



REGULAR MEETING AGENDA

CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

**223 East 4th Street, Room 160
Port Angeles, Washington
March 11, 2026 – 1:15 p.m.**

Conservation Futures Program Advisory Board meetings will be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 810 8170 9022 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://us06web.zoom.us/j/81081709022?pwd=dFpxSWRWblU0ajV5N2h6UER3L0h0UT09> and use meeting ID: 810 8170 9022 and passcode: 12345

Public comment and questions can be directed to the Clerk of the Board at 360-417-2271 or enrique.valenzuela@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

- Minutes January 14, 2026

REPORTS AND PRESENTATIONS

- None

BUSINESS ITEMS

- Review request for contract extension for Cameron Farm Estates, Heifer Farm North, and Heifer Farm South
- cursory review of received Conservation Futures funding applications
- Discuss site visit for applied farm

NEXT MEETING DATE – Special meeting site visit between April 2, 2026, and April 7, 2026.

PUBLIC COMMENT – Please limit comments to three minutes

ADJOURNMENT



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of January 14, 2026

SPECIAL MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Barbara Pappas called the meeting to order at 1:15 p.m., Wednesday, January 14, 2026. Laurel Hargis, Pat Willits, Beth Ashkin and Liam Antrim were present. Also present was Tom Sanford and Chase O'Neil.

Call TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

- Addition of approval of the 2026 application, notice to call for applications, and press release to business items. Addition of review funds on hand vs funds committed to business items. Addition of modification to publication date for each press release publication (Forks Forum, Peninsula Daily News, Sequim Gazette) to business items.
 - Liam Antrim motions to approve additions to business items, Barbara Pappas seconds, no opposition, the **motion is passed**.

PUBLIC COMMENT

- None.

APPROVAL OF MINUTES

- Minutes of September 10, 2025
 - Modification of roll call to indicate that Pat Willits was present at the meeting.
- Minutes of December 3, 2025
 - Barbara Pappas motions to approve amended September 10, 2025 and December 3, 2025 meeting minutes, Pat Willits seconds, no opposition, the **motion is passed**.

REPORTS AND PRESENTATIONS

- None

BUSINESS ITEMS

- Approval of 2026 applications, notice to call for applications, and press release.
 - Modifications of call for applications: all mentions of "2025" changed to "2026", remove all mentions of "1st call."
 - Modifications of 2026 application: All mentions of "12 p.m." changed to "12 noon", page five to contain "10. (Con't)."
 - Modifications of press release: remove all mentions of "1st call."
 - Barbara Pappas motions to approve the modified 2026 applications, notice to call for applications, and press release. Laurel Hargis seconds, no objections, the **motion is passed**.
- Review of funds on hand vs funds committed.
 - \$1,500,000 committed.
 - \$1,775,812.67 currently in fund.
- Barbara Pappas motions to add one publication date for each press release publication (Forks Forum, Peninsula Daily News, Sequim Gazette), Pat Willits seconds, no objection the **motion is passed**.
- Discussion regarding Liam Antrim's potential conflict of interest.
 - Liam is a member of an LLC which owns a farm that may apply for Conservation Futures funding. Due to this conflict of interest, Liam will be present for discussion of recommendation to the BOCC but will abstain from the final recommendation vote.

NEXT MEETING DATE

- March 11, 2026, at 1:15 p.m.

PUBLIC COMMENT

- None

ADJOURNMENT — Meeting adjourned at 2:00 p.m.



AGENDA ITEM SUMMARY

(Must be submitted NLT 3PM Wednesday for next week agenda)

Department: DCD

WORK SESSION ☒ **Meeting Date:** 3/23/26

REGULAR AGENDA ☒ **Meeting Date:** 3/31/26

Required originals approved and attached ☒

Item summary:

☐ Call for Hearing ☒ Contract/Agreement/MOU - Contract # 334.24.016.1, 334.24.017.1, 334.24.018

☐ Resolution ☐ Proclamation ☐ Budget Item

☐ Draft Ordinance ☐ Final Ordinance ☐ Other

Documents exempt from public disclosure attached: ☐

Executive summary: Period of performance extension for Conservation Futures Program Project Grant Agreements for Cameron Farms, Heifer Farm North, and Heifer Farm South. The period of performance is proposed by North Olympic Land Trust to be extended from May 7, 2026 to May 7, 2028.

Budgetary impact: None

Recommended action: Sign extended Project Grant Agreements for Cameron Farm, Heifer Farm North and Heifer Farm South

County Official signature & print name: _____

Name of Employee/Stakeholder attending meeting: Enrique Valenzuela- DCD, Mike Auger- Conservation Director North Olympic Land Trust

Relevant Departments: DCD

Date submitted:

* Work Session Meeting - Submit 1 single sided/not stapled copy

** Regular Meeting – Submit 1 single sided/not stapled copy and originals (1 or 3 copies)



RESOLUTION _____, 2026
AUTHORIZING EXTENSION CONSERVATION FUTURES PROJECT GRANT
AGREEMENTS FOR CAMERON FARM, HEIFER FARM NORTH, HEIFER FARM SOUTH

THE BOARD OF CLALLAM COUNTY COMMISSIONERS finds as follows:

1. Pursuant to RCW 84.24.230 and Clallam County Ordinance 958 – Clallam County Code Section 5.45, Clallam County adopted and imposed a property tax levy and created a special fund known as the Conservation Futures Fund to which all such levy proceeds shall be credited. The purpose of the fund is to acquire interest or rights in real property in order to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.
2. The statute requires the establishment of a Conservation Futures Program Advisory Board
3. The Conservation Futures Program Advisory Board shall recommend to the Board of County Commissioners criteria for selection of the projects to be funded, make annual or more frequent recommendation to the Board of County Commissioners for projects to be funded as part of the Conservation Futures program and shall develop strategic, long-term plans for the program.
4. The Conservation Futures Program Advisory Board received three applications in 2024 from North Olympic Land Trust on behalf of Cameron Farm, Heifer Farm North and Heifer Farm South.
5. The Board of County Commissioners voted to approve the three 2024 applications in Resolution 43 on May 7, 2024.
6. Clallam County and North Olympic Land Trust came to a project grant agreement to set the terms and conditions by which a grant is made through the Clallam County Conservation Futures Fund. This project grant agreement entered into force May 7, 2024 and expires May 7, 2026.
7. North Olympic Land Trust has requested an extension of two years for each project grant agreement, requested to expire May 7, 2028.
8. The Conservation Futures Program Advisory Board met on March 11, 2026 to recommend extension of the three grant agreements to the BOCC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Clallam County Commissioners, in consideration of the above findings of fact:

1. Concurs in the recommendation of the Conservation Futures Program Advisory Board.
 2. Authorizes extension of the period of performance for the Clallam County Conservation Futures Program Project Grant Agreements for Cameron Farm, Heifer Farm North, and Heifer Farm South under contract numbers 334.24.016, 334.24.017, 334.24.018 from May 7, 2026 to May 7, 2028.
-

PASSED AND ADOPTED this _____ day of _____ 2026

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mike French, Chair

ATTEST:

Randy Johnson

Loni Gores, MMC, Clerk of the Board

Mark Ozias

Cameron Farm, Heifer Farm North and South Committed Funding Sources

Cameron Farm Estates:

- Washington Wildlife & Recreation Program - Farmland Fund. Up to \$625,000. Grant expires December 31, 2028.

Heifer Farm North:

- Washington Wildlife & Recreation Program - Farmland Fund. We received up to \$2,000,000 for both Heifer Farm North and Heifer Farm South combined. Grant expires December 31, 2028.
- Natural Resources Conservation Service - ACEP-ALE fund. Up to \$1,500,000. Grant expires March 31, 2028.

Heifer Farm South:

- Washington Wildlife & Recreation Program - Farmland Fund. We received up to \$2,000,000 for both Heifer North and Heifer South combined. Grant expires December 31, 2028.
- Natural Resources Conservation Service - ACEP-ALE fund. Up to \$800,000. Grant expires March 31, 2028.

We have also been using funding on hand from Floodplains by Design (State Dept of Ecology) towards these projects for mostly due diligence. We have approximately \$250,000 left to spend by September 31, 2026.



**CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, ROOM 150
PORT ANGELES, WASHINGTON**

**Conservation Futures
Criteria for Selection of Properties for Farmland Preservation**

In evaluating farmland for Conservation Futures grants, a 60% weight will be given to **Viability of Site** considerations, and 40% to the **Viability of the Proposal** as a Conservation Opportunity.

1) Viability of the Site (Max total points: 60)

- Current and/or future access to water (10 points)
Comments

- Soil type/quality conducive to various types of farming (10 points)
Comments/Description

- Size and shape (10 points)
Comments

- Location – (10 points)
 - Within Agricultural Retention Zone (5 points)
 - Proximity to other farmland under conservation (5 points)Comments

- Existence of on-site farm infrastructure (5 points)
Comments

- Site History/Climate Change Concerns/Community Support & Benefits (15 points)
Comments



**CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, ROOM 150
PORT ANGELES, WASHINGTON**

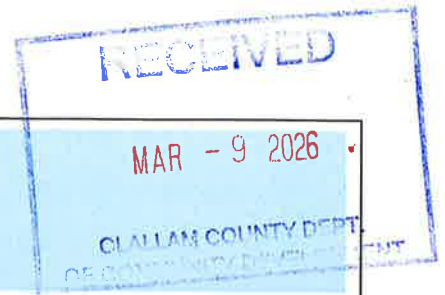
2) Viability of Proposal (max total points: 40)

- Transactional Urgency (10 points)
Comments

- Probability that property will be converted away from farmland use (10 points)
Comments

- Financial Considerations (20 points)
 - Leveraging Opportunity (5 points)
 - Business Projection (5 points)
 - Farm Plan (5 points)
 - Longevity of stewardship (5 points)Comments

Approved: December 8, 2021



**CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, SUITE 5
PORT ANGELES, WASHINGTON**

**Application for the purchase of development rights and conservation easement
funded by the Conservation Futures Property Tax, Ordinance
No.958**

Instructions to the Applicant

- * Confirm your eligibility by contacting coordinator of Conservation Futures Program Advisory Board, Enrique Valenzuela at 360-417-2271 or Enrique.Valenzuela@ClallamCountyWA.gov
- * Please answer all questions as fully as possible.
- * You may attach additional sheets if necessary to fully answer a question.
- * Please attach copies of all deeds, surveys and lot certifications which describe the property
- * If any item is inapplicable, please mark it "N/A".
- * This is an application to sell rights and place a conservation easement on the property. The intention of the sale and approval of the conservation easement is to promote continued use of farmland.
- * Please submit questions and application to the Conservation Futures Coordinator who will forward them to Conservation Futures Advisory Committee.

A. APPLICANT INFORMATION

1. Name of Applicant: North Olympic Land Trust
2. Mailing Address: P.O. Box 2945, Port Angeles, WA 98362
3. Property Address, if different from mailing address: 5127 Old Olympic Highway
Sequim, WA 98382
4. Telephone: (360)417-1815 x 7
5. Email Address: michael@northolympiclandtrust.org
6. Contact Person: Michael Auger
7. Type of legal entity:
 - ☐ individual
 - ☒ corporation incorporated in the State of Washington (non-profit)
 - ☐ general partnership created in the State of _____ ☐ limited partnership
 - created in the State of _____ ☐ limited liability
 - company created in the State of _____

8. LANDOWNER(S):

Legal Name: Olympic Peninsula Conservation Resources LLC

Mailing address: PO Box 2945, Port Angeles, WA 98362

Telephone/Fax/Email: 360-417-1815

9. Are there any material facts or circumstances (e.g. pending litigation, bankruptcy, etc.) relating to any of the parties to the proposed transaction which have not been described and may potentially affect the transaction? ☐ Yes ☒ No If Yes, please explain:

For over 120 years, the Big Red Barn Farm was owned by descendants of the Dick family who settled the land at the start of the 20th century. In early 2025, this family approached North Olympic Land Trust looking for an option to sell the farm by year-end and ensure it remains available for agriculture. Due to the prime agricultural value of the land and high potential it could be developed as 5-acre residential lots, the Land Trust decided that using financing to purchase the farm immediately and allowing time for permanent conservation was critical to the mission of protecting working agricultural land in Clallam County for future generations.

The Land Trust is seeking to protect the property using the Buy, Protect, Sell method. The property was purchased by the Land Trust's single-member pass-through entity, Olympic Peninsula Conservation Resources, LLC; the Land Trust uses this entity to purchase property it intends to permanently conserve using conservation easements. The purchase was made possible thanks to seller financing and a low-interest loan through the State's Farm Protection & Affordability Investment Program (Farm PAI). The Land Trust now seeks funding from grants and community fundraising to cover the costs of placing permanent agricultural conservation easements on the land. The Land Trust requests up to \$1.4M from the Clallam County Conservation Futures Program to be allocated toward the purchase of conservation easements on this historic farm.

Once conserved, the farm will continue to be held by the LLC, providing ongoing access to the current, long-time farmer. Later, the LLC will sell the property, and The Land Trust will hold and steward the conservation easements, so the land remains available for continued agricultural use.

B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

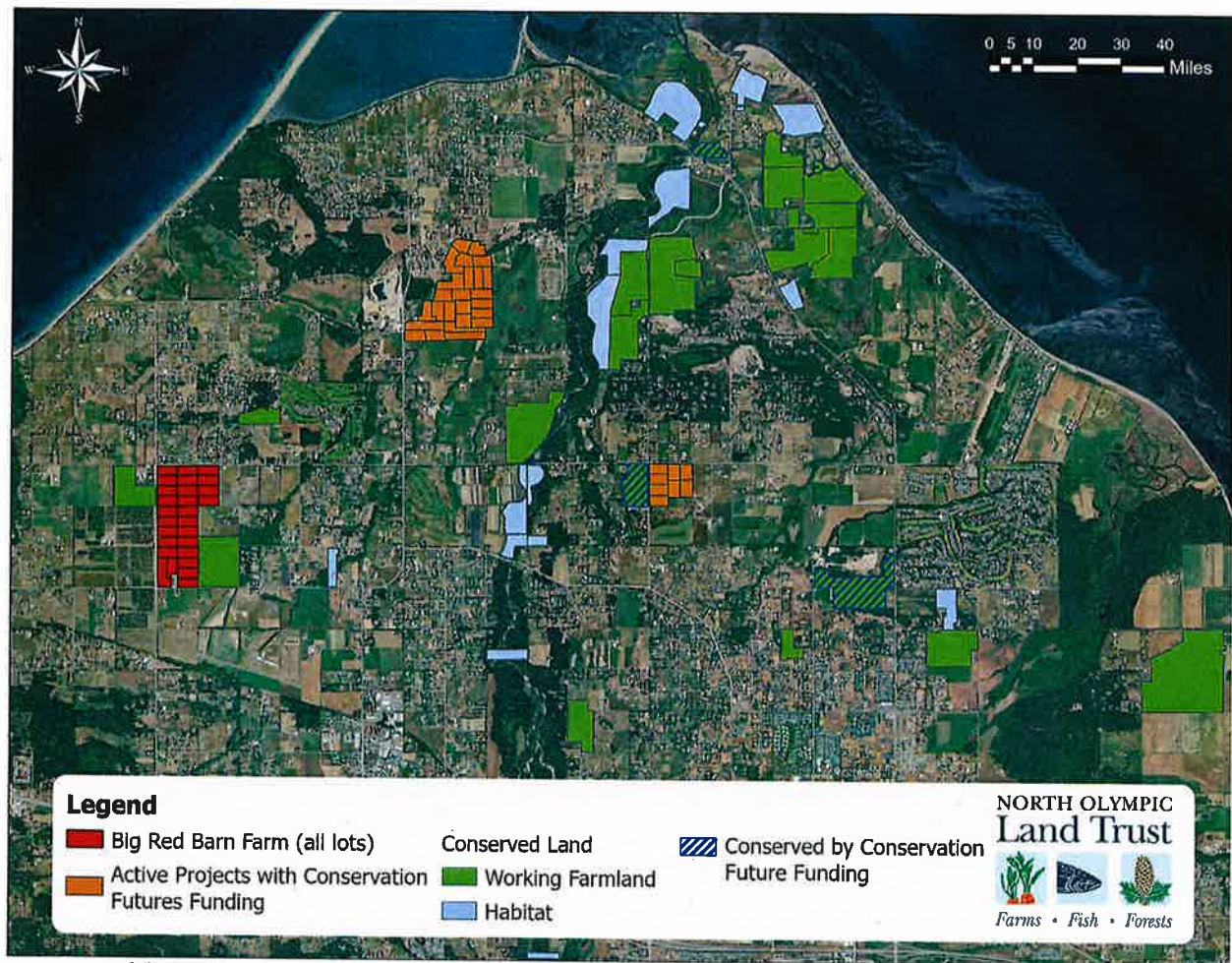
(X) Yes () No

What is the proximity to other conserved farmland?

