

RETURN ADDRESS:

GLICR LLC
1133 Tower Road
Castle Rock, WA 98611

DOCUMENT TITLE(S) (or transactions contained therein): Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Cooper Hill
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: n/a
GRANTOR(S) GLICR LLC, a Washington limited liability company
GRANTEE(S) GLICR LLC, a Washington limited liability company
LEGAL DESCRIPTION (abbreviated: i.e., lot, block, Subdivision or section, township, range) Ptns of SW ¼ of the NW ¼, S 5, T 9 N, R 1W, W.M. (See Exhibit A For Full Legal Description)
Tax Parcel Nos. WF0508005, WF0508014, WF0508015, WF0508016; WF0508006

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
AND RESERVATIONS FOR
COOPER HILL**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS FOR COOPER HILL (the "Declaration") is made by GLICR LLC ("Declarant").

RECITALS

Declarant is the owner of certain real property (the "Property") in Cowlitz County, Washington, legally described on **Exhibit A** hereto.

The Property is the short plat as shown on the Cowlitz County Short Plat No. 2350-21 recorded under Cowlitz County Recording No. 3772076 (the "Short Plat") together with Parcel WF0508006 (Lot B of Boundary Line Adjustment 23-05-3422) hereinafter referred to as "Lot 5".

Declarant wishes to subject the Property to this Declaration.

NOW, THEREFORE, Declarant declares that the Property, subject to all restrictions and easements of the Short Plat, shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth which are for the purpose of protecting the value and desirability of and which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title, or interest in the Property or any portion thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE 1. DEFINITIONS

Section 1.1 Words Defined. In this Declaration and any amendments hereto, the following terms shall have the following meanings and all definitions shall be applicable to the singular and plural forms of such terms:

1.1.1 "Construction" and "Constructed" shall mean any construction, reconstruction, erection or alteration of a Structure, except wholly interior alterations to a then existing Structure.

1.1.2 "Declarant" shall mean GLICR LLC, or such successor or assign (including a Participating Builder) as Declarant may designate by a writing recorded in the records of the Auditor of Cowlitz County.

1.1.3 "Declaration" shall mean this Declaration of Covenants, Conditions, Restrictions, and Reservations for Cooper Hill.

1.1.4 "Access and Utilities Easement" shall mean the Declaration of Access and Utilities Easement dated March 25, 2025 and recorded under Cowlitz County Recording Number 3767103.

1.1.5 "First Mortgage" and "First Mortgagee" shall mean, respectively, (a) a recorded mortgage on a Lot that has legal priority over all other Mortgages thereon, and (b) the holder of a First Mortgage.

1.1.6 "Lot" shall mean any of the five (5) lots, each of two or more acres in size, created by the Short Plat and designated therein as Lots one (1) through four (4) together with Lot 5.

1.1.7 "Mortgage" shall mean a recorded mortgage or deed of trust that creates a lien against a Lot and shall also mean a real estate contract for the sale of a Lot.

1.1.8 "Mortgagee" shall mean the beneficial owner, or the designee of the beneficial owner, of an encumbrance on a Lot created by a mortgage or deed of trust and shall also mean the vendor, or the designee of a vendor, of a real estate contract for the sale of a Lot.

1.1.9 "Owner" shall mean the record owner, whether one or more Persons, of fee simple title to a Lot within the Property, including a contract purchaser entitled to beneficial possession.

1.1.10 "Participating Builder" shall mean a Person who acquires from Declarant one or more Lots for the purpose of improving the same for resale to future Owners.

1.1.11 "Person" shall mean an individual, corporation, partnership, association, trustee, or other legal entity.

1.1.12 "Short Plat" shall mean the recorded Short Plat of Cooper Hill, and any amendments, corrections or addenda thereto subsequently recorded.

1.1.13 "Property" shall mean the land described in **Exhibit A** and such additions to **Exhibit A** as may hereafter be subjected to the terms of this Declaration, and all improvements and structures now or hereafter placed on the land.

