

Amboy, WA 98601

APN: 276388000 & 276382000



VANCOUVER
WASHINGTON



CHICAGO TITLE **Fidelity National Title**

TWO COMPANIES ONE UNITED TEAM

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Property Information



Clark County Property Profile

Parcel #: **276388000**
 Ref Parcel #:
 Owner: **Golden Gate Of Florida LLC**
 Co-owner:
 Site: **39618 NE 216th Ave**
 Amboy WA 98601 - 3304
 Mail: 13660 SE Scenic Ridge Dr
 Clackamas OR 97015 - 7537
 Zoning: CR-2 Rural Comm.-Inside Rur.Centers (Cr-2)
 School Dist: 119 Battle Ground
 Census: 3011 040101
 Land Use: 59 - Other Retail Trade
 Legal: #31 SEC 21 T5NR3EWM .20A M/L



ASSESSMENT INFORMATION

Market Total: **\$193,800.00**
 Market Land: **\$39,200.00**
 Market Impr: **\$154,600.00**
 Assessed Total: **\$193,800.00**
 Exemption:
 Taxes: **\$1,551.19**
 Levy Code: 119010
 Levy Rate: 6.6265

SALE & LOAN INFORMATION

Sale Date: 07/31/2019
 Sale Amount: \$160,000.00
 Document #: 5632211
 Deed Type: Warranty Deed
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co: CHICAGO TITLE VANCOUVER

PROPERTY CHARACTERISTICS

Parcel Type: COMMERCIAL
 Year Built: 1978
 Bedrooms:
 Bathrooms:
 Building Total: 1,920 SqFt
 1st Floor: 1,920 SqFt
 2nd Floor:
 AC:
 Bsmt Fin/Unfin: /
 Lot Size: 0.20 Acres (8,712 SqFt)
 Lot Width/Depth: /
 Garage:
 Heat Source:
 Fireplace:
 Impr Type: A Comm - Average
 Plat/Subdiv:
 Map: 389-B2
 Waterfront:
 Watershed: Lower Lewis River
 Recreation:
 Latitude: 45.90834
 Longitude: -122.451839

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Clark County Property Profile

Parcel #: **276382000**
 Ref Parcel #:
 Owner: **Golden Gate Of Florida LLC**
 Co-owner:
 Site:
WA 98601
 Mail: 13660 SE Scenic Ridge Dr
 Clackamas OR 97015 - 7537
 Zoning: CR-2 Rural Comm.-Inside Rur.Centers (Cr-2)
 School Dist: 119 Battle Ground
 Census: 3011 040101
 Land Use: 59 - Other Retail Trade
 Legal: #22 SEC 21 T5NR3EWM .20A M/L

ASSESSMENT INFORMATION

Market Total: **\$39,200.00**
 Market Land: **\$39,200.00**
 Market Impr:
 Assessed Total: **\$39,200.00**
 Exemption:
 Taxes: **\$354.47**
 Levy Code: 119010
 Levy Rate: 6.6265

SALE & LOAN INFORMATION

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 Document #: 5632211
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 Loan Type:
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PROPERTY CHARACTERISTICS

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 Bathrooms:
 Building Total:
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 2nd Floor:
 AC:
 Bsmt Fin/Unfin: /
 Lot Size: 0.20 Acres (8,712 SqFt)
 Lot Width/Depth: /
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 Heat Source:
 Fireplace:
 Impr Type:
 Plat/Subdiv:
 Map: 389-B2
 Waterfront:
 Watershed: Lower Lewis River
 Recreation:
 Latitude: 45.908307
 Longitude: -122.451631

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Property Fact Sheet for Account 276388000

May 08, 2026

General Information

Property Account	276388000
Site Address	39618 NE 216TH AVE, AMBOY, WA 98601
Legal Desc	#31 SEC 21 T5NR3EWM .20A M/L
Owner	GOLDEN GATE OF FLORIDA LLC
Mail Address	13660 SE SCENIC RIDGE DR CLACKAMAS OR , 97015
Tax Status	Regular
Property Status	Active
Area (approx.)	8,712 sq. ft. / 0.2 acres
Section-Township-Range	NW 1/4,S21,T5N,R3E