Big Red Barn Farm (135 acres) is located in the Sequim-Dungeness Valley along Kitchen-Dick Rd, between Old Olympic Hwy and Woodcock Rd. Previously conserved Plowsong Farm, lies directly to the west. Jane's Farm, another Land Trust conserved farm, abuts the property directly to the east. Big Red Barn Farm is actively farmed and zoned for Agricultural Retention. The property was divided into twenty-seven ~5 acres lots prior to its current zoning, so it is primed for residential development.



For over three decades, the Land Trust has partnered with various local, state, and federal agencies as well as tribal entities to conserve farmland, habitat, and working forestland across Clallam County. Our partners include private landowners, Clallam County, the Jamestown S'Klallam Tribe, the Washington State Recreation and Conservation Office and Department of Ecology, the National Resource Conservation Service, the Dungeness River Management Team, and the Washington Department of Fish and Wildlife.



Additional conserved farmland and habitat nearby are shown on the map above

2. Please attach a legal description of the land, recent title report, and copies of any survey maps of the property. (Size and shape)

The attached title report includes a legal description and surveys of the property. Additional surveys may be completed as needed for the conservation easements.

3. Are there any water rights associated with the parcels? (X) Yes () No

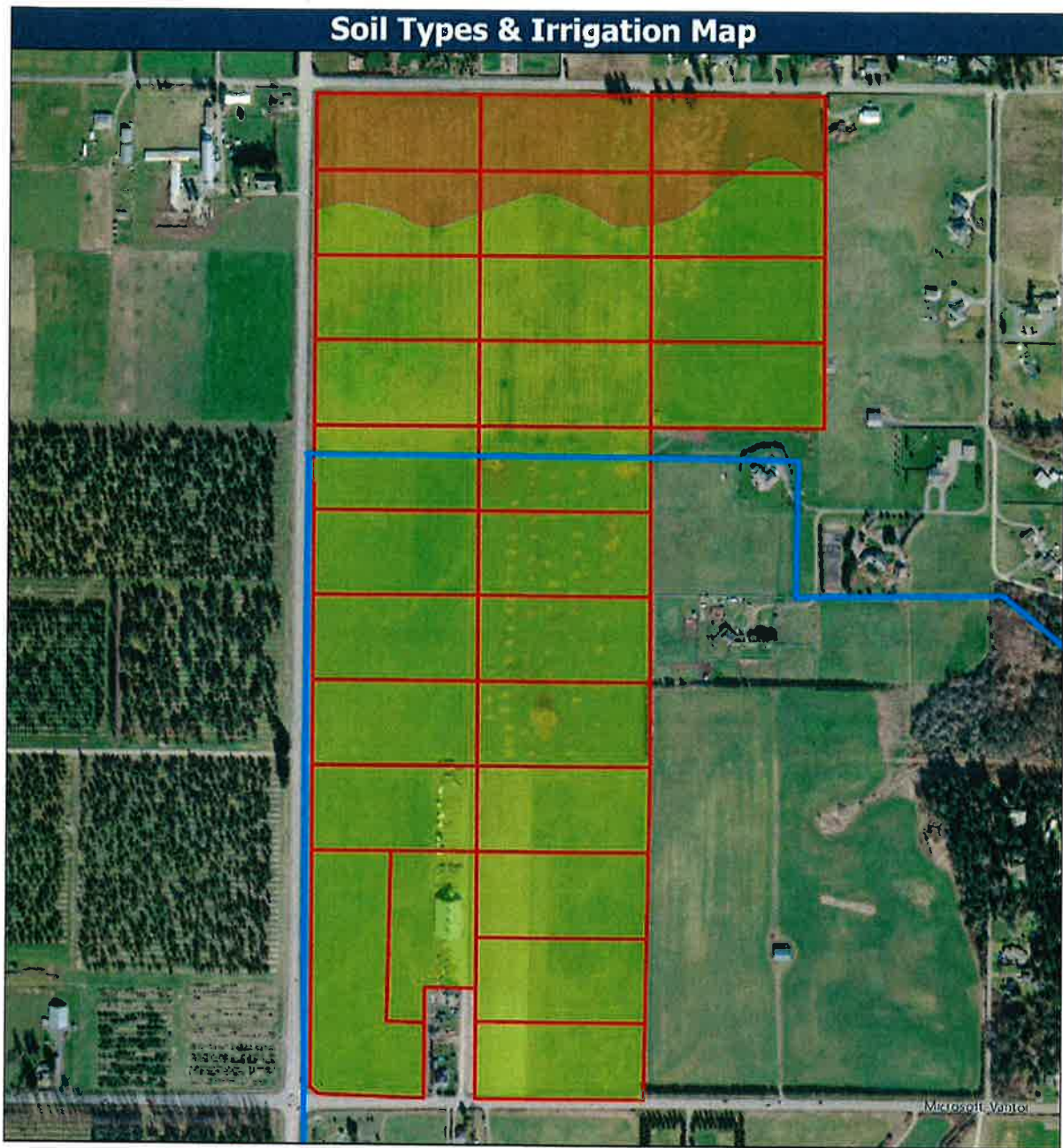
Please describe:

The property is located within the Dungeness Irrigation Group's district, and each individual lot has five shares of Irrigation Group stock. These shares are discrete, meaning that every lot has its own certificate guaranteeing a right to irrigation water. Irrigation piping runs along the western boundary of the property and directly through the property from west to east. Through a Well Use and Access Agreement, the LLC has the right to use a well on the separately owned property to the south of the Big Red Barn for stock water and limited domestic use. This agreement expires in June 2028. After that the LLC will drill a replacement well on the farm.

4. Please indicate the percentage of "prime soil", as defined by the USDA Natural Resource Conservation Service, on the property:

☐ 0-49% ☐ 50-75% ☒ 76-100

The property contains 100% prime farmland soils as defined by the U.S. Department of Agriculture. They consist of 86.1% Puget silt loam and 13.9% Dick loamy sand, 0 to 15 percent slopes. The map above shows the distribution of the two soil types on the property. The Dick loamy soil type is named after the original owner of the farm and dairy farming pioneer: William Dick.



Legend

Big Red Barn Farm (all lots)

Irrigation Line

Soil Types

Prime farmland if irrigated - Dick loamy sand, 0 to 15 percent slopes

Prime farmland if drained - Puget silt loam



**NORTH OLYMPIC
Land Trust**



Farms • Fish • Forests

This map shows the prime agricultural soils and irrigation infrastructure

5. Please describe the agricultural use of the land, including number of livestock, general description of crops or specialty crops etc.

Local farmer Gene Adolphsen has leased the property for more than forty years, growing hay, row crops like cabbage for seed production, and barley for grain. The farmer also uses the northern portion of the property as pastureland for approximately 35 cattle. The large, iconic barn and silos are used to process and package the harvest for shipping to buyers.

6. Please list all soil and water conservation practices and plans in effect on the property.

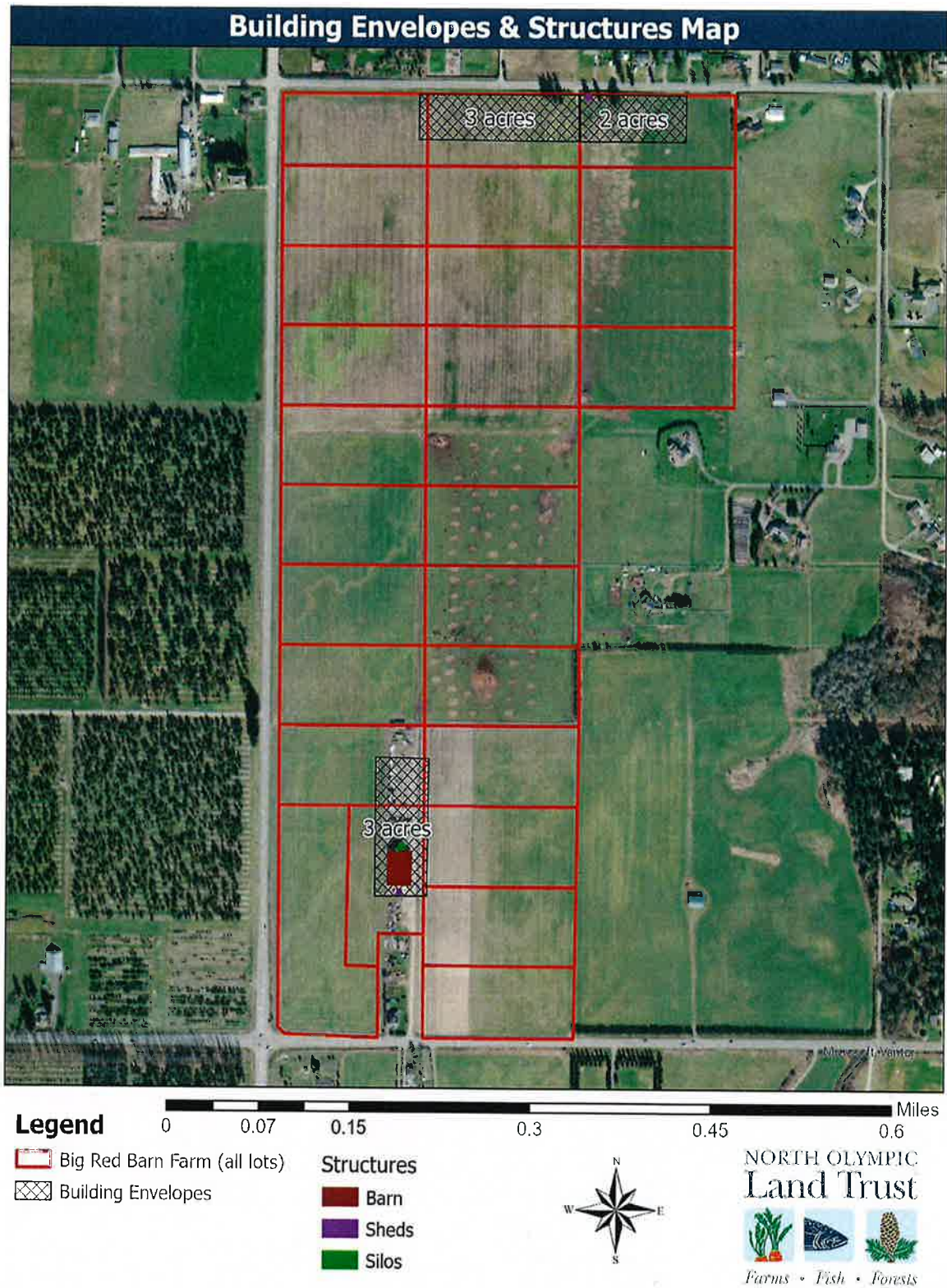
Gene Adolphsen implements rotational planting practices by regularly switching which plots of land are planted with row crops, barley, or hay. This systematically improves soil health by replenishing nutrients, breaking pest cycles, and enhancing the physical structure of the soil.

7. Please identify any conservation practices that address climate change.

In 2021, North Olympic Land Trust and Jefferson Land Trust completed a study to identify quality working farmland projected to remain productive in light of our changing climate. The Big Red Barn Farm was identified as a Working Farm Conservation Opportunity within that climate resiliency analysis. This means, when considering all the implications of a warming and changing climate, this farm is likely to retain its robust productive capacity for food and fiber and continue to have adequate water supplies. The Land Trust also highlighted this farm as our top farmland conservation priority in 2024.

8. Please disclose all residences and buildings on the property

The southern portion of the property includes a historic, 14,000 sq/ft barn, a shed, and two silos. There are also two wheel-line irrigation systems for the distribution of irrigation water across the property and an old lean-to on the northeastern portion of the property. The conservation easements will each designate a building envelope where all permanent structures, residential and agricultural, will be required to be built to ensure the prime agricultural soils on the rest of the property are available for farming.



