

219 WEST MARKET, ABERDEEN, WA 98520  
Phone: 360-532-3851 Fax: 360-532-0408

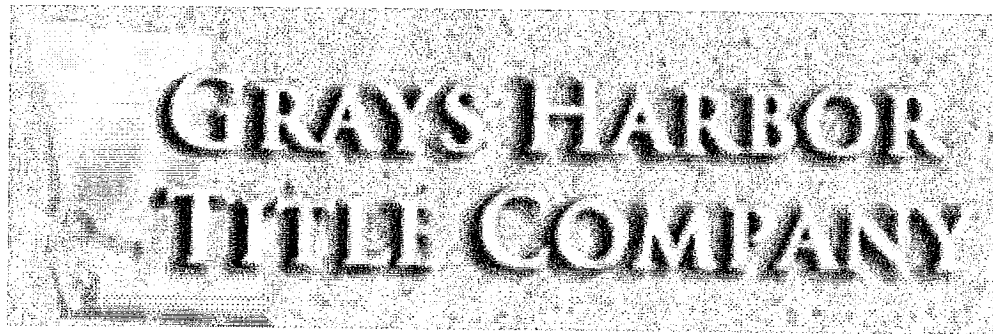
### DISTRIBUTION LIST

Our Order No.: GR16900  
Reference No:  
Re: NORTHWEST ROCK INC.,/TO COME  
Property Address: 350 CAPITAL RIDGE LN  
OAKVILLE, WA 98568

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
	TO COME
Selling Agent	Listing Agent
	WINDERMERE REAL ESTATE ABERDEEN 101 S BROADWAY ABERDEEN, WA 98520  CONTACT: DAVID DAGNEN EMAIL: <a href="mailto:DDAGNEN@WINDERMERE.COM">DDAGNEN@WINDERMERE.COM</a>
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender

# COMMITMENT FOR TITLE INSURANCE



219 WEST MARKET  
ABERDEEN, WA 98520  
Phone: 360-532-3851 Fax: 360-532-0408



## ALTA Commitment for Title Insurance

Issued by Old Republic National Title Insurance Company

### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

Issued through the office of:

**GRAYS HARBOR TITLE COMPANY** as  
agent for  
**Old Republic National Title  
Insurance Company**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

Authorized Officer or Agent

ORT Form 4690 WA 8-1-16  
ALTA Commitment for Title Insurance

By

President

Attest

Secretary

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (i) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (ii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (h) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (i) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (j) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (k) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (l) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (m) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.



GRAYS HARBOR TITLE COMPANY  
219 WEST MARKET, ABERDEEN, WA 98520  
Phone: 360-532-3851 Fax: 360-532-0408

Agent for  
**Old Republic National Title Insurance Company**  
**ALTA COMMITMENT**

**SCHEDULE A**

Title Officer: **Cheri Erickson**

Escrow Officer:

Order No.: **GR16900**

Reference No.:

Ref: **NORTHWEST ROCK INC., / TO COME**

1. EFFECTIVE DATE: **November 05, 2021 at 8:00 AM.**

2. POLICY OR POLICIES TO BE ISSUED:

- |   |        |                  |
|---|--------|------------------|
| a. <b>ALTA 2006 STANDARD OWNER'S POLICY</b> | Amount | <b>\$TO COME</b> |
| Proposed Insured:                           |        |                  |
| <b>TO COME</b>                              |        |                  |
| b. <b>ALTA 2006 EXTENDED LOAN POLICY</b>    | Amount | <b>\$TO COME</b> |
| Proposed Insured:                           |        |                  |
| <b>TO COME</b>                              |        |                  |
| c.  | Amount |                  |
| Proposed Insured:                           |        |                  |

**PREMIUM INFORMATION:**

- |                                 |                  |                       |                         |
|---------------------------------|------------------|-----------------------|-------------------------|
| a. <b>GENERAL SCHEDULE RATE</b> | <b>\$TO COME</b> | Tax: <b>\$TO COME</b> | Total: <b>\$TO COME</b> |
| b. <b>SIMULTANEOUS RATE</b>     | <b>\$TO COME</b> | Tax: <b>\$TO COME</b> | Total: <b>\$TO COME</b> |
| c.                              |                  | Tax:                  | Total:                  |

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS:

**FEE SIMPLE**

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN:

**NORTHWEST ROCK INC., A WASHINGTON CORPORATION AS TO PARCEL A AND  
NORTHWEST ROCK INC., A WASHINGTON CORPORATION WHO ACQUIRED TITLE AS  
FRIEND AND RIKALO, INC., A WASHINGTON CORPORATION AS TO PARCEL B**

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

**SEE ATTACHED EXHIBIT "A"**

**SCHEDULE B - SECTION I**

**REQUIREMENTS:**

1. INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HERewith IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
5. **EVIDENCE OF THE CORPORATE EXISTENCE OF NORTHWEST ROCK INC MUST BE SUBMITTED, TOGETHER WITH EVIDENCE OF THE IDENTITY AND AUTHORITY OF THE OFFICERS THEREOF TO EXECUTE THE FORTHCOMING INSTRUMENT.**
6. **A LEGAL DESCRIPTION WAS NOT INCLUDED IN THE APPLICATION FOR TITLE INSURANCE. THE LEGAL DESCRIPTION CONTAINED HEREIN MUST BE EXAMINED AND APPROVED BY ALL PARTIES PRIOR TO CLOSING.**

**END OF SCHEDULE B - SECTION I REQUIREMENTS**

**SCHEDULE B - SECTION II**

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

**GENERAL EXCEPTIONS:**

- A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- K. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

**END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS**



**SPECIAL EXCEPTIONS:**

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

NOTE: EXCISE TAX OF 1.35% IS DUE ON SALES PRICES UP TO \$500,000.00. EXCISE TAX OF 1.53% IS DUE ON THAT PORTION OF THE SALES PRICE FROM \$500,000.01 TO \$1,500,000.00. EXCISE TAX OF 3.00% IS DUE ON THAT PORTION OF SALES PRICE FROM \$1,500,000.01 TO \$3,000,000.00. EXCISE TAX OF 3.25% IS DUE ON THAT PORTION OF THE SALES PRICE OVER \$3,000,000.00

2. SUBJECT TO A 7.5 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALONG ALL LOT LINES AS DELINEATED ON THOSE CERTAIN SURVEYS RECORDED MARCH 16, 1981, IN VOLUME 5 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 810316030.  
AFFECTS: PARCEL A

3. SUBJECT TO A 100 FOOT WATERLINE AND SPRING EASEMENT AS DELINEATED ON THOSE CERTAIN SURVEYS RECORDED UNDER AUDITOR'S FILE NO. 810316030, RECORDS OF GRAYS HARBOR COUNTY.  
AFFECTS: PARCEL A

4. RIGHT-OF-WAY INCLUDING THE TERMS AND CONDITIONS THEREOF;  
RECORDED: JULY 17, 1991  
FILE NO.: 910718035, MICROFILM NO. 91 16333  
PURPOSE: TO ENTER UPON SAID PROPERTY AND INSTALL ELECTRIC DISTRIBUTION CONSISTING OF BURIED HIGH VOLTAGE CABLE, SECONDARY AND SERVICE CONDUCTORS, PAD MOUNTED TRANSFORMERS AND FOUNDATIONS, SECONDARY PEDESTALS AND OTHER NECESSARY EQUIPMENT; INCLUDING THE RIGHT TO ENTER UPON SAID PROPERTY FOR PURPOSES OF INSTALLATION, MAINTENANCE, TESTING, REPLACEMENT, RENEWAL, AND REPAIR OF SAID ELECTRIC FACILITIES.

