



1159 14th Avenue
Longview, WA 98632 Phone: 360-423-5330 Fax: 360-425-0942

**SUBDIVISION GUARANTEE
THIRD AMENDMENT**

SCHEDULE A

Office File Number COW17182	Policy Number 5003353-0008859e	Date of Policy MARCH 5, 2024 at 8:00 AM	Amount of Insurance \$2,000.00	Premium \$1,000.00
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NAME OF ASSURED:

41ST AVENUE LLC

THE ASSURANCES REFERRED TO ON THE FACE PAGE ARE:

THAT, ACCORDING TO THOSE PUBLIC RECORDS WHICH, CONSTRUCTIVE NOTICE OF MATTERS RELATIVE TO THE DESCRIPTION OF WHICH IS FULLY SET FORTH IN UNDER THE RECORDING LAWS, IMPART FOLLOWING DESCRIBED REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

TITLE TO SAID REAL PROPERTY IS VESTED IN:

41st Avenue, LLC, a Washington Limited Liability Company

SUBJECT TO THE MATTERS SHOWN BELOW UNDER EXCEPTIONS, WHICH EXCEPTIONS ARE NOT NECESSARILY SHOWN IN THE ORDER OF THEIR PRIORITY.

EXCEPTIONS:

1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF; ALSO, TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS, OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.

ADDITIONAL EXCEPTIONS:

1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:

YEAR	AMOUNT	PAID	OWING
2024	\$5,465.98	\$0.00	\$5,465.98

PARCEL NO.: 5-0862-0100 TAX CODE: 900 (PARCEL 1)

YEAR	AMOUNT	PAID	OWING
2024	\$4,657.78	\$0.00	\$4,657.78

PARCEL NO.: 5-0861-0100 TAX CODE: 900 (PARCEL 2)

YEAR	AMOUNT	PAID	OWING
2023	\$5,720.30	\$0.00	\$5,720.30

PARCEL NO.: 5-0865-0100 TAX CODE: 900 (PARCEL 3)

YEAR	AMOUNT	PAID	OWING
2023	\$3,369.66	\$0.00	\$3,369.66

PARCEL NO.: 5-0868-0101 TAX CODE: 900 (PARCEL 4)

FIRST HALF OF GENERAL TAXES BECOME DELINQUENT ON MAY 1. SECOND HALF OF GENERAL TAXES BECOME DELINQUENT ON NOVEMBER 1.

2. THIS EXCEPTION HAS BEEN ELIMINATED.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
DISCLOSED BY: INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. [145313](#)
PURPOSE: PRIVATE POWER LINE
AREA AFFECTED: INCLUDES THIS AND OTHER PROPERTY

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: DIKING IMPROVEMENT DISTRICT NO. 2 OF COWLITZ COUNTY
PURPOSE: RIGHT-OF-WAY FOR DIKING PURPOSES
DATED: SEPTEMBER 27, 1962
RECORDED: OCTOBER 2, 1962
AUDITOR'S NO.: [555641](#) VOLUME: 686 PAGE: 679

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT-OF-WAY FOR ELECTRIC POWER LINE
DATED: JUNE 25, 1963
RECORDED: JULY 29, 1963
AUDITOR'S NO.: [570261](#) VOLUME: 699 PAGE: 467

6. MATTERS SET FORTH BY SURVEY:
RECORDED: OCTOBER 16, 1998
AUDITOR'S NO.: [3035866](#) VOLUME: 19 PAGE: 130
DISCLOSES: PORTION OF BOUNDARY LINES, EASEMENT LOCATIONS,
ENCROACHMENT AREA
7. RIGHTS, IF ANY, OF DIKING DISTRICT NO. 2, AND/OR ITS SUCCESSOR ENTITY IF ANY, TO THAT CERTAIN DRAINAGE DITCH AND CULVERT AS DELINEATED ON THE FACE OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. [3035866](#).
8. MATTERS SET FORTH BY SURVEY:
RECORDED: SEPTEMBER 1, 1999
AUDITOR'S NO.: [3067192](#) VOLUME: 20 PAGE: 115
DISCLOSES: BOUNDARY LINES, EASEMENT LOCATIONS; FENCE LINE OFF
PARCEL BOUNDARY
9. WETLAND BUFFER AREAS AS DELINEATED ON THE FACE OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. [3067192](#).
10. MATTERS SET FORTH BY SURVEY:
RECORDED: JANUARY 23, 2012
AUDITOR'S NO.: [3449909](#) VOLUME: 32 PAGE: 103
DISCLOSES: PORTION OF BOUNDARY LINES
11. MATTERS SET FORTH BY SURVEY:
RECORDED: OCTOBER 9, 2015
AUDITOR'S NO.: [3531751](#) VOLUME: 35 PAGE: 3
DISCLOSES: ALL BOUNDARY LINES OF PARCEL 1
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY
PURPOSE: RIGHT-OF-WAY ANCHOR EASEMENT FOR ELECTRIC POWER
DATED: AUGUST 15, 1974
RECORDED: AUGUST 30, 1974
AUDITOR'S NO.: [765697](#) VOLUME: 807 PAGE: 1357
AREA AFFECTED: PARCEL 3 AND INCLUDES THIS AND OTHER PROPERTY
13. THIS EXCEPTION HAS BEEN ELIMINATED.
14. ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION OF THE REAL PROPERTY, OR TITLE TO THE ESTATE INSURED, THAT MAY ARISE DUE TO THE SHIFTING AND CHANGING IN THE COURSE OF BURRIS CREEK.
15. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF BURRIS CREEK.