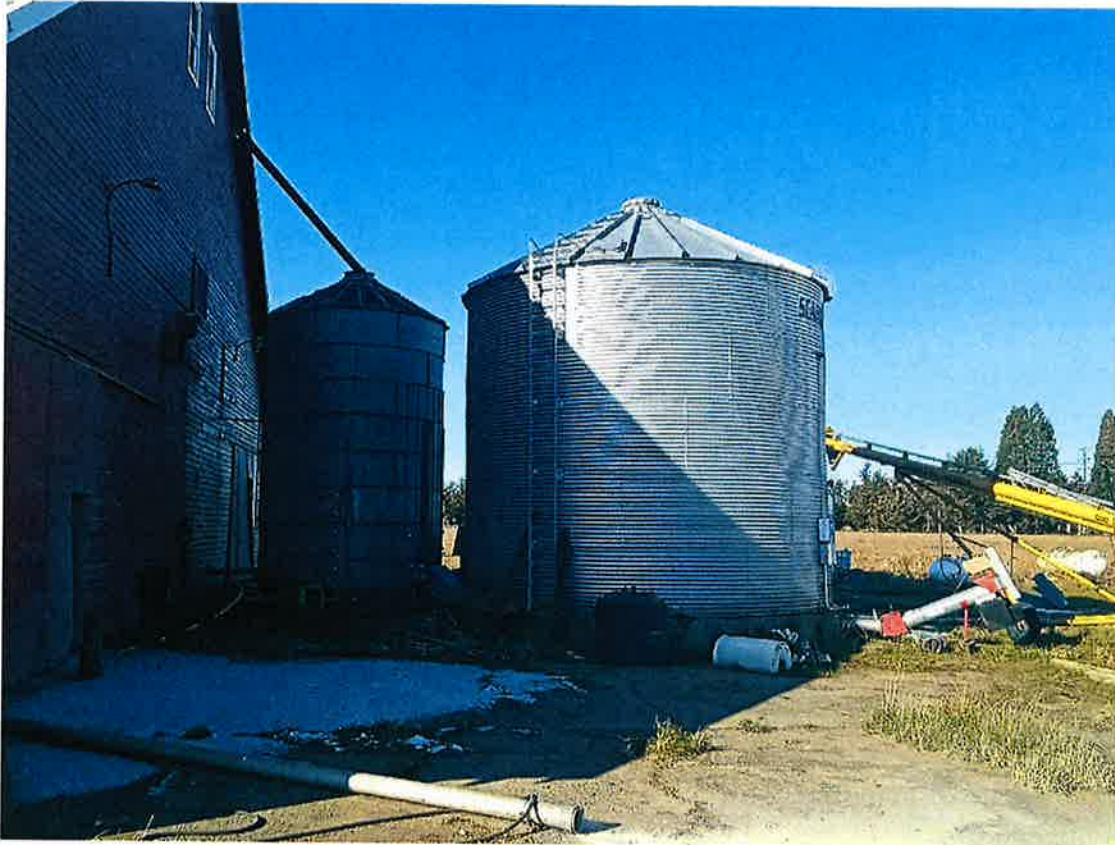
This map shows the structures on the farm and the building envelopes for all existing and future structures



The historic barn built by William Dick. It is currently used to process the crops harvested on the property.



Former milking shed just south of the Barn. This is used as restroom facilities for the barn.



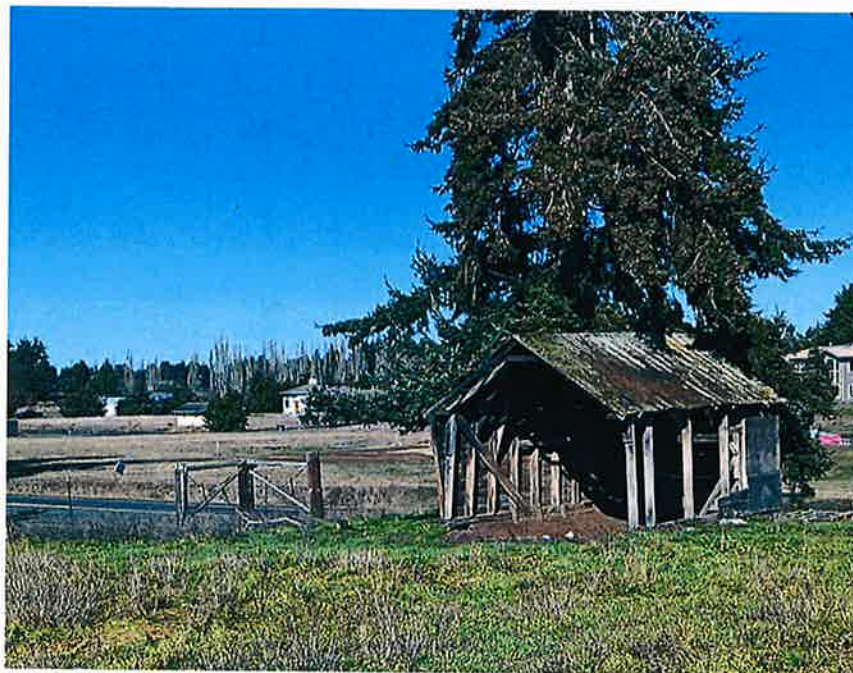
The two silos used with the barn to process the grain and seed crops harvested on the property



One of the wheel-line irrigation systems used to deliver irrigation water across the property



The Big Red Barn Farm looking southwest towards the Olympic Mountains



A lean-to shed along Woodcock Road

9. Please provide a brief history of the property.

At the end of the last ice age, the Cordilleran Ice Sheet began to melt and recede, releasing a massive volume of pressurized water that deposited vast quantities of sand, gravel, and silt which formed the recessional outwash plains of Sequim-Dungeness Valley. These gravely, well-drained soils fostered the growth of prairies which were maintained by the S'Klallam people through strategic, low intensity burns that enriched the soil, allowing for the cultivation of camas, berries and other edible plants that were staple food sources for the tribe.

In 1904, William Dick, the son of Scottish immigrants who settled in the Dungeness Valley during the late 19th century, bought 280 acres of land where the Dick Family constructed the homestead that became the current farm. The impressive barn was constructed between 1914 and 1916 and housed a dairy operation with room for 130 cows. William Dick pioneered high-grade dairy farming in Clallam County, and the farm became the centerpiece of one the largest, most successful farm and dairy operations in the region. After William Dick passed in 1944, his descendants continued to own the farm for generations, until selling it to the Land Trust's LLC in late 2025 with the intention of seeing it permanently conserved for future generations.

10. Please describe how the farm is integrated/connected with the broader community/benefits to the community.

The Big Red Barn Farm is one of the region's last remaining iconic farms still in operation. The Dick family and their descendants have deep roots in the Sequim area. William Dick even had a local soil type named after him. These "Dick series" soils are identified by the USDA as being prime for agricultural use. A portion of the soils on the Big Red Barn Farm and other nearby farms contain this soil type.

The farm is currently managed by longtime lessee Gene Adolphsen who uses the prime farmland soil to produce hay, barley, and brassica seed. A portion of the farm is also used for grazing beef cattle. The barn and silos are used to process and package the seed and grain produced on the farm.

If the Land Trust is successful in conserving the entirety of the property via conservation easements, the property will eventually be sold as separate farms. Breaking the property up into smaller farms, each with their own building envelope, will allow for greater accessibility to farmers unable to purchase a 135-acre farm. The conservation easements will also increase the affordability of the farms by extinguishing at least 24 of the current 27 residential development rights. The protection of this property aligns with the Clallam County Comprehensive Plan's goal of preserving productive farmland and maintaining the County's rural character.

C. VIABILITY OF PROPOSAL

1. Are there any anticipated or pending threats to convert the land to a non-agricultural use?

(X) Yes

() No

If Yes, please describe.

The property is currently divided into twenty-seven 5-acre lots, making it highly valuable for residential development. The Land Trust's LLC acquired the property at the end of 2025 to prevent it from being listed on the open market, but permanent conservation of this prime farmland is contingent on funding for the acquisition of conservation easements. If the Land Trust is unable to secure funding to purchase these conservation easements, the LLC may be unable to pay off the loans used to purchase the property and would need to sell the farm in its current state.



This aerial photo shows the 5-acre lots the Big Red Barn Farm is divided into, underscoring the intense development pressure. Adjacent farmland already conserved is also shown.

2. Please describe your plan for stewardship of this farmland.

The current plan is to continue to work with farm lessee Gene Adolphsen, so he can productively farm and steward the land as he has for decades. After the property has been permanently protected via the conservation easements, the Land Trust will, as holder of the easements, ensure the agricultural values of the property are preserved for future generations. This will involve yearly monitoring to make sure all future owners comply with the conservation easements' terms.

Baseline documentation will be created and integrated with the conservation easements to ensure the agricultural values of the farmland are maintained and remain viable even as it changes ownership. In addition, Land Trust approved farm plans will be required for each easement to ensure the agricultural activities and any development within the proscribed building envelopes follow easement terms.

The Land Trust maintains an invested Stewardship Fund to cover its conservation easement stewardship costs. The fund currently has a value of just over \$2 million, and additional funds are added for each new stewardship obligation. When the property is conserved the Land Trust will invest an additional \$50,000 in the Stewardship Fund to ensure the long-term easement stewardship costs of this property are addressed.

3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? (X) Yes () No If Yes, please describe:

The Land Trust has already secured funding from two sources toward the direct costs of conservation easements at the Big Red Barn Farm. This includes \$2.678 million from the Farmland Protection and Land Access Program (FPLA), and \$35,000 from a Floodplains by Design grant secured by the Jamestown S'Klallam Tribe.

In addition to the Conservation Futures Program, the Land Trust intends to apply for support from Washington State's WWRP - Farm Preservation Fund. This proposal is due April 30th, and statewide rankings are expected in October of 2026. Funding will be allocated to the ranked list in 2027, after funds are allocated during the 2027 legislative session.

If the Land Trust is successful in securing support from WWRP, the total support actually expended from the Conservation Futures Program will dramatically decrease.

The goal is to have the first conservation easements recorded by the end of 2026 and all conservation easements to be in place by the end of 2027. This will ensure sufficient funds to pay off the seller financing.

4. Please share the economic viability of the farming business. Attach landowner business plan if available.

The legacy of experienced farmers and prime farmland soils have ensured the continued agricultural viability of the land.

Gene Adolphsen has decades of knowledge and experience with this specific farmland to ensure the economic viability of the operation moving forward. This is exemplified by his ability to maintain the property's tax classification as farm and agricultural land, subject to the provisions of R.C.W 84.34. This classification requires Adolphsen's operation regularly meets certain income thresholds.

5. How long has the current farmer been farming this property and what are their plans to continue farming this property into the future? Please attach a farm plan for expected use of this property.

Gene Adolphsen has been farming the property for more than four decades. He began leasing the property from William Dick's descendants when he was 18 years old and helped develop the silos used to process the crops harvested on the property. His current plan is to continue farming the land as he has for the last forty years. A farm plan created in conjunction with the farmer is included with this proposal.

6. Project Funding: Please disclose all funding sources and expected amounts from each source necessary for the completion of the Conservation Project (see table below).

North Olympic Land Trust respectfully requests up to **\$1,400,000** from the Conservation Futures Fund toward acquisition of permanent conservation easements on Big Red Barn Farm.

Conservation Easement Acquisition Budget

Project Name	Acquisition	O & M *	Totals	% Match (maximum)
Conservation Futures Request	\$1,400,000	\$0	\$1,400,000	33 %
Sponsor Contribution	\$2,855,000	\$0	\$2,855,000	67%
Other Source(s) Contribution(s)	\$0	\$0	\$0	N/A
Estimated Total Cost	\$4,255,000	\$0	\$4,255,000	Total match provided at least 67%

* Not covered for farm easements.

Detailed Easement Budget	Total	Conservation Futures Request	Secured from other sources	To be secured from other sources*
Estimated Easement Value	\$4,100,000	\$1,400,000	\$2,638,000	\$52,000 (The Land Trust will apply for at least \$550,000 from WWRP, if successful, the Conservation Futures need would decrease significantly)
Transaction Costs (Closing)	\$60,000	\$0	\$40,000	\$20,000
Due Diligence (Appraisals & Legal Review)	\$30,000	\$0	\$30,000	\$0
Land Trust staff	\$15,000	\$0	\$5,000	\$10,000
Allocated to Land Trust Stewardship Fund	\$50,000	\$0	\$0	\$50,000
Total	\$4,255,000	\$1,400,000	\$2,723,000	\$132,000
Match		33%	64%	3%

D. APPLICATION AGREEMENT

It is understood that the above information is submitted in good faith, based on present expectations of the Applicant, to aid the Conservation Futures Advisory Board of Clallam County in its consideration of this application for the sale of a conservation easement.

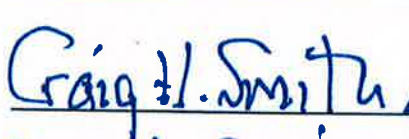
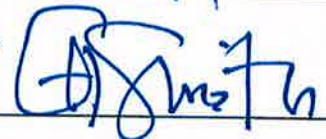
The information in this application and supporting documents are true and complete to the best of my/our knowledge and are submitted for the purpose of the sale of a conservation easement. I/We understand that this application is subject to review by the Conservation Futures Advisory Board and the Board of Clallam County Commissioners in order to properly evaluate and process this application.

Dated at Port Angeles, WA, on the 9 day of March, 2026
(City) (State)

Name and Signature of Applicant:


MICHAEL AXEL, Conservation Director
NORTH OLYMPIC LAND TRUST

Name and Signature of Landowner:

 / 
Craig H. Smith / C. Smith
Olympic Peninsula Conservation
Resources, LLC.

APPLICATION INSTRUCTIONS – GENERAL GUIDELINES

APPLICATION DEADLINE:

Applications must be received at the Department of Community Development Office, 223 East 4th Street, Suite 5, Port Angeles WA 98362-3015 (Clallam County Courthouse, main level, Suite 5) by **12 noon, Monday March 9, 2026.**

The Clallam County Conservation Futures Program Advisory Board will review applications in a public meeting on April 8th at 1:15 pm at the Clallam County Courthouse, Commissioner's Boardroom 160. Applicants will be notified and attendance by the applicant's representative is required for presentation and questions. Following review, Clallam County Conservation Futures Program Advisory Board will forward its recommendation to the Board of County Commissioners.

APPLICATION SUBMITTAL INFORMATION:

Submit the **original application and one copy to:** Conservation Futures Program
Advisory Board Department of Community
Development
223 East 4th
Street, Suite 5
Port Angeles
WA 98362-
3015

All copies need to be single sided and not stapled and no folders. All documents and brochures must be printed on 8.5 x 11 letter size paper to be accepted. Documents delivered to other offices and received late by the Department of Community Development will not be considered nor will ones received by facsimile or e-mail. Submittals made in an incorrect format will not be considered.

CONTACT INFORMATION:

Questions can be directed to the Conservation Futures Coordinator by email at Enrique.valenzuela@clallamcountywa.gov or phone 360-417-2271

Clallam County Conservation Futures Program Advisory Board website can be found at this link: [Conservation Futures Program Advisory Board \(CFPAB\) | Clallam County, WA \(clallamcountywa.gov\)](http://ConservationFuturesProgramAdvisoryBoard(CFPAB)|ClallamCounty,WA(clallamcountywa.gov))



NO E 141238
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$222,000.00

DATE PAID DEC 30 2025

EXCISE AMOUNT \$3,956.60
COUNTY TREASURER
BY J Gorr

When recorded return to:
Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136303-KG

STATUTORY WARRANTY DEED

THE GRANTOR(S), Graham R. Hunt, as his separate estate for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PCL 7 D. HUNT SVY V8 P46, PTN NW NE S9-T30N-R4W WM

Tax Parcel No(s): 04-30-09-120700/35816

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 15, 2025

Graham R. Hunt

Graham R. Hunt

State of Washington }

} ss.

County of Pierce }

This record was acknowledged before me on December 23rd 2025, by Graham R. Hunt

Kristi Ann Pond

Notary Public

Print Name: Kristi Ann Pond

My Commission Expires: 09/09/2028

WA State - Pierce county

KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2028

Notarized remotely online using communication technology via Proof.

EXHIBIT A

PARCEL 7 OF D. HUNT SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER AUDITOR'S FILE NO. 536915, BEING A SURVEY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL LAND AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34. WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. HUNT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536915.

