RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

3750993 05/01/2024 10:54:50 AM Deed STEVE MORASCH 323.50 Cowlitz County Washington

Pages: 21

STEVE C. MORASCH Landerholm, P.S. P.O. Box 1086 Vancouver, WA 98666-1086 Received \$ EXEMPT excise tax levied AFFIDAVIT NO. 36288 COWLITZ COUNTY TREASURER Date MAY 0 1 2024 L Deputy

GRANTOR:

A5 Partners, LLC, a Washington limited liability

company

GRANTEE:

A5 Partners, LLC, a Washington limited liability

company

ABBREVIATED LEGAL:

Lot(s) 1, 2, 3, and 4 of Short Plat, 8/53, and Tax

lots WDOL 170D-1 and 168, J.S. Bozarth DLC, Section 18, Township 5 North, Range 1 East

ASSESSOR'S TAX PARCEL NOS.:

506520500, 506520400, 506520300, 5065201,

506520100, 50650

OTHER REFERENCE NOS.:

None

BOUNDARY LINE ADJUSTMENT DEED

(Statutory Warranty)

RECITALS:

- A. A5 Partners, LLC, a Washington limited liability company ("A5 Partners") owns that certain lawfully created parcel of land in Cowlitz County, Washington commonly known as Parcel 50650, and described more particularly in **Exhibit A** (referred to herein as "**Existing Parcel 50650**");
- B. A5 Partners owns that certain lawfully created parcel of land in Cowlitz County, Washington commonly known as Parcel 5065201 and described more particularly in **Exhibit B** (referred to herein as "**Existing Parcel 5065201**");

- C. A5 Partners owns that certain lawfully created parcel of land in Cowlitz County, Washington commonly known as Parcel 506520300 and described more particularly in **Exhibit C** (referred to herein as "**Existing Parcel 506520300**");
- D. A5 Partners, LLC, a Washington limited liability company ("A5 Partners") owns that certain lawfully created parcel of land in Cowlitz County, Washington commonly known as Parcel 506520400, and described more particularly in **Exhibit D** (referred to herein as "**Existing Parcel 506520400**");
- E. A5 Partners owns that certain lawfully created parcel of land in Cowltiz County, Washington commonly known as Parcel 506520500 and described more particularly in **Exhibit E** (referred to herein as "**Existing Parcel 506520500**"):
- F. A5 Partners owns that certain lawfully created parcel of land in Cowlitz County, Washington commonly known as Parcel 506520100 and described more particularly in **Exhibit F** (referred to herein as "**Existing Parcel 506520100**");
- G. The boundaries of Existing Parcel 50650, Existing Parcel 5065201, Existing Parcel 506520300, Existing Parcel 506520400, Existing Parcel 506520500 and Existing Parcel 506520100 are graphically depicted in **Exhibit M**;
- H. A5 Partners desires to adjust the boundaries of Existing Parcel 50650, Existing Parcel 5065201, Existing Parcel 506520300, Existing Parcel 506520400, Existing Parcel 506520500 and Existing Parcel 506520100, and this deed is for the purposes of adjusting these common boundary lines. This boundary adjustment deed does not create a new lot;
- I. The boundaries of Adjusted Parcel 50650, Adjusted Parcel 5065201, Adjusted Parcel 506520300, Adjusted Parcel 506520400, Adjusted Parcel 506520500 and Adjusted Parcel 506520100 are graphically depicted in **Exhibit N**; and
- E. This boundary adjustment was approved by the City of Woodland Community Development Department in File No. WLD-2024-002, dated April 16, 2024.