5. RIGHT-OF-WAY INCLUDING THE TERMS AND CONDITIONS THEREOF;  
RECORDED: JULY 24, 1991  
FILE NO.: 910725029, MICROFILM NO. 91 16975  
PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ANY FACILITIES AND OTHER EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE HEREIN DESCRIBED PROPERTY AT ALL TIMES FOR THE PURPOSES HEREIN STATED.  
AFFECTS: PARCEL A

6. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF;  
RECORDED: DECEMBER 14, 1994  
FILE NO.: 941215039, MICROFILM NO. 94 43870  
FOR: INGRESS, EGRESS AND UTILITIES TO THE BENEFITED PROPERTY AND FOR NECESSARY REPAIRS TO, AND MAINTENANCE OF, THE ROADWAY LOCATED THEREON

CONTINUED

7. MEMORANDUM OF EASEMENT RIGHTS, INCLUDING THE TERMS AND CONDITIONS THEREOF;  
RECORDED: DECEMBER 14, 1994  
FILE NO.: 941215042, MICROFILM NO. 94 43895  
FOR: TO GRANT APPROPRIATE ACCESS EASEMENTS, FOR THE OPERATION OF THE ROCK PIT
8. TERMS AND CONDITIONS OF THE BOUNDARY LINE ADJUSTMENT;  
RECORDED: APRIL 12, 1999  
FILE NO.: 990413097, MICROFILM NO. 99 18874
9. ROAD MAINTENANCE AGREEMENT, INCLUDING ITS TERMS AND CONDITIONS;  
RECORDED: JUNE 4, 1997  
FILE NO.: 970605012 MICROFILM NO. 97 22441  
AFFECTS: PARCEL B
10. GRANT OF RIGHT-OF-WAY, INCLUDING THE TERMS AND CONDITIONS THEREOF;  
DATED: JUNE 28, 1991  
RECORDED: JULY 24, 1991  
FILE NO.: 910725029  
GRANTOR: LARRY WEAVER AND JUDY WEAVER, HUSBAND AND WIFE, ET AL  
GRANTEE: P & D DEVELOPMENT, INC., A WASHINGTON CORPORATION  
FOR: RIGHT-OF-WAY AND EASEMENT OVER, UNDER AND UPON ALL STREET AND ROAD RIGHT-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED, DEDICATED AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY; ALSO TOGETHER WITH A STRIP OF LAND 10 FEET IN WIDTH LOCATED ALONG THE EXTERIOR REAR AND SIDE BOUNDARY LINES OF ALL LOTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ANY FACILITIES AND OTHER EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE HEREIN DESCRIBED PROPERTY AT ALL TIMES FOR THE PURPOSES HEREIN STATED.  
AFFECTS: PARCEL B
11. SUBJECT TO A 7.5 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALONG ALL LOT LINES AS DELINEATED ON THOSE CERTAIN SURVEYS RECORDED MARCH 3, 1981 IN VOLUME 5 OF SURVEYS, PAGE 79, UNDER AUDITOR'S FILE NO. 810303086.  
AFFECTS: PORTION PARCEL B
12. SUBJECT TO A 60 FOOT EASEMENT AS DELINEATED ON THOSE CERTAIN SURVEYS RECORDED MARCH 3, 1981 IN VOLUME 5 OF SURVEYS, PAGE 79, UNDER AUDITOR'S FILE NO. 810303086, RECORDS OF GRAYS HARBOR COUNTY.  
AFFECTS: PORTION PARCEL B

CONTINUED

13. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH WIRES FOR TELEPHONE PURPOSES AND TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT,

RECORDED: JULY 13, 1991  
FILE NO.: 910718034  
RECORDS OF: GRAYS HARBOR COUNTY, WASHINGTON  
TO: PUBLIC UTILITY DISTRICT NO. 1 OF GRAYS HARBOR COUNTY, WASHINGTON  
AFFECTS: PARCEL B

14. AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED DECEMBER 14, 1994, UNDER AUDITOR'S FILE NO. 941215043, RECORDS OF GRAYS HARBOR COUNTY.

AFFECTS: PARCEL B

15. TERMS AND CONDITIONS OF THE BOUNDARY LINE ADJUSTMENT;

RECORDED: OCTOBER 16, 1998  
FILE NO: 981019056, MICROFILM NO. 9853870  
AFFECTS: PARCEL B

16. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;

RECORDED: FEBRUARY 3, 1959  
RECORDING NO: 44417, VOLUME 391 OF DEEDS, PAGE 597  
FOR: A PERPETUAL NON-EXCLUSIVE EASEMENT TO USE THE HAUL ROAD

17. GRANT OF RIGHT OF FIRST REFUSAL, INCLUDING THE TERMS AND CONDITIONS THEREOF:

RECORDED: DECEMBER 28, 2016  
FILE NO.: 2016-12280014  
GRANTOR: NORTHWEST ROCK, INC. A WASHINGTON CORPORATION  
GRANTEES: P AND D DEVELOPMENT, INC. A WASHINGTON CORPORATION AND PAUL D. BLAKE  
AFFECTS: PARCEL A

END OF SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

NOTES:

- a. ACCORDING TO THE RECORDS OF GRAYS HARBOR COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	160420230010
LAND:	\$103,230.00
IMPROVEMENTS:	\$74,145.00
TOTAL:	\$177,375.00

TAX ACCOUNT NO.:	160420320010
LAND:	\$23,265.00
IMPROVEMENTS:	\$0.00
TOTAL:	\$23,265.00

CONTINUED

Commitment No.: GR16900

- b. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

LOT 56, VOL. 5 SURVEYS PG. 83; PARCEL B BLA 98-53870 AFN: 981019056 (BEING PTN W 1/4 S20 T16N R4W)

- c. TO PROVIDE AN EXTENDED COVERAGE MORTGAGE POLICY, GENERAL EXCEPTIONS A THROUGH D, INCLUSIVE, ARE HEREBY DELETED.

- d. MORTGAGEE'S POLICY TO ISSUE WILL CONTAIN AN 8.1 ENDORSEMENT.

- e. MORTGAGEE'S POLICY TO ISSUE WILL CONTAIN AN ADDRESS ENDORSEMENT ON THE FOLLOWING DESCRIBED PROPERTY:

350 CAPITAL RIDGE LN  
OAKVILLE, WA 98568

- f. 2021 TAXES IN THE AMOUNT OF \$1,869.14 ARE PAID IN FULL.  
TAX ACCOUNT NO.: 160420230010

2021 TAXES IN THE AMOUNT OF \$260.72 ARE PAID IN FULL.  
TAX ACCOUNT NO.: 160420320010

- g. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.
- h. TITLE COMPANY NOTES PER THE GRAYS HARBOR COUNTY ASSESSORS OFFICE THE LAND USE IS DESIGNATED AS 85.

END OF SCHEDULE B - SECTION II NOTES



Authorized Signature

**EXHIBIT "A"**

**PARCEL A:**

**LOT 56, OF THAT CERTAIN SEGREGATION SURVEY RECORDED MARCH 16, 1981, IN VOLUME 5 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 810316030, RECORDS OF GRAYS HARBOR COUNTY;**

**(ALSO KNOWN AS A PORTION OF THE WEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN);**

**SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**

**PARCEL B:**

**PARCEL B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT 98-53870, RECORDED OCTOBER 16, 1998 UNDER AUDITOR'S FILE NO. 981019056, BEING A PORTION OF THE WEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN;**

**SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**



rev. 07/2016

## FACTS

WHAT DOES OLD REPUBLIC TITLE  
DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

