

P.O. Box 1995 • Vancouver, WA 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

October 10, 2023

Sean Ripley  
AHBL  
2215 N 30th Street #300  
Tacoma, Washington 98403

#### **FRUIT VALLEY BOUNDARY LINE ADJUSTMENT (BLA) – PRJ-169018/LUP-83682**

This letter is to inform you that your request for a boundary line adjustment has **been approved, with conditions**. The request is to adjust the boundary line between parcels 147348000, 147359000 and 147385000. Findings which address the applicable code requirements, and conditions required to ensure compliance with applicable standards are outlined below.

#### **Applicable Regulations**

This application was reviewed for compliance with VMC Title 20.310.

#### **20.310.030 Approval Process**

- A. Decision-making process. Boundary Adjustments shall be reviewed by means of a Type I procedure.
- B. Time limit for recording. A legal description of the newly configured lots approved by the planning official shall be recorded with the Clark County Auditor within 90 days of the date of the written decision, unless a longer time period is specified in the decision.
- C. Extension. By means of a Type I procedure the applicant may request an extension of the recording date for a period not to exceed one-year provided that no changes are made from the original approval.

#### **20.310.050 Approval Criteria**

The planning official shall approve, approve with conditions or deny a request for a boundary adjustment in writing based on findings addressing all of the following criteria:

- 1. No additional parcel(s) shall be created by the boundary adjustment;

**Finding:** The request is for a lot line adjustment between three legal lots of record to create two parcels. This would create one parcel west and one parcel east of Whitney Road. The proposal will not create any additional parcels.

2. The lot and location of any structure(s) on the lots shall comply with the minimum density, dimensional and area requirements of the zoning district, unless a variance is sought in conjunction with the request per the requirements of Chapter 20.290. Per VMC 20.410.040(C)(1)(a), lots developed or approved before March 11, 2004, are exempt from the requirement for minimum density/maximum lot size. However, if a site is completely redeveloped the new development must comply with the minimum density requirements contained in Table 20.410.010-1.

**Finding:** Parcel 147348000 was created June 2, 1969, under Auditor's File Number G-536928; Parcels 147359000 and 147385000 were originally one parcel which were created Oct. 5, 1966 under Auditors' File Number G-465493. All parcels were created legally prior to 1969 when the Washington State Subdivision Law (RCW 58) went into effect.

The parcels are zoned IL (Light Industrial). The IL zoning district does not require minimum lot size, width or depth. All three parcels are currently vacant land. This proposed boundary line adjustment will not result in any of the two adjusted parcels being illegal lots of record or otherwise nonconforming except as expressly stated herein.

3. Legal access shall be provided to each of the lots.

**Finding:** All lots have access via NW Whitney Road.

### **DECISION**

The request to adjust the boundary line referenced above is approved, subject to the following conditions:

1. A legal description of the newly configured lots shall be recorded with the Clark County Auditor within 120 days of this decision.
2. Submit a copy of the recorded boundary line adjustment to the City of Vancouver within 30 calendar days of the recording date.

### **APPEAL PROCESS**

As a Type I decision, only the applicant and property owner are entitled to an appeal.

The 14-day appeal period is now in effect and ends at **4 p.m. Oct. 24, 2023**.

The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

A fee of \$2,286.00 must accompany the appeal. Due to the limited days the permit center is open for walk-in assistance, the appeal request shall be emailed to [eplans@cityofvancouver.us](mailto:eplans@cityofvancouver.us) as well as to the case manager's e-mail address below and the appeal fee electronically paid to the City of Vancouver.

If you have any questions, please feel free to contact me at 360-487-7820 or by e-mail at [krystal.sanchez@cityofvancouver.us](mailto:krystal.sanchez@cityofvancouver.us).



**KRYSTAL SANCHEZ, ASSOCIATE PLANNER**

Land Use Planning

Community Development Department

### **Exhibits**

1. Land Use Application
2. Applicant's Narrative
3. Preliminary Survey



## Planning Permit Application

### LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6<sup>th</sup> ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

Email completed application to [plans@cityofvancouver.us](mailto:plans@cityofvancouver.us)

REVIEW TYPE (Check one review and one process type)					
<b>Review Type:</b> <input checked="" type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III <input type="checkbox"/> Type IV <input type="checkbox"/> Tree Removal Only (nuisance or hazard)					
<b>Process Type:</b> <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Streamline (Type I & II applications only. Pre-submittal Meeting required. By selecting streamline process, applicant waives all land use review timelines in VMC Title 20)					
USE					
<input type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Mixed Use <small>(commercial with multi-family)</small>	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Residential
<input type="checkbox"/> Duplex		<input type="checkbox"/> Wireless Communications Facility (new) see VMC 20.890			
PROJECT INFORMATION					
Site Acres: 26.47	Disturbed Acres:	Zoning: IL	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public	
Proposed # of Lots: 2		Proposed Dwelling Units: 0			
Non-Residential Bldg. Square Footage: 63,397		Ground Floor: 63,397		Total of All Upper Floors:	
Hard Surface Area Square Feet - New:		Replacement: 0		Total:	
PROJECT NAME AND LOCATION					
Proposed project name: Fruit Valley BLA					
Project site address: 6112 NW Fruit Valley Road			Parcel #(s): 147348000, 147359000, 147385000		
PROJECT DESCRIPTION					
(Briefly describe the proposed project. Provide more detail in project narrative)					
Boundary Line Adjustment to remove internal parcel lines and divide parcels west and east of NW Whitney Road					
PRIMARY APPLICANT			CONTACT		
Business Name: AHBL			Business Name: AHBL		
Contact Name: Sean Ripley			Contact Name: Sean Ripley		
Address: 2215 N. 30th St. #300			Address: 2215 N. 30th St. #300		
City/State/Zip: Tacoma, WA 98403			City/State/Zip: Tacoma, WA 98403		
Phone: (253) 383-2422			Phone: (253) 383-2422		
Email: sripley@ahbl.com			Email: sripley@ahbl.com		
ELECTRONIC PLANS SUBMITTER (required) <small>(responsible for ePlans uploading and correspondence)</small>			OWNER <small>(attached additional sheets for multiple owners)</small>		
Name: Jessica Bruce			Name: Fruit Valley Land LLC		
Address: 2215 N. 30th St. #300			Address: 1821 Dock St. #100		
City/State/Zip: Tacoma, WA 98409			City/State/Zip: Tacoma, WA 98402		
Email (required): jbruce@ahbl.com			Email: bjorn@panattoni.com; bfodge@panattoni.com		
Phone: (253) 383-2422			Phone: (206) 248-0284		
ONLINE PAYMENT					
Existing ePermits User Name: aviasner@panattoni.com			<a href="#">Request an ePermits Account</a>		
REQUIRED SIGNATURES					
As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.					
Applicant Signature:			DocuSigned by:		Date: 09/07/2023
Property Owner or Owner's Authorized Agent Signature:					Date: 8/31/2023