NOW THEREFORE, for the purpose adjusting the boundaries of Existing Parcel 50650, Existing Parcel 5065201, Existing Parcel 506520300, Existing Parcel 506520400, Existing Parcel 506520500 and Existing Parcel 506520100, A5 Partners conveys and warrants these lots to A5 Partners, as follows:

Adjusted Parcel 50650, as more particularly described on the attached **Exhibit G**;

Adjusted Parcel 5065201, as more particularly described on the attached Exhibit H;

Adjusted Parcel 506520300, as more particularly described on the attached Exhibit I;

Adjusted Parcel 506520400, as more particularly described on the attached **Exhibit J**;

DATED: 4-18-2029, 2024.	
GRANTOR:	GRANTEE:
LLU	
A5 Partners, LLC	A5 Partners, LLC
By: Samel Schende	By: Some Scharble
By: Samel Schende Its: Managing Mender	Its: Manssing member
GRANTOR:	
STATE OF WASHINGTON) ss.	
County of Clauk)	
This record was acknowledged before as Member as Member as Member as Member as My Company. My Comm. Expires August 14, 2024 Was My 2	Fore me on April 18, 2024 by of A5 Partners, LLC, a Washington limited
TOTAR OF	ross 6 pm
My Comm. Expires Z NOT August 14, 2024 Was	SARY PUBLIC in and for the State of
My a Was	hington, residing at Vancouver
My a	appointment expires: August 24,2024

Adjusted Parcel 506520500, as more particularly described on the attached Exhibit K;

Adjusted Parcel 506520100, as more particularly described on the attached **Exhibit L**.

and

STATE OF WASHINGTON) Ss. County of Clark) This record was acknowledged before me on April 18, 2024 by Samuel Schelbe as Member of A5 Partners, LLC, a Washington limited liability company. NOTARY PUBLIC in and, for the State of Washington, residing at Mashington, r

EXHIBIT "A" LEGAL DESCRIPTION EXISTING ID: 50650

A tract of land located in the John S. Bozarth Donation Land Claim, more particularly described as follows:

Beginning at a point in the center of the county road (now State Secondary Highway 1-S) on the West line of the Thomas Oliver 100 acre tract of land in the John S. and Asenath Bozarth Donation Land Claim, said point being 719.70 feet North and 2338.40 feet East of the Quarter Corner of the West boundary of Section 18, Township 5 North, Range 1 East of the Willamette Meridian:

Thence Running Westerly along said County Road 20 rods;

Thence Southerly parallel with Oliver's West line to the water's edge of Lewis River;

Thence East 20 rods along the water's edge to the West line of Thomas Oliver's 100 acre tract of land;

Thence North along the West line of the Thomas Oliver 100 acre tract to the center of the county road and the **Point of Beginning**.



EXHIBIT "B" LEGAL DESCRIPTION EXISTING ID: 5065201

Lot 1 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, recorded November 23, 1994, recorded under Auditor's File No. 941123015, records of Cowlitz County, Washington.



EXHIBIT "C" LEGAL DESCRIPTION EXISTING ID: 506520300

Lot 2 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, recorded November 23, 1994, recorded under Auditor's File No. 941123015, records of Cowlitz County, Washington.



EXHIBIT "D" LEGAL DESCRIPTION EXISTING ID: 506520400

Lot 3 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, recorded November 23, 1994, recorded under Auditor's File No. 941123015, records of Cowlitz County, Washington.



EXHIBIT "E" LEGAL DESCRIPTION EXISTING ID: 506520500

Lot 4 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, recorded November 23, 1994, recorded under Auditor's File No. 941123015, records of Cowlitz County, Washington.

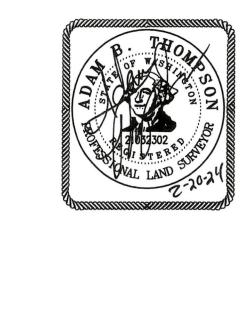


EXHIBIT "F" LEGAL DESCRIPTION EXISTING ID: 506520100

The Easterly 250 feet as measured along the East line of the following described tract:

A tract of land located in the John S. Bozarth Donation Land Claim, more particularly described as follows:

That portion of the following described property lying Southerly of the Lewis River Road, to-wit the East 100 acres of the John S. Bozarth Donation Land Claim in Township 5 North, Range 1 East of the Willamette Meridian, Cowlitz County, Washington.

