

EXHIBIT A

Parcel I: APN: 182164-000

The South half of the following described real property:

The Northwest quarter of the Northwest quarter of Section Fifteen (15), Township Three (3) North, Range One (1) East of the Willamette Meridian;

EXCEPT right of way granted to Clark County, Washington, under auditor's file 64126 and G298128, of records of said county.

EXCEPT County or public roads; and

Parcel II: APN: 182168-000

The North half of the following described real property:

The Northwest quarter of the Northwest quarter of Section Fifteen (15), Township Three (3) North, Range One (1) East of the Willamette Meridian;

EXCEPT the following described property:

Beginning at a point 368.0 West from the Northeast corner of the Northwest quart of the Northwest quarter of Section 15, Township 3, North Range 1 East of the Willamette Meridian; running thence West 160 feet; then South 150 fee; thence East 160 feet; then North 150 feet.

EXCEPT right of way granted to Clark County, Washington, under auditor's file numbers F64126 and G297884, Records of said county.

EXCEPT County or public roads.

Parcel III: 182170-000

Beginning at a point 368.0 West from the Northeast corner of the Northwest quart of the Northwest quarter Section of 15, Township 3, North Range 1 East of the Willamette Meridian; running thence West 160 feet; thence South 150 feet; thence East 160 feet; thence North 150 feet.

EXCEPT County or public roads.



LEGEND

32' WIDE DETACHED SINGLE FAMILY LOTS

50' WIDE DUPLEX LOTS

CRITICAL AREAS/OPEN SPACE

MULTI-USE PATH

NOTES:

- ALL WETLAND AND CREEK LINE WORK IS FROM CLARK COUNTY GIS AND FINAL LOCATION WILL BE SURVEYED ONCE DELINEATION IS COMPLETE.
- THIS LAYOUT ASSUMES ALL WETLANDS ARE CATEGORY IV WITH 50-FOOT HIGH INTENSITY BUFFERS REDUCED TO 40-FOOT MODERATE INTENSITY BUFFERS WITH MITIGATION MEASURES.
- THERE IS EXISTING GRAVEL THAT RUNS ALONG THE PROPERTY LINE. THIS LAYOUT ASSUMES THE GRAVEL FUNCTIONALLY ISOLATES THE WETLAND, SO NO BUFFER EXISTS ON SITE.

LOTS:

	DIMENSIONS	AREA
32' WIDE DETACHED:	32'x87.5'	2,800
50' WIDE DUPLEX:	50'x83.3'	4,165
SIZES SHOWN ARE MINIMUMS FOR EACH LOT TYPE. ALL CORNER LOTS ARE LARGER.		

DENSITY CALCULATIONS (ZONE R-12)

GROSS AREA:	1,738,384 SF (39.91 AC)
RIGHT-OF-WAY AREA:	455,022 SF (10.45 AC)
CRITICAL AREAS:	204,659 SF (4.70 AC)
NET AREA:	1,078,683 SF (24.76 AC)
MINIMUM UNITS ALLOWED (24.76 AC X 8 DU):	198
MAXIMUM UNITS ALLOWED (24.76 AC X 12 DU):	353

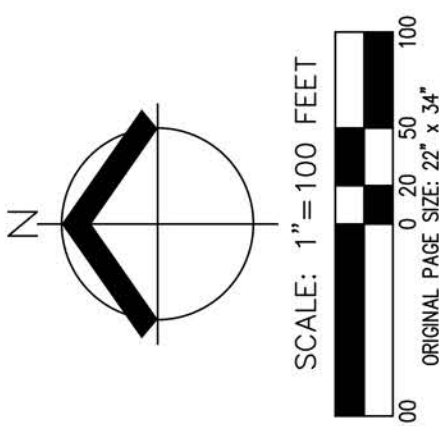


EXHIBIT C

Conceptual Plan Narrative

- The project contemplates approximately 325 single family residential lots consistent with the Development Agreement and Exhibit E
- This project will conform to the Urban Medium Residential R-12 zoning and Clark County Development Code with a mix of detached and attached single family housing products
- The Clark County Fairgrounds, Sunlight Supply Amphitheater, Fairgrounds Community Park, and Whipple Creek Regional Park are located either adjacent or in the nearby vicinity and the development contemplates a trail to connect with these existing amenities and provide potential for further continuation of additional of a trail off site.
- The project contemplates a trail running across in an west to east direction across the Property to connect with the Fairgrounds Property on the Property's eastern boundary
- The trail will have a dedicated pathway and will provide direct access to the NW 11th Avenue a public street
- The project also contemplates additional pedestrian pathways between the development and NW 179th Street which are currently not required by the Clark County Development Code
- The development will not take direct access onto NW 179th Street, but will take its access for the subdivision viw two locations on NW 11th Avenue
- The Development will provide for future connections via stubbed public streets and necessary dedications

