

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
500 Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantors Grantee	Columbia Tech Center, L.L.C.
Abbreviated Legal	City of Vancouver, Washington
Assessor's Tax Parcel Nos. :	Section 31 T2N R3E WM
Prior Excise Tax No.	See Attached <u>Exhibit A</u> (Current CTC Properties); 176605-000; 176598-000; 176594-000; 986035-756; 986035-757(Additional Properties)
Other Reference No(s).	NA AFN 3305320 (Original Development Agreement); AFN 3608344 (First Addendum); AFN 3667929 (Second Addendum); AFN 4017454 (Third Addendum)

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT

W7941

Effective Date: 4/25/2016

Parties: COLUMBIA TECH CENTER, L.L.C., a Washington limited liability company (hereinafter referred to as CTC); and

This document is being recorded as an accommodation. Chicago Title maintains no responsibility as to the effect or provisions of this document.

CITY OF VANCOUVER, WASHINGTON, a Washington municipal corporation (hereinafter referred to as the City).

Recitals:

A. CTC and the City executed a Development Agreement dated November 20, 2000, and recorded under Clark County Auditor's File No. 3305320, to govern and vest the development of the property described in the CTC Development Agreement.

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Post Office Box 694
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Assessor's Tax Parcel Nos. :	Section 31 T2N R3E WM
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Other Reference No(s).	NA AFN 3305320 (Original Development Agreement); AFN 3608344 (First Addendum); AFN 3667929 (Second Addendum); AFN 4017454 (Third Addendum)

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT

W7941

Effective Date: February 22, 2016

Parties: COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as CTC); and

This document is being recorded as an accommodation.
Ollcago Title maintains no responsibility
as to the effect or provisions of this document.

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the City).

Recitals:

A. CTC and the City executed a Development Agreement dated November 20, 2000, and recorded under Clark County Auditor's File No. 3305320, to govern and vest the development of the property described in the CTC Development Agreement.

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - I

(2/22/2016 10:36 AM)
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B. CTC and the City entered into a First Addendum to the CTC Development Agreement dated February 3, 2003, and recorded under Clark County Auditor's File No. 3608344.

C. CTC and the City entered into a Second Addendum to the CTC Development Agreement dated May 19, 2003, and recorded under Clark County Auditor's File No. 3667929.

D. CTC and the City entered into a Third Addendum to the CTC Development Agreement dated June 20, 2005, and recorded under Clark County Auditor's File No. 4017454. The CTC Development Agreement is further defined in **Exhibit Band** incorporated fully into this Fourth Addendum by this reference.

E. The current boundaries of the entire CTC development are legally described in the CTC Development Agreement defined in **Exhibit B** (CTC Property).

F. CTC currently owns Tax Lots 176594-000, 986035-756, and 986035-757 (Additional CTC Properties, legally described in **Exhibit C** as adjusted parcels A and B), and Pacific Rock Products, LLC currently owns Tax Lots 176598-000 and 176605-000 (Pacific Rock Products Properties, legally described in **Exhibit C** as adjusted parcels C and D). The Additional CTC Properties and the Pacific Rock Products Properties are collectively referred to in this Fourth Addendum as the Additional Properties, legally described in **Exhibit C**. CTC is currently under contract to acquire the Pacific Rock Products Properties.

G. The parties desire to add Additional Properties to the Development Agreement, and modify and clarify certain other provisions.

NOW, THEREFORE, the parties agree as follows:

1. Extension to Additional Properties. By execution of this Fourth Addendum, the parties agree that approximately 51.4 acres of Additional Properties legally described in **Exhibit C** are subject to all of the provisions of the CTC Development Agreement, as amended by this Fourth Addendum, and subject to the provisions of Section 8 of this Fourth Addendum.