**LUP APPLICATION SUB TYPES**

Please check all applicable applications and information where necessary

<input type="checkbox"/> <b>Airport Height Overlay District</b>
<input type="checkbox"/> <b>Archaeological Pre-determination</b>
<input type="checkbox"/> <b>Binding Site Plan</b> <input type="checkbox"/> Conceptual (without Site Plan Review) <input type="checkbox"/> Detailed (with Site Plan Review)
<input checked="" type="checkbox"/> <b>Boundary Line Adjustment</b> # of lots to be adjusted: 3
<input type="checkbox"/> <b>Comprehensive Plan Amendment</b> (Including Zone Map Amendment with Comp Plan)
<input type="checkbox"/> <b>Conditional Use Permit</b> <input type="checkbox"/> Initial (Type III) (Comm. Centers, Group Meal Service, Shelters) <input type="checkbox"/> Major Modification (Type III) <input type="checkbox"/> Minor Modification (Type I) Engineering Review Required <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <b>Covenant Release</b>
<input type="checkbox"/> <b>Critical Areas</b> (not used when in Shoreline) Check one → <input type="checkbox"/> Duplex/Single Family <input type="checkbox"/> All Other Uses Check one → <input type="checkbox"/> Permit <input type="checkbox"/> Statement of Exemption (No Fee) <b>Check the applicable critical area(s)</b> <input type="checkbox"/> Fish & Wildlife <input type="checkbox"/> Frequently Flooded <input type="checkbox"/> Geological Hazards <input type="checkbox"/> Wetlands <input type="checkbox"/> Minor Exception (not common) <input type="checkbox"/> Reasonable Use (not common)
<input type="checkbox"/> <b>Design Review</b> <input type="checkbox"/> Exterior Modification Only <input type="checkbox"/> All Others
<input type="checkbox"/> <b>Development Agreement</b> <input type="checkbox"/> Initial <input type="checkbox"/> Modification <input type="checkbox"/> Extension
<input type="checkbox"/> <b>Historic Preservation</b> <input type="checkbox"/> Modification <input type="checkbox"/> Registry <input type="checkbox"/> <b>Historic Preservation – Special Valuation</b>
<input type="checkbox"/> <b>Legal Lot Determination</b> # of lots to be reviewed:
<input type="checkbox"/> <b>Master Plan (Mixed Use)</b> <input type="checkbox"/> <b>Public Facilities MP</b> <input type="checkbox"/> Conceptual (without Site Plan Review) <input type="checkbox"/> Detailed (with Site Plan Review) <input type="checkbox"/> Hybrid (Some areas with Site Plan Review)
<input type="checkbox"/> <b>Planned Development</b> <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use* *Ground Floor SF:                      Upper Floor SF:
<input type="checkbox"/> <b>Plat Alteration</b>
<input type="checkbox"/> <b>Post Decision Review/Modification</b> (Includes Planned Development/Master Plan Modifications) <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III Engineering Review Required <input type="checkbox"/> Yes <input type="checkbox"/> No

<input type="checkbox"/> <b>Road Modification</b> <input type="checkbox"/> Minor <input type="checkbox"/> Technical <input type="checkbox"/> Major Submitted: <input type="checkbox"/> Before <input type="checkbox"/> After Decision (submitted after decision is not common)
<input type="checkbox"/> <b>Shoreline Permits</b> <input type="checkbox"/> Substantial Development Permit <input type="checkbox"/> Shoreline Permit - Statement of Exemption (no fee) <input type="checkbox"/> Shoreline Conditional Use <input type="checkbox"/> Shoreline Variance
<input type="checkbox"/> <b>Site Plan Review</b> <input type="checkbox"/> Type I <input type="checkbox"/> Type II <u>Check Use Type below</u> <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Qualified Planned Action <input type="checkbox"/> Unoccupied Commercial/Utility Structure <input type="checkbox"/> Commercial Pad <input type="checkbox"/> Land Extensive Stormwater <input type="checkbox"/> Yes <input type="checkbox"/> No    Transportation <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <b>State Environmental Policy Act (SEPA)</b> <input type="checkbox"/> Check if for Single-Family Residential house (only) <input type="checkbox"/> Residential Site Plan Review (SPR) <input type="checkbox"/> Grading Only <input type="checkbox"/> Subdivision or Planned Development <input type="checkbox"/> Non-Project Actions (not common) <input type="checkbox"/> All Other (Includes Comm/Indust SPR) (When more than one applies check All Other)
<input type="checkbox"/> <b>Subdivision/Short Subdivision</b> <input type="checkbox"/> Short Subdivision (2-9 lots) <input type="checkbox"/> Subdivision (10+ Lots)
<input type="checkbox"/> <b>Temporary Use</b> <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Unforeseen Emergency <input type="checkbox"/> Seasonal Event <input type="checkbox"/> Model Home <input type="checkbox"/> Sales Office
<input type="checkbox"/> <b>Tree Plan</b> Enter Tree Plan Level (1 to 7): (Tree Removal for nuisance or hazard tree(s) is Level 3)
<input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> Check if for Single Family Residential house <input type="checkbox"/> Type I - # requested: <input type="checkbox"/> Type II - # requested: Stormwater <input type="checkbox"/> Yes <input type="checkbox"/> No    Transportation <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <b>Zoning Map Amendment</b> (Not involving Comprehensive Plan Amendment)

**EXHIBIT 2**

September 7, 2023

City of Vancouver Washington  
Land Use and Planning  
415 W 6<sup>th</sup> St, Vancouver, WA 98660

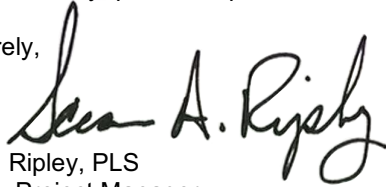
Project: Fruit Valley Rd\_BLA, AHBL No. 2210788.50  
Subject: BLA Letter of Intent

Dear Land Use and Planning Department:

The intent of the Boundary Line Adjustment is to combine Property Identification Numbers 147348000, 147359000 and 147385000 and create two parcels. A parcel west of the east right-of-way line of NW Whitney Road and a parcel east of said right-of-way line.