EXHIBIT D

Mitigation Measures and Timing of Construction

Development of the Wollam Property presumes several planned transportation improvements will be constructed or deemed reasonably funded within six years along the NE 179th Street corridor which the Developer will be contributing financially towards. The assumed improvements include:

1. Completion of NE 10th Avenue between NE 154th Street and NE 164th Street (currently under construction by Clark County)
2. Reconfiguration of the I-5 Northbound off-ramp/NE 179th Street intersection to provide:
 - Two northbound left-turn lanes and two northbound right turn lanes; and
 - Two westbound through lanes and a separate westbound right-turn lane to the I-5 northbound on ramp
3. Widening and competition of the NE 15th Avenue between NE 179th Street and NE 10th Avenue to an ultimate improvement width (providing two westbound and two eastbound through travel lanes between the I-5 Northbound off-ramp/NE 179th Street intersection and NE 15th Avenue);
4. Construction of a new multi-lane roundabout on NE 179th Street approximately midway between NE 15th Avenue and the I-5 Northbound off-ramp;
5. Construction of a new multi-lane roundabout on NE 179th Street at NE 15th Avenue (replacing the existing traffic signal);
6. Construction of a new multi-lane roundabout on NE 179th Street at NE 15th Avenue and NE 10th Avenue (allowing for termination of the existing NE 10th Avenue connection to NE 179th Street); and
7. Termination of the Union Road at NE 179th Street through provision of alternative access for properties along Union Road south of NE 179th Street

The following improvements will occur in conjunction with site development.

1. Frontage improvements along NE 179th Street to meet the specifications of the County's arterial atlas and road standards.
2. Frontage improvements along NW 11th Avenue to meet the specifications of the County's arterial atlas and road standards.
3. Other conditions of approval as conditioned as part of the subdivision approval process.