## Questions

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

**Other Important Information**

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

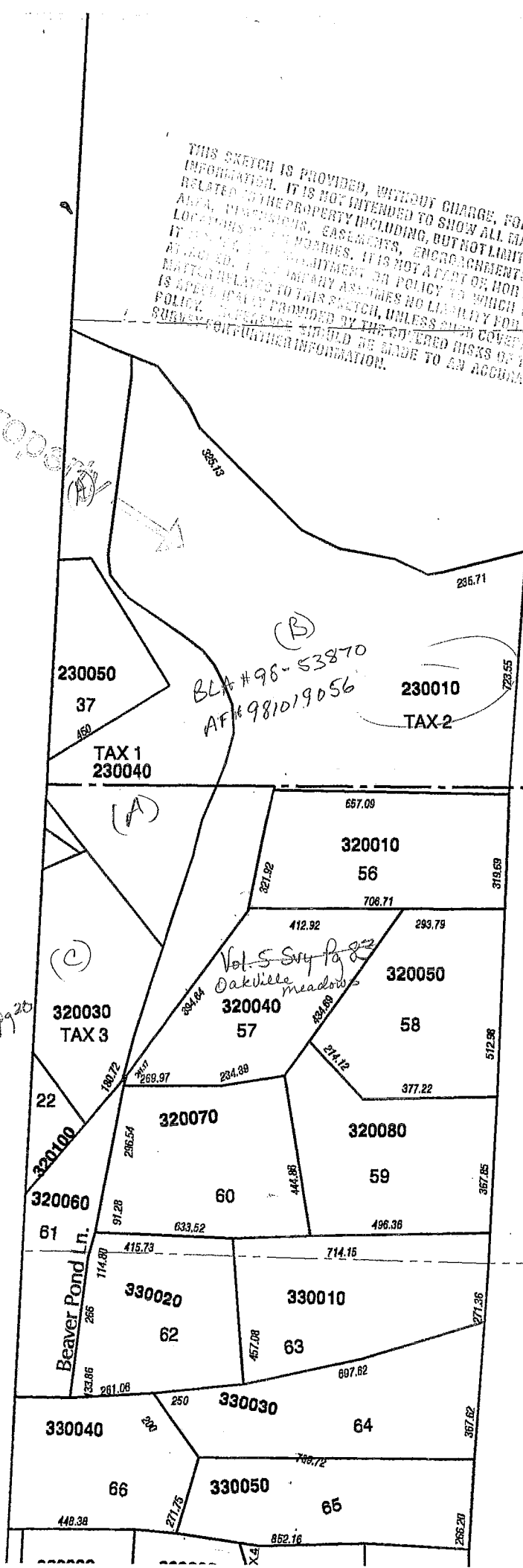
**Affiliates Who May be Delivering This Notice**

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

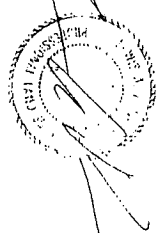


Subject: Property

Vol 5 sup pg 86  
Wts 67-76 +  
Vol. 5 Sup pg 83  
Lot 57-66  
NKA: Vol. 4 Sh. 11 pg 20  
Capitol Ridge  
Phaset.



THIS SURVEY IS PROVIDED, WITH NO GUARANTEE OF ACCURACY OR INFORMATION. IT IS NOT INTENDED TO SHOW ANY MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF THE SURVEY IT MODIFIES, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SURVEY, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.



Subject Property

### DESCRIPTION

A SURVEY IN A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, GRAYS HARBOR, COUNTY WASHINGTON.

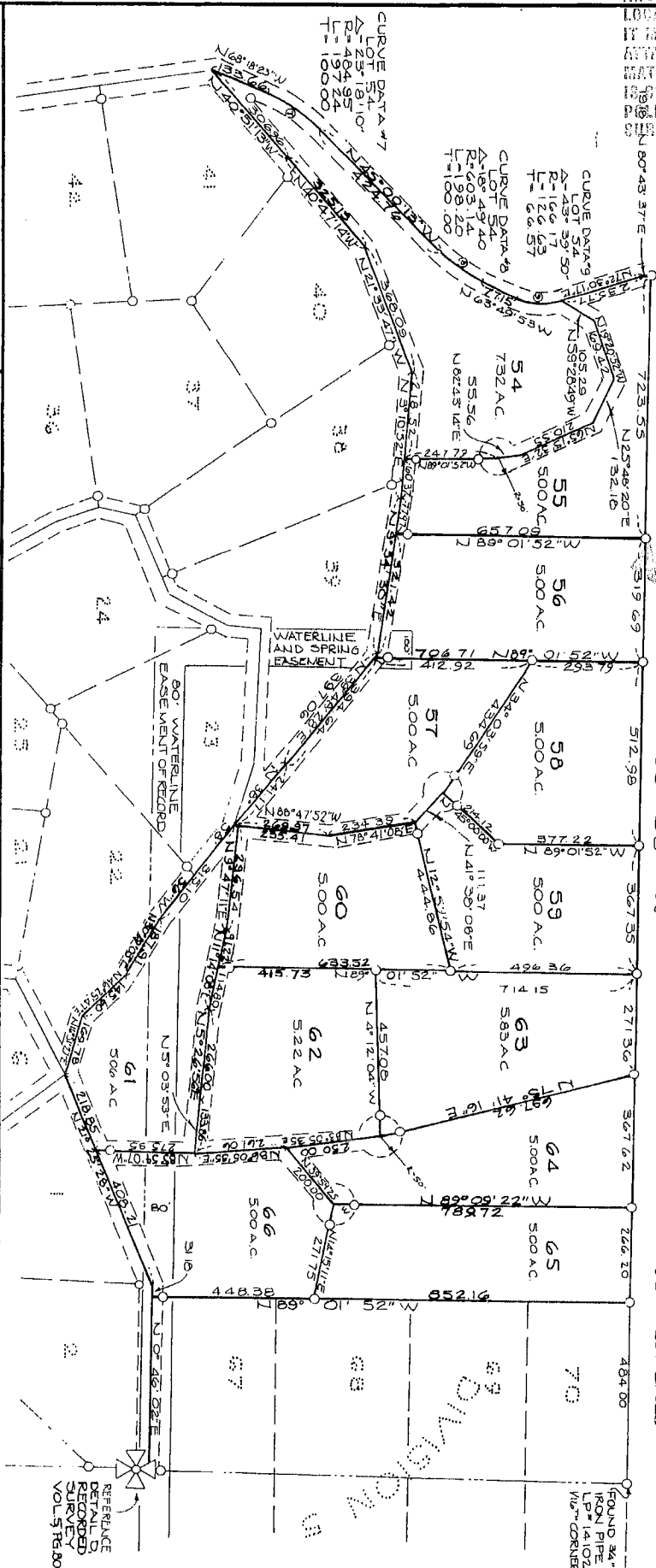
### LEGEND

- 0 SET 9/8" REBAR AND CAP #14102
- LINE OF 6" WIDE EASEMENT FOR PRIVATE ROAD AND UTILITIES

### NOTES

1. THIS DRAWING SUPERCEDES SURVEY MAP RECORDED ON FEBRUARY 10, 1981, IN VOLUME 5 OF SURVEYS, PAGE 89, RECORDS OF GRAYS HARBOR COUNTY, WA.
2. LOT CORNERS, ALONG EASEMENTS ARE SET AT THE INTERSECTION OF EASEMENT LINE AND LOT LINE. DISTANCES SHOWN ARE TO CENTERLINE OF EASEMENT.
3. AN INGRESS, EGRESS, AND UTILITY EASEMENT IS HEREBY CREATED ON ALL LOT LINE SAID EASEMENT IS 75 FEET ON EACH SIDE OF LOT LINES.

DATE OF DRAWING:  
RECORDED SURVEY VOL. 1, PG. 105



4103 1/2 050  
ADDITIONAL CERTIFICATE

Filed for record this 14th day of May 1981 at 1:00 P.M. in Book 5 of Records, page 53, at the request of  
Laurie Conner

Robert E. Givens  
Surveyor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Washington, Chapter 180, RCW.


Certification No. 14102

PREPARED FOR

MONTY CARLSON  
1110 S TAFT  
KENNEWICK, WA 99336

1. RECORDED DEC 1986

BOUNDARY SURVEY  
SEC. 19 & 20, T16N, R4W, W1M.