Except those tracts of land conveyed to Pacific Natural Gas Company, a Washington corporation, recorded May 26, 1958 under Auditor's File No. 488044 and Pacific Northwest Pipeline Corporation, a Delaware corporation, recorded under Auditor's File No. 488045, records of said county.

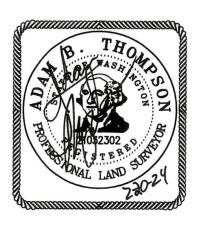


EXHIBIT "G" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 50650 Page 1 of 2

A tract of land being a portion of the John S. and Asenath Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian City of Woodland, Cowlitz County, Washington more particularly described as follows:

Beginning at a point on the east line of the said Bozarth Donation Land Claim where said line meets the westerly line of that gas easement as recorded under Auditor's File Number 737199;

Thence along said easement line North 20°44'41" West for a distance of 518.02 feet to the 100 year base flood line as determined from the FEMA Map #53015C0886G effective date December 16th, 2015;

Thence along said flood line South 77°11'35" West for a distance of 238.73 feet;

Thence continuing along said line South 83°33'17" West for a distance of 67.70 feet;

Thence continuing along said line South 83°33'16" West for a distance of 165.05 feet;

Thence continuing along said line South 85°59'15" West for a distance of 367.45 feet;

Thence continuing along said line South 87°03'01" West for a distance of 65.12 feet to a point on the West line of that Parcel I as described in that Trustee's Deed recorded on October 15th, 2007 under Auditor's File Number 3349828, records of said County;

Thence along said West line South 02°02'36" West for a distance of 607.54 feet to a point on the Ordinary High Water line of the North Fork of the Lewis River;

Thence along said Ordinary High Water line South 71°47'13" East for a distance of 116.65 feet;

Thence continuing along said line South 81°09'36" East for a distance of 30.00 feet;

Thence South 38°37'31" East for a distance of 38.41 feet:

Thence South 81°36'52" East for a distance of 95.68 feet;

Thence South 77°21'12" East for a distance of 68.46 feet to a point on the west line of the Thomas Oliver 100 Acre Tract;

Thence along said west line North 01°21'10" East for a distance of 477.52 feet to a 1/2" iron rod with plastic cap set by John Barbieri in that survey recorded in Volume 9, Page 212, recorded on November 3rd, 1989, records of said County;

EXHIBIT "G" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 50650 Page 2 of 2

Thence along the north line of that City of Woodland Park as surveyed in said Barbieri survey South 88°38'50" East for a distance of 516.92 feet to a 1/2 inch iron rod with plastic cap set by John Barbieri;

Thence along the east line of said City Park South 01°21'10" West for a distance of 485.50 feet to the Ordinary High Water line of the North Fork of the Lewis River;

Thence along said Ordinary High Water line South 89°22'17" East for a distance of 234.75 feet;

Thence continuing along said line North 84°09'27" East for a distance of 15.36 to the aforesaid east line of said Bozarth DLC;

Thence along said line North 01°21'10" East for a distance of 352.14 feet to the **Point of Beginning**;

Containing 527,964 square feet, more or less.

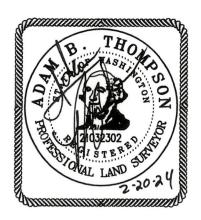


EXHIBIT "H" LEGAL DESCRIPTION ADJUSTED ID: 5065201

A tract of land being a portion of the John S. and Asenath Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, City of Woodland, Cowlitz County, Washington, more particularly described as follows:

Beginning at the intersection of the west line of that Parcel I as described in that Trustee's Deed recorded on October 15th, 2007 under Auditor's File Number 3349828, records of said County, and the southerly right of way line of Lewis River Road;