EXHIBIT E

Trip Generation Estimates ITE 10th Edition

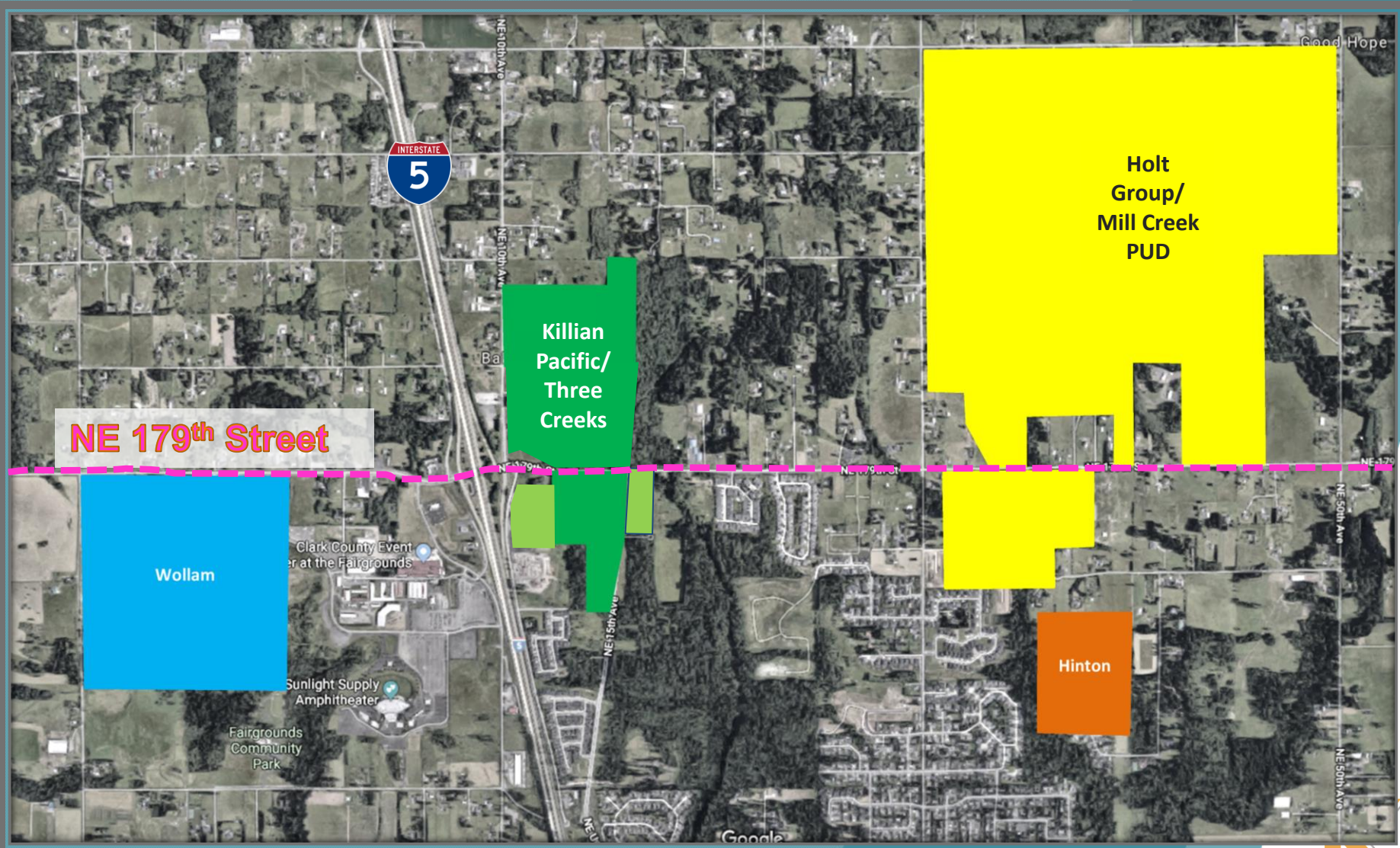
Wollam Property Development

Land Use	ITE Code	Size	Weekday Daily	Weekday Am Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single Family Detached Homes	210	325 Units	3,068	241	60	181	325	205	120
Total Trips			3,068	241	60	181	325	205	120



PHASING INTERIM IMPROVEMENTS, SUPPORTING ULTIMATE SOLUTIONS

Interchange Vicinity



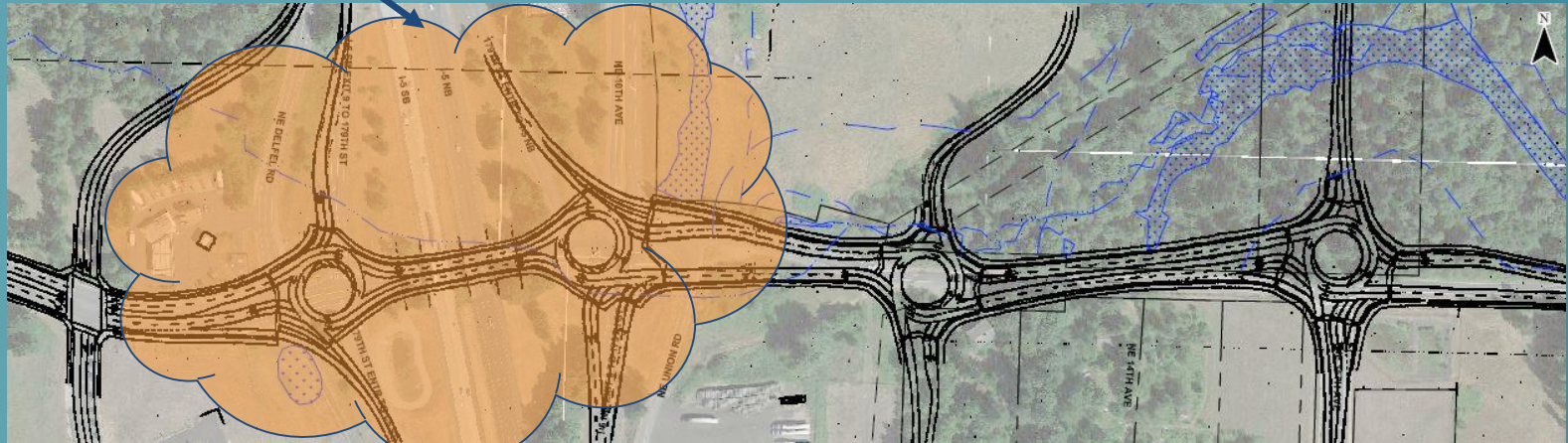
Development Summary and PM Peak Hour Trips