DRAWN BY	DATE	JOB NO.
C LEVIN	MARCH 10, 1981	80066-56
CHECKED BY	SCALE	SHEET
	1" = 200'	1 OF 1

DIVISION FOUR: OAKVILLE MEADOWS

REFERENCE  
DETAILS  
RECORDED  
SURVEY  
VOL. 5 PG. 80

FD. 1" LP.  
L.S. V.5 P.82

CALCULATED  
POSITION  
R.O.S. V.5 P.82

(N88°40'54"E)  
N 88°41'51"E  
1341.23'

NORTHEAST CORNER  
OF 1/4 OF SECTION 20  
N-W 1/4  
CALCULATED  
POSITION  
R.O.S. V.5 P.82 (N88°40'54"E)  
N 88°41'51"E  
1341.23'

18  
19

S87°55'30"E 2517.27'

18  
17  
19  
20

N02°03'08"E 5275.76'

19  
30  
FD. 1" LP.  
R.O.S. V.5 P.82

(42)

(41)

(40)

(37)

(38)

(54)

(B)

(55)

(56)

(57)

(C)

(61)

(60)

W. LINE LOT 39  
R.O.S. V.5 P.79  
S 57°15'31"E  
8.79'

N42°57'21"E  
13.01'

N42°57'21"E 480.00'  
LL-90-04

5.29 AC. +/-  
EAST LINE LOT 23  
LL-90-04

S 34°33'01"W  
288.53'

S41°34'27"W 28.30'  
N41°34'27"E 140.18'  
NEW LINE IS THE  
WEST LINE LOT 61 LL-90-04

OLD LINE  
EAST LINE LOT 39  
R.O.S. V.5 P.79

OLD LINE  
W. LINE LOT 39  
R.O.S. V.5 P.79

OLD LINE  
N. LINE LOT 57  
R.O.S. V.5 P.83

OLD LINE  
S 08°56'20"W 33.48'

OLD LINE  
N 88°57'10"W 10.37'

OLD LINE  
N 88°00'55"W  
863.37' (857.08')

OLD LINE  
N 00°51'08"E 724.33'

OLD LINE  
N 00°51'08"E 724.33'

OLD LINE  
N 00°51'08"E 724.33'

OLD LINE  
N 00°51'08"E 724.33'

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N 00°51'08"E 724.33'

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OLD LINE  
N 00°51'08"E 724.33'

OLD LINE  
N 00°51'08"E 724.33'

OLD LINE  
N 00°51'08"E 724.33'

NOTE: FOR LOT CONFIGURATIONS OF  
LOTS 57, 60 AND 61 SEE R.O.S. V.5 P.83  
AND LL-90-04 AS RECORDED IN VOL. 4 OF  
SHORT PLATS, PAGES 2021 AND 22.

CALCULATED  
POSITION  
PER DNR MAP 8537  
FD. DNR REF. MON.  
480°23'41"W 20.00'

19  
20  
30  
29

N88°23'41"E 1310.74' (70 CALC. SEC. COR.)

S-W 1/4  
FD. DNR ALMA MON.  
N88°23'41"E 3832.22'

9853876

3  
Return Address:

981019056

NORTHWEST ROCK INC.  
642 NEWSKAM ROAD  
ABERDEEN, WA 98520

OCT 16 PM 4 51

*Paul Blake* 10/16/98  
**BOUNDARY LINE ADJUSTMENT FORM**

Land solely divided for boundary line adjustment, PROVIDED: (A) the total number of lots, sites or divisions, is not increased; (B) the resulting parcels meet minimum Health Department standards as related to sewage disposal and water supply; and (C) the resulting parcels meet the minimum size and width required by the zoning district in which the property is located. [Ordinance No. 111 criteria for granting approval of Boundary Line Adjustments]

**BOUNDARY ADJUSTMENT**

Parcels: 160420 230020 160420 230060  
160420 230018 160420 320020  
160420 230048  
160420 230030

Abbreviated legal description (per RCW 65.04):

The complete legal descriptions begin on page

The complete legal descriptions for the properties whose boundaries are hereby adjusted are described in Exhibit A which is attached hereto and incorporated by reference.

The complete legal descriptions for the newly adjusted parcels are attached hereto Exhibit B and incorporated by reference.

The map(s) documenting the old and new boundaries of the two parcels are attached hereto as Exhibit C and incorporated by reference.

NOTICE: This Boundary Line Adjustment does not transfer title or constitute a conveyance of real estate. No segregation of current parcels or transfer of record title will be made by Grays Harbor County until proper legal documents are recorded.

**CERTIFICATION**

We, the undersigned, are the owners of the property described herein and certify that this boundary line adjustment is made by our free will consent.

*Paul O. Blake* *Paul O. Blake* Pres

Print & Sign Name

Joseph P. Strick

President

Northwest Rock Inc

Print & Sign Name

**ADMINISTRATOR'S REVIEW:**

Examined and reviewed this 12th day of October, 1997.

*Kenneth Kim*

Subdivision Administrator

9852870

Grays Harbor Boundary Line Adjustment No. \_\_\_\_\_

Exhibit "B"

New Legal Descriptions

New Parcel A:

That portion of the west one-quarter (W1/4) of Section Twenty (20) and the east one-quarter of Section Nineteen (19) Township Sixteen (16) North, Range Four (4) West of the Willamette Meridian lying southerly of the centerline of an abandoned mainline railroad logging grade now used as a private road described as follows:

Beginning at the northeast corner of said W1/4 of said section 20; thence S00°51'06"W along the east line of said W1/4 a distance of 2704.49 feet; thence N89°00'55"W 663.37 feet; thence S09°35'27"W 321.72 feet to the north line of Lot 57 of Grays Harbor County Large Lot Division LL-90-04 as recorded in Volume 4 of Short Plats, page 21, under Auditor's File No. 930210019; thence N88°57'10"W along the north line of said Lot 57, a distance of 10.37 feet to the northwest corner of said Lot 57; thence S08°56'20"W along the west line of said Lot 57 a distance of 33.48 feet; thence S44°35'53"W along said west line 262.71 feet; thence S34°33'01"W along said west line 288.53 feet; thence S41°34'27"W along the west line of Lot 61 of said LL-90-04 a distance of 26.39 feet; thence N16°55'53"E 394.27 feet to the True Point of Beginning; thence continuing N16°55'53"E 582.61 feet; thence along the arc of a 24°54'40" curve to the left, through a central angle of 72°50'17" a distance of 292.39 feet; thence N55°54'24"W 245.86 feet; thence along the arc of a 33°42'12" curve to the right, through a central angle of 61°13'21" a distance of 181.65 feet; thence N05°18'57"E 545.97 feet to the centerline of said grade; thence N68°17'26"W along said centerline 50.55 feet; thence S82°30'28"W along said centerline 303.89 feet; thence S07°29'32"E 594.30 feet; thence N86°49'22"E 160.80 feet; thence S33°50'51"E 411.55 feet; thence S56°09'11"W 450.00 feet; thence S30°26'59"E 251.92 feet; thence S57°15'31"E 8.79 feet to the west line of Lot 23 of said LL-90-04 as recorded in Volume 4 of Short Plats, page 20; thence N42°57'21"E 13.01 feet; thence S46°25'13"E 357.81 feet to the True Point of Beginning, containing 9.83 acres, more-or-less, situate in Grays Harbor County, Washington.

Together With and Subject To easements of record.

F.L. Martin Surveying  
3002 Blumauer Rd. SE  
P.O. Box 536  
Tenino, Wa. 98589  
(360) 264-2150  
January 15, 1998

9853870A

Grays Harbor Boundary Line Adjustment No.  
Exhibit "B"

New Legal Descriptions

New Parcel B:

That portion of the west one-quarter (W1/4) of Section Twenty (20), Township Sixteen (16) North, Range Four (4) West of the Willamette Meridian lying southerly of the centerline of an abandoned mainline railroad logging grade now used as a private road described as follows: Beginning at the northeast corner of said W1/4 of said section; thence S00°51'06"W along the east line of said W1/4 a distance of 1980.11 feet to the centerline of an abandoned mainline railroad logging grade now used as a private road, the True Point of Beginning; thence continuing S00°51'06"W 724.38 feet to an easterly extension of the north line of Lot 56 of that certain segregation survey recorded March 16, 1981 in Volume 5 of surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County, Washington; thence N89°00'55"W 663.37 feet to the northwest corner of said Lot 56; thence S09°35'27"W 321.72 feet to the north line of Lot 57 of Grays Harbor County Large Lot Division LL-90-04 as recorded in Volume 4 of Short Plats, page 21, under Auditor's File No. 930210019; thence N88°57'10"W along the north line of said Lot 57 a distance of 10.37 feet to the northwest corner of said Lot 57; thence S08°56'20"W along the west line of said Lot 57 a distance of 33.48 feet; thence S44°35'53"W along said west line 262.71 feet; thence S34°33'01"W along said west line 288.53 feet; thence S41°34'27"W along the west line of Lot 61 of said LL-90-04 a distance of 26.39 feet; thence N16°55'53"E 976.88 feet; thence along the arc of a 24°54'40" curve to the left, through a central angle of 72°50'17" a distance of 292.39 feet; thence N55°54'24"W 245.86 feet; thence along the arc of a 33°42'12" curve to the right, through a central angle of 61°13'21" a distance of 181.65 feet; thence N05°18'57"E 545.97 feet to the centerline of said grade; thence S68°17'26"E along said centerline 83.11 feet; thence along the arc of a 11°48'53" degree curve to the right, through a central angle of 23°18'10" a distance of 197.24 feet; thence S44°59'16"E along said centerline 424.76 feet; thence along the arc of a 9°29'58" degree curve to the left, through a central angle of 18°49'40" a distance of 198.20 feet; thence S63°48'56"E along said centerline 77.15 feet; thence along the arc of a 34°28'49" degree curve to the left, through a central angle of 43°39'50" a distance of 126.63 feet; thence N72°31'14"E along said centerline 235.77 feet; thence N80°44'34"E along said centerline 23.85 feet to the east line of said W1/4 of said section and the True Point of Beginning, containing 22.94 acres, more-or-less, situate in Grays Harbor County, Washington.