READ ACCEPTED AND APPROVED BY:

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company



Craig Smith, President, Board of Managers



NO E 141240
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$668,000.00

DATE PAID DEC 30 2025

EXCISE AMOUNT \$11,895.40
COUNTY TREASURER
BY J Gorr

When recorded return to:
Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136299-KG

STATUTORY WARRANTY DEED

THE GRANTOR(S), Gerald A. Hunt, Jr. and Susan C. Hunt, the Co-Trustees of The Hunt Revocable Living Trust dated 11-25-2000, and any amendments thereto for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PCLS 3, 4 & 8 D. HUNT SVY V8 P46, PTN NW NE S9-T30N-R4W

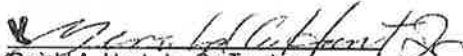
Tax Parcel No(s): 04-30-09-120300/35812, 04-30-09-120400/35813 and 04-30-09-120800/35817

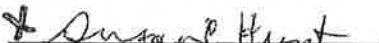
For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 15, 2025

The Hunt Revocable Living Trust dated
11-25-2000


Gerald A. Hunt, Jr., Co-Trustee


Susan C. Hunt, Co-Trustee

State of Washington

County of Island

Signed and sworn to before me the 23rd of December, 2025, by Gerald A. Hunt, Jr. and Susan C. Hunt, the Co-Trustees of The Hunt Revocable Living Trust dated 11-25-2000, and any amendments thereto, on behalf of the Trust.


Notary Public
Affix stamp/seal:



EXHIBIT A

PARCELS 3, 4 AND 8 OF D. HUNT SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER AUDITOR'S FILE NO. 536915, BEING A SURVEY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

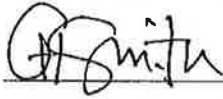
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL LAND DISCLOSED BY NOTICE RECORDED April 2, 1976 UNDER CLALLAM COUNTY RECORDING NO. 452675, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34. WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. HUNT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536915.

READ ACCEPTED AND APPROVED BY:

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company

A handwritten signature in black ink, appearing to read "Craig Smith", is written over a horizontal line.

Craig Smith, President, Board of Managers

2025-1478372

Page 1 of 2

Warranty Deed

OLYMPIC PENINSULA TITLE COMPANY

Clallam County Washington 12/30/2025 12:39:43 PM

ELECTRONICALLY RECORDED



NO E 141241
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$668,000.00

DATE PAID DEC 30 2025

EXCISE AMOUNT \$11,895.40
COUNTY TREASURER
BY J Gorr

When recorded return to:
Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136300-KG

STATUTORY WARRANTY DEED

THE GRANTOR(S), Janice Elaine Hunt, as her separate estate for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

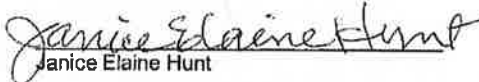
PCLS 1, 2 & 5 D. HUNT SVY V8 P46, PTN NW NE S9-T30N-R4W

Tax Parcel No(s): 04-30-09-120100/35810, 04-30-09-120200/35811 and 04-30-09-120500/35814

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 12, 2025


Janice Elaine Hunt

State of Washington }

County of Clallam ss. }

This record was acknowledged before me on December 23 2025, by Janice Elaine Hunt


Notary Public

Print Name: Carrie L Ford

My Commission Expires: 5/19/28



EXHIBIT A

PARCELS 1, 2 AND 5 OF D. HUNT SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 46,
UNDER AUDITOR'S FILE NO. 536915, BEING A SURVEY OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM
COUNTY, WASHINGTON.

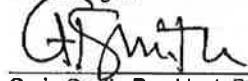
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL,
DISCLOSED BY NOTICE RECORDED April 2, 1976 UNDER CLALLAM COUNTY RECORDING
NO. 452675, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH THE
GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND
CONDITIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR
OTHER SERVITUDES, IF ANY, DISCLOSED BY HUNT SURVEY RECORDED UNDER
CLALLAM COUNTY RECORDING NO. 536915.

Read Accepted and Approved:

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company



Craig Smith, President, Board of Managers

2025-1478373

Page 1 of 2

Warranty Deed

OLYMPIC PENINSULA TITLE COMPANY

Clallam County Washington 12/30/2025 12:40:56 PM

ELECTRONICALLY RECORDED



When recorded return to:
Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136302-KG

NO E 141242
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$222,000.00

DATE DEC 30 2025
PAID

EXCISE AMOUNT \$3,956.60
COUNTY TREASURER
BY J Gorr

STATUTORY WARRANTY DEED

THE GRANTOR(S), Devin Scott Hunt, as his separate estate for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PCL 6 D. HUNT SVY V8 P46, PTN NW NE S9-T30N-R4W WM

Tax Parcel No(s): 04-30-09-120600/35815

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 15, 2025

Devin Scott Hunt

Devin Scott Hunt

State of Washington }
County of Pierce } ss.

This record was acknowledged before me on December 26th, 2025, by Devin Scott Hunt

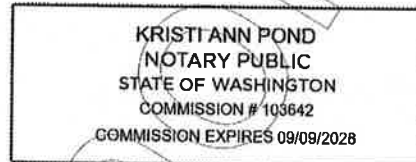
Kristi Ann Pond

Notary Public

Print Name: Kristi Ann Pond

My Commission Expires: 09/09/2028

WA State - Pierce county



Notarized remotely online using communication technology via Proof.

EXHIBIT A

PARCEL 6 OF D. HUNT SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER AUDITOR'S FILE NO. 536915, BEING A SURVEY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

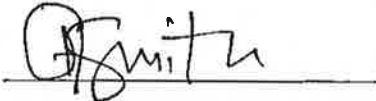
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL LAND, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. HUNT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536915.

READ ACCEPTED AND APPROVED BY:

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company



Craig Smith, President, Board of Managers

**When recorded return to:**

Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136301-KG

NO E 141244
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$890,000.00

DATE DEC 30 2025
PAID

EXCISE AMOUNT \$15,847.00
COUNTY TREASURER
BY H Felton

STATUTORY WARRANTY DEED

THE GRANTOR(S), Gerald A. Hunt, Jr, Successor Trustee of the Mary D. McLane-Wallacker Trust for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PCLS 1 - 4, WALLACKER SVY V8 P42

Tax Parcel No(s): 04-30-09-130010/35818, 04-30-09-130020/35819, 04-30-09-130030/35820 and
04-30-09-130040/35821

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 15, 2025

The Mary D. McLane-Wallacker Trust


Gerald A. Hunt, Jr., Successor Trustee

State of Washington

County of Island

Signed and sworn to before me the 23rd of December, 2025, by Gerald A. Hunt, Jr., the Successor Trustee of The Mary D. McLane Wallacker Trust, on behalf of the Trust.



Notary Public

Affix stamp/seal:



EXHIBIT A

PARCELS 1 THROUGH 4, INCLUSIVE, OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, UNDER AUDITOR'S FILE NO. 536911, BEING A SURVEY OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34. WHICH THE GRANTEE AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDCTIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY M. WALLACKER SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536911.
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:RECORDED UNDER CLALLAM COUNTY RECORDING NO.: 2003-1101695

READ ACCEPTED AND APPROVED BY:

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company



Craig Smith, President, Board of Managers

2025-1478386

Page 1 of 2

Warranty Deed

OLYMPIC PENINSULA TITLE COMPANY

Clallam County Washington 12/30/2025 02:22:51 PM

ELECTRONICALLY RECORDED



When recorded return to:

Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136283-KG

NO E 141247
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$2,690,000.00

DATE DEC 30 2025
PAID

EXCISE AMOUNT \$47,887.00
COUNTY TREASURER
BY H Felton

STATUTORY WARRANTY DEED

THE GRANTOR(S), Gerald A Hunt, Jr., Successor Trustee of the Mary D. McLane-Wallacker Trust for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

PCL A: PCLS 5 - 10, 13 & 14, WALLACKER SVY V8 P42

PCL B: LTS 11, 12 & 16 BLA SVY V46 P90

Tax Parcel No(s): 04-30-09-130050/35822, 04-30-09-130060/35823, 04-30-09-130070/35824,
04-30-09-130080/35825, 04-30-09-420090/35900, 04-30-09-420105/35902,
04-30-09-420115/35904, 04-30-09-420125/35906, 04-30-09-420130/35907,
04-30-09-420140/35908 and 04-30-09-420165/35915

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 12, 2025

Mary D. McLane-Wallacker Trust

Gerald A Hunt, Jr., Successor Trustee

State of Washington

County of Island

Signed and sworn to before me the 23rd of December, 2025, by Gerald A Hunt, Jr., the Successor Trustee of Mary D. McLane-Wallacker Trust, on behalf of the Trust.

Jann A Schosboek
Notary Public

Affix stamp/seal:



EXHIBIT A**PARCEL A:**

PARCELS 5 THROUGH 10, 13 AND 14 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, UNDER AUDITOR'S FILE NO. 536911, BEING A SURVEY OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOTS 11, 12 AND 16 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED MAY 7, 2001 IN VOLUME 46 OF SURVEYS, PAGE 90, UNDER AUDITOR'S FILE NO. 2001-1063174, BEING A BOUNDARY LINE ADJUSTMENT OF PARCELS 11, 12, 15 AND 16 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS CONVEYED TO CLALLAM COUNTY ROAD DEPARTMENT BY STATUTORY WARRANTY DEEDS RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 309078, 607912 AND 607913.

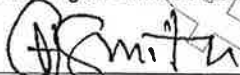
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY M. WALLACKER SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536911.
3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY HUNT SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2001-1063174.
4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO.: 662088.
5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER CLALLAM COUNTY RECORDING NO.: 2003-1101695.

Read Accepted and Approved

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company


Craig Smith, President, Board of Managers

**When recorded return to:**

Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362

Escrow No.: 136305-KG

NO E 141245
CLALLAM COUNTY
TRANSACTION EXCISE TAX

SALE PRICE \$890,000.00

DATE PAID DEC 30 2025

EXCISE AMOUNT \$15,847.00
COUNTY TREASURER
BY H Felton

STATUTORY WARRANTY DEED

THE GRANTOR(S), Gerald A. Hunt Jr., Successor Trustee of the Mary D. McLane Wallacker Trust for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Olympic Peninsula Conservation Resources, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Clallam, State of Washington:

Abbreviated Legal:

LOTS 1 THROUGH 4 SVY V8 P43

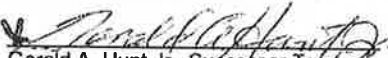
Tax Parcel No(s): 04-30-09-110010/35798, 04-30-09-110020/35799, 04-30-09-110030/35800 and
04-30-09-110040/35801

For Full Legal See Attached Exhibit "A"

Subject to exceptions to title also appearing on Exhibit "A"

Dated: December 12, 2025

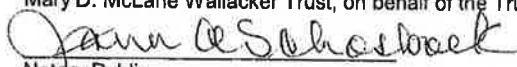
Mary D. McLane Wallacker Trust


Gerald A. Hunt Jr., Successor Trustee

State of Washington

County of Island

Signed and sworn to before me the 23rd of December, 2025, by Gerald A. Hunt, Jr., the Trustee of Mary D. McLane Wallacker Trust, on behalf of the Trust.


Notary Public

Affix stamp/seal:



EXHIBIT A

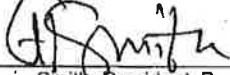
PARCELS 1 THROUGH 4 OF M. WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 43, UNDER AUDITOR'S FILE NO. 536912, BEING A SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:

1. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS FARM AND AGRICULTURAL AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO ITS TERMS AND CONDITIONS.
2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY RECORD OF SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536912.

Olympic Peninsula Conservation Resources, LLC,
a Washington Limited Liability Company



Craig Smith, President, Board of Managers

EXHIBIT "A"
Legal Description

PARCEL A:

PARCELS 1 THROUGH 10 INCLUSIVE, AND PARCELS 13 AND 14 OF WALLACKER SURVEY, RECORDED NOVEMBER 19, 1982, IN VOLUME 8 OF SURVEYS, PAGE 42, UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 536911, BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOTS 11, 12 AND 16 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED MAY 7, 2001 IN VOLUME 46 OF SURVEYS, PAGE 90, UNDER AUDITOR'S FILE NO. 2001-1063174, BEING A BOUNDARY LINE ADJUSTMENT OF PARCELS 11, 12, 15 AND 16 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THOSE PORTIONS CONVEYED TO CLALLAM COUNTY ROAD DEPARTMENT BY STATUTORY WARRANTY DEEDS RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 309078, 607912 AND 607913.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL C:

PARCELS 1 THROUGH 4 OF M. WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 43, UNDER AUDITOR'S FILE NO. 536912, BEING A SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL D:

PARCELS 1 THROUGH 8 INCLUSIVE, OF HUNT SURVEY RECORDED NOVEMBER 19, 1982, IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER CLALLAM COUNTY AUDITOR'S FILE NO. 536915, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.



Commitment

Olympic Peninsula Title

File No.: 136885-TO

WELCOME TO OLYMPIC PENINSULA TITLE



At Olympic Peninsula Title, our mission is to make the closing process secure, smooth and as easy as possible for all parties involved. For your convenience, this title commitment is searchable and contains hyperlinks to important documents related to your transaction. For information on how to interpret your title commitment click on the link below to see your titleLOOK summary for explanations of the different items on your title report.

