

Order No. **CTL16781**



Limited Liability Certificate

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Prepared for:

BELMONT-LEWIS HOLDINGS, LLC

ATTN: BELMONT-LEWIS HOLDINGS, LLC

THIS IS A REPORT AS OF **JULY 17, 2023**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

BELMONT-LEWIS HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY

Cascade Title Company of Cowlitz County

Authorized Signatory

LEGAL DESCRIPTION

PARCEL A:

ALL THAT PORTION OF THE SOLOMON STRONG DONATION LAND CLAIM IN TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, LYING EAST OF THE RIGHT-OF-WAY OF INTERSTATE NO. 5 AND SOUTH OF THE FOLLOWING DESCRIBED LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOLOMON STRONG DONATION LAND CLAIM;

THENCE SOUTH 10° 19' 47" WEST, ALONG THE EAST LINE OF SAID DONATION LAND CLAIM, FOR A DISTANCE OF 1,172.36 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 79° 52' 51" WEST, FOR A DISTANCE OF 488.01 FEET;
THENCE NORTH 10° 19' 47" EAST, FOR A DISTANCE OF 277.54 FEET;
THENCE NORTH 82° 26' 19" WEST, FOR A DISTANCE OF 623.34 FEET TO THE EAST RIGHT-OF-WAY OF INTERSTATE NO. 5 AND THE TERMINUS OF SAID LINE.

ADDITIONALLY EXCEPTING THEREFROM THAT PORTION CONVEYED TO SAXONY-PACIFIC L.L.C. BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3565862, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOLOMON STRONG DONATION LAND CLAIM WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 5;
THENCE NORTH 12° 51' 16" EAST, ALONG THE EAST LINE OF THE SAID DONATION LAND CLAIM FOR A DISTANCE OF 806.00 FEET;
THENCE NORTH 77° 08' 44" WEST AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 515.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 5;
THENCE SOUTH 21° 44' 41" EAST ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 6.82 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY;
THENCE SOUTH 06° 54' 19" EAST ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 97.37 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY;
THENCE SOUTH 21° 10' 10" EAST ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 855.16 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOLOMON STRONG DONATION LAND CLAIM IN SECTION 11, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID STRONG DONATION LAND CLAIM WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 5;
THENCE NORTH 12° 51' 16" EAST ALONG THE EAST LINE OF SAID DONATION LAND CLAIM, FOR A DISTANCE OF 806.00 FEET;
THENCE NORTH 77° 08' 44" WEST AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 515.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 5;
THENCE SOUTH 21° 44' 41" EAST ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 6.82 FEET TO AN ANGLE POINT IN THE SAID RIGHT-OF-WAY;
THENCE SOUTH 06° 54' 19" EAST ALONG SAID RIGHT-OF-WAY DISTANCE OF 97.37 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY;
THENCE SOUTH 21° 10' 10" EAST ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 855.16 FEET TO THE POINT OF BEGINNING.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
PURPOSE: RIGHT OF WAY EASEMENT
RECORDED: AUGUST 04, 1950
AUDITOR'S FILE NO.: 346712 VOLUME: 488 PAGE: 687
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY,
WASHINGTON, A MUNICIPAL CORPORATION
PURPOSE: POWER RIGHT OF WAY
RECORDED: JUNE 01, 1951
AUDITOR'S FILE NO.: 363647 VOLUME: 516 PAGE: 39
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

8. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NO.1 AND OF LIGHT, VIEW AND AIR BY
DEED TO THE STATE OF WASHINGTON, RECORDED ON FEBRUARY 6, 1961 UNDER
AUDITOR'S FILE NO. 528948.

9. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NO. 1 AND OF LIGHT, VIEW AND AIR BY
DEED TO THE STATE OF WASHINGTON, RECORDED ON FEBRUARY 27, 1968 UNDER
AUDITOR'S FILE NO. 667328.

10. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NO. 1 AND OF LIGHT, VIEW AND AIR BY
DEED TO THE STATE OF WASHINGTON, RECORDED ON FEBRUARY 27, 1968 UNDER
AUDITOR'S FILE NO. 667329.

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A
WASHINGTON CORPORATION
PURPOSE: UNDERGROUND COMMUNICATION LINES
RECORDED: JUNE 11, 1984
AUDITOR'S FILE NO.: 840611004
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

12. MATTERS SET FORTH BY SURVEY:
RECORDED: JANUARY 11, 1988
AUDITOR'S NO.: 880111082 VOLUME: 8 PAGE: 135

13. MATTERS SET FORTH BY SURVEY:
RECORDED: JULY 11, 2012
AUDITOR'S NO.: 3459289 VOLUME: 32 PAGE: 160

14. MATTERS SET FORTH BY SURVEY:
RECORDED: DECEMBER 18, 2000
AUDITOR'S NO.: 3103374 VOLUME: 22 PAGE: 1

NOTES:

- A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.

DD/MC