1.1.14 "Retail Purchaser" shall mean a Person who acquires a Lot for the purpose of constructing their own residence or who acquires from a Participating Builder a Lot improved with a residence.

1.1.15 "Roadway" shall mean the private road serving the Lots, an easement and maintenance agreement for which is provided in the Access and Utilities Easement referenced in 1.1.4 above.

1.1.16 "Structure" shall mean any building, fence, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, basketball hoop, play equipment, climbing apparatus, swimming pool, rockery, dog run or the like.

Section 1.2 Form of Words. The singular form of words shall include the plural and the plural shall include the singular. Masculine, feminine, and neuter pronouns shall be used interchangeably.

Section 1.3 Exhibits. The following are exhibits to this Declaration:

Exhibit A - Legal Description of the Property

Exhibit B - Suggested locations of building areas for protection of Mt. view corridors discussed in Section 3.2 below, and approved areas for on-site sewage disposal systems. Actual building plans shall be submitted to Declarant for approval prior to submittal for building permit per 3.2 below.

ARTICLE 2. ACCESS AND UTILITIES.

Section 2.1 Access and Utilities. Access and utilities to each Lot are provided according to the Access and Utilities Easement. The Owners of Lots shall share equally in the costs of maintaining, repairing and replacing the Roadway in accordance with Article 5. Each Owner shall be responsible for maintaining the utility lines serving their own Lot.

ARTICLE 3. CONSTRUCTION ON LOTS AND USE OF LOTS.

Section 3.1 Residential Use. The Lots shall be used only for single family residential purposes, and only one single family residence (and such accessory structures as are approved pursuant to this Article 3) shall be constructed on each Lot, except accessory dwellings as may be permitted by Cowlitz County Code.

3.1.1 Uniformity of Use and Appearance. One of the purposes of this Declaration is to assure within the Property minimum standards of use and maintenance. It is in the best interests of each Owner that such uniformity of use be maintained as hereinafter provided.

3.1.2 Residence Size and Outbuildings. All residences shall have a living area, excluding the garage or carport, with a floor area of not less than 1,750 square feet for the ground floor, not less than 2,000 total square feet for a one-story house, not less than 2,700 total square feet for a two-story house. Each residence may include outbuildings of a type associated with private single-family residential property such as a private garage (attached or detached)

or barn or shop; provided that any such outbuilding shall be set back at least thirty (30) feet from any property line on the Lot.

At no time shall such outbuilding be used as the residential home in advance of the construction and occupation of the primary residence, and any such outbuilding shall also adhere to the View Corridor restrictions under Section 3.2 below.

3.1.3 Permanent Foundations; Materials. All residences shall be built on site on a permanent foundation, which shall be constructed of solid masonry or concrete at the exterior wall line and shall be affixed to the land and to the structure in such a manner that the structure may not be readily moved. Mobile homes, modular and manufactured homes, trailer homes and other moveable structures used or designed for use as a dwelling or sleeping quarters are strictly prohibited. Notwithstanding anything herein set forth, the Construction of any Structure shall comply with the more restrictive of either: (i) the terms and conditions of this Declaration; or (ii) the laws, codes, ordinances and regulations of any governmental entity having jurisdiction.

3.1.4 Fencing and Fencing Materials. Fencing and wood fencing materials and gate (if any) within the Roadway entry at Schaffran Rd. shall be maintained by all Lot owners as part of the Roadway. Other boundary or cross fencing may be constructed of a combination of wood, wire or barbed wire in a neat and sightly manner. All other fencing for individual Lots shall be prohibited from encroaching into the Road Easement.

3.1.5 Vehicle Storage. No storage of goods, vehicles, boats, trailers, trucks, campers, recreational vehicles, or other equipment or device shall be permitted in open view from any Lot or street except this shall not exclude temporary (less than seventy two hours) parking of vehicles on the designated driveway areas adjacent to garages on the Lots. All such items must be enclosed or screened and parked alongside or behind the dwelling. Upon forty-eight (48) hours notice to the Owner of any improperly parked or stored vehicle, boat, or other equipment, the Declarant has the authority to have removed at the Owner's expense any such vehicle visible from the street or any Lot that is parked on any Lot, street or within a Common Area for more than seventy two (72) hours. No Owner shall permit any vehicle which is in an extreme state of disrepair, to be abandoned or to remain parked upon any street or Lot within the existing property for a period in excess of forty-eight (48) hours.