[Click here to access your custom titleLOOK](#)

KEY FEATURES OF titleLOOK



Summary Page



Linked Documents



Mobile Friendly



Flagged Items



Shortcuts

Olympic Peninsula Title has been serving clients in Clallam County since 1982 and your satisfaction is our highest priority. We appreciate the opportunity to serve you and should you have any questions about this report or your transaction please do not hesitate to contact us at (360) 457-4451, email the order contact listed on Schedule A, or text Oly, our Digital Online Assistant, at (360) 454-9885.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Old Republic Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued by:
Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362
Tel: (360) 457-4451

By:

Terri McCoppen, Title Examiner

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(813) 371-1111 www.oldrepublictitle.com

By

President

Attest

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I - Requirements; and
 - f. Schedule B, Part II - Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing
- f. and authenticated by a person authorized by the Company.
- g. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Commitment for Title Insurance

403 S. Peabody St.
Port Angeles, WA 98362
(360)457-4451
(800)488-0865



495 W. Spruce St.
Sequim, WA 98382
(360)683-4179
(800)488-0864

www.olypentitle.com

Prepared For:

North Olympic Land Trust
319 S. Peabody St. Suite B, PO Box 2945
Port Angeles, WA 98362

Order No.: 136885-TO
Reference: Olympic Peninsula
Conservation
Resources LLC/

For Service on this order call: Beth Carter at Port Angeles 360-457-4451
OR send E-Mail message to: beth@olypentitle.com

SCHEDULE A

1. Commitment Date: **March 6, 2026 at 08:30 AM**

2. Policy or Policies to be issued:

a. ALTA Owners Policy (07/01/2021)

Amount: \$0.00

Premium:	\$0.00
Sales Tax:	\$0.00
Total:	\$0.00

Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.**

3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**

4. Title to said estate or interest in the Land is at the Commitment Date, vested in:

Olympic Peninsula Conservation Resources LLC, a Washington limited liability company

5. The Land referred to in this Commitment is situated in the County of Clallam, State of Washington, and is described as follows: **SEE ATTACHED EXHIBIT "A" HERETO.**

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ORT Form 4757-A
Schedule A-ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

136885-TO

Commitment for Title Insurance
EXHIBIT "A"

Order No.: 136885-TO

PARCEL A:

PARCELS 1 THROUGH 10 INCLUSIVE, AND PARCELS 13 AND 14 OF WALLACKER SURVEY, RECORDED NOVEMBER 19, 1982, IN VOLUME 8 OF SURVEYS, PAGE 42, UNDER CLALLAM COUNTY [AUDITOR'S FILE NO. 536911](#), BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:

LOTS 11, 12 AND 16 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED MAY 7, 2001 IN VOLUME 46 OF SURVEYS, PAGE 90, UNDER [AUDITOR'S FILE NO. 2001-1063174](#), BEING A BOUNDARY LINE ADJUSTMENT OF PARCELS 11, 12, 15 AND 16 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THOSE PORTIONS CONVEYED TO CLALLAM COUNTY ROAD DEPARTMENT BY STATUTORY WARRANTY DEEDS RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 309078, 607912 AND 607913.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL C:

PARCELS 1 THROUGH 4 OF M. WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 43, UNDER [AUDITOR'S FILE NO. 536912](#), BEING A SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL D:

PARCELS 1 THROUGH 8 INCLUSIVE, OF HUNT SURVEY RECORDED NOVEMBER 19, 1982, IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER CLALLAM COUNTY [AUDITOR'S FILE NO. 536915](#), BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

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**Commitment for Title Insurance
SCHEDULE B, PART I**

Requirements

Order No.: 136885-TO

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
3. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect an amount at least equal to the full value of the estate insured without deduction of encumbrances. A Loan policy shall be issued in an amount equal to the amount of the loan unless there is additional collateral reducing the need for coverage. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees, and charges for the Policy to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
7. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
8. Due to the conflict between Federal and State laws concerning the cultivation, distribution, manufacture or sale of Marijuana (Cannabis), the Company is not able to Close or Insure any transactions involving land that is associated with these activities.
9. In order to assure timely recording, all recording packages should be sent to:

Olympic Peninsula Title Company
403 S. Peabody Street
Port Angeles, WA 98362
Attn: Recorder
10. Recording fees charged by Clallam County are billed as follows:
Deeds: \$303.50 for the 1st page and \$1.00 for each additional page.
Deeds of Trust: \$304.50 for the 1st page and \$1.00 for each additional page.
E-Recording Fees \$4.63 per document.

Effective as of 01/01/2024

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Commitment for Title Insurance
SCHEDULE B, PART I
(Continued)

11. Investigation should be made to determine if there are any service, installation, maintenance or construction charges for sewer, water, or electricity.
12. The Company requires the proposed insured to verify that the land covered by this Commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for Title Insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.
13. If the proposed insured purchase is a transaction ultimately determined to require the filing of a report under the FinCEN Anti-Money Laundering Regulations for Residential Real Estate transfers rule dated August 29, 2024, then the Transferor and Transferee to this transaction must assist the settlement agent by: (1) Providing the Settlement Agent with all necessary information to file any and all required reports; (2) Complete the Anti-Money laundering information collection and certification form; and (3) Provide copies of the driver's license, passport, or other similar identifying documentation as may be required from transferor and transferee entities and trust, their beneficial owners and parties who exercise substantial control.

No title insurance policy will be issue to any purchaser unless the transferor and transferee, and their beneficial owners and parties who exercise substantial control, provide all information necessary to file all required FinCEN forms. Parties understand that failure to provide documents and information will result in a delay or failure to close.

14. All documents recorded in Washington State MUST include an abbreviated legal description and the parcel number on the first page of the document. The abbreviated description for this property is:

PCLS 1 -10, 13 & 14 SVY V8 P42; LTS 11, 12, 16 BLA SVY V46 P90; PCLS 1-4 SVY V8 P43; PCLS 1-8 SVY V8 P46

NOTES:

1. In the event this transaction fails to close and the commitment is cancelled, a cancellation fee of \$50.00 + sales tax will be charged for services rendered in accordance with our rate schedule.
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets or other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
3. There are 7 conveyances affecting said land recorded within 24 months of the date of this report.
4. As of the date hereof we find no matters of record in Clallam County, Washington against , which would appear as exceptions in the policy to issue, except as shown herein.

END OF SCHEDULE B, PART I

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**Commitment for Title Insurance
SCHEDULE B, PART II**

Exceptions

Order No.: 136885-TO

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A.** Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- B. GENERAL EXCEPTIONS:**
1. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 3. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
 5. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
 6. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
 7. Unpatented mining claims, and all rights relating thereto.
 8. Reservations and exceptions in United States Patents or Acts in authorizing the issuance thereof.
 9. Indian tribal codes or regulations, Indian treaty or aboriginal rights including easements or equitable servitudes.
 10. Water rights, claims or title to water.

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

11. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

C. SPECIAL EXCEPTIONS TO FOLLOW:

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF R.C.W. 82.45 AND SUBSEQUENT AMENDMENTS THERETO.

AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR SAID PROPERTY IS 1.6% ON THE FIRST \$525,000.00 OF THE SALES PRICE; 1.78% ON THE PORTION OF SALES PRICE \$525,000.01 UP TO \$1,525,000.00; 3.25% ON THE PORTION OF SALES PRICE \$1,525,000.01; AND 3.5% ON THE PORTION OF SALES PRICE \$3,025,000.01 OR MORE.

2. GENERAL TAXES, (ASSESSMENTS FOR FIRE PATROL, IRRIGATION AND/OR WEED CONTROL, IF ANY) AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

(1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.: 04-30-09-120100

PROPERTY ID NO.: 35810

YEAR: 2026

AMOUNT BILLED: \$26.84

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$26.84

TAX ACCOUNT NO.: 04-30-09-120200

PROPERTY ID NO.: 35811

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-120300

PROPERTY ID NO.: 35812

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-120400

PROPERTY ID NO.: 35813

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

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ORT Form 4757 B II

Schedule B II - ALTA Commitment 2021 v. 01.00
07/01/2021

136885-TO

Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

TAX ACCOUNT NO.: 04-30-09-120500
PROPERTY ID NO.: 35814
YEAR: 2026
AMOUNT BILLED: \$27.87
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$27.87

TAX ACCOUNT NO.: 04-30-09-120600
PROPERTY ID NO.: 35815
YEAR: 2026
AMOUNT BILLED: \$30.43
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-120700
PROPERTY ID NO.: 35816
YEAR: 2026
AMOUNT BILLED: \$30.43
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-120800
PROPERTY ID NO.: 35817
YEAR: 2026
AMOUNT BILLED: \$30.43
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-130010
PROPERTY ID NO.: 35818
YEAR: 2026
AMOUNT BILLED: \$29.00
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-130020
PROPERTY ID NO.: 35819
YEAR: 2026
AMOUNT BILLED: \$30.43
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-130030
PROPERTY ID NO.: 35820
YEAR: 2026
AMOUNT BILLED: \$29.00
AMOUNT PAID: \$0.00
PRINCIPAL BALANCE: \$29.00

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

TAX ACCOUNT NO.: 04-30-09-130040

PROPERTY ID NO.: 35821

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-130050

PROPERTY ID NO.: 35822

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-130060

PROPERTY ID NO.: 35823

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-110010

PROPERTY ID NO.: 35798

YEAR: 2026

AMOUNT BILLED: \$27.86

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$27.86

TAX ACCOUNT NO.: 04-30-09-110020

PROPERTY ID NO.: 35799

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-110030

PROPERTY ID NO.: 35800

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-110040

PROPERTY ID NO.: 35801

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

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ORT Form 4757 B II

Schedule B II - ALTA Commitment 2021 v. 01.00
07/01/2021

136885-TO

Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

TAX ACCOUNT NO.: 04-30-09-130070

PROPERTY ID NO.: 35824

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-130080

PROPERTY ID NO.: 35825

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-420090

PROPERTY ID NO.: 35900

YEAR: 2026

AMOUNT BILLED: \$29.00

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$29.00

TAX ACCOUNT NO.: 04-30-09-420105

PROPERTY ID NO.: 35902

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-420115

PROPERTY ID NO.: 35904

YEAR: 2026

AMOUNT BILLED: \$46.64

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$46.64

TAX ACCOUNT NO.: 04-30-09-420125

PROPERTY ID NO.: 35906

YEAR: 2026

AMOUNT BILLED: \$2,475.03

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$2,475.03

TAX ACCOUNT NO.: 04-30-09-420130

PROPERTY ID NO.: 35907

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

TAX ACCOUNT NO.: 04-30-09-420140

PROPERTY ID NO.: 35908

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

TAX ACCOUNT NO.: 04-30-09-420165

PROPERTY ID NO.: 35915

YEAR: 2026

AMOUNT BILLED: \$30.43

AMOUNT PAID: \$0.00

PRINCIPAL BALANCE: \$30.43

3. THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED AS OPEN SPACE LAND, AND ARE SUBJECT TO THE PROVISIONS OF R.C.W. 84.34, WHICH INCLUDE THE REQUIREMENT OF A CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE. A CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS.
ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID LAND REQUIRES EXECUTION OF A NOTICE OF COMPLIANCE FORM ATTACHED TO THE EXCISE TAX AFFIDAVIT.

4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY M. WALLACKER SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536911, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

5. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY WALLACKER SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 536912, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

6. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY D. HUNT SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 536915](#), BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY HUNT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER CLALLAM COUNTY [RECORDING NO. 2001-1063174](#), BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: January 2, 1992
[RECORDING NO.: 662068](#)
REGARDING: BOUNDARY LINE ADJUSTMENT

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: DUNGENESS IRRIGATION COMPANY
PURPOSE: IRRIGATION PIPE
AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED
RECORDED: February 20, 2003
[RECORDING NO.: 2003-1101695](#)

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: December 30, 2025
[RECORDING NO.: 2025-1478388](#)
REGARDING: USE AND MAINTENANCE OF WELL

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: OLYMPIC PENINSULA CONSERVATION RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PURPOSE: DRIVEWAY ACCESS EASEMENT USE AND MAINTENANCE
AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED
RECORDED: December 30, 2025
RECORDING NO.: 2025-1478389

12. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: OLYMPIC PENINSULA CONSERVATION RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: OLYMPIC PENINSULA TITLE COMPANY
BENEFICIARY: GERALD A. HUNT JR., SUCCESSOR TRUSTEE OF THE MARY D. MCLANE-WALLACKER TRUST
ORIGINAL AMOUNT: \$885,000.00
DATED: December 23, 2025
RECORDED: December 30, 2025
RECORDING NO.: 2025-1478383

INVESTIGATION SHOULD BE MADE TO DETERMINE THE PRESENT BALANCE OWED BY CONTACTING THE APPROPRIATE LENDER/AGENCY/INDIVIDUAL.

AFFECTS PARCEL C

13. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: OLYMPIC PENINSULA CONSERVATION RESOURCES, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: OLYMPIC PENINSULA TITLE COMPANY
BENEFICIARY: GERALD A. HUNT JR., SUCCESSOR TRUSTEE OF THE MARY D. MCLANE-WALLACKER TRUST
ORIGINAL AMOUNT: \$2,685,000.00
DATED: December 23, 2025
RECORDED: December 30, 2025
RECORDING NO.: 2025-1478387

AFFECTS A PORTION OF PARCEL A, AND ALL OF PARCEL B

INVESTIGATION SHOULD BE MADE TO DETERMINE THE PRESENT BALANCE OWED BY CONTACTING THE APPROPRIATE LENDER/AGENCY/INDIVIDUAL.

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Commitment for Title Insurance
SCHEDULE B, PART II
(Continued)

14. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF:

MORTGAGOR: OLYMPIC PENINSULA CONSERVATION RESOURCES, LLC., A WASHINGTON LIMITED LIABILITY COMPANY

MORTGAGEE: WASHINGTON STATE HOUSE FINANCE COMMISSION, OR ITS SUCCESSOR AGENCY

ORIGINAL AMOUNT: \$2,670,000.00

RECORDED: December 30, 2025

RECORDING NO.: 2025-1478380

AFFECTS: A PORTION OF PARCEL A AND ALL OF PARCEL D

INVESTIGATION SHOULD BE MADE TO DETERMINE THE PRESENT BALANCE OWED BY CONTACTING THE APPROPRIATE LENDER/AGENCY/INDIVIDUAL.

15. WE ARE INFORMED THAT OLYMPIC PENINSULA CONSERVATION RESOURCES IS A LIMITED LIABILITY COMPANY (LLC). ALTHOUGH THE COMPANY HAS A COPY OF THE LLC UNDER WHICH TITLE IS CLAIMED, ANY AMENDMENTS, UPDATES, RESTATEMENTS AND/OR REVISIONS MUST BE SUBMITTED FOR OUR REVIEW.