Project	Assumed Use	PM Peak Hour Trip Generation
Killian Pacific/Three Creeks Master Plan	60,000 Sq. Ft. Retail (DA Approved Phase 1)	425 total
	Three Creeks North Phase 1 (up to 200 single family detached homes and 326 apartment units)	402 total
	Phase 2 NE 179 th Street Commercial Center (DA Approved Phase 2)	711 total
Mill Creek PUD	PUD Buildout (606 single family homes and 99 townhomes)	657 total
Hinton Property	129 single family homes	129 total
Wollam Property	220 single family homes	220 total



Potential Ultimate Corridor Improvements

Future WSDOT I-5/179th
Interchange Improvements



NE Delfel Rd

SB Ramp



NB Ramp

NE 12th Av

NE 15th Av



Proposed Interim Corridor Improvements



Cost of Interim Mitigations: NE 179th St: I-5 NB Ramp to NE 15th Av*

- \$20.6 million
 - Widens 179th Street east of I-5
 - Cul-de-sacs 10th Avenue & Union Road
 - Reconstructs I-5 northbound ramp signal
 - Temporary 10th Avenue connection
 - New ultimate 12th Avenue roundabout
 - Adds turn lanes on 179th at 15th Avenue
 - Excludes of right-of-way costs
- Accommodates multiple developments
 - Three Creeks Phase 1 (60,000 sq. ft. retail previously vested)
 - Three Creeks North Master Plan Housing
 - Three Creeks Phase 2 (south retail previously vested)
 - Mill Creek PUD
 - Hinton Property
 - Wollam Property



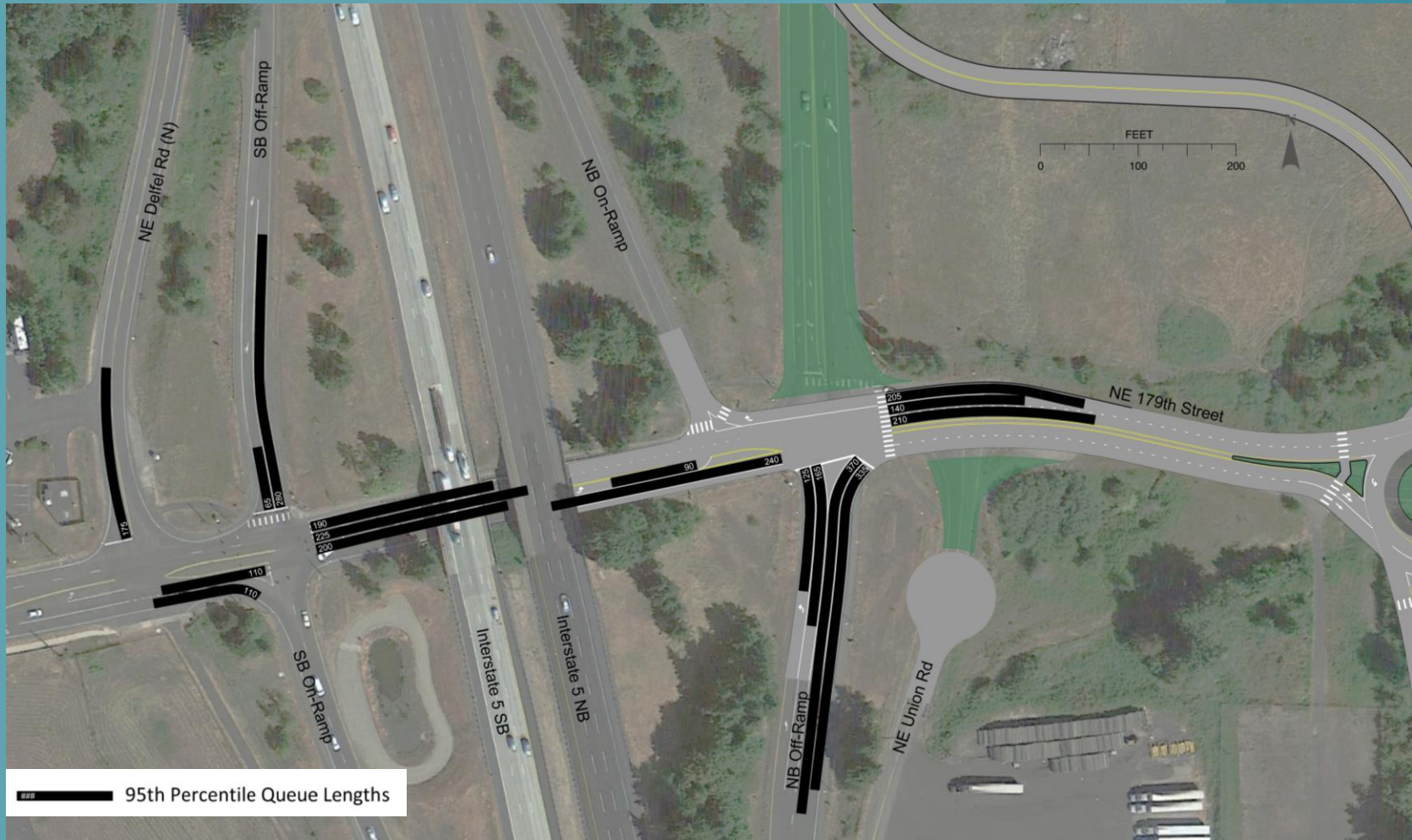
**Excludes other off-site concurrency requirements*