Assessment (2025 Values for 2026 Taxes)

Land Value	\$41,160.00
Building Value	\$162,340.00
Total Property Value	\$203,500.00
Total Taxable Value	\$203,500.00

Most Recent Sale

Sale Date	07/30/2019
Document Type	D-SWD
Sale Number	806948
Sale Amount	\$160,000.00

Administrative

Jurisdiction Clark County

Land Use Planning

Comprehensive Plan Designation	RC
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Rural Comm.-inside rur.centers (CR-2)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	401.01
Drainage District	n/a
Neighborhood	Chelatchie Prairie
Park District	n/a

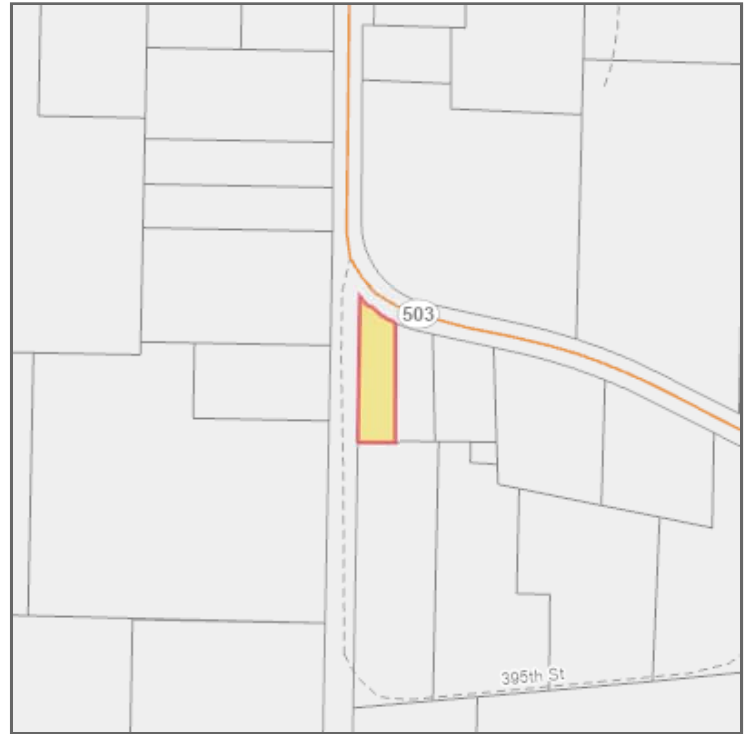
Public Safety

Burning Allowed	Yes
EMS Response Area	North Country EMS
Fire District	FD 10
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

Schools

School District Name	Battle Ground
Elementary School Attendance Area	Yacolt
Middle School Attendance Area	Amboy
High School Attendance Area	Battle Ground

Transportation



Environmental Public Health

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0125E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Cedar Creek
Sub Watershed	Cedar Creek (Middle)
Wetland Class	
Wetland Inventory	No Mapping Indicators

Geological Hazards

Geological Hazard	Slopes > 15%
Liquefaction	Very Low
NEHRP Class	B
Slope Stability	

Development Moratorium

none

Cultural Resources

Archaeological Probability	Moderate
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Habitat and Species Resources

C-TRAN Public Transportation Benefit Area	No	Habitat and Species Impacts	No Mapping Indicators
Traffic Impact Fee (TIF) District	Rural		
Transportation Analysis Zone	2136		
Utilities			
CPU Lighting Utility District	n/a		
Last Street Sweeping	n/a		
Sewer District	Rural/Resource		
Waste Collection Provider	n/a		
Water District	Clark Public Utilities		

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. **RCW 42.56.070(8)** prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.