3.1.6 Animals. Except for a maximum of two horses per Lot, no livestock, poultry, reptiles, pigs or other non-domestic animals shall be kept on any Lot. All animal enclosures must be kept in a clean, neat and odor-free condition at all times. Professional breeding of any kind or kennel businesses are prohibited, as are private kennels housing more than four adult dogs. Notwithstanding anything set forth herein all Owners shall comply with all applicable governmental laws, codes, ordinances, and relations pertaining to animals.

3.1.7 Water Supply. Each Lot is supplied with an available water hook-up for installation of a meter for service by the Cowlitz County Department of Public Works. No well or individual water supply system shall be permitted on any Lot for domestic usage.

Section 3.2 Location of Residences on Lots and Maintenance of View Corridor to Mount St. Helens. The intent of the development of Cooper Hill Short Plat into 4 single family residence estates is to provide each lot with an opportunity for and unobstructed view of Mount St. Helens from the location of the primary residence. Suggested locations of building areas to achieve this intent, together with the approved areas for on-site sewage disposal systems is attached hereto as **Exhibit B**.

Building plans for primary residence and any proposed outbuilding shall be submitted to the Declarant for approval prior to permit approval and construction. Further, on any individual Lot, no individual tree, shrub or any other permitted landscaping shall be planted and allowed to grow to a height at which the tree(s) or shrub(s) or landscaping interferes with the enjoyment, exposure or the view of Mount St. Helens of any other individual lot.

Section 3.3 Completion of Construction; Maintenance during Construction. Any Structure erected or placed on any Lot shall be completed as to external appearance within **ten (10) months** from the date Construction is started. All Lots shall be maintained in a neat and orderly condition during Construction. In no case shall any vegetation cleared from one Lot be deposited on an adjacent Lot. During Construction, periodic efforts shall be made by the Owner to pick up scrap materials and other construction debris and to periodically dispose of said materials off site. No dumping of any such debris or refuse shall be allowed on adjoining Lots. Upon completion of Construction on any Lot and prior to occupancy, the Owner shall be responsible for keeping the improvements clean and neat including but not limited to regular landscape maintenance, trimming and upkeep to present a well-maintained appearance from the adjacent right-of-way.

Section 3.4 Temporary Structures. No Structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be installed, placed or used on any Lot as a dwelling, either temporarily or permanently.

Section 3.5 Trash Containers and Debris. No Lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Yard rakings, dirt and debris resulting from landscaping work or Construction shall not be dumped onto adjoining lots or roadways.

Section 3.6 Offensive Activity. No noxious activity, including but not limited to the creation of excess levels of noise, shall be carried on in any Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants.

Section 3.7 Enforcement. The Owners are fully responsible for enforcing the restrictions of this Article 3 that exceed the laws, codes, ordinances and regulations of any governmental entity having jurisdiction.

ARTICLE 4. NOTICES FOR ALL PURPOSES.

All notices given under the provisions of this Declaration shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, the notice shall be deemed to have been delivered on the third day of regular mail delivery after a copy has been deposited in the United States mail, first class, postage prepaid, addressed to the Person entitled to such notice at the most recent address known.

ARTICLE 5. MAINTENANCE OF ROADWAY.

The Owners of Lots shall each be obligated to pay their equal share of all costs and expenses of required maintenance, repair and improvements to the Roadway and utility Easement (including widening or improving road material or other capital improvements) or reconstruction of any of the improvements which now exist or which may be installed or constructed. However, if damage or destruction to the Roadway arises from the actions or negligence of a particular Lot Owner or their guests, agents or invitees, it shall be the sole responsibility and cost of said Lot Owner to repair the damage or destruction, in timely manner, upon written request of the other Lot Owners using the Roadway. No Lot Owner shall obstruct or interfere with the use of the Roadway by any other Lot Owner, their guests, agents or invitees.