Together With and Subject To easements of record, provided, however, that P & D Development, Inc. and Paul D. Blake, by the recording of this boundary line adjustment, hereby agree that the previously granted right of ingress and egress over the existing roadway which begins at the southwest corner of Lots 55 and 56 and which runs in a northwesterly direction along the westerly boundary of Lots 55 and 54 to the beginning of the "development lots", all as described in the Stock Redemption Agreement dated July 19, 1993 and, particularly, in paragraph 4.9 of said agreement is hereby fully and permanently extinguished.

F.L. Martin Surveying  
3002 Rhumauer Rd. SE  
P.O. Box 536  
Tenino, WA. 98589  
(360) 264-2150  
January 15, 1998

Grays Harbor Boundary Line Adjustment No. \_\_\_\_\_

Exhibit "B"

New Legal Descriptions

New Parcel C:

That portion of the west one-quarter (W1/4) of Section Twenty (20) and the east one-quarter of Section Nineteen (19) Township Sixteen (16) North, Range Four (4) West of the Willamette Meridian lying southerly of the centerline of an abandoned mainline railroad logging grade now used as a private road described as follows:

Beginning at the northeast corner of said W1/4 of said section 20; thence S00°51'06"W along the east line of said W1/4 a distance of 2704.49 feet; thence N89°00'55"W 663.37 feet; thence S09°35'27"W 321.72 feet to the north line of Lot 57 of Grays Harbor County Large Lot Division LL-90-04 as recorded in Volume 4 of Short Plats, page 21, under Auditor's File No. 930210019; thence N88°57'10"W along the north line of said Lot 57 a distance of 10.37 feet to the northwest corner of said Lot 57; thence S08°56'20"W along the west line of said Lot 57 a distance of 33.48 feet; thence S44°35'53"W along said west line 262.71 feet; thence S34°33'01"W along said west line 288.53 feet; thence S41°34'27"W along the west line of Lot 61 of said LL-90-04 a distance of 26.39 feet to the True Point of Beginning; thence N16°55'53"E 394.27 feet; thence N46°25'13"W 357.84 feet; thence S42°57'21"W 489.81 feet to the southwest corner of Lot 23 of said LL-90-04 as recorded in Volume 4 of Short Plats, page 20; thence S46°07'45"E along the south line of said Lot 23 a distance of 534.26 feet to the southeast corner of said Lot 23; thence N41°34'27"E 140.19 feet to the True Point of Beginning, containing 5.29 acres, more-or-less, situate in Grays Harbor County, Washington.

Together With and Subject To easements of record.

F.L. Martin Surveying  
3002 Blumauer Rd. SE  
P.O. Box 536  
Tenino, Wa. 98589  
(360) 264-2150  
January 15, 1998

9853872

Grays Harbor Boundary Line Adjustment No. \_\_\_\_\_

**EXHIBIT "A"**

**Old Legal Descriptions**

**Old Parcel A:**

Lots 39 and 41 of that certain segregation survey recorded March 3, 1981 in Volume 5 of Surveys, page 79, under Auditor's File No. 810303086, records of Grays Harbor County, Washington; (Also known as a portion of the west one-quarter of Section 20 and the east one-quarter of Section 19, Township 16 North, Range 4 West of the Willamette Meridian),

**AND**

Those portions of Lots 57, 60 and 61 of that certain segregation survey recorded March 16, 1981 in Volume 5 of surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County, Washington, lying westerly of Lot 57 and 61 of Grays Harbor County Large Lot Division LI.-90-04 as recorded in Volume 4 of Short Plats, page 21, under Auditor's File No. 930210019; (Also known as a portion of the west one-quarter of Section 20, Township 16 North, Range 4 West, of the Willamette Meridian).

Together With and Subject To easements of record.

F.L. Martin Surveying  
3002 Blumauer Rd. SE  
P.O. Box 536  
Tenino, Wa. 98589  
(360) 264-2150  
January 15, 1998

**9852873**



Grays Harbor Boundary Line Adjustment No. \_\_\_\_\_

**EXHIBIT "A"**

**Old Legal Descriptions**

**Old Parcel B:**

Lots 38 and 40 of that certain segregation survey recorded March 3, 1981 in Volume 5 of Surveys, page 79, under Auditor's File No. 810303086, records of Grays Harbor County, Washington; (Also known as a portion of the west one-quarter of Section 20, Township 16 North, Range 4 West of the Willamette Meridian),  
AND

Lots 54 and 55 of that certain segregation survey recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County, Washington; (Also known as a portion of the west one-quarter of Section 20, Township 16 North, Range 4 West of the Willamette Meridian),

Together With and Subject To easements of record.

F.L. Martin Surveying  
3002 Blumauer Rd. SE  
P.O. Box 536  
Tenino, Wa. 98589  
(360) 264-2150  
January 15, 1998

9853874

Grays Harbor Boundary Line Adjustment No. \_\_\_\_\_

**EXHIBIT "A"**

**Old Legal Descriptions**

**Old Parcel C:**

Lot 23 of Grays Harbor County Large Lot Division LL-90-04 as recorded in Volume 4 of Short Plats, page 20, under Auditor's File No. 930210019; and that portion of Lot 23 of that certain segregation survey recorded March 3, 1981 in Volume 5 of Surveys, page 80, under Auditor's File No. 810303087, records of Grays Harbor County, Washington, lying easterly of Lot 23 of said LL-90-04. (Also known as a portion of the west one-quarter of Section 20, Township 16 North, Range 4 West of the Willamette Meridian.

Together With and Subject To easements of record.

F.L. Martin Surveying  
3002 Blumauer Rd. SE  
P.O. Box 536  
Tenino, Wa. 98589  
(360) 264-2150  
January 15, 1998

9853875



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

**Assessor**   **Treasurer**   **Appraisal**   **MapSifter**

## Parcel

<b>Parcel#:</b>	160420230010	<b>Owner Name:</b>	NORTHWEST ROCK INC
<b>DOR Code:</b>	85 - Resource - Mining	<b>Address1:</b>	642 NEWSKAH RD
<b>Situs:</b>	350 CAPITOL RIDGE LN	<b>Address2:</b>	
<b>Map Number:</b>	1604-20	<b>City, State:</b>	ABERDEEN WA
<b>Status:</b>		<b>Zip:</b>	98520
<b>Description:</b>	TAX 2 (AKA PARCEL B OF BLA 98-53870)		
<b>Comment:</b>			

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$103,230	Land:	\$103,230	District:	400 - 400
Improvements:	\$74,145	Improvements:	\$74,145	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$177,375	Total	\$177,375	Total Acres:	22.94000

## Ownership

Owner's Name	Ownership %	Owner Type
NORTHWEST ROCK INC	100 %	Owner

## Sales History

No Sales History

## Building Permits

Permit No.	Date	Description	Amount
19981883	10/20/1998	GRADE & FILL	\$0.00

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	NORTHWEST ROCK INC	\$103,230	\$74,145	\$0	\$177,375	\$0	\$177,375
2020	NORTHWEST ROCK INC	\$103,230	\$74,145	\$0	\$177,375	\$0	\$177,375
2019	NORTHWEST ROCK INC	\$103,230	\$74,145	\$0	\$177,375	\$0	\$177,375
2018	NORTHWEST ROCK INC	\$103,230	\$65,615	\$0	\$168,845	\$0	\$168,845
2017	NORTHWEST ROCK INC	\$103,230	\$65,615	\$0	\$168,845	\$0	\$168,845

[View Taxes](#)

## Parcel Comments

No Comments Available

## Property Images

No images found.