END OF SPECIAL EXCEPTIONS

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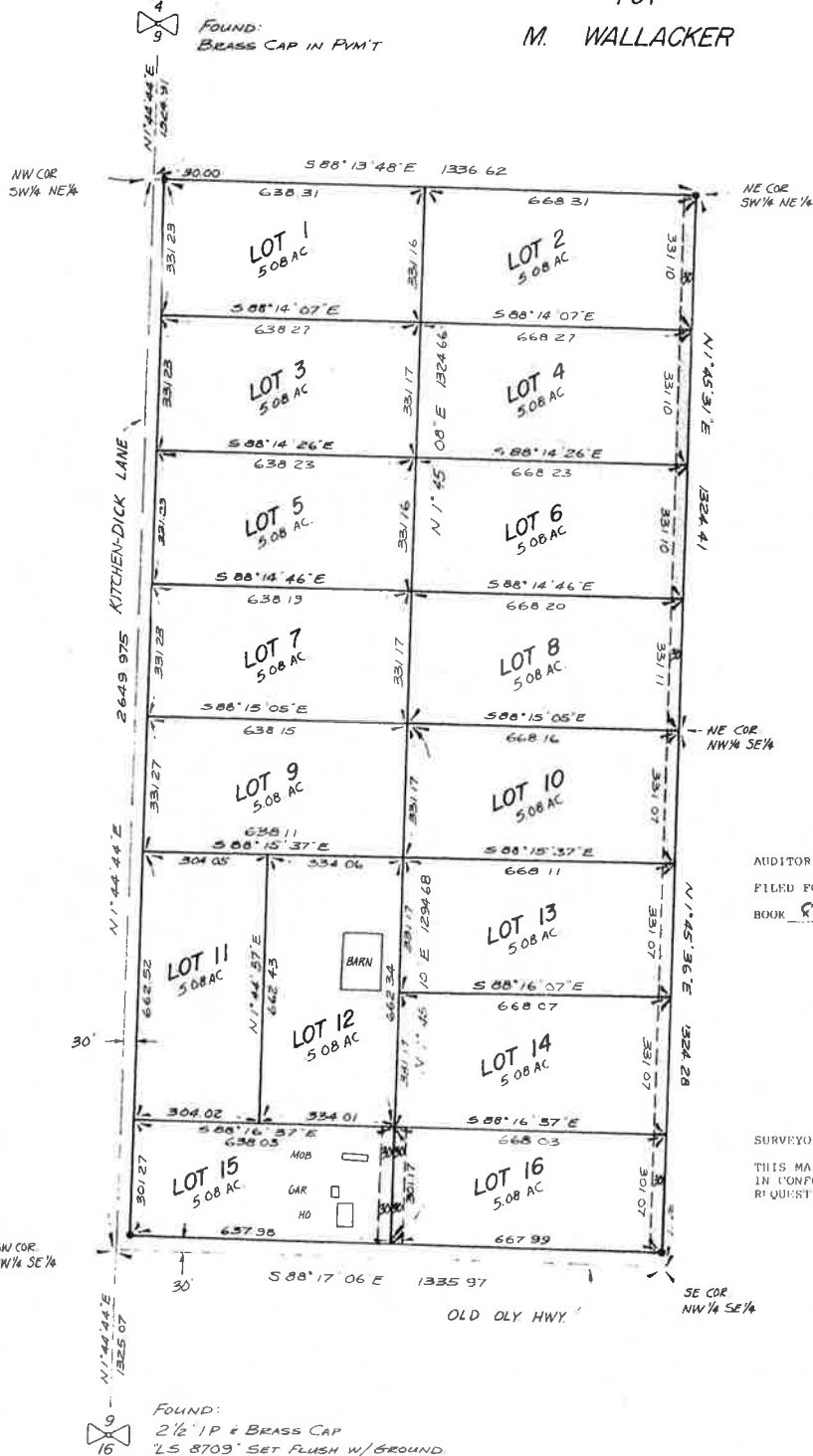
536911

RECORD OF SURVEY

A PORTION OF THE W 1/2 OF THE E 1/2, SEC. 9, T.30N, R.4W, WM.
CLALLAM COUNTY, WASHINGTON

for

M. WALLACKER



Vol 8 PAGE 42

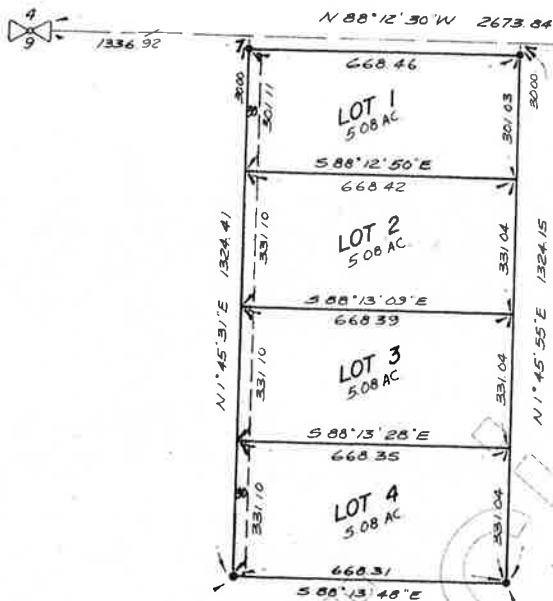
R. H. WINTERS CO.
SURVEYING & MAPPING

459 W WASH
P.O. BOX 1042
SEQUIM, WASH
PH 683-3363

536912.

RECORD OF SURVEY **A PORTION OF THE NE 1/4, NE 1/4 SEC. 9, T.30N., R.4W., W.M.** **CLALLAM COUNTY, WASHINGTON** for **M. WALLACKER**

FOUND:
BRASS CAP IN P.M.T.



SW COR
W 1/2 NE 1/4 NE 1/4

SE COR
W 1/2 NE 1/4 NE 1/4

FOUND:
BRASS CAP
IN P.M.T.

WOODCOCK RD

ASSUMED MERIDIAN

SCALE 1" = 200'

• - SET 3/8" DIA REBAR & CAP "L.S. 10104"

□ = 30' EASEMENT FOR INGRESS, EGRESS,
& UTILITIES

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19TH DAY OF November, 1982 AT 3:17 PM, IN
 BOOK 8 OF SURVEYS AT PAGE 43 AT THE REQUEST OF R. H. WINTERS CO.

Guendoline Brand
 COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION
 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF MARY D. WALLACKER IN NOVEMBER, 1982.



Robert H. Winters
 ROBERT H. WINTERS, L.S. 18104

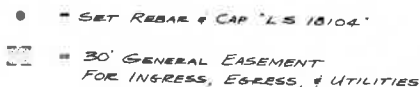
R. H. WINTERS CO.
 SURVEYING & MAPPING

459 W. WASH
 P.O. BOX 1042
 SEQUIM, WASH.
 PH: 683-3363

Vol 8 Page 43

RECORD OF SURVEY

for
D. HUNT



Franklin Brown
COUNTY AUDITOR

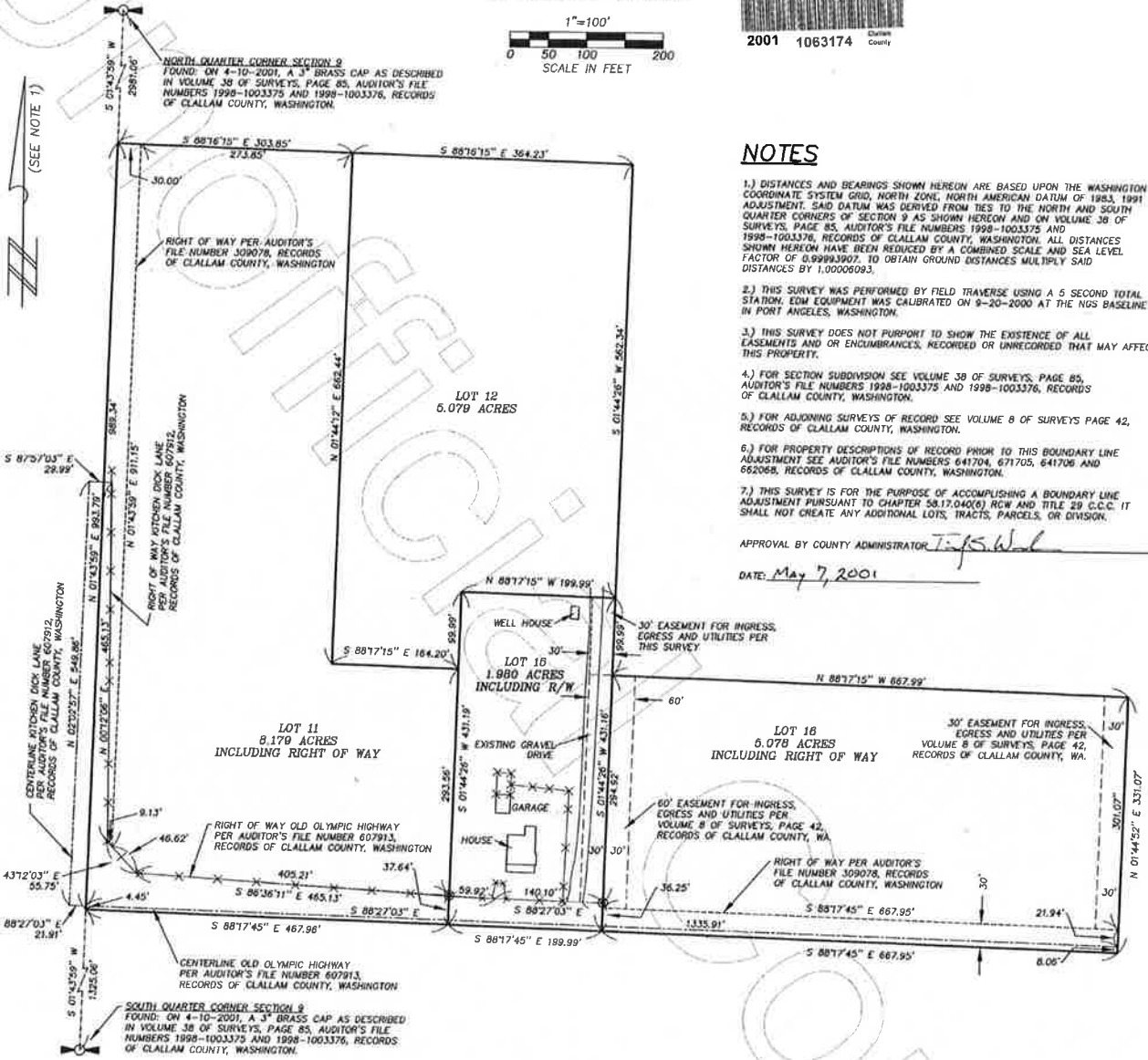
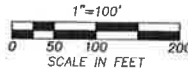
Robert H. Winters, L.S. 18104

459 W. WASH
P.O. BOX 1042
SEQUIM, WASH.
PH: 683-3363

Vol 8 Page 46

RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT BLA2000-00030) **A PORTION OF THE NW 1/4 OF THE SE 1/4, S. 9, T.30 N., R. 4 W., W.M.** **CLALLAM COUNTY, WASHINGTON**

FOR: GERALD A. HUNT JR.



NOTES

- 1.) DISTANCES AND BEARINGS SHOWN HEREON ARE BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT. SAID DATUM WAS DERIVED FROM TIES TO THE NORTH AND SOUTH QUARTER CORNERS OF SECTION 9 AS SHOWN HEREON AND ON VOLUME 36 OF SURVEYS, PAGE 85, AUDITOR'S FILE NUMBERS 1998-1003375 AND 1998-1003376, RECORDS OF CLALLAM COUNTY, WASHINGTON. ALL DISTANCES SHOWN HEREON HAVE BEEN REDUCED BY A COMBINED SCALE AND SEA LEVEL FACTOR OF 0.99993907, TO OBTAIN GROUND DISTANCES MULTIPLY SAID DISTANCES BY 1.00006093.
- 2.) THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 5 SECOND TOTAL STATION, EDM EQUIPMENT WAS CALIBRATED ON 9-20-2000 AT THE NGS BASELINE IN PORT ANGELES, WASHINGTON.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES, RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.
- 4.) FOR SECTION SUBDIVISION SEE VOLUME 36 OF SURVEYS, PAGE 85, AUDITOR'S FILE NUMBERS 1998-1003375 AND 1998-1003376, RECORDS OF CLALLAM COUNTY, WASHINGTON.
- 5.) FOR ADJOINING SURVEYS OF RECORD SEE VOLUME 8 OF SURVEYS PAGE 42, RECORDS OF CLALLAM COUNTY, WASHINGTON.
- 6.) FOR PROPERTY DESCRIPTIONS OF RECORD PRIOR TO THIS BOUNDARY LINE ADJUSTMENT SEE AUDITOR'S FILE NUMBERS 641704, 671705, 641706 AND 662068, RECORDS OF CLALLAM COUNTY, WASHINGTON.
- 7.) THIS SURVEY IS FOR THE PURPOSE OF ACCOMPLISHING A BOUNDARY LINE ADJUSTMENT PURSUANT TO CHAPTER 58.17.040(6) RCW AND TITLE 29 C.C.C. IT SHALL NOT CREATE ANY ADDITIONAL LOTS, TRACTS, PARCELS, OR DIVISION.

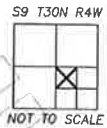
APPROVAL BY COUNTY ADMINISTRATOR: T. J. W. L.

DATE: May 7, 2001

LEGEND

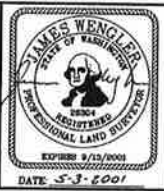
© SET: ON 4-10-2001, A 5/8" REBAR WITH SURVEYOR'S PLASTIC CAP STAMPED "WENGLER, PLS 26304"

X-X-X FENCE LINE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF May, 2001
 AT Port Angeles IN BOOK 46 OF SURVEYS AT PAGE 80
 UNDER AUDITOR'S FILE NUMBER 2001-1063174
 AT THE REQUEST OF WENGLER SURVEYING AND MAPPING CO.
Kathy Herron
 DEPUTY COUNTY AUDITOR



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GERALD A. HUNT JR.

James Wengler
 JAMES WENGLER, P.L.S. 26304

WENGLER SURVEYING & MAPPING CO.



330 EAST FIRST ST., SUITE 10
 PORT ANGELES, WASHINGTON 98362
 (360) 457-9600
 FAX (360) 457-9556

06 58 94 10V

FARM PLAN QUESTIONNAIRE

Farm and Agricultural Property Tax Relief Program

Parcel Number(s): SEE MAP
Land Owner(s): OLYMPIC PENINSULA CONSERVATION RESOURCES
Mailing Address: PO BOX 2945
PORT ANGELES, WA 98363
Phone Number: 360 417 1815 E-mail (optional): MICHAEL@NORTHOLYMPICTRUST.ORG

FARM ACTIVITY

Do you grow, harvest, and sell farm crops or livestock on this acreage? yes ~~no~~

What are you growing, harvesting and selling? Hay, Grain + Some SEED CROPS

Acres being cultivated 7.6 + Acres being grazed 60 = Total acres being farmed 136

Is there a residence on the property? ~~yes~~ no

FARM LEASE

Is the land currently leased for commercial farming? yes ~~no~~

If yes: Name of Tenant: ADOLPSEN FARMS, LLC

Address: 4732 OLD OLYMPIC HIGHWAY

Phone Number: 360-460-4017

Lease Amount: \$ 10,000 Monthly ~~Annual~~

FARM PRODUCTION & INCOME

Farm income is the gross cash income from the sale of a commercial farm product (not owner's personal income). It does not include personal use, barter or trade. Net profit or loss is not considered.

Please indicate level of production and farm income for previous five years.

Year:	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Annual yield (bushels, tons, etc.):	<u>1.5 TONS PER ACRE</u>				
Annual gross income:	\$ <u>45,600</u>	\$ <u>45,600</u>	\$ _____	\$ _____	\$ _____
If rented, annual gross rental:	\$ <u>10,100</u>	\$ <u>10,100</u>	\$ _____	\$ _____	\$ _____

If a lessee also farms additional acreage, income indicated must be the portion from this owner's classified property only.

DOCUMENTATION REQUIRED

Please submit copies of documentation verifying the above commercial farm production and income.