The Roadway has been built to County standards for the Short Plat and will be required to be maintained in accordance with such standards. Required repairs, maintenance, improvement, refurbishment or reconstruction of the Roadway shall be referred to herein collectively as "Repairs". For purposes of this Declaration, Repairs shall be deemed to be "required" if the proposed Repairs are reasonably necessary: (i) to preserve any improvement installed or constructed for the use for which it was intended; (ii) to insure that the Roadway is reasonably passable for vehicles or pedestrians; (iii) to remedy any defects or deficiencies in any improvement installed or constructed which result from use, wear and tear or passage of time; and (iv) to maintain the landscaping along the Roadway in a neat, clean fashion but consistent with the surrounding native vegetative environment.

Section 5.1 Procedure for Repair.

5.1.1 Repair Notice. In the event that any of the Owners believes that any Repairs are required, they shall be deemed the "Proposing Owner" and to commence the repair process must provide to the Owner of the other Lots written notice of any proposed Repair (herein the "Repair Notice"). Good faith and substantial compliance with the notice requirements set forth herein is all that is required to satisfy this notice requirement. The Repair Notice shall be by personal delivery or by U.S. Mail to such addresses as each of the Owners may now or hereafter specify to the other Owners. In the absence of any notification of any change of address, the mailing address of each of the Lots shall be deemed acceptable.

The Repair Notice shall specify: (i) the nature and scope of the proposed Repairs to be undertaken; (ii) the estimated cost for the Repairs; and (iii) identify the licensed and bonded contractor or subcontractor that the Proposing Owner has designated to accomplish the Repairs.

Unless, within ten (10) days following the receipt of the Repair Notice, the Owners of the other Lot provides written notice to the Proposing Owner objecting to the need for the repair or the estimated cost for the Repairs (herein the "Objection Notice"), the Proposing Owner shall be deemed to have the authority to undertake the proposed Repairs specified in the Repair Notice on behalf of all of the Owners.

5.1.2 Objection to Repair Notice; Unapproved Repairs.

(a) Estimated Cost. If any of the Owners who receive the Repair Notice: (i) deliver an Objection Notice to the Proposing Owner within said ten (10) day time period, objecting to the estimated cost specified in the Repair Notice, and (ii) within said ten (10) day time period furnishes an alternative bid or proposal from a reputable and licensed and bonded contractor or subcontractor, agreeing to perform the Repairs for a price at least ten percent (10%) less than the cost estimated by the Proposing Owner in the Repair Notice, the Proposing Owner shall contract to have the Repairs accomplished by the person or entity furnishing the lowest bid or estimate for the Repairs.

(b) Unapproved Repairs. If any of the Owners receiving the Repair Notice deliver an Objection Notice to the Proposing Owner within said ten (10) day time period, objecting to need or the necessity of the Proposed Repairs, or the proposed method of accomplishment of the Proposed Repairs, the Proposing Owner may proceed with the Proposed Repairs if, in that Owner's reasonable discretion, the Proposed Repairs are necessary to maintain the Road in good working order, or to prevent injury to person or damage to the property of any Owner or any third party (herein "Unapproved Repairs"). Any Owner that undertakes such Unapproved Repairs shall cause them to be performed in accordance with all applicable laws, and without unreasonably interfering with the use or access of other Owners. No other Owners shall be required to share in the costs of Unapproved Repairs.

Each Owner performing Unapproved Repairs ("Responsible Owner") agrees to defend, indemnify and hold harmless all other Owners and their successors and assigns from and against all claims, losses, liens, penalties, liabilities and expenses (including attorneys' fees and court costs) incurred by or asserted against them or their successors or assigns as a result of any negligent or wrongful acts or Unapproved Repairs on the Road or as a result of the Unapproved Repairs constructed or performed by the Responsible Owner's employees, agents, tenants, contractors, successors or assigns. This indemnity

shall run with the land. The Responsible Owner shall also be liable to the other Owners to repair all damage and injury to such other Owner's property caused by the acts or omissions of the Responsible Owner and their employees, agents, tenants, contractors, successors or assigns.

