

5615023 CCRAMD

Total Pages: 20 Rec Fee: \$168.00

Recorded in Clark County, WA 06/07/2019 01:24 PM

BLUE MOUNTAIN COMMUNITY MANAGEMENT

AFTER RECORDING MAIL TO:

Name Blue Mountain Community Management
Address 14205 SE 36th St. #100
City/State Bellevue, WA 98006

20

Document Title(s):

1. Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Green Mountain Phase 1 HOA

Reference Number(s) of Documents Assigned or released:

5408166, 5450371

Grantor(s):

1. CLB Washington Solutions I, LLC
2. [] Additional information on page of document

Grantee(s):

1. The Public
2. Lennar Northwest, Inc.
[] Additional information on page of document

Abbreviated Legal Description:

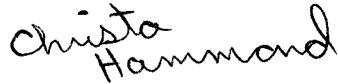
Ptn of Sections 21, 22, T2N R3E, Book 311, Pages 883, 884, 885 and 965; Book 312, pages 12 and 14; #61 SEC 21 T2N R3E WM

Tax Parcel Number(s):

986042-040; 986040-513; 986048-038; 986047-741; 172553-000; 986040-755; 986041-987;
986042-099; 986042-011; 986042-100; 986402-101; 986042-102; 986042-103; 986402-104;
986042-105; 986042-106; 986042-107; 986042-356

[X] Complete legal description is on page of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Blue Mountain Community Management
14205 SE 36th St. Suite 100
Bellevue, WA 9806

Grantor : CLB Washington Solutions I, LLC
Grantee : The Public; Lennar Northwest Inc.
Abbreviated Legal : Ptn of Sections, 21, 22, T2N, R3E WM; Book 311, Pages 883, 884, 885; and 965; Book 312, Pages 12 and 14; #61 SEC 21 T2NR3EWM
Assessor's Tax Parcel Nos. : 986042-040; 986040-513; 986048-038; 986047-741; 172553-000; 986040-755; 986041-987; 986042-099; 986042-011; 986042-100; 986402-101; 986042-102; 986042-103; 986402-104; 986042-105; 986042-106; 986042-107; See Attached Exhibit B; 986042-356 (Lennar)
Prior Excise Tax No. : NA
Other Reference No. : AFN 5408166; 5450371

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR
Green Mountain Phase 1 Homeowners Association**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS is made this 24th day of May, 2019, by CLB Washington Solutions I, LLC ("Declarant") and Lennar Northwest, Inc., a Delaware corporation ("Lennar").

RECITALS:

A. Declarant recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Green Mountain Phase 1 Homeowners Association under Clark County Auditor's File No. 5408166, and a First Amendment under Clark County Auditor's File No. 5450371 (collectively, "Declaration") applicable to the property legally described in Exhibit A ("Property"), and platted or to be platted as a subdivision in the plat records of Clark County, Washington.

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS - PAGE 1

(3/5/2019 11:10 AM)

4830-4908-9168.1

B. The Declarant is CLB Washington Solutions I, LLC. Sections 6.1 and 10.1 of the Declaration give Declarant the right to amend the Declaration as long as it owns at least one Lot in the Property.

C. Declarant owns at least one Lot in the Property. Lennar owns property to be subject to a portion of the Declaration pursuant to this Second Amendment.

D. Declarant and Lennar desire to amend the Declaration as stated below.

AMENDMENT

1. Common Areas and Common Improvements: Section 3.1: Section 3.1 is stricken and replaced in its entirety with the following:

3.1 Designation of Common Areas and Improvements. The Common Areas and Improvements consist of the following:

3.1.1 Tracts B, D, F, G, I, J, K, M, N, S, T, U, V, and W, as shown on the recorded plats, for the purposes stated on the recorded plats;

3.1.2 Two STEP tanks, as further described in Section 3.2;

3.1.3 Clubhouse and parking areas on the Amenity Tract, as shown on a recorded plat within the Property;

3.1.4 Private storm water facilities;

3.1.5 Monument signs; and

3.1.6 All other areas commonly owned or maintained within the Property by the Association, including tracts designated in future plats of the Property, and including areas within the Property dedicated to the City of Camas, which the Board of Directors elects to also maintain, and including but not limited to, the right-of-way planter strips and other landscaping areas within the Property not included in any Lots, except that the Association may maintain front-yard landscaping pursuant to Section 5.20.2.