Documentation includes:

- IRS Schedule Fs (required)
- cancelled checks
- Receipts from sale of crops or animals
- lease or rental agreements
- Other documentation verifying the requirements of commercial farming

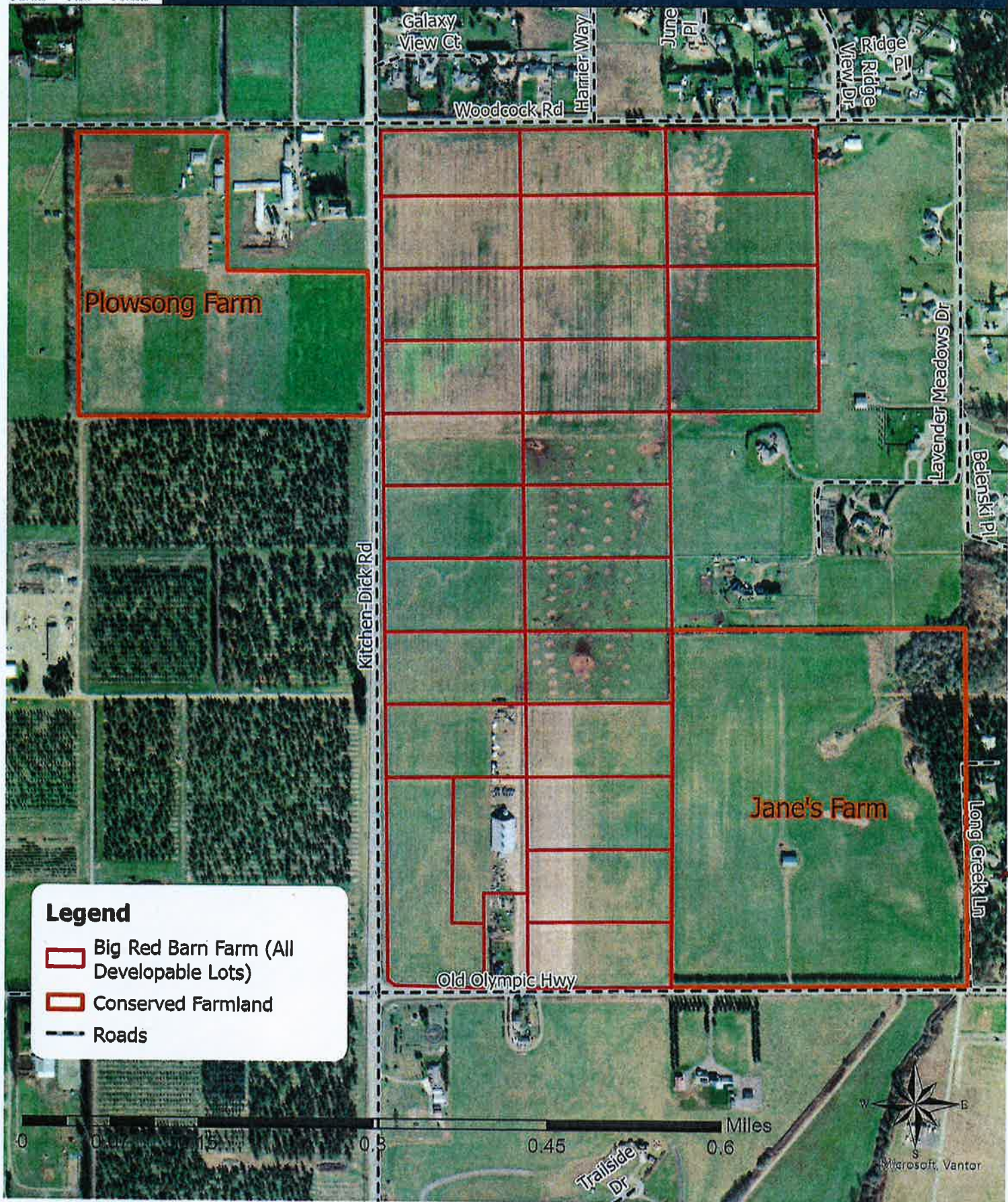
If property is leased, please submit verification of lessee's commercial farm income from this acreage.

I/we declare under the penalties of perjury that this questionnaire and any accompanying documents have been examined by me/us and to the best of my/our knowledge is a true, correct and complete statement.

Owner(s) signature(s): [Signature]



Big Red Barn Farm



Map of Property

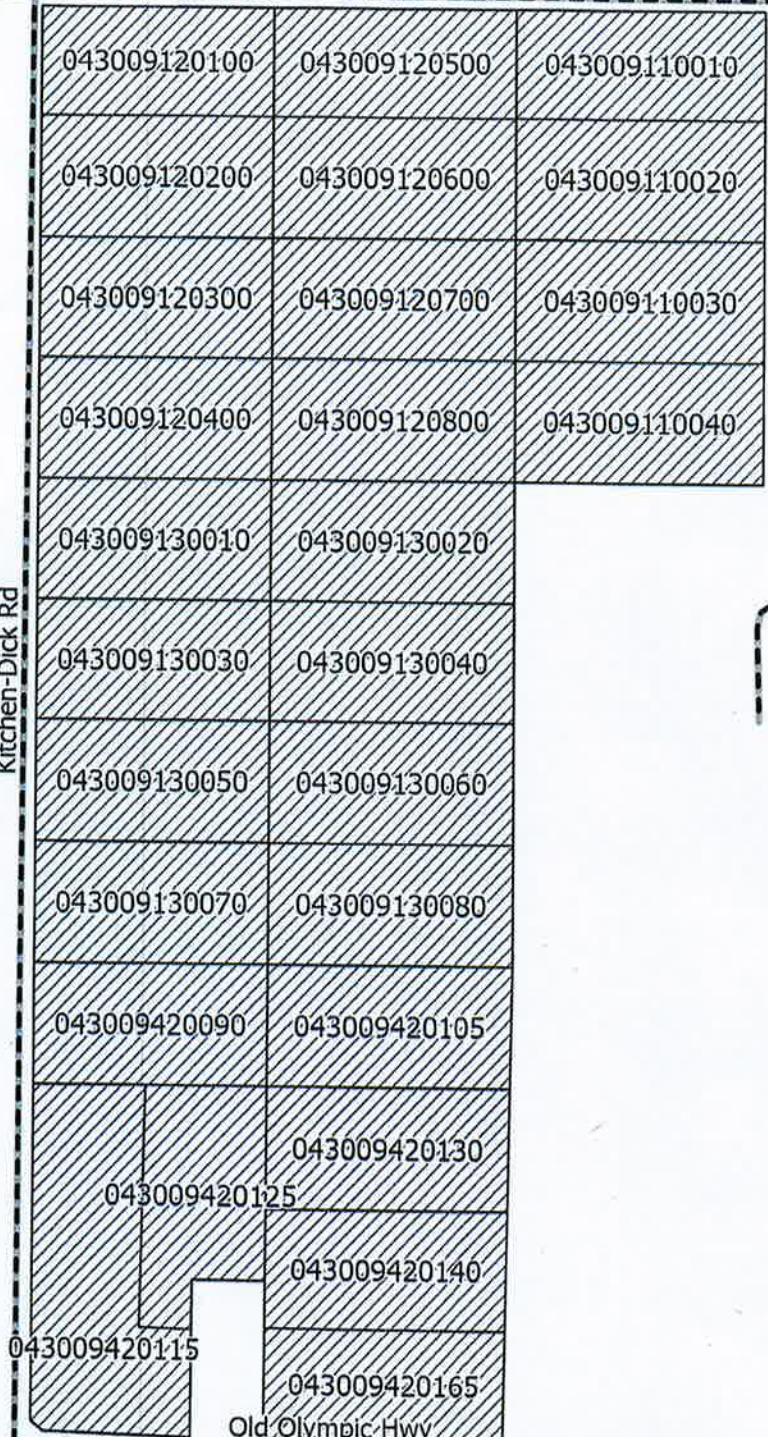
Map Created by Jesse Greer, North Olympic Land Trust 12/8/25

Woodcock Rd Har W Ric View

Kitchen-Dick Rd

Belenski Pl Lavender Meadows Dr

Long Creek Ln



Old Olympic Hwy

0 0.07 0.15 0.3 0.45 0.6 Miles

Legend

- Property (Lots Shown with Parcel #'s)
- Roads



NORTH OLYMPIC
Land Trust



Farms • Fish • Forests

Farm and Agricultural Property Tax Relief Program

FARM SITE MAP

Please provide a map or sketch of the property showing an outline of the current use of each area of the property: livestock (type), row crops (type), hay land, etc. Please include location of all buildings, fences, woodlots, etc. Hand-drawn is okay, or you may attach an additional sheet if preferred.

I/We declare under the penalties of perjury that this questionnaire and any accompanying documents have been examined by me/us and to the best of my/our knowledge is a true, correct and complete statement.

Owners Signature(s):



Phone Number:

360 417 1815

Date:

12-17-25

AGRICULTURAL LEASE (THE "Lease")

PARTIES:

- Olympic Peninsula Conservation Resources, LLC, a Washington limited liability company (the "Landlord"); and
- Adolphsen Farms, LLC (the "Tenant").

BACKGROUND

- A. Landlord is the owner of that certain real property located in Clallam County, Washington, consisting of approximately 135 acres, more or less, as particularly described on Exhibit A and shown on Exhibit B (the "Property").
- B. Landlord acquired the Property to prevent it from being converted to non-agricultural use. Landlord's goal is to permanently protect the Property with agricultural conservation easements, and ultimately sell the conserved farmland to a farming landowner.
- C. Tenant has leased the Property for agricultural use for many years and wishes to continue leasing the Property under Landlord's ownership, and Landlord wishes to lease the Property to Tenant for agricultural use, under the terms and conditions herein.

AGREEMENT

NOW THEREFORE, for valuable consideration the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. **Leased Property/Driveway/Well Use.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, upon the terms and conditions set forth in this Lease, the Property, which for purposes of this Lease includes all improvements and structures thereon and all associated buildings and mechanical support structures, including wells, pumps, motors, electrical panels, electrical hookups, water discharge facilities, pipelines, irrigation systems, easements, rights-of-way for ingress and egress, licenses and water rights and privileges, which water rights and privileges include any and all rights such Property may have, or that Landlord may have with respect to such Property, including any above-ground and below-ground pipeline, rights, easements, licenses or privileges with respect to any canal or distribution integration program, to receive irrigation water.

Tenant shall also have a limited-time, non-exclusive right to: a) access the Property from Old Olympic Highway via a driveway ("Driveway") across a third-party owned parcel adjacent to the south portion of the Property (the "Neighbor Parcel"), as shown on the map at Exhibit B. Tenant's use of the Driveway shall be in strict accordance with, and as limited by, a Driveway Access Easement that Landlord has with the owner of the Neighbor Parcel, a copy of which Landlord has provided to Tenant and which is hereby incorporated into this Lease.

2. **Lease Term.** Except as otherwise provided in this Section 2, Tenant's possession of the Property shall continue and Tenant shall be bound by this Lease beginning on the date Landlord acquires the Property, anticipated to be by December 31, 2025 (the "Effective Date"), and this Lease shall

continue until December 31, 2026 (the "Lease Term"). Tenant agrees to be bound by all the provisions, covenants, and obligations of this Lease from the time of actual possession. Landlord shall give Tenant at least ninety (90) days written notice in advance of a sale of any portion of the Property, provided, however, that Tenant shall have the right to harvest Tenant's crops in the event such crops cannot reasonably be harvested before closing of a sale.

3. **Extension.** At the end of the Lease Term, and any subsequent term, this Lease will automatically renew for an additional term of one year (an "Extension Term") unless either party provides written notice to the other at least ninety (90) days before the expiration of the Lease Term or any subsequent Extension Term that such party is either (a) discontinuing the Lease at the end of the then-current term, or (b) renewing the Lease for a shorter additional term as specified in the notice.
4. **Rent.** Annual rent for the Property is \$10,100, based upon 135 acres at Seventy Dollars per acre (\$70/acre) per year and an annual barn fee of \$650. Rent shall be paid on a bi-annual basis with the barn fee paid as part of the second payment.

Rent Payment Due Date

Rent

April 30
October 31

\$4,725
\$5,375

Rent is payable to:
Olympic Peninsula Conservation Resources LLC
P.O. Box 2945
Port Angeles, WA 98362

Despite any alleged breach by landlord of landlord's duties hereunder, tenant shall have no right to offset alleged damages or other claim against rent due and payable as specified in this section.

5. **Water Rights/Well Use.** Tenant will cooperate with Landlord to maintain the water rights associated with the Property, and Tenant shall maintain irrigation systems (pipes, ditches, etc.) on the Property in good working order. Additionally, Tenant shall have a limited, non-exclusive right under this Lease to use water from a well located on the Neighbor's Parcel (the "Well"), as shown on the map at Exhibit B. Tenant's use of the Well shall be in strict accordance with, and as limited by, a Well Use and Access Agreement that Landlord has with the owner of the Neighbor Parcel, a copy of which Landlord has provided to Tenant and which is hereby incorporated into this Lease.
6. **Utilities.** Tenant will pay all charges for heat, electricity, telephone, cable, water, sewer, garbage and for all other public utilities or telecommunications services which shall be used in or charged against the Property during this Lease. Landlord shall not be liable to Tenant for any interruption in any utilities.
7. **Governmental Fees and Taxes.** For the duration of this Lease, Landlord will pay all relevant fees and taxes, including property taxes, payable to any county, state, or other governmental body.
8. **Insurance.** Tenant, at its own expense, shall obtain insurance coverage as follows, naming Landlord, and any other person(s) or entity(ies) specified from time to time by Landlord, as additional insureds

and as additional loss payees: public liability insurance in an amount not less than \$1,000,000. This limit of coverage is subject to revision by Landlord from time to time, provided any such revisions shall be reasonably related to changes in potential for loss claims by the public. If Tenant fails to procure such insurance, Landlord may, but shall not be obligated to, obtain the same for its own account (and its designees who may not include Tenant), and charge Tenant with the cost thereof; which Tenant shall pay to Landlord upon demand, as rent. Upon Landlord's request, Tenant shall deliver to Landlord a certificate evidencing the existence and amounts of such insurance.

9. Tenant Accepts Property in "As-is" Condition. No Residential Use.

- a. Tenant accepts the Property in its "as-is" condition and "with all faults" existing as of the Effective Date. Tenant has leased the Property continuously for agricultural use for several years leading up to the Effective Date of this Lease, and Tenant has entered into this Lease based only on its own knowledge about the Property without reliance upon any statement or representation by Landlord.
- b. Any residential use of, or dwelling upon, the Property is absolutely prohibited, and Tenant expressly acknowledges that this agricultural Lease is exempt from the provisions of the Washington Residential Landlord Tenant Act, Revised Code of Washington Ch. 59.18.

10. Covenant of Quiet Enjoyment. Landlord covenants that in consideration of Tenant paying the rent and performing the covenants herein contained, Tenant shall peacefully and quietly have, hold, and enjoy, the Property for the Term, subject to the terms of this Lease.

11. Compliance with Law. Tenant shall comply with all applicable statutes, rules, regulations, or other requirements of federal, state, or municipal, or other governmental, authorities relating to the use of the Property, including those relating to pollution or the protection of human health or the environment, and relating to water rights and the use of water, on the Property.

12. Responsible for Others; Accidents.

- a. Tenant shall be responsible for the use of Property by Tenant's invitees, employees, and agents, and anyone else using the Property; and shall make all such people aware of the spirit, intent, and appropriate terms, of this Lease.
- b. Landlord shall not be liable for any damage, either to person or property, sustained by Tenant or others, caused by any defects now in the Property or hereafter occurring therein.