Property Fact Sheet for Account 276382000

May 08, 2026

General Information

Property Account	276382000
Site Address	
Legal Desc	#22 SEC 21 T5NR3EWM .20A M/L
Owner	GOLDEN GATE OF FLORIDA LLC
Mail Address	13660 SE SCENIC RIDGE DR CLACKAMAS OR , 97015
Tax Status	Regular
Property Status	Active
Area (approx.)	8,712 sq. ft. / 0.2 acres
Section-Township-Range	NW 1/4,S21,T5N,R3E

Assessment (2025 Values for 2026 Taxes)

Land Value	\$41,160.00
Building Value	\$0.00
Total Property Value	\$41,160.00
Total Taxable Value	\$41,160.00

Most Recent Sale

Sale Date	07/30/2019
Document Type	D-SWD
Sale Number	806948
Sale Amount	\$160,000.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	RC
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Rural Comm.-inside rur.centers (CR-2)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	401.01
Drainage District	n/a
Neighborhood	Chelatchie Prairie
Park District	n/a

Public Safety

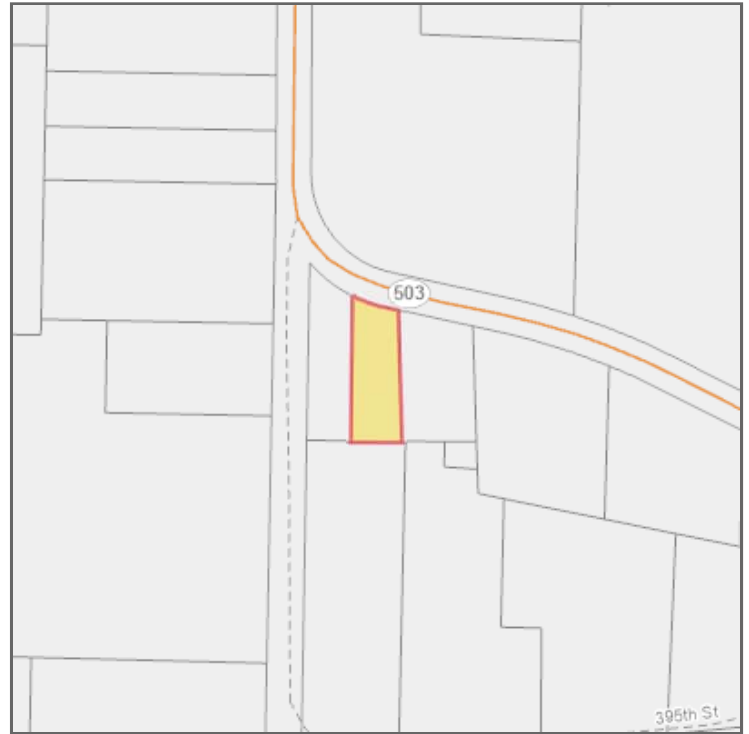
Burning Allowed	Yes
EMS Response Area	North Country EMS
Fire District	FD 10
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

Schools

School District Name	Battle Ground
Elementary School Attendance Area	Yacolt
Middle School Attendance Area	Amboy
High School Attendance Area	Battle Ground

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural



Environmental Public Health

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0125E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Cedar Creek
Sub Watershed	Cedar Creek (Middle)
Wetland Class	
Wetland Inventory	No Mapping Indicators

Geological Hazards

Geological Hazard	Slopes > 15%
Liquefaction	Very Low
NEHRP Class	B
Slope Stability	

Development Moratorium

none	
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Cultural Resources

Archaeological Probability	Low-Moderate Moderate
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Transportation Analysis Zone	2136
Utilities	
CPU Lighting Utility District	n/a
Last Street Sweeping	n/a
Sewer District	Rural/Resource
Waste Collection Provider	n/a
Water District	Clark Public Utilities

Habitat and Species Resources

Habitat and Species Impacts	No Mapping Indicators
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5632211 D

Total Pages: 5 Rec Fee: \$107.50
eRecorded in Clark County, WA 07/31/2019 02:35 PM
CHICAGO TITLE VANCOUVER
SIMPLIFILE LC E-RECORDING

When recorded return to:
Mahmoud F. Mohamed
Golden Gate of Florida, LLC
35330 Condominium Boulevard
Zephyrhills, FL 33541