If you have any questions, please call me at (253) 383-2422.

Sincerely,

A handwritten signature in black ink that reads "Sean A. Ripley". The signature is fluid and cursive, with the first name "Sean" and last name "Ripley" clearly legible.

Sean Ripley, PLS  
Survey Project Manager

SAR/

c: David Follansbee, AHBL

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**EXISTING PARCEL I - PIN: 147348000**

THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH 76°41'37" WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF THE SAID CLAIM; THENCE SOUTH 3°56'15" WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO.

G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 78°41'37" EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH 77°10'26" WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSSELL TRACT; THENCE NORTH 3°56'15" WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY, A MAINE CORPORATION, RECORDED UNDER AUDITOR'S FILE NO. G 10607, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD AND 5 CHAINS NORTHERLY, MEASURED ALONG SAID WEST LINE, FROM A POINT 16.29 CHAINS SOUTH AND 21.98 CHAINS WEST OF THE NORTHEAST CORNER OF ABRAHAM ROBIE DONATION LAND CLAIM; THENCE SOUTH 75° WEST ALONG THE SOUTH PROPERTY LINE OF GRANTOR'S PROPERTY, 368 FEET MORE OR LESS, TO THE CENTERLINE OF GRANTOR'S TRANSMISSION LINE; THENCE NORTH 36°24' EAST ALONG THE CENTERLINE OF SAID TRANSMISSION LINE 56 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND TO BE CONVEYED HEREIN; THENCE NORTH 53°36' WEST 20 FEET; THENCE NORTH 35°24' EAST 30 FEET; THENCE SOUTH 53°36' EAST 40 FEET; THENCE SOUTH 36°24' WEST 30 FEET; THENCE NORTH 53°36' WEST 20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY FROM SECONDARY STATE HIGHWAY 1-T.

ALSO EXCEPTING THEREFROM THAT PORTION BEING CONVEYED ON CONTRACT TO JAMES J. SWEIBERG ET UX, AND GREG ROUSETT, A SINGLE MAN, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. G 658693 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH 76°41'37" WEST 2382.17 FEET ON THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A POINT; THENCE SOUTH 13°18'23" EAST 150 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 76°41'37" EAST 663.40 FEET TO AN IRON ROD; THENCE AROUND A CURVE TO THE LEFT,

HAVING A DELTA OF 23°37'49", A RADIUS OF 693.00 FEET, A DISTANCE OF 285.81 FEET ON THE CURVE TO A POINT; THENCE SOUTH 76°41'37" WEST, 497.16 FEET TO AN IRON ROD; THENCE NORTH 13°18'23" WEST 230.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT CERTAIN TRACT BEING CONVEYED ON CONTRACT TO PAC PAPER, INC., A CORPORATION, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7707080217 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH 76°41'37" WEST 2382.17 FEET ALONG THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A POINT; THENCE SOUTH 13°18'23" EAST 380 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 76°41'37" EAST, 497.16 FEET; THENCE SOUTHERLY AROUND A CURVE TO THE LEFT HAVING A DELTA OF 29°38'46", A RADIUS OF 693.00 FEET, A DISTANCE OF 358.57 FEET; THENCE SOUTH 76°41'37" WEST, 609.46 FEET TO AN IRON ROD; THENCE NORTH 13°18'23" WEST, 350.00 FEET TO AN IRON ROD; THENCE NORTH 76°41'37" EAST, 169.13 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT TRACT CONVEYED TO DENNIS E. LORIGAN AND DIANA J. LORIGAN, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8207230033, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF N.W. LAKESHORE AVENUE AND WESTERLY OF THE WEST LINE OF FRUIT VALLEY ROAD: THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH 76°41'37" WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM; THENCE SOUTH 3°56'15" WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 78°41'37" EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH 77°10'26" WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSSELL TRACT; THENCE NORTH 3°56'15" WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO J. H. PROPERTIES, A PARTNERSHIP, BY DEED RECORDED SEPTEMBER 6, 1990, UNDER AUDITOR'S FILE NO. 9006010032.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD AND NW WHITNEY ROAD.



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**EXISTING PARCEL II - PIN: 147359000 & 147385000**

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, WITHIN THE A. ROBIE DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°51' WEST 2193.32 FEET AND NORTH 5°58' WEST 803.15 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 5°58' WEST 439.65 FEET; THENCE NORTH 12°40' WEST 158.5 FEET; THENCE SOUTH 75°35' WEST 1903.5 FEET; THENCE SOUTH 5°58' EAST 300 FEET MORE OR LESS, TO THE POINT WHICH BEARS SOUTH 84°32' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 84°32' EAST 1900 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD, NW WHITNEY ROAD AND NW 61ST STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