13. Uses and Restrictions Thereon; Buildings

- a. **Permitted Uses.** The Property shall be used only for agricultural activities including grazing cattle and growing crops, and other activities that are incidental to such uses; provided that, when using the Property for agricultural activities, such use shall be limited to reasonable uses suitable for the Property, such suitability to be determined by considering historical agricultural uses of the Property. Tenant may not store upon the Property any items of personal property, including without limitation, vehicles, that are not reasonably necessary for Tenant's agricultural uses of the Property. Tenant shall be solely responsible for all maintenance, repairs and any cleanup related to Tenant's equipment, vehicles and any other items on the Property, including without limitation any petroleum spills from vehicles.

- b. **Standard of Care/Fencing/Weeds.** All agricultural activities on the Property shall be done in a professional farm-like manner. Tenant shall maintain proper fencing to keep cattle from leaving the Property and entering roads or neighboring properties. Tenant shall be responsible for preventing noxious weeds from spreading on the Property.
 - c. **Permitted Invitees.** Other than himself, Tenant may permit access onto the Property by Tenant's employees and contractors, and such other parties who Tenant reasonably determines require access to the Property in the furtherance of Tenant's agricultural activities on the Property, and for whom Tenant takes responsibility during their presence on the Property.
- 14. **Inspection/Additional Access Rights.** Landlord, its agents, invitees and guests shall have the right to enter the Property at reasonable times for the purpose of i) viewing the Property and the Tenant's operations thereon for compliance with this Lease; and ii) with not less than forty-eight hours (48) hours prior notice to Tenant, hold occasional promotional and news events; provided such visits do not substantially interfere with Tenant's ability to carry out its farming operations hereunder.
- 15. **Assignment and Subletting.** Except as otherwise provided in this Section 15, Tenant shall not voluntarily or by operation of law assign, transfer, mortgage or encumber this Lease in whole or in part, nor sublet the whole or any part of the Property, nor allow the occupancy of all or part of the Property by another, without first obtaining Landlord's written consent, which may be withheld or conditioned at Landlord's sole discretion. Landlord hereby approves an assignment of this lease to Tenant's daughter Katie Bartlett. All the terms and conditions of this lease shall apply to any assignment or subletting.
- 16. **Maintenance and repair; Buildings.** Tenant will, at its sole expense, keep and maintain the Property in good and sanitary condition and repair during the term of this Lease. Landlord shall be responsible for major repairs to improvements on the Property, except where Tenant is responsible for damage necessitating the repairs.

Tenant shall maintain in safe condition and good repair the various facilities, fixtures, and appliances in the main barn as well as in the other buildings on the Property; including, without limitation, the bathroom in the barn, electric heater in the well room, and the toilet and urinal in the milkhous. Tenant shall keep all buildings in a generally clean and sanitary condition, including keeping dust down to reduce fire hazards. Tenant shall timely notify Landlord of any damage to buildings or other improvements.
- 17. **Alterations and Improvements.**
 - a. Tenant shall make no alterations to any structures or fixtures included in the Property without the Landlord's prior written consent, which will not be unreasonably withheld.
 - b. Tenant shall not construct any improvements on the Property without the Landlord's prior written consent, which may be withheld or conditioned at Landlord's sole discretion.
- 18. **Subordination.**
 - a. Tenant agrees that, unless otherwise advised by Landlord, this Lease shall be subject to the lien of any mortgage, deeds of trust, or ground leases now or hereafter placed against the Property, and to all renewals and modifications, supplements, consolidations, and

extensions of such lien. Tenant shall execute and deliver within ten (10) business days of Landlord's request and in the form requested by Landlord, any instruments reasonably necessary or appropriate to evidence, effect or confirm such status.

- b. Tenant agrees that, if deemed necessary within the sole and absolute discretion of Landlord, this Lease shall be subject to any deed of conservation easement placed against the Property by Landlord ("CE"), and to all modifications thereof. This means Tenant shall be bound by all the terms and conditions of the CE same as the Landlord is, and by the grantee's rights under the CE. Tenant shall execute and deliver within ten (10) business days of Landlord's request and in the form requested by Landlord, any instruments reasonably necessary or appropriate to evidence, effect or confirm such status.

19. Hazardous Substances.

- a. Except for materials typically used with a livestock operation, Tenant shall not cause or permit any Hazardous Substance to be used, stored, generated, or disposed of on or in the Property by Tenant, Tenant's agents, employees, contractors or invitees. Tenant shall defend, hold harmless, reimburse and indemnify the Landlord from and against any "Environmental Liability" arising out of any breach of the foregoing covenant or any acts or omissions of Tenant before or during the Lease Term and any extensions thereof.
- b. As used herein, "Hazardous Substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic or radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time, including without limitation under the Comprehensive Environmental Response Compensation Liability Act (42 USC, Section 9601, et.seq.) or the Washington Model Toxics Control Act (Chapter 70A.305 RCW).

20. Indemnification of Landlord. Tenant shall indemnify and defend (using legal counsel acceptable to Landlord) Landlord and hold Landlord harmless, from and against any and all loss, cost, damage, liability and expense (including reasonable attorneys' fees) whatsoever that may arise out of or in connection with Tenant's occupation, use or improvement of the Property, or that of its employees, agents or contractors, or Tenant's breach of its obligations under this Lease; provided, however in no event shall Tenant have any obligation hereunder to indemnify Landlord against the sole negligence of Landlord or Landlord's agents. This indemnity shall survive the expiration or termination of this Lease.

21. No Consequential Damages. Neither Landlord nor Tenant shall be liable to the other for consequential damages, such as lost profits or interruption of either party's business, except that this sentence shall not limit the indemnification obligations of either party under this Lease with respect to third party claims.

22. Default; Remedies. If Landlord determines that Tenant is in violation of this Lease, Landlord shall provide Tenant with written notice of the violation(s), and Tenant shall have ten (10) days to remedy the violation unless otherwise excepted. For the failure to pay rent when due, Landlord shall provide Tenant with a written Notice of Default specifying Landlord's intention to terminate this Lease if the rent is not paid, and Tenant shall have no fewer than five (5) days after the notice is delivered to pay the rent in arrears in its entirety. (b) For activities in violation of this Lease, Landlord shall provide Tenant with a written Notice of Violation specifying the violation and Landlord's intent to terminate

this Lease if the violation is not remedied, and Tenant shall have no fewer than ten (10) days after the notice is delivered to remedy the violation. If Tenant fails to remedy a default within the required timeframe, Landlord may terminate this Lease, and Tenant shall timely vacate the Property.

23. **Surrender of the Property.** Immediately upon the expiration or earlier termination of this Lease, Tenant shall surrender possession of the Property in a condition equal to or better than the state in which the Tenant assumed the Property under this Lease. Tenant shall remove any of Tenant's Property, including but not limited to any of Tenant's personal property, trade fixtures, equipment, and other temporary installations in and upon the Property. Any of Tenant's property not removed by Tenant within sixty (60) days after notice from Landlord notifying Tenant that such items were not removed as permitted or required herein shall be deemed abandoned and may be stored, removed, and disposed of by Landlord at Tenant's expense, and Tenant waives all claims against Landlord for any damages resulting from Landlord's retention and/or disposition of such property. All obligations of Landlord and Tenant that do not expire or are not fully performed as of the end of the Lease Term shall continue beyond the Lease Term, including without limitation, indemnity obligations and obligations concerning the condition and repair of the Property.

24. **Notices.** Any notice to be given to either party by the other shall be in writing and deemed served on the date of delivery if hand delivered to the person to whom notice is to be given, and on the third (3rd) day after mailing if sent by certified mail, with postage prepaid and return receipt requested, and addressed as follows:

If to Landlord:

Olympic Peninsula Conservation Resources, LLC
P.O. Box 2945
Port Angeles, WA 98362
Attention: Craig Smith, Board of Managers President
Tel: 360-417-1815
Email: info@northolympiclandtrust.org

If to Tenant:

Adolphsen Farms, LLC
4732 Old Olympic Highway
Sequim, WA 98382
Tel: 360-460-4017

25. **General.**

- a. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease.
- b. **Relationship Limited/No Partnership.** It is expressly understood and agreed that the relationship of Landlord and Tenant is one of landlord and tenant and not one of partnership or joint venture, and that Landlord shall not become responsible for any debt or obligation contracted or incurred by Tenant nor shall Tenant become responsible for any debt or obligation contracted or incurred by Landlord.
- c. **Time is of the Essence.** Time is of the essence for all terms of this Lease.

- d. **Attorneys' Fees.** In the event of any dispute regarding the interpretation or enforcement of this Lease, the prevailing party in such dispute shall be entitled to recover its reasonable attorneys' fees and costs.
 - e. **Governing Law.** This Lease will be governed by the laws of the state of Washington, with venue for any dispute in Clallam County.
 - f. **No Waiver.** Any waivers hereunder must be in writing. No delay or omission on the part of either party in exercising any right shall operate as a waiver of such right or of any other right. The waiver by either party of any term, condition, or requirement of this Lease in one instance shall not constitute a waiver of any other term, condition, or requirement thereof, or constitute a waiver of the same term, condition or requirement in any other instance.
 - g. **Severability.** If any provision of this Lease or portion thereof is declared invalid for any reason, the invalid provision or portion thereof will be deemed omitted and the remaining terms nevertheless will be carried into effect.
 - h. **Cooperation.** Each party shall execute such further documents and take such further actions as may be reasonably requested by the other party to carry out the purposes of this Lease.
 - i. **Termination of Any Prior Lease.** This Lease constitutes the entire agreement and understanding of the parties hereto with respect to the subject matter hereof, and replaces and supersedes all prior or contemporaneous written or oral agreements and understandings. If not already terminated by its terms or otherwise, any prior lease between Tenant and the prior owner(s) of the Property is hereby terminated and of no effect as of the Start Date of this Lease.
26. **Exhibits.** All the following exhibits referenced herein and attached hereto are hereby incorporated into and made part of this Lease:
- a. EXHIBIT A – Legal Description of Property Subject to Lease
 - b. EXHIBIT B – Map of Property

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the respective day(s) and year written below.

[SIGNATURES FOLLOW]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO LEASE

PARCELS 1 THRU 8 OF D. HUNT SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 46, UNDER AUDITOR'S FILE NO. 536915, BEING A SURVEY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

PARCELS 1 THROUGH 10, 13 AND 14 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, UNDER AUDITOR'S FILE NO. 536911, BEING A SURVEY OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

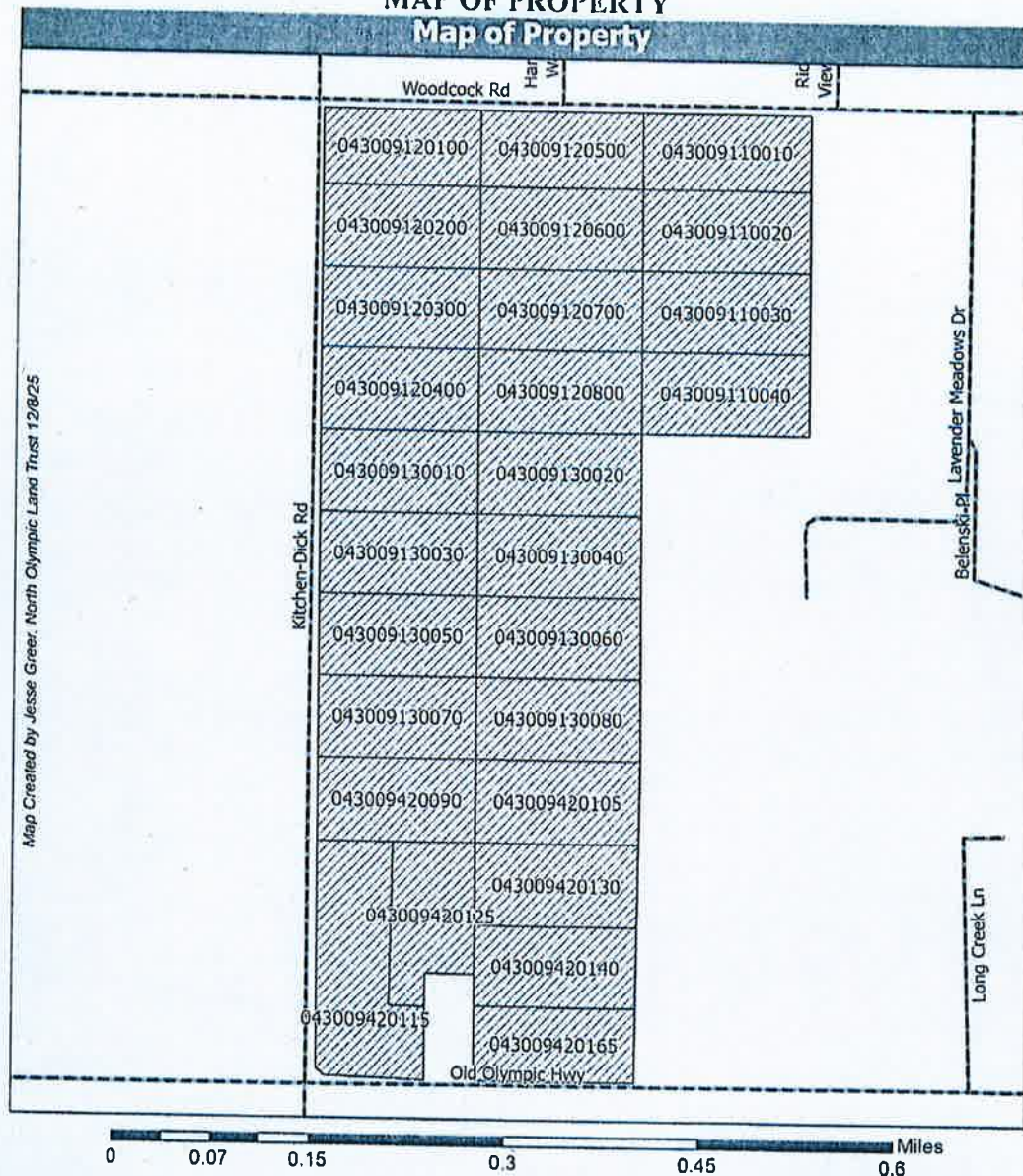
LOTS 11, 12 AND 16 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED MAY 7, 2001 IN VOLUME 46 OF SURVEYS, PAGE 90, UNDER AUDITOR'S FILE NO. 2001-1063174, BEING A BOUNDARY LINE ADJUSTMENT OF PARCELS 11, 12, 15 AND 16 OF WALLACKER SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 42, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THOSE PORTIONS CONVEYED TO CLALLAM COUNTY ROAD DEPARTMENT BY STATUTORY WARRANTY DEEDS RECORDED UNDER CLALLAM COUNTY RECORDING NOS. 607912 AND 607913.

PARCELS 1 THROUGH 4 OF SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 43, UNDER AUDITOR'S FILE NO. 536912, BEING A SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

ALL SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

EXHIBIT B

MAP OF PROPERTY Map of Property



Legend

- Property (Lots Shown with Parcel #'s)
- Roads



**NORTH OLYMPIC
Land Trust**



Farms • Fish • Forests