Thence South 02°02'36" West for a distance of 10.63 feet to a 5/8" Iron Rod with yellow plastic cap marked "Hale 35930";

Thence continuing South 02°02'36" West for a distance of 404.99 feet to the 100 year base flood line as determined from the FEMA Map #50315C0886G Effective date December 16th, 2015;

Thence along said base flood line North 87°03'01" East for a distance of 65.12 feet to the west line of that stormwater easement as recorded on December 29th, 2006 under Auditor's File Number 3321981;

Thence along said west line North 00°30'10" East for a distance of 23.12 feet;

Thence continuing along said west line North 01°09'33" East for a distance of 375.73 feet to an angle point of said west line;

Thence continuing North 01°09'33" East for a distance of 31.67 feet;

Thence along said southerly right of way along a non-tangent curve to the left having a radius of 5,709.58 feet the long chord of which bears South 72°33'07" West for a chord distance of 61.49 feet to the **Point of Beginning**;

Containing 25,978 square feet, more or less.

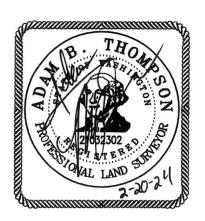


EXHIBIT "I" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 506520300

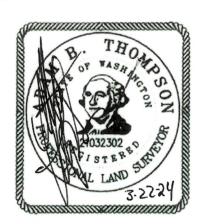
All of those Lots 1 and 2 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53 recorded November 23, 1994, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, City of Woodland, Cowlitz County Washington;

Together With a tract of land being a portion of said Bozarth Donation Land Claim more particularly described as follows:

Beginning at the Northwest corner of said Lot 1 at an angle point of the southerly right of way of Lewis River Road:

Thence along said right of way North 01°21'10" East for a distance of 31.31 feet:

Thence continuing along said right of way South 74°42'02" West for a distance of 86.43 feet;



Thence along a curve to the left having a radius of 5,709.58 feet, a long chord bearing South 73°46′50" West for a chord distance of 183.36 feet;

Thence South 1°09'33" West for a distance of 31.67 feet to an angle point of that stormwater easement as recorded on December 29th, 2006 under Auditor's File Number 3321981

Thence along said westerly easement line South 01°09'33" West for a distance of 375.73 feet;

Thence continuing along said westerly easement line South 00°30'10" West for a distance of 23.12 feet to the 100 year base flood line as later described;

Thence along said flood line North 85°59'15" East for a distance of 257.02 feet to a point on the westerly line of said Lot 1;

Thence along said westerly line North 01°21'10" East for a distance of 455.30 feet to the **Point of Beginning**;

Except for those portions of said Lots 1 and 2 lying southerly of the 100 year base flood line as determined from the FEMA Map #53015C0886G effective date December 16th, 2015;

Containing 247,948 square feet, more or less.

EXHIBIT "J" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 506520400

Lot 3 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of Cowlitz County, Washington, being a portion of the John S. Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian, recorded November 23, 1994, recorded under Auditor's File No. 941123015, records of Cowlitz County, Washington.

Except for that portion of said parcel lying southerly of the 100 year base flood line as determined from the FEMA Map #53015C0886G Effective date December 16th, 2015;

Containing 54,598 square feet, more or less.



EXHIBIT "K" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 506520500

A tract of land being a portion of the John S. and Asenath Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian more particularly described as follows:

Commencing at the northeast corner of that City of Woodland park as surveyed by John Barbieri in that survey recorded in Volume 9, Page 212, recorded on November 3rd, 1989, records of said County, said point marked with a 1/2 inch iron rod and cap;

Thence along the easterly line of that Lot 4 of that Lewis River Tracts Short Plat, recorded in Book 8, Page 53, records of said county, North 01°21'10" East for a distance of 337.60 feet to a point on the 100 year base flood line as determined from the FEMA Map #53015C0886G effective date December 16th, 2015 and the **Point of Beginning**;