2. Prior Agreement. The Additional Properties are also subject to a Restated Pre-Annexation/Development Agreement recorded on April 10, 2008 under Auditor's File No. 4443223 (PADA). The PADA allows the City and the owner of the properties subject to it to enter into a separate development agreement to govern the use and development of those properties. By executing this Fourth Addendum, CTC and the City agree that the PADA,

as it applies to the Additional Properties, is superseded and replaced in its entirety with the CTC Development Agreement and this Fourth Addendum.

3. Zoning Applicable to Additional Properties. Not taking into account the Additional Properties added under this Fourth Addendum, there is approximately 43.5 net developable acres remaining within the CTC Property. With the Additional Properties (approximately 51.4 gross, 50.0 net), CTC will have approximately 93.5 net developable acres. The parties agree in this Fourth Addendum that CTC may apply CTC zoning, as defined in the CTC Development Agreement, to the remaining 93.5 net developable acres, as it determines in its sole discretion, as long as 40% of all of the net developable acres within the aggregate of the CTC Property and the Additional Properties is designated CTC Light Industrial.

4. Traffic

4.1 Reservation of Trips. As of the date of this Fourth Addendum, and according to the *Columbia Tech Center Trip Generation Study* dated September 19, 2014, prepared by Kittelson & Associates, Inc., and accepted by the City of Vancouver in a letter dated May 14, 2015, the number of trips reserved to the CTC Property is 1,336, as set forth in **Exhibit D**. The parties agree that these trips may also be utilized for development on the Additional Properties.

4.2 Street and Signal Alignments. The parties agree that the following provisions will apply to the future street alignments and traffic signal locations associated with development within the CTC Property and Additional Properties:

(a) The City and CTC agree to work cooperatively on the location of the remaining signals on SE Mill Plain within the CTC Property;

(b) The City and CTC agree to work cooperatively on the alignment and construction by CTC of the SE 184th Street Extension to the north through the Additional Properties within the general alignment shown on **Exhibit E**, as adjusted during preliminary and final design;

(c) SE 184th Street will be the only required north/south vehicular connection to SE 1st Street through the Additional Properties and should be designed as shown on **Exhibit E**. CTC agrees to provide a north/south bicycle and pedestrian connection to SE 1st Street at the location shown on Exhibit E in connection with and/or the time of, development of adjacent property owned by CTC.

(d) If CTC designs and constructs any portion of SE 1st Street, CTC agrees to conform to the City's preferred SE 1st Street corridor design standard, including cross sections.

(e) CTC agrees to provide bicycle/pedestrian connections as shown on **Exhibit**

5. Development Standards

5.1 Parking Lot Standards. Subsection (7), in Section I.A.5.a)(7) of the CTC development standards, attached to the CTC Development Agreement as Exhibit G (Development Standards), is stricken and replaced in its entirety with the following:

(7) Lighting fixtures in parking or loading areas shall be consistent with RCW 47.36.180 on public roadways and not cast significant light or glare off-site on adjacent properties. All wall mounted or pole mounted fixtures shall utilize high pressure sodium (HPS) lamps, or other lighting fixtures such as light emitting diode (LED) sources to reflect current lighting technology. The ARC may also allow the use of "traditional" decorative fixtures with other than HPS lamps in selected areas with specific written approval by the ARC. The ARC must review and approve all lighting types and style to assure compatibility with adjacent developments.

5.2 Signs. A new subsection, subsection (8), in Section I.A.7.d) (Signs Unrestricted by CTC Zoning District) of the Development Standards, is added as follows:

(8) For the purpose of identifying Higher Density Residential uses, two (2) permanent sign panels are allowed at each major entrance of such uses. Each sign panel shall not be permitted to exceed thirty-two (32) square feet in area. Each single panel may be on sign structures on opposing sides of each major entrance.

5.3 Multi-family (MF) Uses. A new subsection, subsection I.A.2.c)(3) of the Development Standards for Multi-family (MF) Uses allowed by review and approval of the CTC Architectural Review Committee (ARC), is added as follows:

(3) Retail and office uses are outright permitted on the ground floor of any multi-story, multi-family building.

