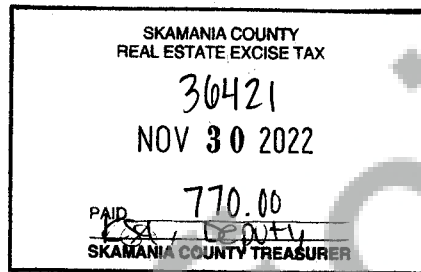


FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

P.U.D. No. 1 of Skamania
P.O. Box 500
Carson, WA
98610



Space above this line is for Recorder's use.

Memorandum of Lease Agreement

Lessor: Twin Creeks Timber, LLC, a Delaware limited liability company

Lessee: P.U.D. No. 1 of Skamania County, a municipal corporation of the State of Washington

Legal Description: Portion of Sec. 20, Township 3 North, Range 10 East, W.M., County of Skamania, State of Washington
Official legal description attached as Exhibit A

Assessor's Tax Parcel ID#: 03102000020000

Reference # (if applicable): N/A

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT evidences that a Lease Agreement (“Agreement”) was entered into as of November 15, 2022, by and between Twin Creeks Timber, LLC, a Delaware limited liability company (“Lessor”) and P.U.D. No. 1 of Skamania County, a municipal corporation of the State of Washington (“Lessee”), for certain real property consisting of an approximately 102,000 square foot site in Skamania County, Washington, Township 3 North, Range 10 East, Section 20, being a portion of Tax Lot 03102000020000, within the property of Lessor which is described in Exhibit “A” attached hereto (“Legal Description”), together with a right of access and to install and maintain utilities as further described in the Agreement, and is subject to other terms, conditions, and obligations as further described in the Agreement, for an initial term of forty (40) years commencing as provided for in the Agreement, which term is subject to Lessee’s rights to extend the term of the Agreement as provided in the Agreement, and subject to Lessee’s right to terminate as provided in the Agreement, and which is binding on Lessor’s heirs, successors, and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Lease Agreement as of the day and year last below written.

DATED this 15 day of November, 2022.

Lessor:

TWIN CREEKS TIMBER, LLC

BY: SILVER CREEK ADVISORY PARTNERS, LLC,
MANAGER

By: 
ROBERT A. RATLIFFE, PRESIDENT

STATE OF WASHINGTON)

) ss.

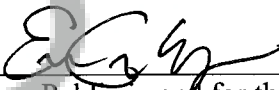
County of King)

On this 15 day of November 2022, before me personally appeared ROBERT A. RATLIFFE to me known to be the President of SILVER CREEK ADVISORY PARTNERS LLC, a Delaware limited liability company, as Manager of TWIN CREEKS TIMBER, LLC, a Delaware limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)




Notary Public in and for the State of
Washington, residing at 2041 Eastlake Ave E Unit C
Seattle WA 9802

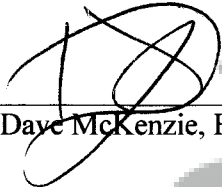
My commission expires 07-01-24

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Lease Agreement as of the day and year last below written.

DATED this 15th day of November, 2022.

Lessee:

P.U.D. No. 1 of Skamania County


Dave McKenzie, Board President


Liz Green, Board Secretary

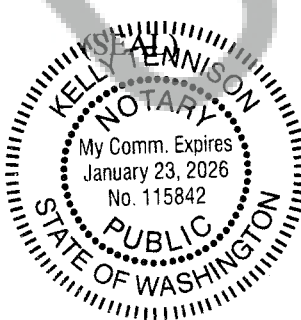
STATE OF WASHINGTON)


) ss.

County of Skamania)

On this 15 day of November 2022, before me personally appeared Dave McKenzie as President and Liz Green as Secretary of P.U.D. No. 1 of Skamania County, Lessee, a municipal corporation of the State of Washington that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that (he/she/they) (is/are) authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.




Notary Public in and for the State of Washington
Washington, residing at North Bannockburn

My commission expires 1/23/2026

EXHIBIT A
Legal Description
Lease Area

Skamania County, Washington

A tract of land being a portion of that certain property described in Parcel 30 of Bargain and Sale Deed, conveyed to TCT COLUMBIA HOLDING LLC, recorded December 16, 2021, Auditors file No. 2021-004123. Located in the Northeast quarter of the Northeast quarter, Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at a ¼" iron pipe with a Skamania County Brass Cap, located at the common corner to Sections 16, 17, 20 and 21, Township 3 North, Range 10 East of the Willamette Meridian;

thence North 88°01'00" West, 1289.17 feet, along the North line of the Northeast quarter to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 20;

thence South 01°25'23" West, 880.04 feet along the West line of the Northeast quarter of the Northeast quarter of said Section 20, and the **Point of Beginning** of this description

thence continuing South 01°25'23" West, 403.59 feet, along the West line of the Northeast quarter of the Northeast quarter of said Section 20;

thence North 62°23'47" East, 83.04 feet;

thence South 89°36'41" East, 202.40 feet;

thence North 01°25'23" East, 355.87 feet;

thence North 87°47'25" West, 275.00 feet, back to the **Point of Beginning**.

Containing 2.30 Acres, more or less.

Skamania County Assessor *pm*

Date 11/30/22 Parcel# 03102000020000

EXHIBIT B