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-112664

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barabara A. Mills, as her separate estate, surviving spouse of Frank T. Mills,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Golden Gate of Florida, LLC, a Florida limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Lot #31 and #22, Section 21, Township 5 North, Range 3 East

Tax Parcel Number(s): 276388-000, 276382-000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2019

Barbara A. Mills
Barabara A. Mills

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Barabara A. Mills is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2019
Dorine Skordahl

Dorine Skordahl
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: June 9, 2022

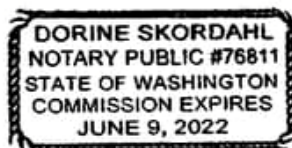


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 276388-000 and 276382-000

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point in the center of the County Road which is 544 feet South and South 78°18' East 139.8 feet from the Northwest corner of said Section; thence South 1°58' East 163.51 feet to the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 586761; thence West, along the South line of said Lamb tract, 18 feet to the Southwest corner of Tract B-Parcel I as conveyed to John R. Stankovic by deed recorded under Auditor's File No. 9304050060, said point being the TRUE Point of Beginning hereof; thence continuing West, along the South line of said Lamb tract and along the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 607715, to the West line of said Northwest quarter of the Northwest quarter; thence North, along said West line, to the center of said County Road; thence South 78°18' East, along the center of said road, to the Northwest corner of said Stankovic Tract; thence South, along the West line of said Stankovic tract, to the True Point of Beginning hereof.

EXCEPT that portion conveyed to Clark County, Washington by deed recorded under Recording No 7807270166.

ALSO EXCEPT any portion lying within N.E. 216th Avenue, also shown as SR 503.

EXHIBIT "B"
Exceptions

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year:

Year: 2019
Tax Account No.: 276388-000
School District/Levy Code: 119010
Assessed Total: \$149,900.00
Millage Rate: 8.7725420196
Location Code: 0600

General and Special Taxes:
Billed: \$1,405.68
Unpaid: \$0.00
Affects: a portion of said premises

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year:

Year: 2019
Tax Account No.: 276382-000
School District/Levy Code: 119010
Assessed Total: \$27,405.00
Millage Rate: 8.7725420196
Location Code: 0600

General and Special Taxes:
Billed: \$299.99
Unpaid: \$0.00
Affects: a portion of said premises

3. Agreement to obtain water for domestic uses, including the terms, covenants and provisions thereof;

Recording Date: October 19, 1971
Recording No.: G 586760

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Ridgefield Light & Power Co., a Washington corporation
Purpose: transmission of electric current
Recording Date: October 17, 1929
Recording No.: C 79585, Book 201, Page 92
Affects: blanket in nature

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington
Purpose: transmission of electric energy, including communication facilities
Recording Date: July 31, 1981
Recording No.: 8107310176
Affects: a portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington
Purpose: overhead electric system facilities and appurtenances, including communication and service conductors

EXHIBIT "B"
Exceptions
(continued)

Recording Date: April 8, 1997
Recording No.: 9704080363
Affects: a portion of said premises

7. Covenant Running with the Land, including the terms, covenants and provisions thereof:

Recording Date: May 31, 1978
Recording No.: 7805310010
Affects: a portion of said premises

8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Exhibit "A"

Legal Description

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point in the center of the County Road which is 544 feet South and South 78°18' East 139.8 feet from the Northwest corner of said Section; thence South 1°58' East 163.51 feet to the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 586761; thence West, along the South line of said Lamb tract, 18 feet to the Southwest corner of Tract B-Parcel I as conveyed to John R. Stankovic by deed recorded under Auditor's File No. 9304050060, said point being the TRUE Point of Beginning hereof; thence continuing West, along the South line of said Lamb tract and along the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 607715, to the West line of said Northwest quarter of the Northwest quarter; thence North, along said West line, to the center of said County Road; thence South 78°18' East, along the center of said road, to the Northwest corner of said Stankovic Tract; thence South, along the West line of said Stankovic tract, to the True Point of Beginning hereof.

EXCEPT that portion conveyed to Clark County, Washington by deed recorded under Recording No 7807270166.