5.4 Commercial (CO) Pennitted Uses. Subsection I.A.3.b(1)(a) is deleted in its entirety and replaced with the following:

(a) Grocery stores are permitted in CTC 192nd District and SE 164th District in accordance with the CTC Development Districts, as shown on **Exhibit G**.

(b) Grocery Stores 45,000 square feet and less are permitted in the CTC Core Park District in accordance with the CTC Development Districts, as shown on **Exhibit G**.

5.5 Setbacks.

(a) CTC ARC may reduce building setbacks for Commercial and Industrial developments to 10-ft all around.

5.6 CTC ARC may reduce minimum parking requirements with equivalent bike parking allowance in square feet per the VMC.

(a) CTC ARC may approve the placement of pervious bike parking facilities in the minimum landscaped required areas.


6. **Agreement.** This Fourth Addendum modifies the CTC Development Agreement defined in **Exhibit B**. In the event of any conflict between this Fourth Addendum and the CTC Development Agreement defined in **Exhibit B**, this Fourth Addendum shall control.

7. **Run with the Land.** This Fourth Addendum shall be binding on the parties' successors and assigns. This Fourth Addendum shall be recorded with the Clark County Auditor.


8. **Effective Date and Term.** This Fourth Addendum will become effective against the Additional CTC Properties upon the date the last party to this Fourth Addendum executes the Fourth Addendum, and shall become effective against the Pacific Rock Products Properties upon the date CTC acquires those properties. The term of the CTC Development Agreement and this Fourth Addendum, and the right to build out the development according to their terms, shall be extended for a period of twenty-five (25) years from and after the current expiration of term of the CTC Development Agreement.

9. **Public Hearing.** The Vancouver City Council has approved execution of this Fourth Addendum by resolution after a public hearing.

CITY OF VANCOUVER


By: ERIC J. HOLMES
Title: City Mgr

COLUMBIA TECH CENTER, L.L.C.


Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive Officer

Attest:


Deputy City Clerk
Carrie Lewellen


C.T.C. Investments, L.L.C.
By: Investment Development Management, L.L.C.
By: Jeffrey S. Gordon
Title: Manager

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 2-3, ...-t(day of Mr , 2016.

MARIA O GARNANT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 01, 2019

Maria O. Garnant
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: () 1/01/19

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that 4Mv: r.oo\ S appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the tA/t VYv.truL; V of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this L day of JA, a.k.fllil . 2016.

[Illegible stamp or text]

[Signature]
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 12-17-18

[Illegible text]

STATE OF WASHINGTON)
 : ss.
 County of Clark)

I certify that _____ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Pacific Rock Products, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2016.

 NOTARY PUBLIC FOR WASHINGTON
 My Commission Expires: — — — — —
 — —

EXHIBIT A
LEGAL DESCRIPTION

MacKay"Sposito

16382LD1
11/05/2015
JLM

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683
360.695.3411 • info@mackaysposito.com

EXHIBIT "A" LEGAL

DESCRIPTION
COLUMBIA TECH CENTER
2015 REVISED DEVELOPMENT AGREEMENT
VANCOUVER, CLARK COUNTY. WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to Columbia Tech Center, L.L.C. from CTC Investments, L.L.C., by deed recorded under Auditor's File No. 9602290434, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke, and Diana K. Dalke, husband and wife, by deed recorded under Auditor's File No. 9709160270, records of said county.

ALSO

EXHIBIT C (Relinquished Property) of that Boundary Line Agreement and Statutory Warranty Deed recorded under Auditor's File No. 3650661, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William N. Stephens and Marcella R. Stephens, Trustees of The Stephens Family Living Trust, by deed recorded under Auditor's File No. 3726601, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Fred Meisner and Karen K. Meisner, husband and wife, by deed recorded under Auditor's File No. 3726602, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William D. Huyette and Shirley A. Huyette, husband and wife, by deed recorded under Auditor's File No. 3726603, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Don G. Beatty and Kay J. Beatty, husband and wife and KLL Corp., a Nevada Corporation, by deed recorded under Auditor's File No. 3726606, records of said county.