2. Common Areas and Common Improvements: Section 3.5: Article 3 of the Declaration is amended to add Section 3.5, as follows:

3.5 Clubhouse Use. All of owners of lots with a dwelling acquired from Lennar, or its successor developer/declarant, within the property legally described in Exhibit C to this Second Amendment (“Phase 2 Lots” and “Phase 2 Lot Owners”) are entitled to use the clubhouse, pool and associated parking located on Tract C legally described in Exhibit D, subject to all of the rules and regulations established by the Declarant, Board or the Association. All Phase 2 Lot Owners are responsible for their pro-rata share of the Association Assessments related to the clubhouse, pool and associated parking, as determined by the Association (“Clubhouse Assessments”).

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Annually, the Association shall send an invoice to Green Mountain Phase 2 Homeowners Association reflecting the total amount of Clubhouse Assessments assessed against all Phase 2 Lots. The Clubhouse Assessments will be based on a ratio of the number of Phase 2 Lots (201 Lots) divided by the total number of Lots within, or expected to be added to, the jurisdiction of the Association (428 Lots) multiplied by the total amount of all assessments for the clubhouse, pool and associated parking, which equals 47%. Green Mountain Phase 2 Homeowners Association is responsible for the collection of the Clubhouse Assessments due under this Section. Green Mountain Phase 2 Homeowners Association must collect the Clubhouse Assessments and transmit them to the Association by check or wire transfer within 30 days receipt of an invoice from the Association. Failure of Green Mountain Phase 2 Homeowners Association to collect and convey the full amount of the Clubhouse Assessments due will entitle the Association to all remedies allowed under Article 9 of the Declaration, and will result in termination of the right of all Phase 2 Lot Owners to access the clubhouse, pool and associated parking until all amounts due and owing are paid in full. Except as otherwise stated in this Section 3.5, the Phase 2 Lot Owners are not subject to any other provision of the Declaration, nor are they a member of the Green Mountain Phase 1 Homeowners Association.

3. Tax Parcel Numbers. The First Amendment recorded under Clark County Auditor's File No. 5450371 is amended to include all of the tax parcel numbers listed in the caption above, except tax parcel 986042-356, and listed in Exhibit B to this Second Amendment.

4. Amendatory. The provisions of the Declaration shall continue to apply except as otherwise modified by this Second Amendment. If there is conflict between a provision of the Declaration and a provision of this Second Amendment, the provision of the Second Amendment controls.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth above.

DECLARANT:

CLB Washington Solution I, LLC, a Washington Limited Liability Company



By: RALPH EMERSON
Title: ATTY-IN-FACT

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
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(3/5/2019 11:10 AM)

4830-4908-9168.1

State of _____ }
County of _____ } ss.

On this ___ day of _____, 2019, before me personally appeared _____, to me known to be the _____ of the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Dated: _____, 2019.

See Attached

Notary Public for _____

(Printed or Stamped Name of Notary)

Residing at _____

My appointment expires: _____

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 4

(3/5/2019 11:10 AM)

4830-4908-9168.1

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

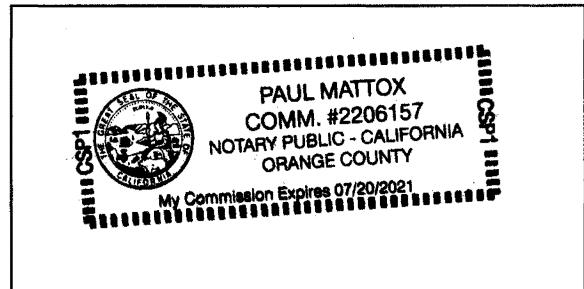
State of California

County of Orange

On 06/03/19 before me, Paul Mattox, Notary Public (here insert name and title of the officer), personally appeared Ralph Emerson

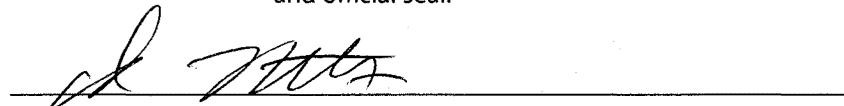
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature 

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Second Amendment To Declaration of Covenants, Conditions, Restrictions
and easements

Document Date 06/03/19 Number of Pages 4

Signer(s) Other Than Named Above N/A



FO01-000DSG5350CA-01

PHASE 2 OWNER:
Lennar Northwest Inc.,
a Delaware corporation

By: Ryan M. Selby
Title: Vice President

State of Washington)
County of Clark) ss.

Ryan M. Selby On this 24th day of May 2019, before me personally appeared
to me known to be the Vice President of the company that executed the within and
foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said
company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute
said instrument.

Dated: May 24, 2019.