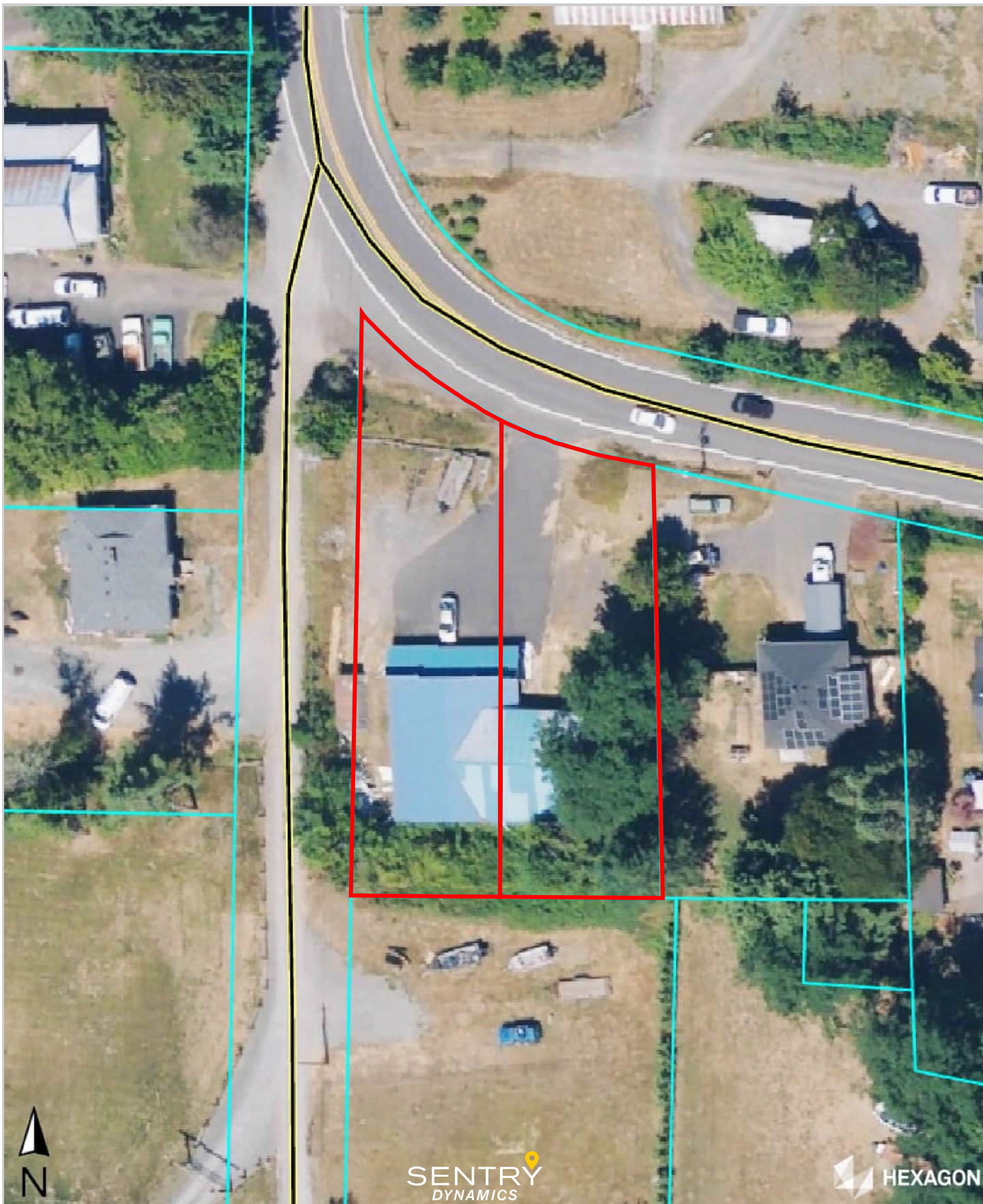
ALSO EXCEPT any portion lying within N.E. 216th Avenue, also shown as SR 503.