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16. UNRECORDED LEASEHOLDS, IF ANY; RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
17. COMMERCIAL PROPERTY: ANY SECURITY INTEREST IN ANY GOODS WHICH ARE OR MAY BECOME FIXTURES LOCATED ON SAID PREMISES CREATED OR EXISTING UNDER THE PROVISIONS OF UNIFORM COMMERCIAL CODE R.C.W. 62-A.
18. TERMINATION OF EASEMENTS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NO. [3748020](#).

END OF SCHEDULE A EXCEPTIONS.

NOTES:

AT THE REQUEST OF THE ASSURED THE FOLLOWING INFORMATION IS PROVIDED:

- a. **THE ADDRESS OF THE SUBJECT PROPERTY IS:**
WDOL 367 AKA TR 4 ROS 20/115, WDOL 366 AKA TR 5 ROS 32/103, WDOL 370, 366A IN 12-5-1W, WDOL 373A STRONG DLC
WOODLAND, WA 98674

- b. **ACCORDING TO THE RECORDS OF COWLITZ COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:**

TAX PARCEL NO.:	5-0862-0100
LAND:	\$729,520.00
IMPROVEMENTS:	<u>\$0.00</u>
TOTAL:	\$729,520.00

TAX PARCEL NO.:	5-0861-0100
LAND:	\$620,820.00
IMPROVEMENTS:	<u>\$0.00</u>
TOTAL:	\$620,820.00

TAX PARCEL NO.:	5-0865-0100
LAND:	\$767,130.00
IMPROVEMENTS:	<u>\$0.00</u>
TOTAL:	\$767,130.00

TAX PARCEL NO.:	5-0868-0101
LAND:	\$451,280.00
IMPROVEMENTS:	<u>\$0.00</u>
TOTAL:	\$451,280.00

- c. **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: WDOL 367 AKA TR 4 ROS 20/115, WDOL 366 AKA TR 5 ROS 32/103, WDOL 370, 366A IN 12-5-1W, WDOL 373A STRONG DLC

- a. **ALL PARTIES TO THIS TRANSACTION MUST VERIFY THAT THE LAND COVERED BY THIS COMMITMENT IS THE LAND INTENDED TO BE CONVEYED OR ENCUMBERED. THE DESCRIPTION OF THE LAND MAY BE INCORRECT IF THE APPLICATION FOR TITLE INSURANCE CONTAINED INCOMPLETE OR INACCURATE INFORMATION, OR IF IT INCLUDED AN ADDRESS OR TAX PARCEL NUMBER IN LIEU OF A LEGAL DESCRIPTION. THE PARTIES ARE RESPONSIBLE FOR NOTIFYING THE COMPANY PRIOR TO CLOSING IF CHANGES ARE NECESSARY.**

- b. **A JUDGMENT AND LIEN SEARCH WAS PERFORMED AGAINST 41ST AVENUE LLC. WE FOUND NO PERTINENT MATTERS OF RECORD AGAINST SAID PARTY.**

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- c. THE COMPANY DISCLOSES THERE HAVE BEEN NO CONVEYANCES OF THE SUBJECT PROPERTY OCCURRING WITHIN THE LAST TWO YEARS. NO ADDITIONAL LIABILITY IS ASSUMED HEREBY.**

Cowlitz County Title Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cowlitz County Title Company**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ORT 287-C 5/07/01

EXHIBIT "A"

PARCEL 1:

TRACT 4 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3067192, IN VOLUME 20 OF SURVEYS, PAGE 115, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

PARCEL 2:

PARCEL 5 OF SURVEY RECORDED IN VOLUME 32 OF SURVEYS, PAGE 103, UNDER AUDITOR'S FILE NO. 3449909, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

EXCEPT ANY PORTION LYING IN OLD PACIFIC HIGHWAY.