1.0.7822.19249

Data current as of: 11/12/2021 4:51 PM

TX\_RollYear\_Search: 2021



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Kenneth E. Albert  
Grays Harbor County Treasurer P.O. Box 831 Montesano, WA 98563

**Assessor    Treasurer    Appraisal    MapSifter**

### Parcel

<b>Parcel#:</b>	160420230010	<b>Owner Name:</b>	NORTHWEST ROCK INC
<b>DOR Code:</b>	85 - Resource - Mining	<b>Address1:</b>	642 NEWSKAH RD
<b>Situs:</b>	350 CAPITOL RIDGE LN	<b>Address2:</b>	
<b>Map Number:</b>	1604-20	<b>City, State:</b>	ABERDEEN WA
<b>Status:</b>		<b>Zip:</b>	98520
<b>Description:</b>	TAX 2 (AKA PARCEL B OF BLA 98-53870)		
<b>Comment:</b>			

### Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	NORTHWEST ROCK INC	<b>2021-160420230010</b>	\$1,851.24	\$0.00	\$1,851.24	\$17.90	\$1,869.14

### Balances Due

### 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2021-160420230010</b>	\$1,851.24	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-0371116	05/07/2021	\$934.57	\$0.00	\$934.57
	2021-0411890	11/09/2021	\$934.57	\$0.00	\$934.57
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2020-160420230010</b>	\$1,588.56	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-0268590	05/26/2020	\$803.23	\$0.00	\$803.23
	2020-0302151	10/28/2020	\$803.23	\$0.00	\$803.23
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2019-160420230010</b>	\$1,522.46	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2019-0169177	05/06/2019	\$770.18	\$0.00	\$770.18
	2019-0201883	10/29/2019	\$770.18	\$0.00	\$770.18
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2018-160420230010</b>	\$1,679.62	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2018-0042448	04/25/2018	\$848.76	\$0.00	\$848.76
	2018-0100586	10/31/2018	\$848.76	\$0.00	\$848.76

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2017-160420230010</b>	\$1,553.16	\$17.90	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	BM9696	11/03/2017	\$785.53	\$0.00	\$785.53
	BM9086	04/25/2017	\$785.53	\$0.00	\$785.53
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2016-160420230010</b>	\$1,581.20	\$17.90	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	BM7825	04/26/2016	\$799.55	\$0.00	\$799.55
	005401	11/09/2016	\$799.55	\$0.00	\$799.55

## Property Images

No images found.

1.0.7822.19249

Data current as of: 11/12/2021 4:51 PM

TX\_RollYear\_TR: 2021



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

## Parcel

<b>Parcel#:</b>	160420230010	<b>Owner Name:</b>	NORTHWEST ROCK INC
<b>DOR Code:</b>	85 - Resource - Mining	<b>Address1:</b>	642 NEWSKAH RD
<b>Situs:</b>	350 CAPITOL RIDGE LN	<b>Address2:</b>	
<b>Map Number:</b>	1604-20	<b>City, State:</b>	ABERDEEN WA
<b>Status:</b>		<b>Zip:</b>	98520
<b>Description:</b>	TAX 2 (AKA PARCEL B OF BLA 98-53870)		
<b>Comment:</b>			

## Land

### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
FirePatrol	FIRE Acres	23.00000000			
UnimpAcres	Acres	22.94000000			1.00

## Property Images

No Images found.



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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Kenneth E. Albert  
Grays Harbor County Treasurer P.O. Box 831 Montesano, WA 98563

**Assessor    Treasurer    Appraisal    MapSifter**

### Parcel

**Parcel#:** 160420320010      **Owner Name:** NORTHWEST ROCK INC  
**DOR Code:** 85 - Resource - Mining      **Address1:** 642 NEWSKAH RD  
**Situs:**      **Address2:**  
**Map Number:** 1604-20      **City, State:** ABERDEEN WA  
**Status:**      **Zip:** 98520  
**Description:** LOT 56 OAKVILLE MEADOWS  
**Comment:**

### Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	NORTHWEST ROCK INC	<b>2021-160420320010</b>	\$242.82	\$0.00	\$242.82	\$17.90	\$260.72

### Balances Due

### 5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2021-160420320010</b>	\$242.82	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2021-0371117	05/07/2021	\$130.36	\$0.00	\$130.36
	2021-0411891	11/09/2021	\$130.36	\$0.00	\$130.36
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2020-160420320010</b>	\$208.36	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2020-0268591	05/26/2020	\$113.13	\$0.00	\$113.13
	2020-0302152	10/28/2020	\$113.13	\$0.00	\$113.13
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2019-160420320010</b>	\$199.70	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2019-0169178	05/06/2019	\$108.80	\$0.00	\$108.80
	2019-0201884	10/29/2019	\$108.80	\$0.00	\$108.80
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2018-160420320010</b>	\$231.44	\$17.90	\$0.00	\$0.00
	<b>Receipt Number</b>	<b>Receipt Date</b>	<b>Taxes/Fees</b>	<b>Interest Paid</b>	<b>Total Paid</b>
	2018-0042449	04/25/2018	\$124.67	\$0.00	\$124.67
	2018-0100587	10/31/2018	\$124.67	\$0.00	\$124.67



Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2017-160420320010</b>	\$214.02	\$17.90	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	BM9696	11/03/2017	\$115.96	\$0.00	\$115.96
	BM9086	04/25/2017	\$115.96	\$0.00	\$115.96
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2016-160420320010</b>	\$217.88	\$17.90	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	BM7825	04/26/2016	\$117.89	\$0.00	\$117.89
	005401	11/09/2016	\$117.89	\$0.00	\$117.89

## Property Images

No images found.



# GRAYS HARBOR COUNTY WASHINGTON



## TAXSIFTER

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Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

## Parcel

Parcel#: 160420320010 Owner Name: NORTHWEST ROCK INC  
DOR Code: 85 - Resource - Mining Address1: 642 NEWSKAH RD  
Situs: Address2:  
Map Number: 1604-20 City, State: ABERDEEN WA  
Status: Zip: 98520  
Description: LOT 56 OAKVILLE MEADOWS  
Comment:

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$23,265	Land:	\$23,265	District:	400 - 400
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$23,265	Total	\$23,265	Total Acres:	5.17000

## Ownership

Owner's Name	Ownership %	Owner Type
NORTHWEST ROCK INC	100 %	Owner

## Sales History

No Sales History

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	NORTHWEST ROCK INC	\$23,265	\$0	\$0	\$23,265	\$0	\$23,265
2020	NORTHWEST ROCK INC	\$23,265	\$0	\$0	\$23,265	\$0	\$23,265
2019	NORTHWEST ROCK INC	\$23,265	\$0	\$0	\$23,265	\$0	\$23,265
2018	NORTHWEST ROCK INC	\$23,265	\$0	\$0	\$23,265	\$0	\$23,265
2017	NORTHWEST ROCK INC	\$23,265	\$0	\$0	\$23,265	\$0	\$23,265

[View Taxes](#)

## Parcel Comments

No Comments Available

## Property Images

No images found.

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Data current as of: 11/12/2021 4:51 PM

TX\_RollYear\_Search: 2021



# GRAYS HARBOR COUNTY WASHINGTON



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Dan Lindgren  
Grays Harbor County Assessor 100 W. Broadway Ave Montesano, WA 98563

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

<b>Parcel#:</b>	160420320010	<b>Owner Name:</b>	NORTHWEST ROCK INC
<b>DOR Code:</b>	85 - Resource - Mining	<b>Address1:</b>	642 NEWSKAH RD
<b>Situs:</b>		<b>Address2:</b>	
<b>Map Number:</b>	1604-20	<b>City, State:</b>	ABERDEEN WA
<b>Status:</b>		<b>Zip:</b>	98520
<b>Description:</b>	LOT 56 OAKVILLE MEADOWS		
<b>Comment:</b>			

### Land

#### Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
FirePatrol	FIRE Acres	5.00000000			
UnimpAcres	Acres	5.17000000			1.00

### Property Images

No images found.