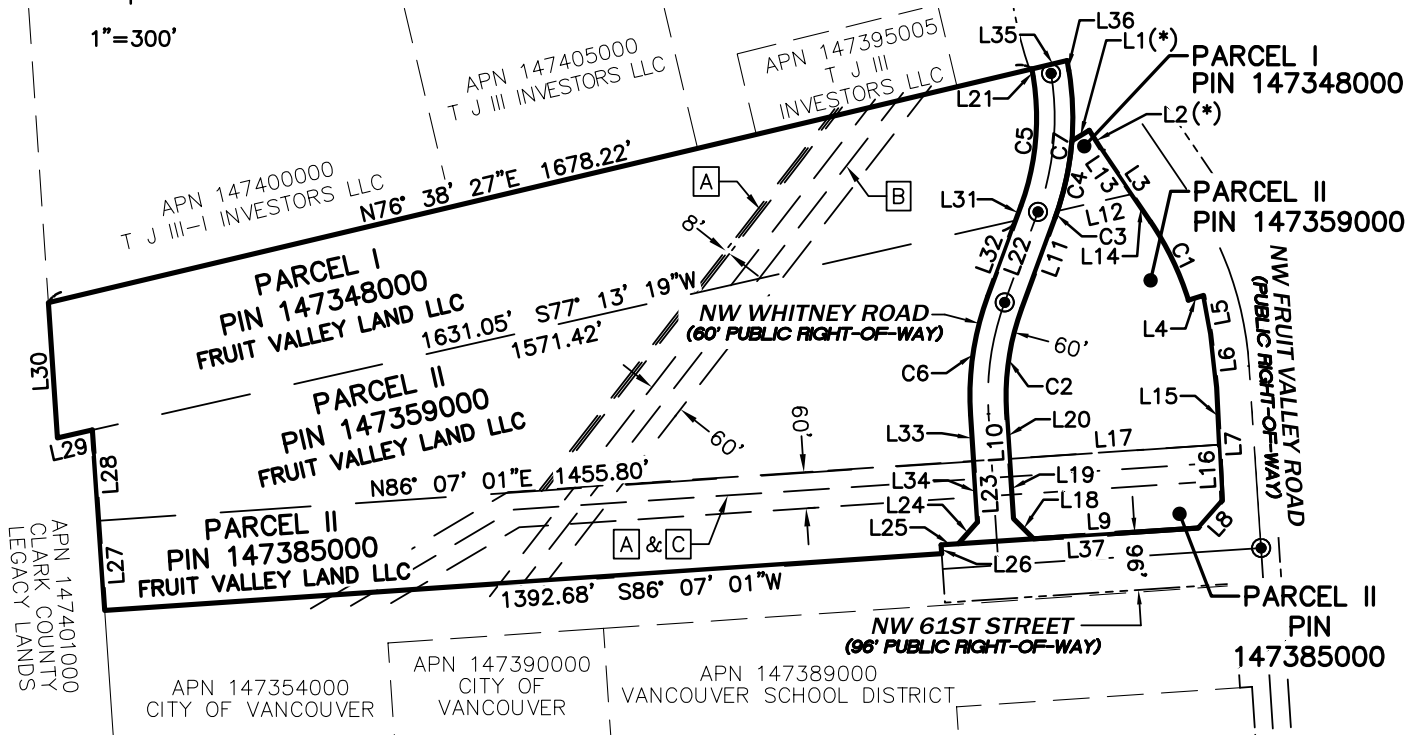
BEGINNING AT A POINT NORTH 864.54 FEET AND WEST 2256.35 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 9 AND AT A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 96+57.79 RIGHT OF WAY CENTERLINE, FRUIT VALLEY ROAD -W. 34TH STREET TO NW WHITNEY ROAD RIGHT OF WAY PLAN, 22 PAGES, CITY OF VANCOUVER PROJECT NUMBER 071107, DATED APRIL 2003; THENCE NORTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 98+09.37 RIGHT OF WAY CENTERLINE; THENCE WEST TO A POINT 57.76 FEET LEFT OF ENGINEER'S STATION 98+09.39 RIGHT OF WAY CENTERLINE; THENCE SOUTH TO A POINT 59.26 FEET LEFT OF ENGINEER'S STATION 97+16.29 RIGHT OF WAY CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 103+77.87 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 101+04.02 NW 61ST STREET CENTERLINE; THENCE NORTHWEST TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+17.02 NW WHITNEY ROAD CENTERLINE; THENCE NORTH TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+75.59 NW WHITNEY ROAD CENTERLINE; THENCE WEST TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 101+75.59 NW WHITNEY ROAD CENTERLINE; THENCE SOUTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 100+73.95 NW WHITNEY ROAD CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+78.78 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE SOUTH TO A POINT 24.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE EAST TO THE POINT OF BEGINNING.

# EXHIBIT "C" "EXISTING PARCELS"

EXHIBIT SHEET 1 OF 2



1"=300'



## SURVEYOR'S NOTE:

- (\*) APPROXIMATE BOUNDARY LOCATION, NO DOCUMENTATION FOR THIS AREA. BASED ON ASSESSOR MAP; THIS IS GRAPHICAL INFORMATION ONLY AND MAY NOT BE ACTUAL PROPERTY LOCATION.

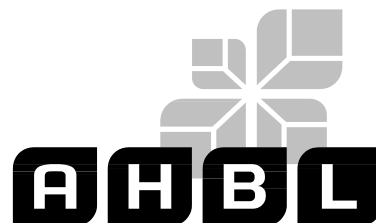
## EASEMENT TABLE:

[A]	CLARK COUNTY P.U.D. EASEMENT G653972
[B]	60' NORTHWESTERN ELECTRIC COMPANY EASEMENT; REC. NO. G653972
[C]	60' BPA EASEMENT C OF EASEMENT BASED ON AS-BUILT LOCATION OF TOWERS AND AS NOTED ON ROS BOOK 29 PAGE 107; BEING THE TRANSMISSION LINE EASEMENT E59761

## LEGEND

- FOUND 1/2" REBAR & CAP  
"RENTON PLS 37535"

JOB NO. 2210788.50  
09/07/2023  
BOUNDARY LINE ADJUSTMENT  
LEGAL BY: SAR EXHIBIT BY: FSS  
SE 1/4, SW 1/4 & SW 1/4, SE 1/4, S9, T2N, R12E  
w:\saskproj\2021\2210788\2210788.50 bla.dwg



2215 North 30th Street,  
Suite 200,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

**EXHIBIT "C"**  
**"EXISTING PARCELS"**  
**LINE AND CURVE TABLES**

EXHIBIT SHEET 2 OF 2

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.66	N59° 01' 38"E
L2	41.12	S32° 30' 04"E
L3	141.22	S34° 11' 30"E
L4	26.67	N72° 41' 31"E
L5	64.83	S10° 23' 19"E
L6	89.54	S6° 22' 20"E
L7	188.22	S2° 49' 30"E
L8	60.08	S41° 19' 51"W
L9	273.85	S86° 15' 00"W
L10	176.09	N3° 45' 00"W
L11	160.20	N20° 12' 35"E
L12	126.36	N77° 13' 19"E
L13	86.06	S34° 11' 30"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	55.16	S34° 11' 30"E
L15	94.93	S2° 49' 30"E
L16	93.29	S2° 49' 30"E
L17	349.14	N86° 07' 01"E
L18	47.36	N45° 01' 33"W
L19	99.30	N3° 45' 00"W
L20	76.79	N3° 45' 00"W
L21	12.65	S9° 28' 14"E
L22	160.20	S20° 12' 35"W
L23	177.73	S3° 45' 00"E
L24	48.05	S41° 17' 32"W
L25	28.78	S86° 15' 00"W
L26	14.59	S3° 45' 00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	149.20	N3° 52' 59"W
L28	151.00	N3° 54' 30"W
L29	59.63	S77° 13' 19"W
L30	224.85	N3° 49' 46"W
L31	26.31	S20° 12' 35"W
L32	133.89	S20° 12' 35"W
L33	76.93	S3° 45' 00"E
L34	100.80	S3° 45' 00"E
L35	60.14	N76° 38' 27"E
L36	16.73	S9° 28' 14"E
L37	427.87	N86° 15' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	145.28	493.00	16°53'02"	S25° 45' 00"E	144.75
C2	175.63	420.00	23°57'35"	N8° 13' 48"E	174.36
C3	12.53	480.00	1°29'43"	N19° 27' 44"E	12.53
C4	119.22	480.00	14°13'53"	N11° 35' 56"E	118.92
C5	217.57	420.00	29°40'50"	S5° 22' 11"W	215.14
C6	200.73	480.00	23°57'35"	S8° 13' 48"W	199.27
C7	248.65	480.00	29°40'50"	N5° 22' 11"E	245.88