Thence along said 100 year base flood line North 77°11'35" East for a distance of 56.83 feet to a point on the westerly line of that gas easement as recorded under Auditor's File Number 737199;

Thence along said gas easement North 20°44'41" West for a distance of 473.67 feet to a point on the southerly right of way line of Lewis River Road;

Thence along said southerly right of way line along a non-tangent curve to the right with a radius of 5,788.45 feet and a chord bearing South 80°52'01" West for a chord distance of 54.90 feet;

Thence along the westerly line of said Lot 4 South 18°25'59" East for a distance of 163.46 feet;

Thence continuing along said westerly line South 01°21'10" West for a distance of 319.69 feet to a point on said 100 year base flood line;

Thence along said 100 year base flood line North 77°11'35" East for a distance of 125.54 feet to the **Point of Beginning**;

Containing 46,988 square feet, more or less.



EXHIBIT "L" BOUNDARY LINE ADJUSTMENT ADJUSTED ID: 506520100

A tract of land being a portion of the John S. and Asenath Bozarth Donation Land Claim in Section 18, Township 5 North, Range 1 East of the Willamette Meridian more particularly described as follows:

Beginning at a point on the east line of the said Bozarth Donation Land Claim where said line meets the westerly line of that gas easement as recorded under Auditor's File Number 737199;

Thence along said East line North 01°21'10" East for a distance of 1031.64 feet to a point on the southerly Right of Way line of Lewis River Road, said Right of Way line being 20 feet south from the centerline of Lewis River Road when measured perpendicularly therefrom;

Thence along said Right of Way line South 78°12'02" West for a distance of 147.58 feet;

Thence along a curve to the right with a radius of 5749.58 feet, the chord of which bears South 78°35'47" West for a chord distance of 79.43 feet to a point on the easterly line of the Pacific Natural Gas parcel as recorded under Auditors File Number 488044, records of said County;

Thence along said easterly line South 09°06'26" East for a distance of 50.00 feet;

Thence along the southerly line of said Pacific Natural Gas parcel South 79°44'25" West for a distance of 150.00 feet;

Thence along the westerly line of said Pacific Natural Gas parcel North 09°01'16" West for a distance of 20.00 feet to a point on the southerly Right of Way line of Lewis River Road;

Thence along said Right of Way along a non-tangent curve to the right having a radius of 5,788.45 feet with a chord bearing South 80°32'54" West for a chord distance of 10.61 feet to a point on the westerly line of a gas line easement as recorded under Auditor's File Number 737199 records of said County;

Thence along said westerly line South 20°44'41" East for a distance of 991.68 feet to the **Point of Beginning**;

Containing an area of 189,905 square feet, more or less.