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3

910605008

AFTER RECORDING MAIL TO:

Friend & Rikalo, Inc.  
642 Newskah Road  
Aberdeen, WA 98520

VERN SPATE  
GRAYS HARBOR CO. AUDITOR

'97 JUN 4 PM 2 44

135751

REAL ESTATE EXCISE TAX

\$ 2298.00 Paid 6-4-97

WILLIAM A. STRABING, TREASURER

Grays Harbor County, Washington, Wash.

*J. H. H. H.* Deputy

NOTE: The Auditor  
Recorder will rely on the  
information provided on  
the form. The staff will  
not read the document  
to verify the accuracy or  
completeness of the indexing  
information provided herein.

Filed for Record at Request of  
Grays Harbor Title Company  
Escrow Number: 17556

A13305

Statutory Warranty Deed

Grantor(s): Muehlman, Inc.

Grantee(s): Friend & Rikalo, Inc.

Abbreviated Legal: Ptn. Sec. 20, T16N, R4WWM and Ptn. Sec. 19 & 20, T16N,  
R4WWM.

Full Legal Description on page(s): 2

Assessor's Tax Parcel Number(s): 160420230010, 160420230020, 160420230030, and  
160420230060

THE GRANTOR MUEHLMAN, INC., a Washington corporation,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to FRIEND & RIKALO, INC., a Washington corporation;

the following described real estate, situated in the County of Grays Harbor, State of Washington;  
See Exhibit 'A' for legal description, attached hereto and made a part  
hereof.

SUBJECT TO: Reservations, restrictions, covenants and easements of record  
as shown on EXHIBIT 'A' which is attached hereto and made a part hereof.

Dated this 3rd day of June, 1997

By Muehlman, Inc. By

By *Daniel W. Muehlman* By

Daniel W. Muehlman, President  
STATE OF Washington }  
COUNTY OF Grays Harbor } SS

I certify that I know or have satisfactory evidence that Daniel W. Muehlman  
is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated that he is  
authorized to execute the instrument and acknowledge it as the President  
of Muehlman, Inc. to be the  
free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 3, 1997

KATHLEEN FOGARTY  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Comm. Expires Dec. 19, 1997

*Kathleen Fogarty*  
Kathleen Fogarty  
Notary Public in and for the State of Washington  
Residing at Aberdeen  
My appointment expires: 12/19/97

EXHIBIT "A"

PARCEL A:

Lot 40 of that certain segregation survey recorded March 3, 1981 in Volume 5 of Surveys, page 79, under Auditor's File No. 810303086, records of Grays Harbor County;  
(ALSO known as a portion of the West Quarter of Section 20, Township 16 North, Range 4 West of the Willamette Meridian);

AND

Lots 54 and 55 of that certain segregation survey recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County;  
(ALSO known as a portion of the West Quarter of Section 20, Township 16 North, Range 4 West of the Willamette Meridian);  
Situate in the County of Grays Harbor, State of Washington.

PARCEL B:

Lot 38 of that certain segregation survey recorded March 3, 1981 in Volume 5 of Surveys, page 79, under Auditor's File No. 810303086, records of Grays Harbor County;  
(ALSO known as a portion of the Southeast Quarter of the Northeast Quarter of Section 19 AND a portion of the West Quarter of Section 20, all in Township 16 North, Range 4 West of the Willamette Meridian);  
Situate in the County of Grays Harbor, State of Washington.

PARCEL C:

A 60 foot non-exclusive easement for ingress, egress and utilities being more particularly described in Easement and Agreement recorded December 14, 1994, under Auditor's File No. 941215039, records of Grays Harbor County;  
Situate in the County of Grays Harbor, State of Washington.

TOGETHER WITH all of Grantor's right, title and interest in development rights, licenses, government approvals and permits, leases, contracts, agreements, utility arrangements, warranties, guarantees, indemnities, claims, applications, permits, plans, drawings, specifications, surveys, maps, engineering reports and other technical descriptions, books and records, insurance proceeds and condemnation awards, scales and scale shack, including related equipment, electricity line and parts.

ALSO TOGETHER WITH but not limited to all agreements contained within the real estate Purchase and Sale Agreement dated April 24, 1997, between the Grantor and Grantee.

SUBJECT TO:

Reservations contained in instrument;

Dated:	April 28, 1909
Recorded:	December 23, 1910
File No.:	50785, Volume 109 of Deeds, page 366
Grantor:	Weyerhaeuser Timber Company, a corporation
Grantee:	Union Timber Company, a corporation
Reserving:	all oils, gases, coal, ores, minerals and fossils of every name and nature in or upon said property, with the right to enter and explore for same

Tax Deed to said coal and minerals issued April 18, 1931, to Grays Harbor County, recorded under Auditor's File No. 288028. This policy does not insure against rights claimed through or under Grays Harbor County, or any defenses to said Tax Deed. (Affects that portion of Parcel B lying within Section 19 only)

EXHIBIT 'A' CONTINUED

Easement, including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with wires for telephone purposes and together with necessary appurtenances, as granted by instrument;

Recorded: July 13, 1991  
File No.: 910718034  
Records of: Grays Harbor County, Washington  
To: Public Utility District No. 1 of Grays Harbor County, Washington  
Affects: Parcel B

Easement, including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with wires for telephone purposes and together with necessary appurtenances, as granted by instrument;

Recorded: July 17, 1991  
File No.: 910718035  
Records of: Grays Harbor County, Washington  
To: Public Utility District No. 1 of Grays Harbor County, Washington  
Affects: Parcel A

Grant of Right-of-Way, including the terms and conditions thereof;

Dated: June 28, 1991  
Recorded: July 24, 1991  
File No.: 910725029  
Grantor: Larry Weaver and Judy Weaver, husband and wife, et al  
Grantee: P & D Development, Inc., a Washington corporation  
For: right-of-way and easement over, under and upon all street and road right-of-way as now or hereafter designed, platted, dedicated and/or constructed within the herein described property; also together with a strip of land 10 feet in width located along the exterior rear and side boundary lines of all lots in which to construct, operate, maintain, repair, replace and enlarge any facilities and other equipment necessary for the purpose of serving this subdivision and other property with electric, telephone, water and cable television service, together with the right to enter upon the herein described property at all times for the purposes herein stated.  
Affects: Parcel A

Reservations contained in instrument;

Dated: November 1, 1994  
Recorded: December 14, 1994  
File No.: 941215038  
Grantor: P & D Development, Inc., a Washington corporation  
Grantee: Daniel W. Muehlman  
Reserving: an easement for ingress, egress and utilities over, under and across the East 60 feet of Lot 55 and the North 60 of Lot 54 and 55 of the above described parcels. Also reserving the right of ingress and egress over the existing roadway through the above described property until such time as a new road is constructed to bypass the above described property, said roadway to be constructed at Grantor's expense not later than September 30, 1995 pursuant to the terms of the Stock Redemption Agreement between the Grantor and Grantee dated July 19, 1993.

Easement, including its terms, covenants and provisions, as disclosed by instrument;

Dated: November 1, 1994  
Recorded: December 14, 1994  
File No.: 941215039  
Grantor: P & D Development, Inc., a Washington corporation  
Grantee: Daniel W. Muehlman  
For: a permanent easement over, under and across the Easement Area for ingress, egress and utilities to the Benefited Property and for necessary repairs to, and maintenance of, the roadway located thereon. Grantee shall be fully responsible for any and all expenses and obligations of maintaining the roadway.

EXHIBIT 'A' CONTINUED

Easement, including its terms, covenants and provisions, as disclosed by instrument;

Dated: January 17, 1938  
Recorded: January 18, 1938  
File No.: 359176, Volume 222 of Deeds, page 256  
Grantor: George W. Barlow, as Trustee of Anderson & Middleton Timber Co., and George W. Barlow, personally, and his wife, Helena E. Barlow  
Grantee: Roderick Pearson  
For: a perpetual easement to use, occupy and enjoy the abandoned railroad grade and right-of-way to the width of 60 feet to any and all adjoining lands  
Affects: abandoned railroad grade in Section 19 AND includes other property

Easement, including its terms, covenants and provisions, as disclosed by instrument;

Dated: July 5, 1940  
Recorded: July 10, 1940  
File No.: 394084, Volume 229 of Deeds, page 99  
Grantor: Roderick Pearson, a bachelor  
Grantee: E. R. Fitzgerald and Ada S. Fitzgerald, husband and wife and their successors  
For: right and privilege to use the abandoned main line logging railroad grade now used for a private road in, over and across said Section 19, together with any private road which may be hereafter acquired by grantor for the purpose of providing more convenient access to said abandoned railroad grade for the county road for the purpose of providing access to property of grantee in Sections 17, 18, 19, and 20 in said Township and Range  
Affects: property herein described in Section 19 AND includes other property

Easement, including its terms, covenants and provisions, as disclosed by instrument;

Dated: March 1, 1958  
Recorded: June 4, 1958  
File No.: 34785, Volume 386 of Deeds, page 409  
Grantor: Roderick Pearson, a bachelor  
Grantee: Lee Pearson and Patricia Pearson, his wife, and Donald Pearson and Signe Pearson, his wife  
For: non-exclusive easement for road purposes

Subject to a 7.5 foot easement for ingress, egress and utilities along all lot lines as delineated on those certain surveys recorded March 3, 1981 in Volume 5 of Surveys, page 79, under Auditor's File No. 810303086 and recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County.