5.1.3 Accomplishment of the Proposed Repairs. The Proposing Lot Owner shall use best efforts to ensure that the Proposed Repairs, whether approved or not, are accomplished in a sound and workmanlike manner. However, the Proposing Owner's responsibility under the terms of this Declaration shall not make the Proposing Owner the guarantor or warrantor of the timeliness, quality or sufficiency of the performance of any contractor or subcontractor hired to perform the Proposed Repairs.

Section 5.2. Payment for Repairs. Except in the event that an Owner has proceeded with an Unapproved Repair, within fifteen (15) days of the demand by the Proposing Owner for payment of the costs or expenses of the Repairs, the Owners of the other Lots shall each pay an equal share of the cost or expense of the Repairs and the sales taxes thereon to the Proposing Owner. The Proposing Owner shall then pay the entirety of the costs or expenses for the Repairs to the contractor or subcontractor performing the Repairs.

Section 5.3. Default in the Payment for Repairs. In the event any Owner fails or refuses to pay their share of the cost or expense of the Repairs when and as due, they shall be deemed a defaulting Owner and the other Owners may elect to pay the share of the costs or expenses of the defaulting Owner. The Owners paying the defaulting Owner's share of the costs or expenses shall then have a lien against the Lot owned by the Defaulting Owner and shall have the right to enforce the payment of sums owed through judicial lien foreclosure proceedings, in which event the prevailing party shall be entitled to recover reasonable attorney fees and costs associated therewith. This lien shall be foreclosed as a mortgage in accordance with the laws of the State of Washington.

ARTICLE 6. FAILURE OF DECLARANT OR OWNERS TO INSIST ON STRICT PERFORMANCE NO WAIVER.

The failure of the Declarant or any Lot Owner in any instance to insist upon the strict compliance with this Declaration, or to exercise any right contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of any term, covenant, condition or restriction.

ARTICLE 7. AMENDMENTS OF DECLARATION

After the date that Declarant has sold all of the Lots to a Retail Purchaser, any Lot Owner may propose amendments to this Declaration. Amendments may be adopted by written consent of at least sixty percent (60%) of all Lot Owners. The unanimous consent of all Owners shall be required for adoption of an amendment changing the voting power or portion of assessments appurtenant to each Lot. Once an amendment has been adopted, the amendment will become

effective when a certificate of the amendment has been recorded in the real property Records of Cowlitz County, Washington.

ARTICLE 8. DURATION.

The covenants, conditions and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of and be enforceable by the Owners, their respective legal representatives, heirs, successors and assigns, for a period of 15 years from the date this Declaration is recorded, after which time the covenants, conditions and restrictions shall be automatically extended for successive periods of 10 years each unless an instrument signed by a majority of the then Owners has been recorded agreeing to terminate the covenants, conditions and restrictions. Notwithstanding the foregoing, the easements provided for herein, including maintenance obligations related hereto shall be perpetual.

ARTICLE 9. RESERVATION OF DECLARANT'S RIGHT TO AMEND.

Section 9.1 Amendment by Declarant. Declarant reserves the right to amend the Declaration as may be necessary to comply with Federal Home Loan Mortgage Corporation ("FHLMC") or Federal National Mortgage Association ("FNMA") or Federal Housing Administration ("FHA") regulations or requirements as necessary to enable the holders of first mortgages or deeds of trust to sell first mortgages or deeds of trust to FHLMC or FNMA or if such amendment is necessary to secure funds or financing provided by, through or in conjunction with FHLMC or FNMA or FHA or, if such amendment is necessary, in Declarant's sole opinion, for the efficient functioning of the Property or the Subdivision.