NOTARY PUBLIC
STATE OF WASHINGTON
CARA L LEDWITH
COMMISSION NO. 34363
MY COMMISSION EXPIRES
FEBRUARY 15, 2022

Cara L. Ledwith
Notary Public for State of Washington
Cara L. Ledwith
(Printed or Stamped Name of Notary)
Residing at Vancouver WA
My appointment expires: 02-15-2022

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
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Exhibit A
Legal Description



***LAND SURVEYORS
ENGINEERS***

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

EXHIBIT "A"
LEGAL DESCRIPTION FOR GREEN MOUNTAIN LAND, LLC
GREEN MOUNTAIN PHASE 1 PERIMETER

January 30, 2017

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the Northeast quarter of Section 20 and the Northwest quarter of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the TRUE POINT OF BEGINNING;

THENCE South 88° 40' 59" East, continuing along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE South 01° 17' 59" West, leaving said North line, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

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THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79° 04' 29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36° 21' 59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40° 24' 28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44° 26' 57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10° 50' 12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52° 11' 03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent curve to the left;

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THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41° 41' 00" West, a distance of 23.47 feet), an arc distance of 23.49 feet;

THENCE North 45° 33' 03" West, a distance of 41.94 feet;

THENCE South 56° 38' 34" West, a distance of 154.02 feet;

THENCE North 33° 21' 26" West, a distance of 10.00 feet;

THENCE South 56° 38' 34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE North 33° 35' 50" West, along said right-of-way line, a distance of 579.67 feet to a point on a 2030.00 foot radius curve to the left;

THENCE continuing along said right-of-way line and along said 2030.00 foot radius curve to the left (the long chord of which bears North 36° 47' 28" West, a distance of 226.21 feet), an arc distance of 226.33 feet;

THENCE North 49° 42' 41" East, leaving said right-of-way line, a distance of 162.78 feet;

THENCE North 68° 07' 19" East, a distance of 86.89 feet;

THENCE North 55° 00' 30" East, a distance of 48.70 feet;

THENCE North 33° 21' 26" West, a distance of 48.91 feet to a point on a 101.00 foot radius curve to the right;

THENCE along said 101.00 foot radius curve to the right (the long chord of which bears North 13° 07' 19" West, a distance of 69.87 feet), an arc distance of 71.34 feet;

THENCE North 72° 58' 30" West, a distance of 52.44 feet;

THENCE North 00° 12' 48" West, a distance of 326.26 feet;

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THENCE North 90° 00' 00" East, a distance of 50.33 feet;

THENCE South 85° 00' 05" East, a distance of 101.07 feet;

THENCE North 45° 40' 45" East, a distance of 29.39 feet;

THENCE North 39° 35' 42" East, a distance of 40.87 feet;

THENCE North 01° 40' 28" East, a distance of 44.29 feet;

THENCE North 09° 02' 50" East, a distance of 37.25 feet;

THENCE North 24° 16' 29" East, a distance of 71.29 feet;

THENCE North 79° 13' 59" East, a distance of 132.57 feet;

THENCE South 66° 17' 50" East, a distance of 69.81 feet;

THENCE South 44° 47' 37" East, a distance of 66.68 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 89° 06' 18" East, a distance of 69.86 feet), an arc distance of 77.34 feet;

THENCE North 46° 35' 02" East, a distance of 23.09 feet;

THENCE South 80° 32' 30" East, a distance of 168.26 feet;

THENCE North 13° 12' 10" East, a distance of 39.78 feet;

THENCE North 45° 55' 22" East, a distance of 78.06 feet;

THENCE North 51° 55' 18" West, a distance of 150.00 feet;

THENCE North 52° 19' 54" East, a distance of 8.00 feet;

THENCE North 34° 11' 25" West, a distance of 79.00 feet;

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THENCE North 41° 56' 27" East, a distance of 30.00 feet;

THENCE North 77° 48' 25" East, a distance of 76.75 feet to a point on a 96.00 foot radius non-tangent curve to the right;

THENCE along said 96.00 foot radius non-tangent curve to the right (the long chord of which bears North 03° 17' 42" East, a distance of 7.90 feet), an arc distance of 7.91 feet;

THENCE North 05° 39' 16" East, a distance of 87.83 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 13° 07' 05" East, a distance of 24.94 feet), an arc distance of 25.01 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears North 09° 18' 55" West, a distance of 24.92 feet), an arc distance of 26.09 feet;

THENCE North 50° 47' 16" East, a distance of 53.77 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius curve to the left (the long chord of which bears South 85° 06' 28" East, a distance of 20.53 feet), an arc distance of 21.15 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 82° 13' 22" East, a distance of 38.50 feet), an arc distance of 38.76 feet;

THENCE South 86° 12' 37" East, a distance of 87.89 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 75° 24' 40" East, a distance of 84.69 feet), an arc distance of 85.20 feet;

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SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
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98660

THENCE North 42° 28' 55" East, a distance of 115.92 feet;

THENCE North 01° 19' 01" East, a distance of 33.69 feet to the TRUE POINT OF BEGINNING.