Subject to a 60 foot easement and a 50 foot radius cul-de-sac as delineated on those certain surveys recorded March 3, 1981 in Volume 5 of Surveys, page 69, under Auditor's File No. 810303086 and recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County.

Statement of Claim to Mineral Interest, including the terms and conditions thereof;

Dated: May 30, 1986  
Recorded: June 2, 1986  
File No.: 860602124  
Executed by: Weyerhaeuser Company, formerly known as Weyerhaeuser Timber Company, a Washington corporation  
Affects: that portion of Parcel B lying within Section 19 only



EXHIBIT 'A' CONTINUED

Memorandum of Easements Rights, including the terms and conditions thereof;  
Dated: November 1, 1994  
Recorded: December 14, 1994  
File No.: 941215042  
By and Between: P & D Development, Inc., a Washington  
corporation  
And: Daniel Muehlman

Agreement and Declaration of Covenants, Conditions, Restrictions and  
Easements recorded December 14, 1994, under Auditor's File No. 941215043,  
records of Grays Harbor County.

EDWARDS & HAGEN, P.S.  
DAVID L. EDWARDS  
P.O. BOX 2016  
ABERDEEN, WA 98520

990417094

11:33:53 APR 12 2003

REAL ESTATE TAX  
72440 APR 12 2003  
DONALD L. EDWARDS  
Deputy

STATUTORY WARRANTY DEED

135411 190600(1)

THE GRANTORS, P & D Development, Inc., a Washington corporation and Paul D. Blake, for and in consideration of \$10.00, in hand paid, conveys and warrants to Northwest Rock, Inc., a Washington corporation, the following described real estate, situated in the County of Grays Harbor, State of Washington:

Lot 56 of that certain segregation survey recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's file no. 810316030, records of Grays Harbor County, Washington. (Also known as a portion of the West 1/4 of Section 20, Township 16 North, Range 4 West, of the Willamette Meridian).

Assessor's Property Tax Parcel/Account Number: 160420320010

Grantors further convey to Grantee an irrevocable right of refusal to purchase Lots 57 and 58 of that certain segregation survey recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's File No. 810316030, records of Grays Harbor County. The terms of this right of first refusal are contained in a Real Estate Purchase and Sale Agreement executed by Grantors and Grantee on March 19, 1999.

DATED April 8, 1999.

P & D Development, Inc.

By Paul D. Blake  
Paul D. Blake, President

Paul D. Blake  
Paul D. Blake

STATE OF WASHINGTON)  
ss.  
GRAYS HARBOR COUNTY)

On this day personally appeared before me Paul D. Blake, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of April, 1999.

NANCY TIKKA  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires Sept. 15, 1999

Nancy Tikka NANCY TIKKA  
NOTARY PUBLIC in and for the State  
of Washington residing at Aberdeen.  
My appointment expires on: Sept 15 1999.

9318868

STATE OF WASHINGTON)

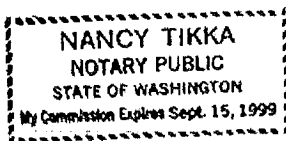
) ss.

Grays Harbor County)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Paul D. Blake, to me known to be the President of P & D Development, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

GIVEN under my hand and official seal this 8th day of Aberdeen, 1999.



Nancy Tikka NANCY TIKKA  
NOTARY PUBLIC in and for the State  
of Washington residing at Aberdeen.  
My appointment expires on:  
Sept 15 1999

**Return Address:**

T. Charles Althausen  
Althausen Rayan Abbarno, LLP  
PO Box 210  
Centralia, WA 98531

<b>Document Title</b> GRANT OF RIGHT OF FIRST REFUSAL
<b>Reference Numbers</b> , 990413094
<b>Grantor:</b> Northwest Rock, Inc.
<b>Grantees</b> 1. P & D DEVELOPMENT, INC. 2. PAUL D. BLAKE
<b>Legal description:</b> Lot 56, Oakville Meadows, Grays Harbor, WA
<b>Assessor's Property Tax Parcel/Account Numbers:</b> 160420320010

**Return Address:**

Althausen Rayan Abbarno, LLP  
114 W. Magnolia Street  
Centralia, WA 98531

**Reference No.:** 990413094

**Grantor:** Northwest Rock, Inc.

**Grantee:** P & D Development, Inc.; Paul D. Blake

**Legal description:** Lot 56, Oakville Meadows, Grays Harbor, WA

**Assessor's Property Tax Parcel/Account Numbers:** 160420320010

**GRANT OF RIGHT OF FIRST REFUSAL**

**Grantor, Northwest Rock, Inc.** a Washington corporation hereby acknowledges that it purchased from **Grantees, P & D Development, Inc. a Washington corporation and Paul D. Blake**, certain real property conveyed by a Statutory Warranty Deed that was recorded under Grays Harbor County Auditor File #990413094. Said property is described as follows:

Lot 56 of that certain segregation survey recorded March 16, 1981 in Volume 5 of Surveys, page 83, under Auditor's file no. 810316030, records of Grays Harbor County, Washington. (Also known as a portion of the West 1/4 of Section 20, Township 16 North, Range 4 West, of the Willamette Meridian)

The purchase of the above described property was made pursuant to the terms of a Real Estate Purchase Agreement that contained the following provision:

**SUBJECT TO:** Upon completion of Northwest Rock, Inc.'s mining operations and, at such time as Northwest Rock, Inc. attempts to sell any or all of the property used for its Capitol Ridge Quarry, P & D Development, Inc. and Paul D. Blake shall be given the Right of First Refusal to purchase such property.

In the event Northwest Rock, Inc. receives and accepts an unconditional offer of purchase from a good faith purchaser, together with an earnest money deposit, Northwest Rock, Inc. shall promptly notify P & D Development, Inc. and Paul D. Blake of such offer, including its terms and conditions.

P & D Development, Inc. and Paul D. Blake shall thereafter have a period of forty-five (45) days to exercise this Right of First Refusal by purchasing the subject property upon the same terms and conditions set forth in the good faith offer.

This Right of First Refusal is not assignable by P & D Development, Inc. and Paul D. Blake.

The above provisions were inadvertently omitted from the Statutory Warranty Deed that conveyed the above described property to Grantor. Now, therefore, to correct said omission, and to establish of record the Grantees' right of first refusal, Grantor confirms that Grantees have the right of first refusal above stated to purchase the above described real property at such time and on such terms as Grantor may accept as stated.

Dated this 16 day of December, 2016.

NORTHWEST ROCK, INC.

By:   
RANDY ROGLIN, President


STATE OF WASHINGTON )

COUNTY OF GRAYS HARBOR )

) ss

On this day personally appeared before me Randy Rognlin, the President of Northwest Rock, Inc., a Washington corporation, who is known to me as the person and officer described in and who executed the foregoing instrument on behalf of said company, and who acknowledges that he held the position or title set forth in the instrument, and he signed the instrument on behalf of the company by proper authority, and that the instrument was the act of the corporation for the purposes herein stated.

SUBSCRIBED AND SWORN to before me this 16th day of December, 2016.

  
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NOTARY PUBLIC in and for the State of  
Washington, residing at Olympia

My Commission Expires 1-4-2020

Printed Name: Wayne Hagen

**WAYNE D. HAGEN JR.**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires Jan 4, 2020