Interim Improvements: PM Peak Hour % of Capacity Utilized



Future Queues with Interim Improvements 2020 PM Peak Hour Analysis



Interim Roundabout Compatibility with Long-term Plans



Area to be improved with
WSDOT Interchange Project

← Ultimate Improvements

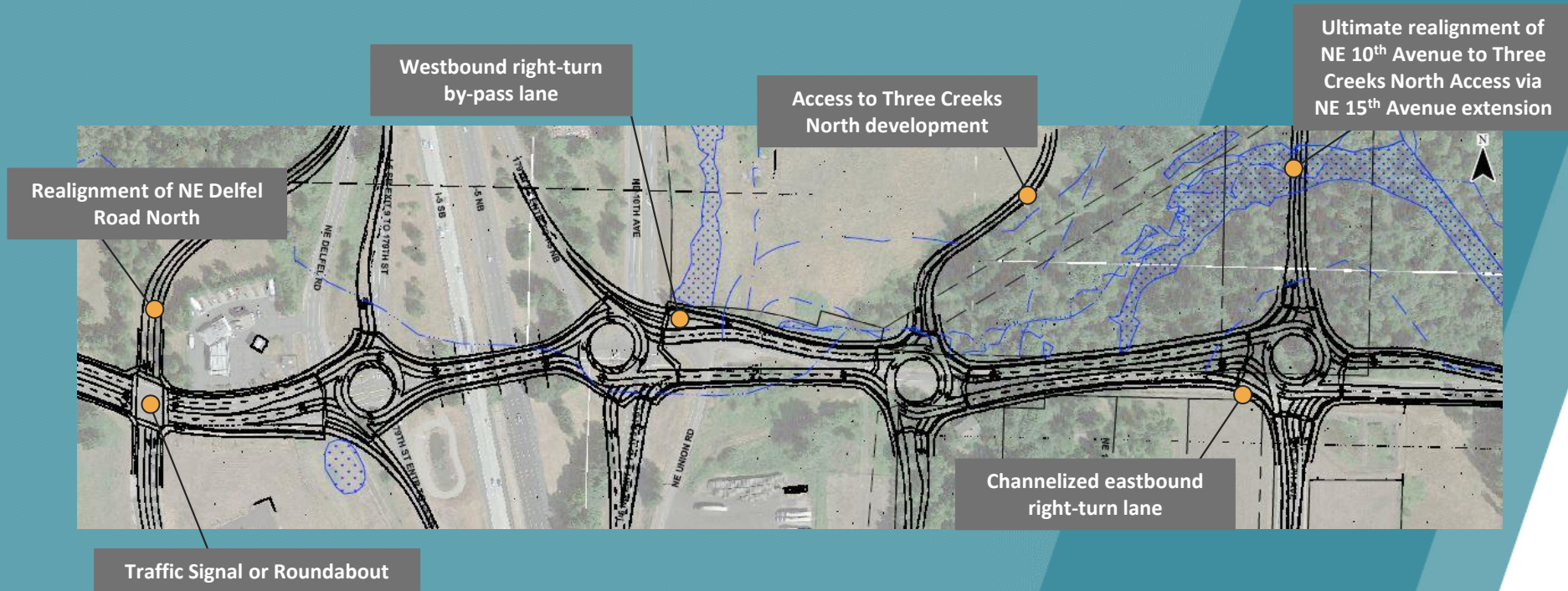
→ Future 15th Avenue, Roundabout
& 4-5 Lane 179th Street