[_____] [_____] _____
Buyer(s) Initials Date

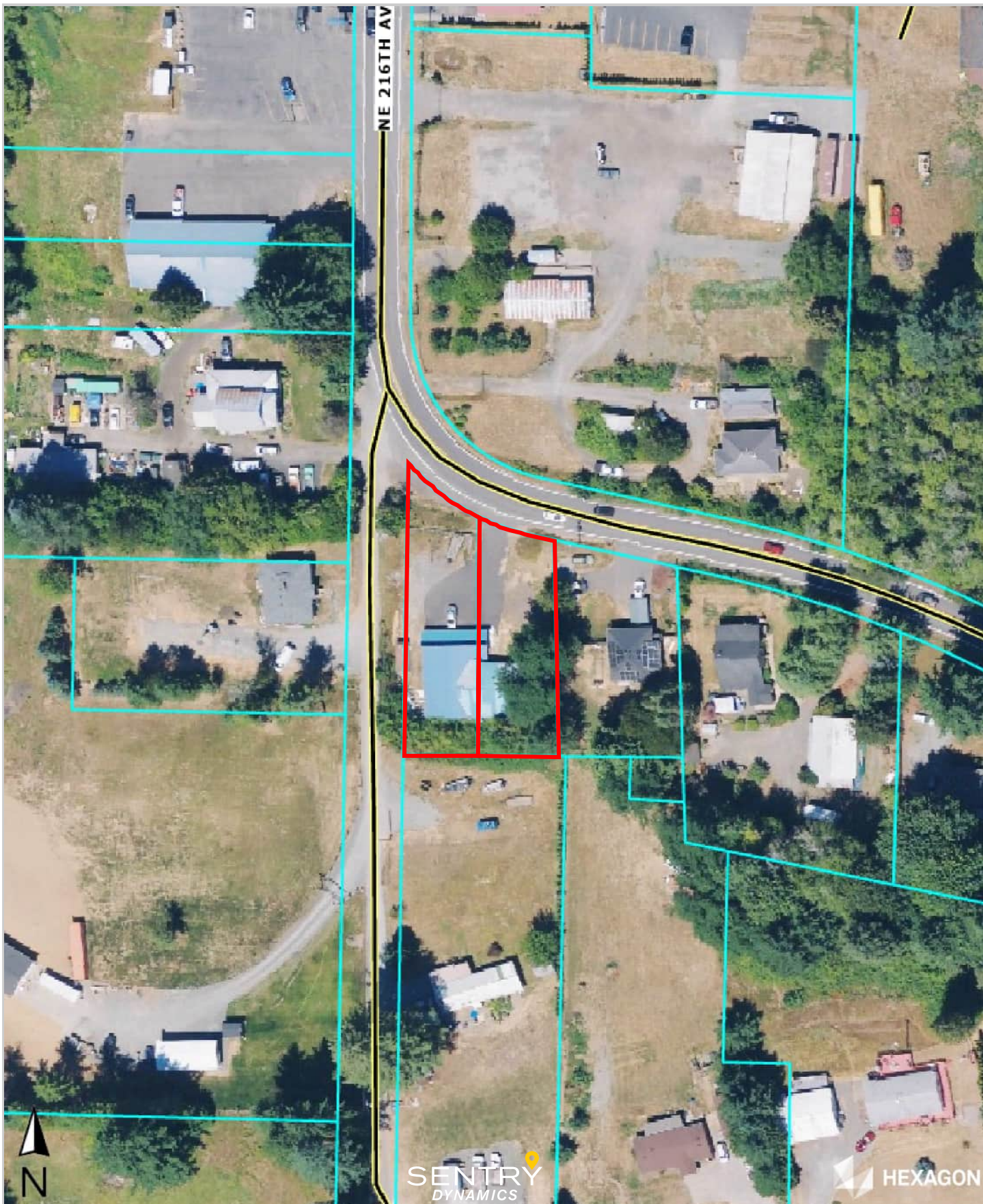
[_____] [_____] _____
Seller(s) Initials Date