Subject to easements and restrictions of record.



EXHIBIT B

CTC DEVELOPMENT AGREEMENT

The term "Development Agreement" shall mean, collectively, the following documents, all of which are recorded in the official records of Clark County, Washington: Development Agreement dated November 20, 2000 by and between Columbia Tech Center, L.L.C., a Washington limited liability company, and the City of Vancouver, Washington, a Washington municipal corporation recorded on April 3, 2001 as Instrument No. 3305320 (as amended by (A) Addendum to Columbia Tech Center Development Agreement dated February 3, 2003 by and between Columbia Tech Center, L.L.C. a Washington limited liability company, Clark Community College District No. 14 Foundation, a Washington nonprofit corporation, and City of Vancouver, Washington, a Washington municipal corporation recorded March 26, 2003 as Instrument No. 3608344; (B) Second Addendum to Columbia Tech Center Development Agreement dated May 19, 2003 by and between Columbia Tech Center, L.L.C., a Washington limited liability company and the City of Vancouver, Washington, a Washington municipal corporation, recorded on July 2, 2003 as Instrument No. 3667929; and (C) Third Addendum to Columbia Tech Center Development Agreement dated June 20, 2005 by and between Columbia Tech Center, L.L.C., a Washington limited liability company and the City of Vancouver, Washington, a Washington municipal corporation, recorded on July 15, 2005 as Instrument No. 4017454).

EXHIBIT C

ADDITIONAL PROPERTIES

1 of 4

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VANCOUVER OFFICE

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360.595.3-411 • lrlof)mackavspo.rto.com

ADJUSTED PARCEL "A"

CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3311761, 311762 AND 3676913, LYING IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 01°02'40" WEST 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 89°22'18" WEST 491.87 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 01°02'40" WEST 1059.73 FEET; THENCE SOUTH 89°22'18" EAST 491.87 FEET; THENCE SOUTH 01°02'40" WEST 253.80 FEET; THENCE SOUTH 88°46'55" EAST 457.69 FEET; THENCE NORTH 01°36'11" EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55.04°28', AN ARC LENGTH OF 466.20 FEET TO THE POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 51°16'47", AN ARC LENGTH OF 393.16 FEET; THENCE NORTH 01°48'30" EAST 376.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 118°37'22" WEST 50.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°02'40" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.388 ACRES, MORE OR LESS.



MacKaySposito

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11/06/2014

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VANCOUVER OFFICE

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360.695.3411 • info@mackaysposito.com

PROPERTY PARCEL ID
CITY OF VANCOUVER, CLATSOP COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLATSOP COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568451 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND AS DESCRIBED IN AUDITOR'S FILE NUMBER 3568461; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 88°46'55" WEST 861.25 FEET; THENCE NORTH 01°36'11" EAST 191.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°49'32", AN ARC LENGTH OF 320.19 FEET; THENCE SOUTH 84°40'08" EAST 961.61 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG THE SAID EAST LINE SOUTH 01°07'00" WEST 421.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.138 ACRES, MORE OR LESS.



MacKaySposito

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VANCOUVER OFFICE

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300.695.1411 • info@macbysp.com

AOJUGO PARCEL "C" CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AUDITORS FILE NUMBER 3568461; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 01°07'07" EAST 421.56 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE NORTH 84°40'08" WEST 961.61 FEET TO A POINT ON A NON-TANGENT 485.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY. A RADIAL LINE THROUGH SAID POINT IS NORTH 84°39' EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'56", AN ARC LENGTH OF 146.01 FEET TO A POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 27°23'34", AN ARC LENGTH OF 198.11 FEET; THENCE LEAVING SAID CURVE SOUTH 85°29'00" EAST 153.85 FEET; THENCE NORTH 07°48'16" EAST 205.79 FEET; THENCE SOUTH 86°23'09" EAST 1015.67 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG SAID EAST LINE SOUTH 01°07'07" WEST 471.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.064 ACRES, MORE OR LESS.