Extra slides for Questions (if needed)



Conceptual Ultimate Improvement



Interim Improvements:

AM Peak Hour %of Capacity Utilized



Recommended Mitigations

Project	Phase	Recommended Mitigation on NE 179 th Street between NE Delfel Road (North) and NE 15 th Avenue
Killian Pacific/Three Creeks Master Plan	60,000 Sq. Ft. Retail (DA Approved Phase 1)	No mitigation required, proceed as previously approved.
	Three Creeks North Phase 1 (up to 200 single family detached homes and 326 apartment units)	1) NE 15 th Avenue/NE 179 th Street intersection: construct an eastbound right-turn lane with a right-turn signal overlap While not required for concurrency, consider voluntary improvements to terminate Union Road connection to NE 179 th Street
	Phase 2 NE 179 th Street Commercial Center (DA Approved Phase 2)	1) Construction of a new multi-lane roundabout on NE 179 th Street (with separate southbound right-turn lane) approximately midway between NE 15 th Avenue and the I-5 Northbound off-ramp (NE 12 th Avenue) 2) Elimination of the existing NE 10 th Avenue connection to NE 179 th Street aligned with the I-5 Northbound off-ramp (Refer to Figure 4) 3) Temporary extension of NE 10 th Avenue to the new NE 12 th Avenue multilane roundabout (forming the north approach to the roundabout)
Mill Creek PUD	PUD Buildout (606 single family homes and 99 townhomes)	a. This change allows for re-routing the existing NE 10 th Avenue trips on an interim basis, creating capacity at the I-5 Northbound off-ramp/NE 179 th Street intersection b. In the alternative, the temporary NE 10 th Avenue extension would be unnecessary if NE 15 th Avenue is first extended from NE 179 th Street to NE 10 th Avenue. Should NE 15 th Avenue be constructed first, the north approach of the new NE 12 th Avenue roundabout would be operated as a local street connection to serve properties between the NE 15 th Avenue extension and NE 179 th Street.
Hinton Property	129 single family homes	4) Reconfiguration of the I-5 Northbound off-ramp/NE 179 th Street intersection to provide:
Wollam Property	220 single family homes	a. two northbound left-turn lanes and two northbound right-turn lanes; and b. two westbound through lanes and a separate westbound right-turn lane to the I-5 northbound on-ramp
		5) Widening of NE 179 th Street to provide two westbound and two eastbound through travel lanes between the I-5 Northbound off-ramp/NE 179 th Street intersection and the new NE 12 th Avenue roundabout
		6) Termination of Union Road south of NE 179 th Street through provision of alternative access for properties along Union Road south of NE 179 th Street
Wollam Property	220 single family homes	7) Widening of NE 179 th Street between the new NE 12 th Avenue roundabout and NE 15 th Avenue to provide:
		a. two eastbound through travel lanes through the NE 12 th Avenue roundabout, with the second eastbound lane becoming an interim right-turn drop lane at NE 15 th Avenue; and b. one westbound through lane at NE 15 th Avenue that opens to two westbound through travel lanes approaching the NE 12 th Avenue roundabout.
		8) Modification of the NE 15 th Avenue/NE 179 th Street intersection: construct a westbound left-turn lane