Maps





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





SENTRY
DYNAMICS

HEXAGON



VANCOUVER
WASHINGTON

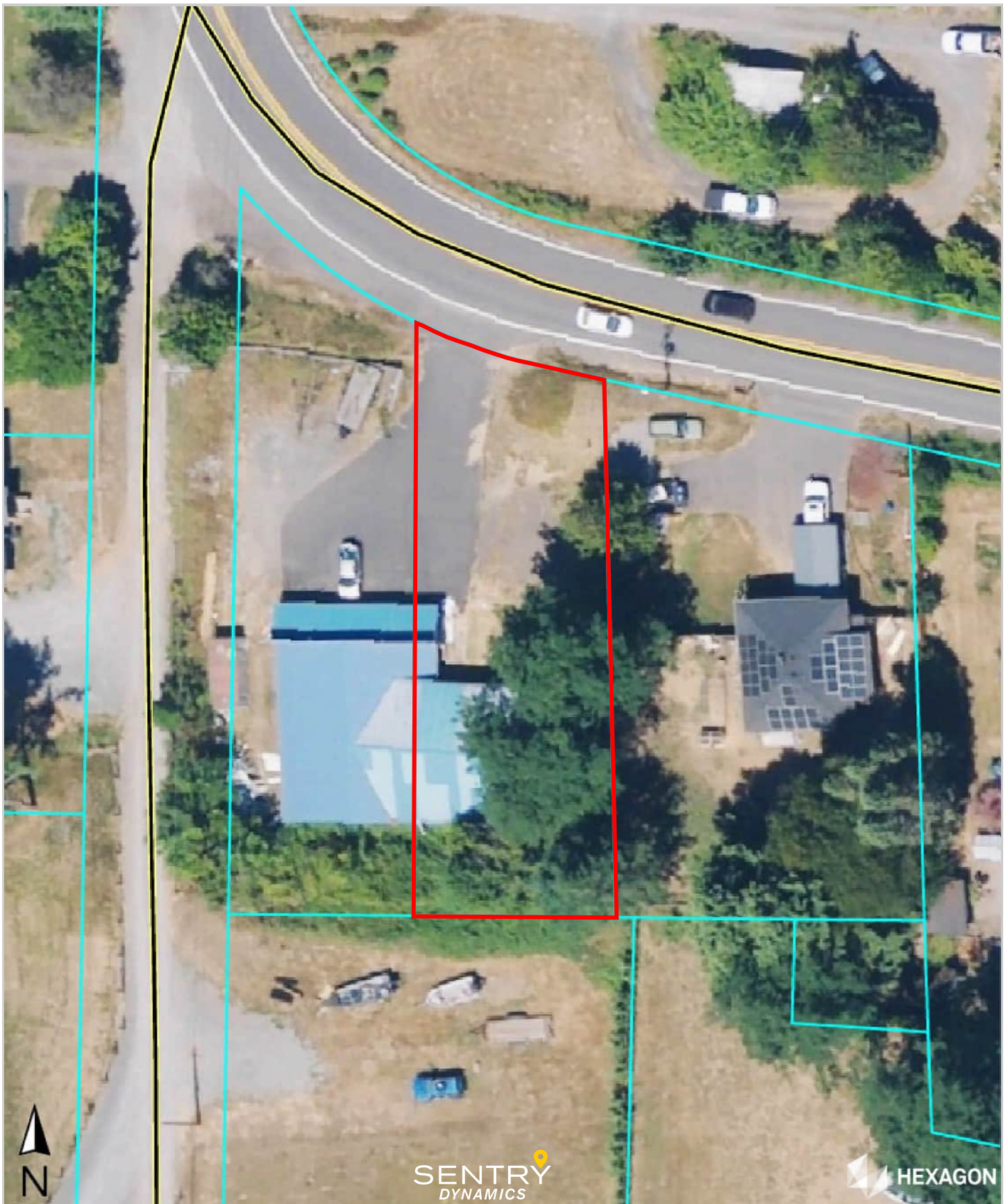


CHICAGO TITLE Fidelity National Title

TWO COMPANIES ONE UNITED TEAM

Parcel: 276388000