MacKaySposito

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11/06{2014
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ADJUSTED PARCEL MAP
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAPROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITOR'S FILE 3568461 AND 3676913. LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 3568461, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET, 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT SOUTH 01°07'07" WEST 405.96 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 86°23'09" WEST 1015.57 FEET; THENCE SOUTH 07°48'16" WEST 205.79 FEET; THENCE NORTH 95.29'00" EAST 153.85 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, WITH A RADIAL BEARING OF NORTH 63°55'17" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26.53'13", AN ARC LENGTH OF 194.75 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°32'22" EAST 1240.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.815 ACRES, MORE OR LESS.



FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 16

(2/22/2016 10:36 AM)
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EXHIBIT D

CTCTRIPS

Table 14 Amendment to CTC Trip Debiting

Project	Concurrency Number	Date Issued	PM Peak Hour Trips Allocated	PM Trip Balance
Columbia Tech Center Phase 2 Vesting				1,953
CTC Building 631	CON 2006-00064	8/14/2006	201	1,752
Quarry Senior living	CON 2005.00161	2/23/2006	81	1,671
Columbia Crossing	CON 2005-00091	11/7/2005	330	1,341
Kohl's Department Store	CON 2005-00035	6/9/2005	405	936
CTC Master Plan (Old Building 202, 204, 215, 216, 217, 218, 219)	CON 2004.00104	1/4/2005	542	394
Columbia Tech Center Phase 3, 4 Vesting			(2,800)	3,194
CTC Retail	CON 2004-00031	5/11/2004	1175	2,019
ETC Building 616	CON 2001-00014	5/21/2001	42	1,977
ETC Building 611	CON 2000-00068	2/5/2001	38	1,939
ETC 192nd South Musa	TIA 2006-00004	5/17/2007	949	990
ETC dark College	TIA 2007-00041	7/5/2007	84	906
Del Taco Trip Credits	PST 2007-00009	8/21/2007	(14)	920
ETC- Oil Can Henry's	TIA 2007-00128	8/22/2007	(34)	954
lowes lacamas lake	TIA 2007-00158	12/19/2007	54	900
REVISED Lowes Lacamas Lake	REVISED TIA 2007-00004	1/11/2008	0	900
ETC Building 651	PRJ2011-00975	Approved	73	827
Columbia Ridge Apartments	PRJ2011-01732	6/25/2012	244	583
ETC lofts Phase 1	PRJ-105378/PIR-34497	July 2013	56	527
ETC Lofts Phase 2		January 2014	61	466
Add Back ETC Building 204 (Amendment to correct double counting of debited trips)	CON 2004-00104 Partial Correction	5/23/2014	(177)	643
ETC Corporate Headquarters (Assumes 210,000 SF)		Pending	(295)	348
Retail Trip Re ;alfbratlon		Proposed	+988	1,336