Contains 51.18 Acres, more or less.



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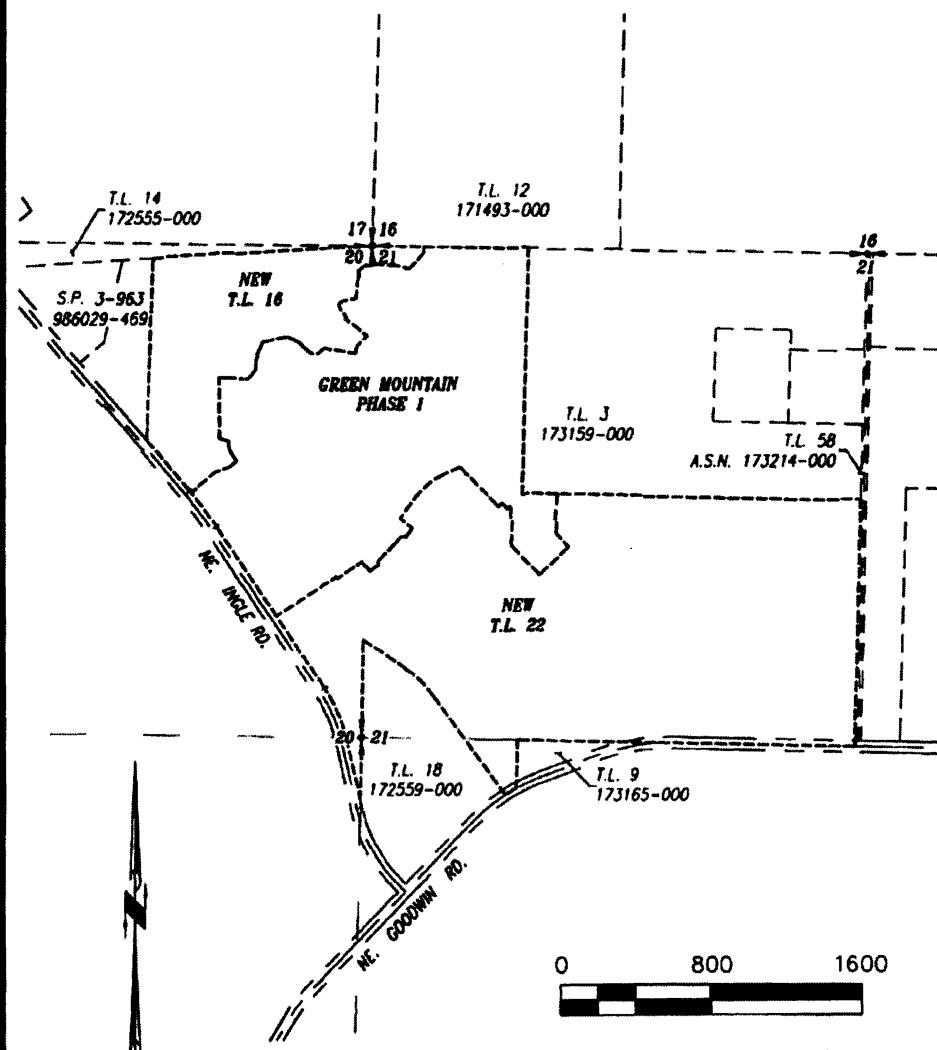
SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 11

(3/5/2019 11:10 AM)

4830-4908-9168.1

**SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS FOR
GREEN MOUNTAIN LAND LLC
GREEN MOUNTAIN PHASE 1**

A PORTION OF E1/2 OF SECTION 20 AND THE W1/2 SECTION 21
TWP. 2 N., RGE 3 E., W.M.
CITY OF CAMPAS, CLARK COUNTY, WASHINGTON



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

F-300-005-1405
F-303-300-0050

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SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
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(3/5/2019 11:10 AM)