JOB NO. 2210788.50  
09/07/2023  
BOUNDARY LINE ADJUSTMENT  
LEGAL BY: SAR EXHIBIT BY: FSS  
SE 1/4, SW 1/4 & SW 1/4, SE 1/4, S9, T2N, R12E  
w:\sdsproj\2021\2210788\2210788.50 bla.dwg



2215 North 30th Street,  
Suite 200,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

**EXHIBIT "D"**  
**LEGAL DESCRIPTION**  
**ADJUSTED PARCEL I**

THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON; BEING A PORTION OF DESCRIBED PROPERTY AS NOTED BELOW AS **"PROPERTY" DESCRIPTION**, AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING** AT THE INTERSECTION OF WITH THE SOUTH LINE OF LOT 1, AS SHOWN ON A RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT MAP, RECORDED MARCH 26, 1998, AT BOOK 43 OF SURVEYS AT PAGE 15, EXTENDED EASTERLY AND THE EASTERLY RIGHT-OF-WAY MARGIN LYING 30.00 FEET EASTERLY OF THE MONUMENTED CENTERLINE OF NW WHITNEY ROAD, RECORDED MAY 19, 2005, AT BOOK 54 OF SURVEYS AT PAGE 92;

THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, LYING 30.00 FEET EAST OF SAID MONUMENTED CENTERLINE OF NW WHITNEY ROAD THE FOLLOWING SIX COURSES:

- 1) SOUTH 09°28'14" EAST 16.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET;
- 2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°40'50", AN ARC LENGTH OF 248.65 FEET (HAVING A CHORD BEARING OF SOUTH 05°22'11" WEST, A CHORD LENGTH OF 245.88 FEET);
- 3) THENCE SOUTH 20°12'35" WEST 160.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET;
- 4) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'35", AN ARC LENGTH OF 175.63 FEET (HAVING A CHORD BEARING OF SOUTH 08°13'48" WEST, A CHORD LENGTH OF 174.36 FEET);
- 5) THENCE SOUTH 03°45'00" WEST 176.09 FEET;
- 6) THENCE SOUTH 45°01'33" EAST 47.36 FEET MORE OR LESS TO THE EXISTING NORTH RIGHT-OF-WAY MARGIN OF NW 61ST STREET, ALSO BEING THE **POINT OF TERMINUS** OF SAID DESCRIBED LINE.

**PROPERTY" DESCRIPTION**

**PARCEL I:**

THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH 76°41'37" WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF THE SAID CLAIM; THENCE

SOUTH 3°56'15" WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO.

G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 78°41'37" EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH 77°10'26" WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSSELL TRACT; THENCE NORTH 3°56'15" WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY, A MAINE CORPORATION, RECORDED UNDER AUDITOR'S FILE NO. G 10607, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD AND 5 CHAINS NORTHERLY, MEASURED ALONG SAID WEST LINE, FROM A POINT 16.29 CHAINS SOUTH AND 21.98 CHAINS WEST OF THE NORTHEAST CORNER OF ABRAHAM ROBIE DONATION LAND CLAIM; THENCE SOUTH 75° WEST ALONG THE SOUTH PROPERTY LINE OF GRANTOR'S PROPERTY, 368 FEET MORE OR LESS, TO THE CENTERLINE OF GRANTOR'S TRANSMISSION LINE; THENCE NORTH 36°24' EAST ALONG THE CENTERLINE OF SAID TRANSMISSION LINE 56 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND TO BE CONVEYED HEREIN; THENCE NORTH 53°36' WEST 20 FEET; THENCE NORTH 35°24' EAST 30 FEET; THENCE SOUTH 53°36' EAST 40 FEET; THENCE SOUTH 36°24' WEST 30 FEET; THENCE NORTH 53°36' WEST 20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY FROM SECONDARY STATE HIGHWAY 1-T.

ALSO EXCEPTING THEREFROM THAT PORTION BEING CONVEYED ON CONTRACT TO JAMES J. SWEIBERG ET UX, AND GREG ROUSETT, A SINGLE MAN, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. G 658693 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH 76°41'37" WEST 2382.17 FEET ON THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A POINT; THENCE SOUTH 13°18'23" EAST 150 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 76°41'37" EAST 663.40 FEET TO AN IRON ROD; THENCE AROUND A CURVE TO THE LEFT, HAVING A DELTA OF 23°37'49", A RADIUS OF 693.00 FEET, A DISTANCE OF 285.81 FEET ON THE CURVE TO A POINT; THENCE SOUTH 76°41'37" WEST, 497.16 FEET TO AN IRON ROD; THENCE NORTH 13°18'23" WEST 230.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT CERTAIN TRACT BEING CONVEYED ON CONTRACT TO PAC PAPER, INC., A CORPORATION, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7707080217 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH  $76^{\circ}41'37''$  WEST 2382.17 FEET ALONG THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A POINT; THENCE SOUTH  $13^{\circ}18'23''$  EAST 380 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH  $76^{\circ}41'37''$  EAST, 497.16 FEET; THENCE SOUTHERLY AROUND A CURVE TO THE LEFT HAVING A DELTA OF  $29^{\circ}38'46''$ , A RADIUS OF 693.00 FEET, A DISTANCE OF 358.57 FEET; THENCE SOUTH  $76^{\circ}41'37''$  WEST, 609.46 FEET TO AN IRON ROD; THENCE NORTH  $13^{\circ}18'23''$  WEST, 350.00 FEET TO AN IRON ROD; THENCE NORTH  $76^{\circ}41'37''$  EAST, 169.13 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT TRACT CONVEYED TO DENNIS E. LORIGAN AND DIANA J. LORIGAN, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8207230033, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF N.W. LAKESHORE AVENUE AND WESTERLY OF THE WEST LINE OF FRUIT VALLEY ROAD: THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH  $76^{\circ}41'37''$  WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM; THENCE SOUTH  $3^{\circ}56'15''$  WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH  $78^{\circ}41'37''$  EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH  $77^{\circ}10'26''$  WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSELL TRACT; THENCE NORTH  $3^{\circ}56'15''$  WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO J. H. PROPERTIES, A PARTNERSHIP, BY DEED RECORDED SEPTEMBER 6, 1990, UNDER AUDITOR'S FILE NO. 9006010032.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD AND NW WHITNEY ROAD.