EXHIBITE

S.E. 184TH STREET ALIGNMENT

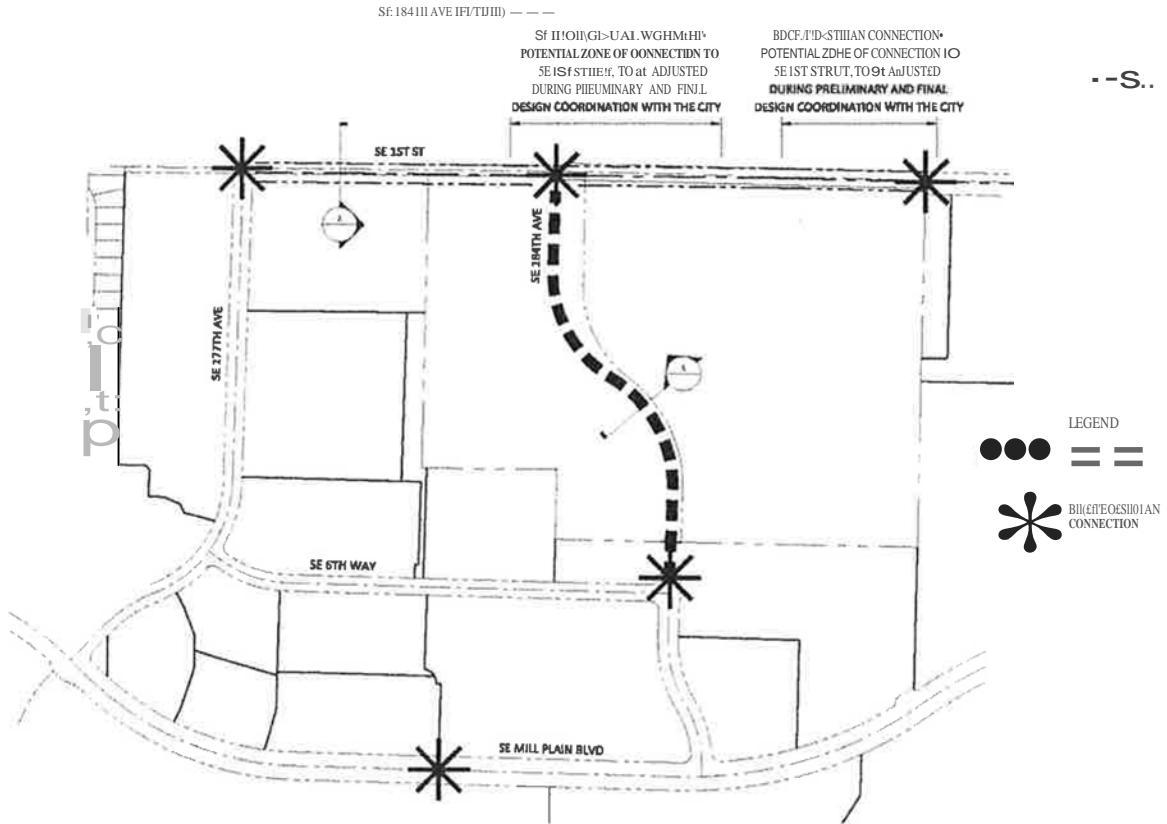
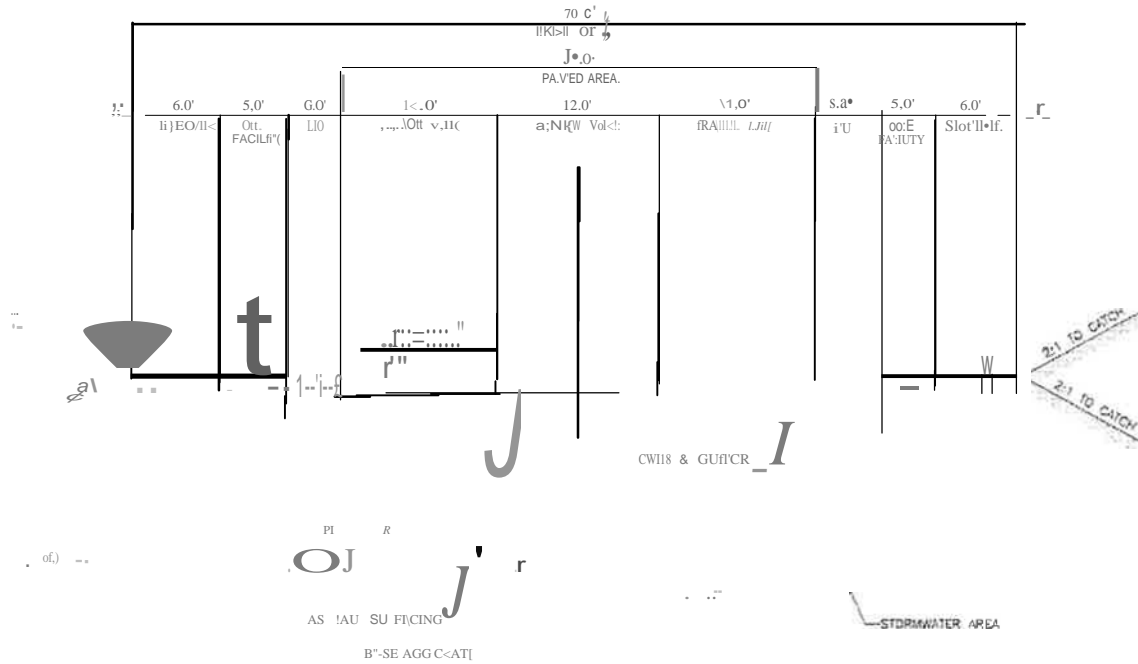