Section 9.2 Authorization to Amend. Until such time as Declarant has sold all Lots to a Retail Purchaser as contemplated in Article 7 above, if Declarant, at its option, determines that it is necessary to amend the Declaration, then Declarant, on behalf of all Lot Owners, is hereby authorized to execute and to have recorded (or filed, in the case of the Articles) said required amendment or amendments. All Lot Owners hereby grant to Declarant a full and complete power of attorney to take any and all actions necessary to effectuate and record said amendment or amendments and agree that said amendment or amendments shall be binding upon their respective Lots and upon them and their heirs, personal representatives, successors and assigns to the same extent as if they had personally executed said amendment or amendments. All Lot Owners hereby acknowledge and agree that the power of attorney granted herein shall be deemed coupled with an interest and shall be irrevocable. Declarant's rights under this Section 9.2 shall exist until the last Lot owned by Declarant is sold to a Retail Purchaser.

ARTICLE 10. SEVERABILITY.

The provisions of this Declaration shall be independent and severable, and the unenforceability of any one provision shall not affect the enforceability of any other provision, if the remainder affects the common plan.

ARTICLE 11. EFFECTIVE DATE.

This Declaration shall be effective upon recording.

ARTICLE 12. ASSIGNMENT BY DECLARANT.

Declarant reserves the right to assign, transfer, sell, lease or rent all or any portion of the Property and reserves the right to assign or delegate all or any of its rights, duties and obligations created under this Declaration.

Signature on following page.

Unofficial Copy

Exhibit A

Legal Description of the Property

Unofficial Copy

Exhibit A

July 20, 2023

LEGAL DESCRIPTION
FOR
GLICR LLC

LOT A, COWLITZ COUNTY BOUNDARY LINE ADJUSTMENT 23-05-3422

That portion of the Southwest quarter of the Northwest quarter of Section 5, Township 9 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 5;

Thence N 02°17'46" E, along the West line of the above described subdivision and the centerline of Schaffran Road, a distance of 594.16 feet;

Thence S 88°17'08" E, departing said West line and centerline, a distance of 20.00 feet a point on the Easterly margin of said Schaffran Road and the TRUE POINT OF BEGINNING of the herein described lot;

Thence S 88°17'08" E a distance of 1293.37 feet to the East line of Said subdivision;

Thence S 02°18'42" W, along said East line a distance of 527.57 feet to the Northerly margin of Spirit Lake Highway;

Thence along said Northerly margin the following courses and distances:

N 88°23'13" W a distance of 18.95 feet;

N 77°04'37" W a distance of 101.98 feet;

N 88°23'13" W a distance of 400.00 feet;

N 82°40'35" W a distance of 301.50 feet;

N 88°23'13" W a distance of 445.35 feet to the intersection with the Easterly margin of

Schaffran Road;

Thence N 05°12'01" W, departing said Northerly margin and along said Easterly margin, a distance of 140.62 feet;

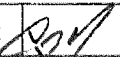

Thence N 87°42'14" W, continuing along said Easterly margin, a distance of 10.00 feet;

Thence N 02°17'46" E continuing along said Easterly margin, a distance of 340.10 feet to the TRUE POINT OF BEGINNING of the herein described lot.

EXCEPT that portion of land described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 5;

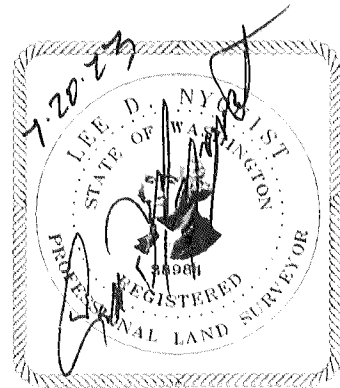
Thence N 02°17'46" E, along the West line of the above described subdivision and the centerline of Schaffran Road, a distance of 594.16 feet;

Prepared by:	
Checked by:	