**PARCEL II:**

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, WITHIN THE A. ROBIE DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°51' WEST 2193.32 FEET AND NORTH 5°58' WEST 803.15 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 5°58' WEST 439.65 FEET; THENCE NORTH 12°40' WEST 158.5 FEET; THENCE SOUTH 75°35' WEST 1903.5 FEET; THENCE SOUTH 5°58' EAST 300 FEET MORE OR LESS, TO THE POINT WHICH BEARS SOUTH 84°32' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 84°32' EAST 1900 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD, NW WHITNEY ROAD AND NW 61ST STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 864.54 FEET AND WEST 2256.35 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 9 AND AT A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 96+57.79 RIGHT OF WAY CENTERLINE, FRUIT VALLEY ROAD -W. 34TH STREET TO NW WHITNEY ROAD RIGHT OF WAY PLAN, 22 PAGES, CITY OF VANCOUVER PROJECT NUMBER 071107, DATED APRIL 2003; THENCE NORTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 98+09.37 RIGHT OF WAY CENTERLINE; THENCE WEST TO A POINT 57.76 FEET LEFT OF ENGINEER'S STATION 98+09.39 RIGHT OF WAY CENTERLINE; THENCE SOUTH TO A POINT 59.26 FEET LEFT OF ENGINEER'S STATION 97+16.29 RIGHT OF WAY CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 103+77.87 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 101+04.02 NW 61ST STREET CENTERLINE; THENCE NORTHWEST TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+17.02 NW WHITNEY ROAD CENTERLINE; THENCE NORTH TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+75.59 NW WHITNEY ROAD CENTERLINE; THENCE WEST TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 101+75.59 NW WHITNEY ROAD CENTERLINE; THENCE SOUTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 100+73.95 NW WHITNEY ROAD CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+78.78 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE SOUTH TO A POINT 24.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE EAST TO THE POINT OF BEGINNING.

**EXHIBIT "E"**  
**LEGAL DESCRIPTION**  
**ADJUSTED PARCEL II**

THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON; BEING A PORTION OF DESCRIBED PROPERTY AS NOTED BELOW AS **"PROPERTY" DESCRIPTION**, AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING** AT THE INTERSECTION OF WITH THE SOUTH LINE OF LOT 1, AS SHOWN ON A RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT MAP, RECORDED MARCH 26, 1998, AT BOOK 43 OF SURVEYS AT PAGE 15, EXTENDED EASTERLY AND THE EASTERLY RIGHT-OF-WAY MARGIN LYING 30.00 FEET EASTERLY OF THE MONUMENTED CENTERLINE OF NW WHITNEY ROAD, RECORDED MAY 19, 2005, AT BOOK 54 OF SURVEYS AT PAGE 92;

THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, LYING 30.00 FEET EAST OF SAID MONUMENTED CENTERLINE OF NW WHITNEY ROAD THE FOLLOWING SIX COURSES:

- 1) SOUTH 09°28'14" EAST 16.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET;
- 2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°40'50", AN ARC LENGTH OF 248.65 FEET (HAVING A CHORD BEARING OF SOUTH 05°22'11" WEST, A CHORD LENGTH OF 245.88 FEET);
- 3) THENCE SOUTH 20°12'35" WEST 160.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET;
- 4) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'35", AN ARC LENGTH OF 175.63 FEET (HAVING A CHORD BEARING OF SOUTH 08°13'48" WEST, A CHORD LENGTH OF 174.36 FEET);
- 5) THENCE SOUTH 03°45'00" WEST 176.09 FEET;
- 6) THENCE SOUTH 45°01'33" EAST 47.36 FEET MORE OR LESS TO THE EXISTING NORTH RIGHT-OF-WAY MARGIN OF NW 61ST STREET, ALSO BEING THE **POINT OF TERMINUS** OF SAID DESCRIBED LINE.

**"PROPERTY" DESCRIPTION**

**PARCEL I:**

THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH 76°41'37" WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF THE SAID CLAIM; THENCE SOUTH 3°56'15" WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO.

G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 78°41'37" EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO



THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH 77°10'26" WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSSELL TRACT; THENCE NORTH 3°56'15" WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO PACIFIC POWER AND LIGHT COMPANY, A MAINE CORPORATION, RECORDED UNDER AUDITOR'S FILE NO. G 10607, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD AND 5 CHAINS NORTHERLY, MEASURED ALONG SAID WEST LINE, FROM A POINT 16.29 CHAINS SOUTH AND 21.98 CHAINS WEST OF THE NORTHEAST CORNER OF ABRAHAM ROBIE DONATION LAND CLAIM; THENCE SOUTH 75° WEST ALONG THE SOUTH PROPERTY LINE OF GRANTOR'S PROPERTY, 368 FEET MORE OR LESS, TO THE CENTERLINE OF GRANTOR'S TRANSMISSION LINE; THENCE NORTH 36°24' EAST ALONG THE CENTERLINE OF SAID TRANSMISSION LINE 56 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND TO BE CONVEYED HEREIN; THENCE NORTH 53°36' WEST 20 FEET; THENCE NORTH 35°24' EAST 30 FEET; THENCE SOUTH 53°36' EAST 40 FEET; THENCE SOUTH 36°24' WEST 30 FEET; THENCE NORTH 53°36' WEST 20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY FROM SECONDARY STATE HIGHWAY 1-T.