PARCEL 3:

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF THE SOLOMON STRONG DONATION LAND CLAIM, IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 79° 45' 56" WEST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM A DISTANCE OF 336.26 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 79° 45' 56" WEST ALONG SAID NORTH LINE A DISTANCE OF 498.83 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF OLD PACIFIC HIGHWAY;
THENCE NORTH 38° 35' 00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 154.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 310706, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE NORTH 79° 45' 56" WEST, PARALLEL TO THE NORTH LINE OF SAID STRONG DONATION LAND CLAIM, A DISTANCE OF 60.75 FEET TO THE CENTERLINE OF OLD PACIFIC HIGHWAY;
THENCE NORTH 38° 35' 00" WEST ALONG SAID CENTERLINE A DISTANCE OF 75.67 FEET;
THENCE NORTH 51° 24' 52" EAST A DISTANCE OF 494.31 FEET TO A POINT ON THE EAST LINE OF "TRACT 3" AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 3274423, AND AS SHOWN ON SURVEY RECORDED IN VOLUME 20 OF SURVEYS, PAGE 115, UNDER AUDITOR'S FILE NO. 3067192;**

(CONTINUED ON NEXT PAGE...)

THENCE SOUTH 41° 56' 03" EAST ALONG THE EAST LINE OF SAID "TRACT 3" A DISTANCE OF 181.48 FEET;
THENCE SOUTH 02° 15' 14" WEST A DISTANCE OF 60.00 FEET;
THENCE SOUTH 87° 44' 46" EAST A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO LEWIS RIVER LITTLE LEAGUE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 761803;
THENCE SOUTH 02° 20' 07" WEST ALONG THE WEST LINE OF SAID LEWIS RIVER LITTLE LEAGUE TRACT A DISTANCE OF 271.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE SOUTH 79° 45' 56" EAST, PARALLEL TO THE NORTH LINE OF SAID SOLOMON STRONG DONATION LAND CLAIM, A DISTANCE OF 77.42 FEET TO A POINT WHICH BEARS NORTH 00° 37' 41" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00° 37' 41" WEST 103.17 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY.

PARCEL 4:

ALL THAT PORTION OF THE SOLOMON STRONG DONATION LAND CLAIM LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF OLD PACIFIC HIGHWAY AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF GREEN MOUNTAIN ROAD.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO CHARLIE HELDRETH RECORDED SEPTEMBER 6, 1939, UNDER AUDITOR'S FILE NO. 185329.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO JUDY WORKMAN RECORDED JUNE 24, 1946, UNDER AUDITOR'S FILE NO. 273576.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN REAL ESTATE CONTRACT RECORDED MAY 10, 1978, UNDER AUDITOR'S FILE NO. 832560.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

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

THENCE SOUTH 79° 52' 21" EAST 9.99 FEET TO THE CENTER LINE OF GREEN MOUNTAIN ROAD;

THENCE SOUTH 01° 55' 53" WEST 163.25 FEET TO A 286.45 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 19° 40' 23" WEST, 174.58 FEET;

THENCE ALONG SAID CURVE 177.40 FEET;

THENCE SOUTH 37° 24' 53" WEST A DISTANCE OF 33.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 37° 24' 53" WEST 68.34 FEET TO A 573.09 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 30° 25' 53" WEST, 139.35 FEET;

THENCE ALONG SAID CURVE 139.70 FEET;

THENCE SOUTH 23° 26' 53" WEST 107.77 FEET TO THE NORTH LINE OF OLD PACIFIC HIGHWAY, AND A 289.93 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 32° 32' 14" WEST, 213.06 FEET;

THENCE ALONG SAID CURVE 213.47 FEET;