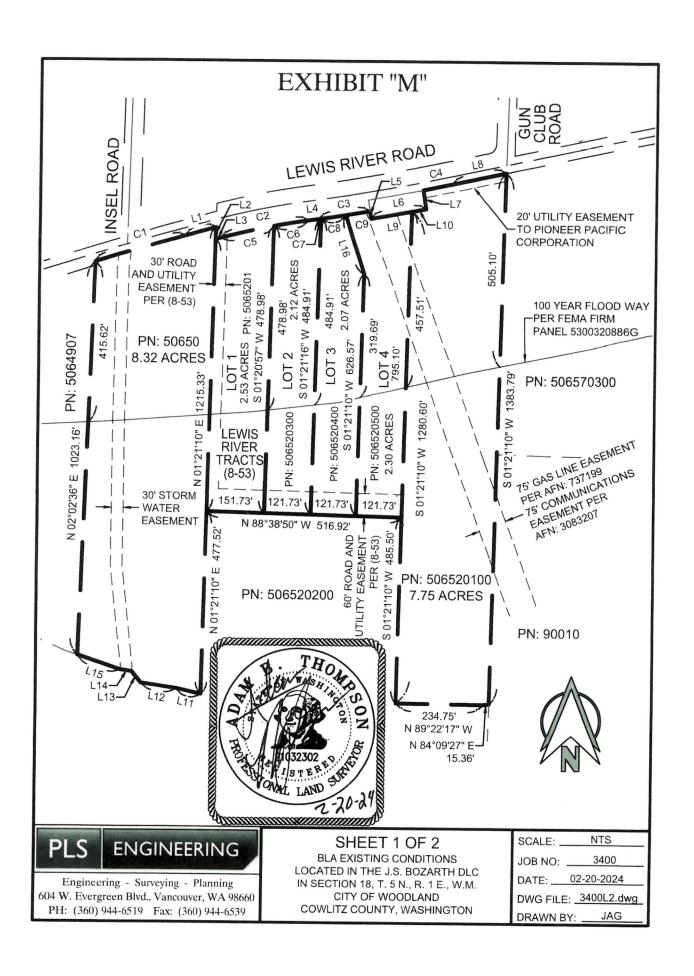


EXHIBIT "M"

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	5709.58'	2°27'26"	244.86'	S 73°28'19" W	244.84'
C2	1859.86'	7°10'00"	232.63'	S 78°17'02" W	232.48'
C3	5788.45'	1°22'35"	139.05'	N 81°10'43" E	139.05'
C4	5749.58'	0°47'30"	79.43'	N 78°35'47" E	79.43'
C5	1859.86'	4°22'07"	141.81'	S 76°53'05" W	141.77'
C6	1859.86'	2°47'53"	90.83'	S 80°28'05" W	90.82'
C7	5779.58'	0°03'40"	6.17'	N 81°50'12" E	6.17'
C8	5788.45'	0°43'41"	73.54'	N 81°30'10" E	73.54'
C9	5788.45'	0°38'54"	65.51'	N 80°48'52" E	65.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°42'02" W	86.43'
L2	N 01°21'10" E	31.31'
L3	S 74°42'02" W	15.04'
L4	S 81°52'02" W	26.90'
L5	N 09°01'16" W	20.00'
L6	S 79°44'25" W	150.00'
L7	S 09°06'26" E	50.00'
L8	S 78°12'02" W	147.58'
L9	S 79°44'25" W	111.34'
L10	S 79°44'25" W	38.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 77°21'12" E	68.46'
L12	S 81°36'52" E	95.68'
L13	S 38°37'31" E	38.41'
L14	S 81°09'36" E	30.00'
L15	S 71°47'13" E	116.65'
L16	N 18°25'59" W	163.46'



PLS ENGINEERING

Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519 Fax: (360) 944-6539

SHEET 2 OF 2

BLA EXISTING CONDITIONS LOCATED IN THE J.S. BOZARTH DLC IN SECTION 18, T. 5 N., R. 1 E., W.M. CITY OF WOODLAND COWLITZ COUNTY, WASHINGTON