ALSO EXCEPTING THEREFROM THAT PORTION BEING CONVEYED ON CONTRACT TO JAMES J. SWEIBERG ET UX, AND GREG ROUSETT, A SINGLE MAN, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. G 658693 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH 76°41'37" WEST 2382.17 FEET ON THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A POINT; THENCE SOUTH 13°18'23" EAST 150 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 76°41'37" EAST 663.40 FEET TO AN IRON ROD; THENCE AROUND A CURVE TO THE LEFT, HAVING A DELTA OF 23°37'49", A RADIUS OF 693.00 FEET, A DISTANCE OF 285.81 FEET ON THE CURVE TO A POINT; THENCE SOUTH 76°41'37" WEST, 497.16 FEET TO AN IRON ROD; THENCE NORTH 13°18'23" WEST 230.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT CERTAIN TRACT BEING CONVEYED ON CONTRACT TO PAC PAPER, INC., A CORPORATION, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7707080217 AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROBIE DONATION LAND CLAIM; THENCE SOUTH 76°41'37" WEST 2382.17 FEET ALONG THE NORTH LINE OF THE ROBIE DONATION LAND CLAIM TO A

POINT; THENCE SOUTH 13°18'23" EAST 380 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 76°41'37" EAST, 497.16 FEET; THENCE SOUTHERLY AROUND A CURVE TO THE LEFT HAVING A DELTA OF 29°38'46", A RADIUS OF 693.00 FEET, A DISTANCE OF 358.57 FEET; THENCE SOUTH 76°41'37" WEST, 609.46 FEET TO AN IRON ROD; THENCE NORTH 13°18'23" WEST, 350.00 FEET TO AN IRON ROD; THENCE NORTH 76°41'37" EAST, 169.13 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT TRACT CONVEYED TO DENNIS E. LORIGAN AND DIANA J. LORIGAN, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8207230033, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF N.W. LAKESHORE AVENUE AND WESTERLY OF THE WEST LINE OF FRUIT VALLEY ROAD: THAT PORTION OF THE ABRAHAM ROBIE DONATION LAND CLAIM LYING WITHIN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ROBIE DONATION LAND CLAIM THAT BEARS SOUTH 76°41'37" WEST 3494.91 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM; THENCE SOUTH 3°56'15" WEST 152.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO ELGON G. WILSON BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 511785, SAID POINT BEING THE TRUE POINT OF BEGINNING HEREOF; THENCE NORTH 78°41'37" EAST ALONG THE SOUTHERLY LINE OF SAID WILSON TRACT AND AN EXTENSION THEREOF, 1800.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1-T, FORMERLY FRUIT VALLEY ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, 840.54 FEET MORE OR LESS, TO THE NORTH LINE OF THE TRACT CONVEYED TO H. R. WINSSELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 465493; THENCE SOUTH 77°10'26" WEST ALONG SAID LINE, 1819.03 FEET TO THE NORTHWEST CORNER OF SAID WINSSELL TRACT; THENCE NORTH 3°56'15" WEST 814.70 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO J. H. PROPERTIES, A PARTNERSHIP, BY DEED RECORDED SEPTEMBER 6, 1990, UNDER AUDITOR'S FILE NO. 9006010032.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD AND NW WHITNEY ROAD.

**PARCEL II:**

A TRACT OF LAND IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, WITHIN THE A. ROBIE DONATION LAND CLAIM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°51' WEST 2193.32 FEET AND NORTH 5°58' WEST 803.15 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 5°58' WEST 439.65 FEET; THENCE NORTH 12°40' WEST 158.5 FEET; THENCE SOUTH 75°35' WEST 1903.5 FEET; THENCE SOUTH 5°58' EAST 300 FEET MORE OR LESS, TO THE POINT WHICH BEARS SOUTH 84°32' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 84°32' EAST 1900 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN FRUIT VALLEY ROAD, NW WHITNEY ROAD AND NW 61ST STREET.