Thence S 88°17'08" E, departing said West line and centerline, a distance of 20.00 feet a point on the Easterly margin of said Schaffran Road;
Thence S 02°17'46" W, along the Easterly margin of said Schaffran Road, a distance of 303.19 feet to the TRUE POINT OF BEGINNING of the herein described exception;
Thence S 87°51'08" E, departing said Easterly margin, a distance of 12.15 feet to a point of tangent curve;
Thence Easterly, along an arc of a curve to the left, said curve having a radius of 320.00 feet, through a central angle of 27°25'46", a distance of 153.20 feet;
Thence N 64°43'05" E a distance of 23.33 feet to a point of tangent curve;
Thence Easterly, along an arc of a curve to the right, said curve having a radius of 280.00 feet, through a central angle of 41°04'31", a distance of 200.73 feet;
Thence S 74°12'23" E a distance of 50.72 feet;
Thence S 15°00'29" E a distance of 243.51 feet to a point on the Northerly margin of Spirit Lake Highway;
Thence N 82°40'35" W, along said Northerly margin, a distance of 23.30 feet;
Thence N 88°23'13" W, continuing along said Northerly margin, a distance of 445.35 feet to the intersection with the Easterly margin of Schaffran Road;
Thence N 05°12'01" W, departing said Northerly margin and along said Easterly margin, a distance of 140.62 feet;
Thence N 87°42'14" W, along said Easterly margin, a distance of 10.00 feet;
Thence N 02°17'46" E, continuing along said Easterly margin, a distance of 36.91 feet to the TRUE POINT OF BEGINNING of the herein described exception.

Herein described lot contains 538,590 square feet, or 12.36 acres, more or less.

Unofficial Copy



Prepared by:	<i>[Signature]</i>
Checked by:	<i>[Signature]</i>



July 20, 2023

LEGAL DESCRIPTION
FOR
GLICR LLC

LOT B, COWLITZ COUNTY BOUNDARY LINE ADJUSTMENT 23-05-3422

That portion of the Southwest quarter of the Northwest quarter of Section 5, Township 9 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 5;

Thence N 02°17'46" E, along the West line of the above described subdivision and the centerline of Schaffran Road, a distance of 594.16 feet;

Thence S 88°17'08" E, departing said West line and centerline, a distance of 20.00 feet a point on the Easterly margin of said Schaffran Road;

Thence S 02°17'46" W, along the Easterly margin of said Schaffran Road, a distance of 303.19 feet to the TRUE POINT OF BEGINNING of the herein described lot;

Thence S 87°51'08" E, departing said Easterly margin, a distance of 12.15 feet to a point of tangent curve;

Thence Easterly, along an arc of a curve to the left, said curve having a radius of 320.00 feet, through a central angle of 27°25'46", a distance of 153.20 feet;

Thence N 64°43'05" E a distance of 23.33 feet to a point of tangent curve;

Thence Easterly, along an arc of a curve to the right, said curve having a radius of 280.00 feet, through a central angle of 41°04'31", a distance of 200.73 feet;

Thence S 74°12'23" E a distance of 50.72 feet;

Thence S 15°00'29" E a distance of 243.51 feet to a point on the Northerly margin of Spirit Lake Highway;

Thence N 82°40'35" W, along said Northerly margin, a distance of 23.30 feet;

Thence N 88°23'13" W, continuing along said Northerly margin, a distance of 445.35 feet to the intersection with the Easterly margin of Schaffran Road;

Thence N 05°12'01" W, departing said Northerly margin and along said Easterly margin, a distance of 140.62 feet;

Thence N 87°42'14" W, along said Easterly margin, a distance of 10.00 feet;

Thence N 02°17'46" E, continuing along said Easterly margin, a distance of 36.91 feet to the TRUE POINT OF BEGINNING of the herein described lot.

Herein described lot contains 99,282 square feet, or 2.28 acres, more or less.