SCALE: _	NTS
JOB NO:	3400
DATE:	02-20-2024
	: 3400L2.dwg
DRAWN R	

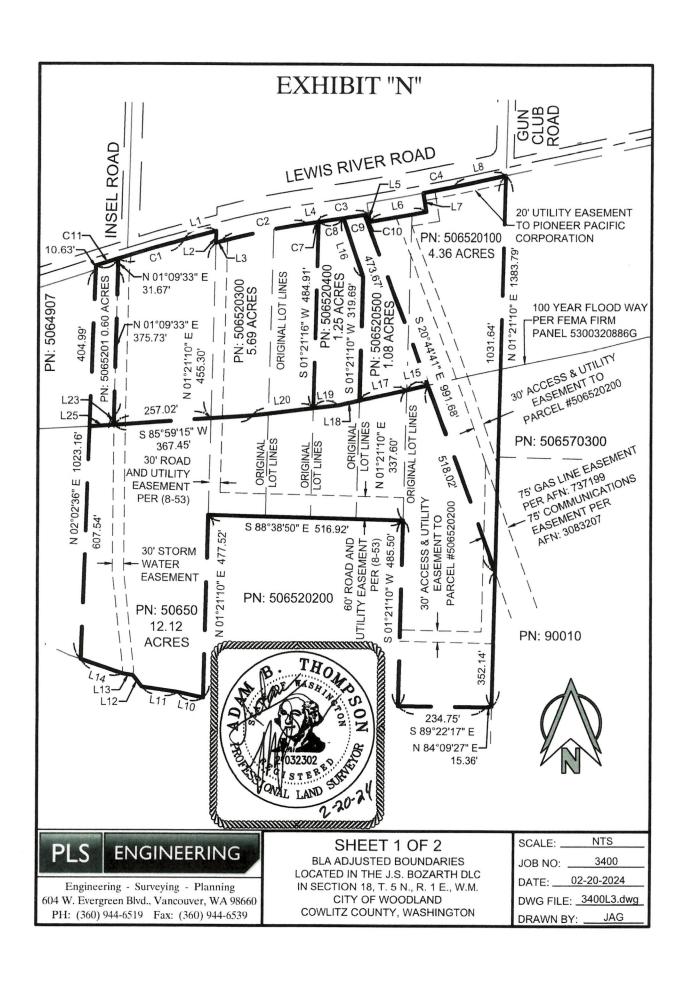
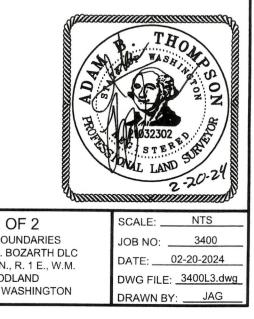


EXHIBIT "N"

	CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	5709.58'	1°50'24"	183.37'	S 73°46'50" W	183.36'
C2	1859.86'	7°10'00"	232.63'	S 78°17'02" W	232.48'
С3	5788.45'	1°22'35"	139.05'	N 81°10'43" E	139.05'
C4	5749.58'	0°47'30"	79.43'	S 78°35'47" W	79.43'
C7	5779.58'	0°03'40"	6.17'	N 81°50'12" E	6.17'
C8	5790.13'	0°40'00"	67.38'	N 81°28'20" E	67.37'
C9	5788.45'	0°32'36"	54.90'	N 80°52'01" E	54.90'
C10	5788.45'	0°06'18"	10.61'	N 80°32'34" E	10.61'
C11	5709.58'	0°37'01"	61.49'	S 72°33'07" W	61.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°42'02" W	86.43'
L2	N 01°21'10" E	31.31'
L3	S 74°42'02" W	15.04'
L4	S 81°52'02" W	26.90'
L5	N 09°01'16" W	20.00'
L6	S 79°44'25" W	150.00'
L7	S 09°06'26" E	50.00'
L8	S 78°12'02" W	147.58'
L10	S 77°21'12" E	68.46'
L11	S 81°36'52" E	95.68'
L12	S 38°37'31" E	38.41'
L13	S 81°09'36" E	30.00'
L14	S 71°47'13" E	116.65'
L16	N 18°25'59" W	163.46'
L17	N 77°11'35" E	125.54'
L18	N 77°11'35" E	56.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N 83°33'17" E	67.70'
L20	S 83°33'16" W	165.05'
L23	N 00°30'10" E	23.12'
L25	S 87°03'01" W	65.12'



ENGINEERING

Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519 Fax: (360) 944-6539

SHEET 2 OF 2

BLA ADJUSTED BOUNDARIES LOCATED IN THE J.S. BOZARTH DLC IN SECTION 18, T. 5 N., R. 1 E., W.M. CITY OF WOODLAND COWLITZ COUNTY, WASHINGTON

SCALE:	NTS
JOB NO: _	3400
DATE:	02-20-2024
DWG FILE:	3400L3.dwg
DDAMAI DA	. JAG