EXHIBIT F

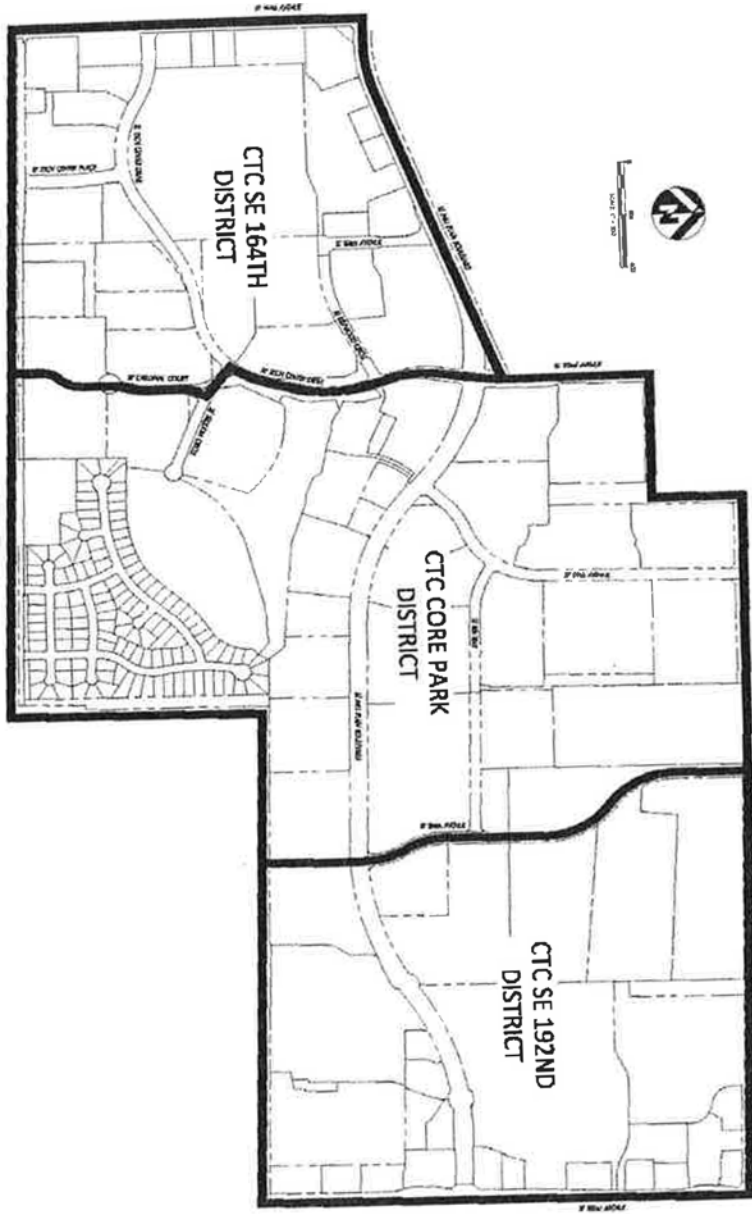
TYPICAL SECTION



SECTION A SE 1ST ST / SE 184TH AVE

STREET CROSS SECTION MAY BE MODIFIED AS MUTUALLY AGREED BY THE CITY AND CTC DURING FINAL DESIGN.

EXHIBIT G



CTC DEVELOPMENT DISTRICTS MAP