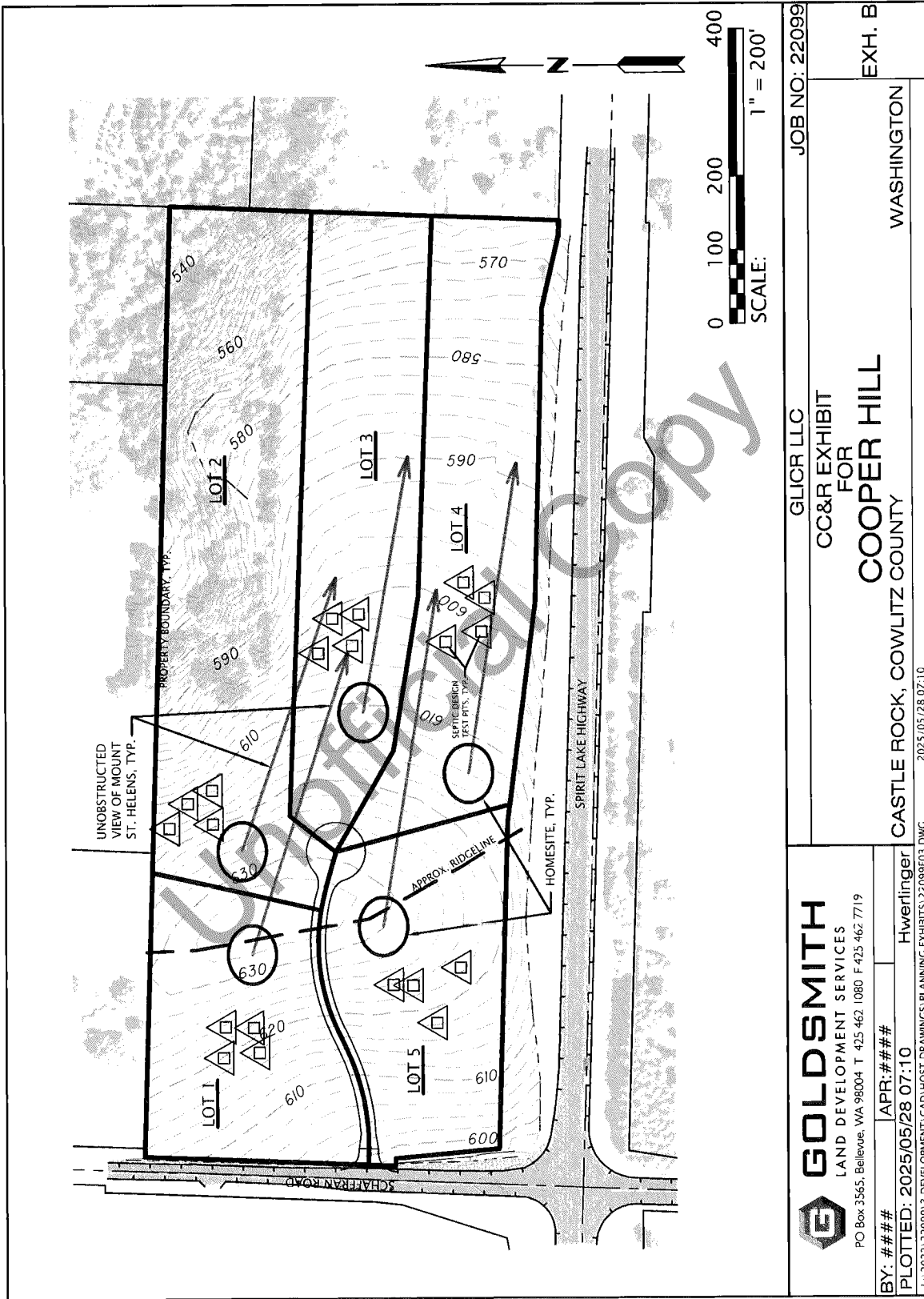
Prepared by:	
Checked by:	



Exhibit B

SEE ATTACHED

Unofficial Copy



<p>GOLDSMITH LAND DEVELOPMENT SERVICES PO Box 3565, Bellevue, WA 98004 T 425 462 1080 F 425 462 7719</p>		<p>GLICR LLC CC&R EXHIBIT FOR COOPER HILL CASTLE ROCK, COWLITZ COUNTY WASHINGTON</p>
<p>BY: ###</p>	<p>APR: ###</p>	<p>JOB NO: 220999</p>
<p>PLOTTED: 2025/05/28 07:10</p>		<p>EXH. B</p>
<p>L:\2022\220999\3 DEVELOPMENT\CAD\HOST DRAWINGS\PLANNING EXHIBITS\220999E03.DWG 2025/05/28 07:10</p>		