4830-4908-9168.1

Exhibit B
Tax Parcel Numbers
See following page

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Property Account	Lot	Code District
986042041	1	114068
986042042	2	114068
986042043	3	114068
986042044	4	114066
986042045	5	114066
986042046	6	114066
986042047	7	114066
986042048	8	114066
986042049	9	114066
986042050	10	114066
986042051	11	114066
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986042056	16	114066
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986042059	19	114066
986042063	23	114066
986042066	26	114066
986042067	27	114066
986042068	28	114066
986042069	29	114066
986042070	30	114066
986042071	31	114066
986042072	32	114066
986041990	59	114068
986041991	60	114066
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986041993	62	114066
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986041997	66	114066
986041998	67	114066
986041999	68	114066
986042030	98	114066
986042031	99	114066
986042032	100	114066
986042033	101	114066
986042034	102	114066
986042035	103	114066
986042036	104	114066
986042037	105	114066
986042038	106	114066
986042039	107	114066

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Exhibit C

Legal Description of Phase 2 Property

See following page

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 15

(3/5/2019 11:10 AM)

4830-4908-9168.1

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "North Parcel", recorded under Auditor's File No. 5308695 BLA and a portion of that parcel described under Exhibit C as "Parcel I", recorded under Auditor's File No. 5237696 BLA, records of said County, described as follows:

COMMENCING at the Northwest corner of said Section 21; thence South 88°40'59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51 and the East line of said "North Parcel"; thence South 01°13'25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter; thence South 88°42'01" East, along said North line, a distance of 180.00 feet to the most Easterly, Northwest corner of said "Parcel I" and the TRUE POINT OF BEGINNING; thence along the Westerly line of said "Parcel I", South 01°17'59" West, a distance of 214.50 feet; thence leaving said Westerly line, South 01°17'59" West, a distance of 73.80 feet thence South 44°04'38" East, a distance of 44.82 feet to a point on the Westerly line of said "Parcel I"; thence along the Westerly lines of said "Parcel I" the following courses; thence South 46°17'59" West, a distance of 165.54 feet; thence North 43°42'01" West, a distance of 217.20 feet; thence North 01°17'59" East, a distance of 209.50 feet; thence North 44°04'38" West, a distance of 10.00 feet; thence South 45°55'22" West, a distance of 18.00 feet; thence North 44°04'38" West, a distance 45.00 feet; thence South 45°55'22" West, a distance of 25.00 feet; thence North 44°04'38" West, a distance of 293.00 feet; thence South 64°48'03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left; thence along said 325.00 foot radius curve to the left (the long chord of which bears South 50°35'01" West, a distance of 159.64 feet), an arc distance of 161.29 feet; thence South 36°21'59" West, a distance of 152.00 feet; thence South 53°38'01" East, a distance of 82.00 feet; thence South 36°21'59" West, a distance of 60.08 feet to a point on a non-tangent 25.00 foot radius curve to the right; thence leaving said Westerly lines and along said 25.00 foot radius curve to the right (the long chord of which bears South 55°55'31" East, a distance of 2.00 feet), an arc distance of 2.00 feet; thence South 53°38'01" East, a distance of 171.47 feet to a point on a 345.00 foot radius curve to the right; thence along said 345.00 foot radius curve to the right (the long chord of which bears South 36°10'39" East, a distance of 206.98 feet), an arc distance of 210.22 feet; thence South 18°43'16" East, a distance of 89.02 feet to a point on the South line of said "Parcel I"; thence along the Southerly lines of said "Parcel I" the following courses; thence South 18°43'16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left; thence along said 180.00 foot radius curve to the left (the long chord of which bears South 44°53'37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point

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of compound curvature with a 330.00 foot radius curve to the left; thence along said 330.00 foot radius curve to the left (the long chord which bears North 83°01'06" East, a distance of 288.45 feet), an arc distance of 298.52 feet; thence North 57°06'11" East, a distance of 219.78 feet; thence South 44°04'38" East, a distance of 645.44 feet; thence South 01°37'56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being on a non-tangent 955.00 foot radius curve to the right; thence along said centerline and along said 955.00 foot radius curve to the right (the long chord of which bears North 88°56'49" East, a distance of 77.84 feet), an arc distance of 77.87 feet to a point on the South line of said Northwest quarter; thence South

88°43'02" East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter; thence North 01°27'15" East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of said Northwest quarter; thence North 88°42' 01" West, along said North line, a distance of 1620.91 feet to the TRUE POINT OF BEGINNING.

EXCEPT Public Roads.

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Exhibit D
Legal Description of Amenity Tract

A portion of Green Mountain Mixed Use P.R.D. – Phase 1C, according to the Plat thereof, recorded in Book 311 of Plats, at Page 965, records of Clark County Auditor, located in the T.J. Fletcher Donation Land Claim No. 51 in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20 and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 T2N, R3E WM, City of Camas, Washington, described as follows:

Amenity Tract as shown on Plat.

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