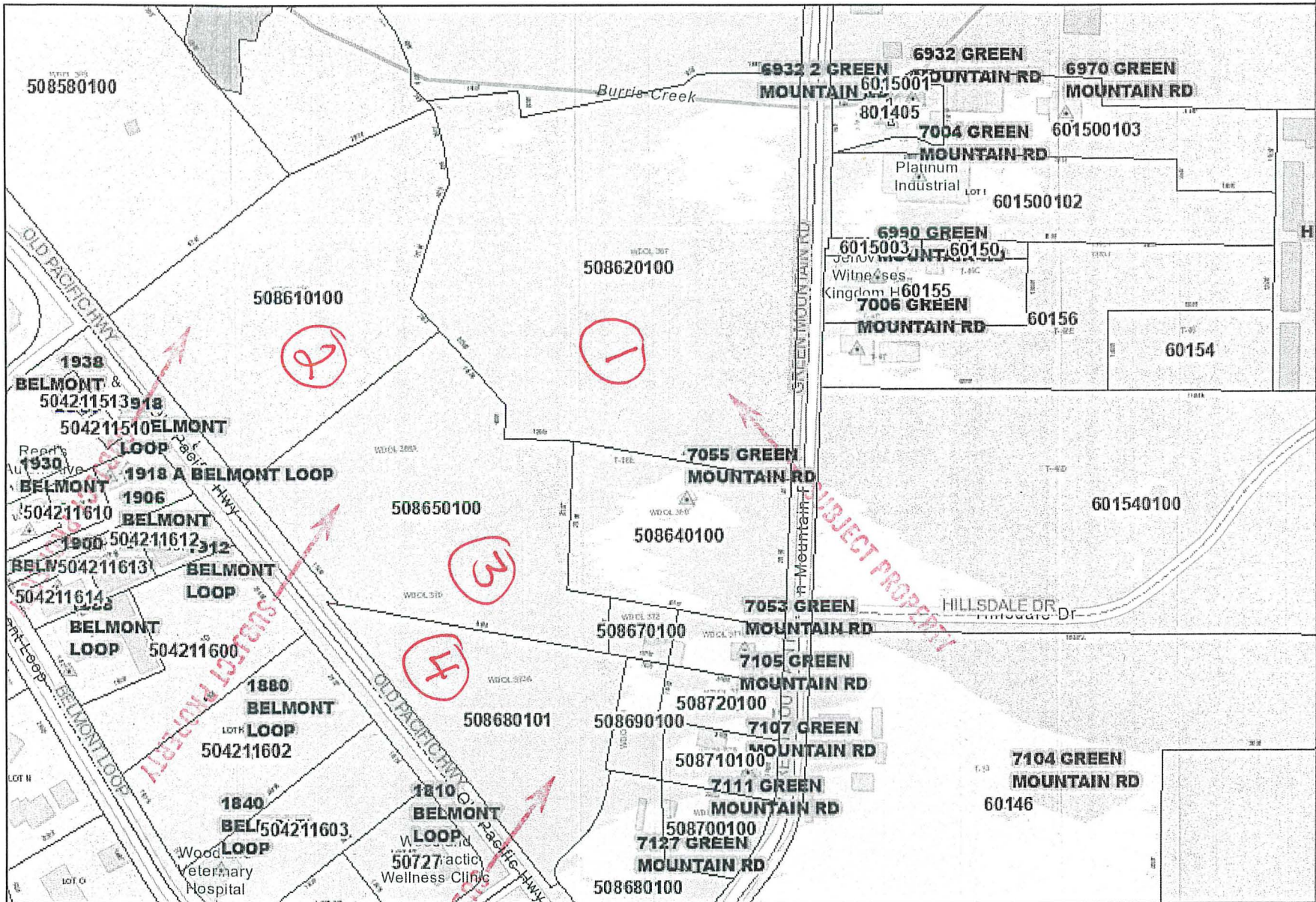
(CONTINUED ON NEXT PAGE...)

THENCE NORTH 38° 42' 53" WEST 123.53 FEET TO A 30 FOOT RADIUS CURVE TO THE RIGHT,
THE CHORD OF WHICH BEARS NORTH 03° 09' 17" EAST, 40.05 FEET;
THENCE ALONG SAID CURVE 43.85 FEET;
THENCE NORTH 45° 01' 28" EAST 48.72 FEET TO A 180 FOOT RADIUS CURVE TO THE LEFT, THE
CHORD OF WHICH BEARS NORTH 28° 17' 49" EAST, 103.61 FEET;
THENCE ALONG SAID CURVE 105.10 FEET;
THENCE NORTH 11° 34' 11" EAST 36.50 FEET;
THENCE SOUTH 79° 52' 21" EAST 81.53 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF
LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 185329;
THENCE SOUTH 03° 05' 39" WEST ALONG THE WEST LINE OF THE ERIC HANN TRACT AS
DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 881118043 A DISTANCE OF 157.50
FEET;
THENCE SOUTH 79° 52' 21" EAST ALONG THE SOUTH LINE OF SAID HANN TRACT A DISTANCE
OF 184.85 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF
OLD PACIFIC HIGHWAY OR GREEN MOUNTAIN ROAD.

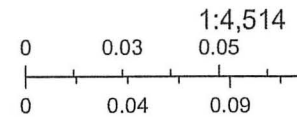
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

Assessor Web Map



2/28/2024, 8:55:33 AM

Tax Parcels	Streets	2 RURAL PRINCIPAL ARTERIAL	8 RURAL MINOR COLLECTOR
ADDRESS POINTS	0 RURAL PRIVATE	6 RURAL MINOR ARTERIAL	9 RURAL LOCAL ACCESS
	1 INTERSTATE	7 RURAL MAJOR COLLECTOR	12 PRINCIPAL ARTERIAL (HWY)



Cowlitz County GIS Department., Cowlitz County GIS Department, WA
County Assessor, Cowlitz County GIS Department, WA

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATION OF BOUNDARIES. IT IS NOT PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.