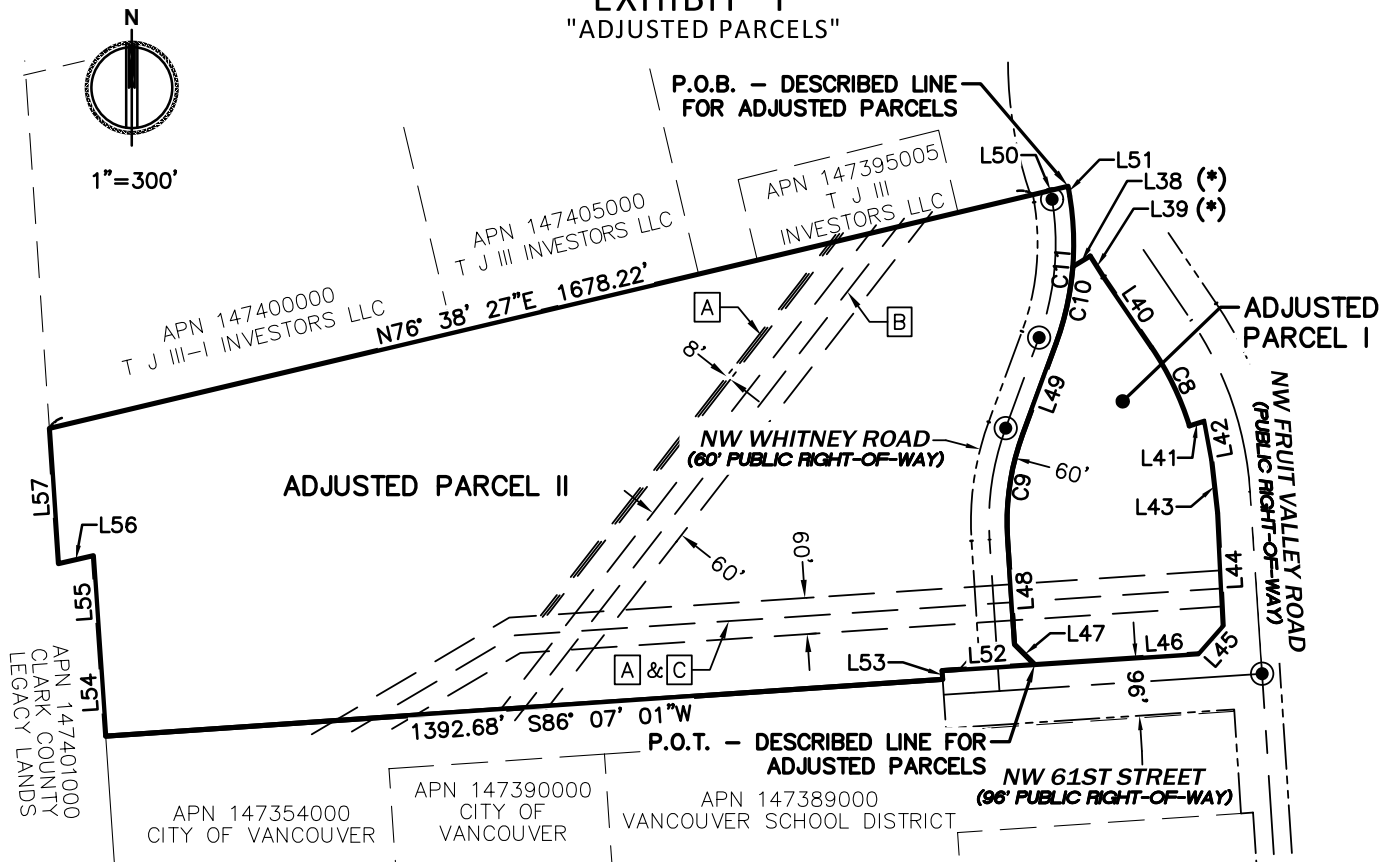
ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 864.54 FEET AND WEST 2256.35 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 9 AND AT A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 96+57.79 RIGHT OF WAY CENTERLINE, FRUIT VALLEY ROAD -W. 34TH STREET TO NW WHITNEY ROAD RIGHT OF WAY PLAN, 22 PAGES, CITY OF VANCOUVER PROJECT NUMBER 071107, DATED APRIL 2003; THENCE NORTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 98+09.37 RIGHT OF WAY CENTERLINE; THENCE WEST TO A POINT 57.76 FEET LEFT OF ENGINEER'S STATION 98+09.39 RIGHT OF WAY CENTERLINE; THENCE SOUTH TO A POINT 59.26 FEET LEFT OF ENGINEER'S STATION 97+16.29 RIGHT OF WAY CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 103+77.87 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 101+04.02 NW 61ST STREET CENTERLINE; THENCE NORTHWEST TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+17.02 NW WHITNEY ROAD CENTERLINE; THENCE NORTH TO A POINT 30.0 FEET RIGHT OF ENGINEER'S STATION 100+75.59 NW WHITNEY ROAD CENTERLINE; THENCE WEST TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 101+75.59 NW WHITNEY ROAD CENTERLINE; THENCE SOUTH TO A POINT 30.0 FEET LEFT OF ENGINEER'S STATION 100+73.95 NW WHITNEY ROAD CENTERLINE; THENCE SOUTHWEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+78.78 NW 61ST STREET CENTERLINE; THENCE WEST TO A POINT 40.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE SOUTH TO A POINT 24.0 FEET LEFT OF ENGINEER'S STATION 99+50.0 NW 61ST STREET CENTERLINE; THENCE EAST TO THE POINT OF BEGINNING.

# EXHIBIT "F" "ADJUSTED PARCELS"

EXHIBIT SHEET 1 OF 2



## SURVEYOR'S NOTE:

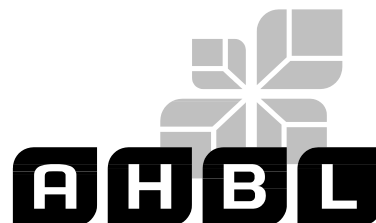
- (\*) APPROXIMATE BOUNDARY LOCATION, NO DOCUMENTATION FOR THIS AREA. BASED ON ASSESSOR MAP; THIS IS GRAPHICAL INFORMATION ONLY AND MAY NOT BE ACTUAL PROPERTY LOCATION.

## EASEMENT TABLE:

[A]	CLARK COUNTY P.U.D. EASEMENT G653972
[B]	60' NORTHWESTERN ELECTRIC COMPANY EASEMENT; REC. NO. G653972
[C]	60' BPA EASEMENT OF EASEMENT BASED ON AS-BUILT LOCATION OF TOWERS AND AS NOTED ON ROS BOOK 29 PAGE 107; BEING THE TRANSMISSION LINE EASEMENT E59761

## LEGEND

- FOUND 1/2" REBAR & CAP  
● "RENTON PLS 37535"



2215 North 30th Street,  
Suite 200,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

JOB NO. 2210788.50  
09/07/2023  
BOUNDARY LINE ADJUSTMENT  
LEGAL BY: SAR EXHIBIT BY: FSS  
SE 1/4, SW 1/4 & SW 1/4, SE 1/4, S9, T2N, R12E  
w:\sdsproj\2021\2210788\2210788.50 bla.dwg

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



1"=300'

# EXHIBIT "F"

## "ADJUSTED PARCELS"

### LINE AND CURVE TABLES

EXHIBIT SHEET 2 OF 2

LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	33.66	N59° 01' 38"E
L39	41.12	S32° 30' 04"E
L40	141.22	S34° 11' 30"E
L41	26.67	N72° 41' 31"E
L42	64.83	S10° 23' 19"E
L43	89.54	S6° 22' 20"E
L44	188.22	S2° 49' 30"E
L45	60.08	S41° 19' 51"W
L46	273.85	S86° 15' 00"W
L47	47.36	N45° 01' 33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	176.09	N3° 45' 00"W
L49	160.20	N20° 12' 35"E
L50	60.14	N76° 38' 27"E
L51	16.73	S9° 28' 14"E
L52	154.02	S86° 15' 00"W
L53	14.59	S3° 45' 00"E
L54	149.20	N3° 52' 59"W
L55	151.00	N3° 54' 30"W
L56	59.63	S77° 13' 19"W
L57	224.85	N3° 49' 46"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C8	145.28	493.00	16°53'02"	S25° 45' 00"E	144.75
C9	175.63	420.00	23°57'35"	N8° 13' 48"E	174.36
C10	131.75	480.00	15°43'36"	N12° 20' 47"E	131.34
C11	248.65	480.00	29°40'50"	S5° 22' 11"W	245.88

JOB NO. 2210788.50  
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 BOUNDARY LINE ADJUSTMENT  
 LEGAL BY: SAR EXHIBIT BY: FSS  
 SE 1/4, SW 1/4 & SW 1/4, SE 1/4, S9, T2N, R12E  
 w:\sdsproj\2021\2210788\2210788.50 bla.dwg



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