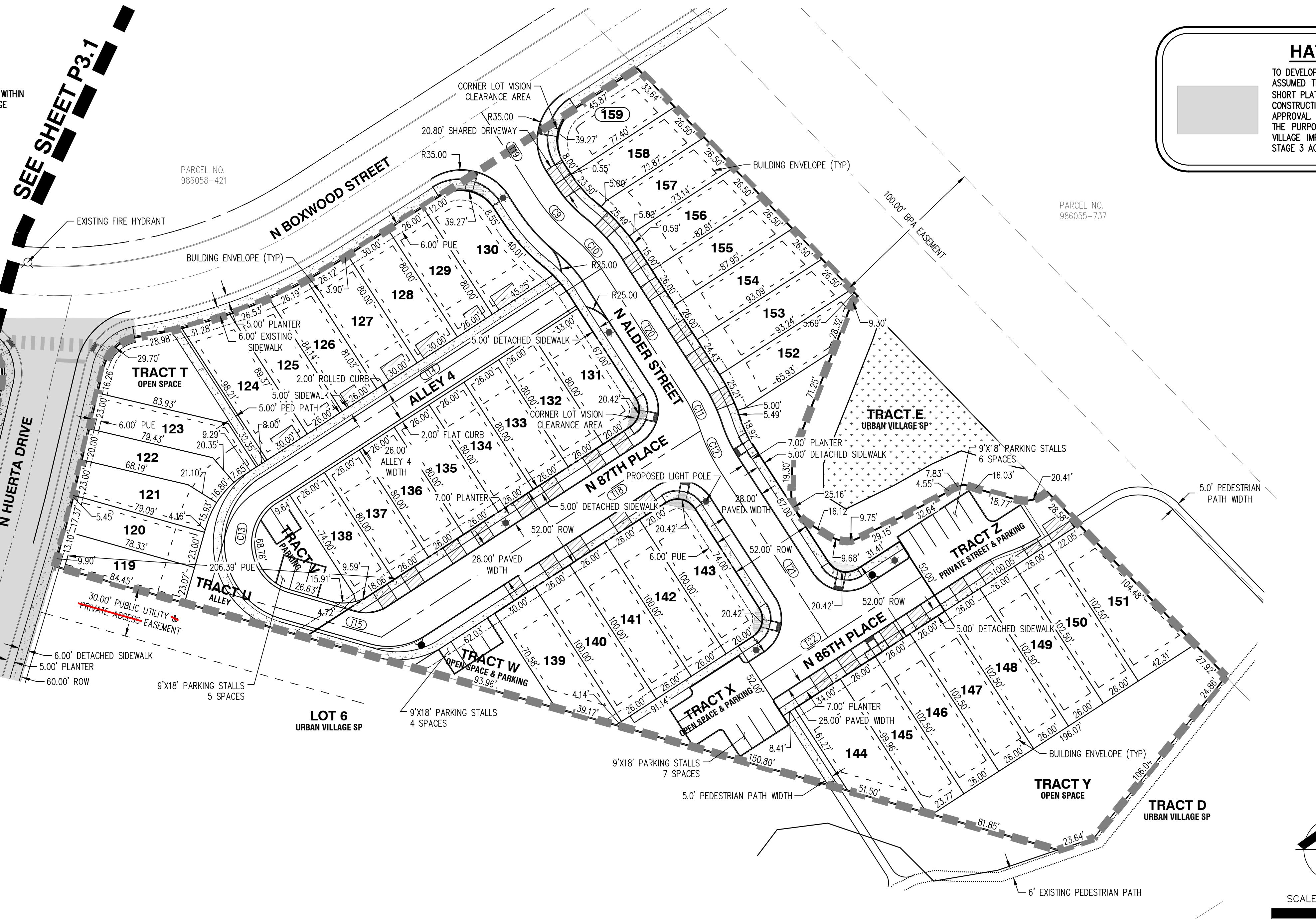
GENERAL NOTES

1. SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
2. LOT SETBACKS SHALL BE PER THE DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA SHOWN ON SHEET P3.0

SEE SHEET P3.1



KEY MAP

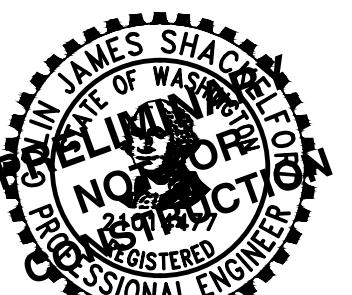


THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

HATCH LEGEND

TO DEVELOP THE LACAMAS VILLAGE SUBDIVISION (PA24-13), IT IS ASSUMED THAT STAGE 2 AND STAGE 3 OF THE URBAN VILLAGE SHORT PLAT (UVSP) IS UNDER CONSTRUCTION OR APPROVED FOR CONSTRUCTION PRIOR TO LACAMAS VILLAGE FINAL ENGINEERING APPROVAL. THESE IMPROVEMENTS ARE SHOWN AS EXISTING FOR THE PURPOSES OF THIS PLAN. ACCEPTANCE OF THE LACAMAS VILLAGE IMPROVEMENTS WILL NOT OCCUR UNTIL STAGE 2 AND STAGE 3 ACCEPTANCE IS ACHIEVED.

PRELIMINARY PLAT (EAST)
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
 DATE: 11/20/2025
 DESIGNED BY: CJS
 DRAWN BY: LMP/ALL
 CHECKED BY: CJS

P3.2