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SENTRY
DYNAMICS



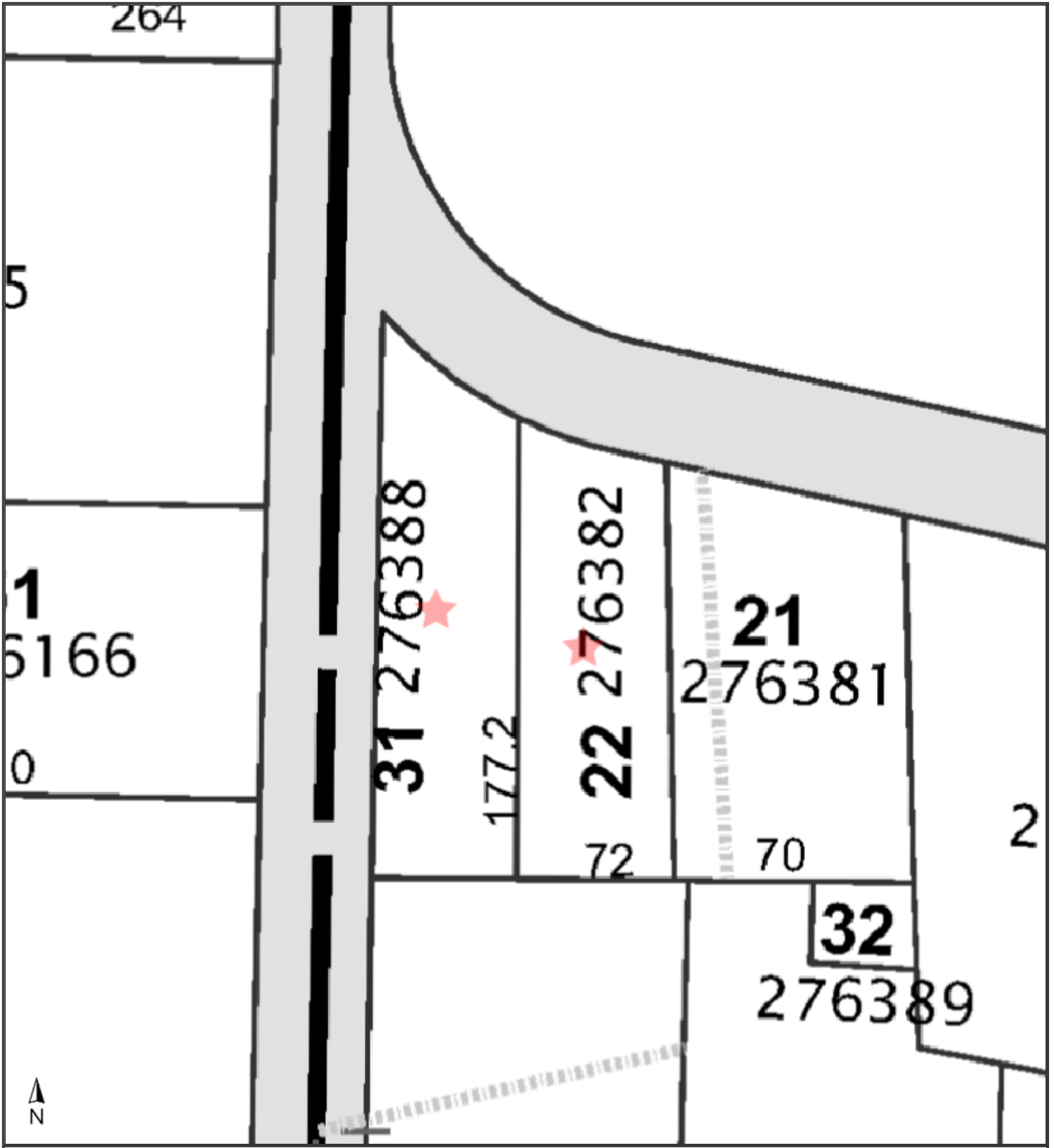
VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
TWO COMPANIES. ONE UNITED TEAM.

Parcel: 276382000

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VANCOUVER
WASHINGTON

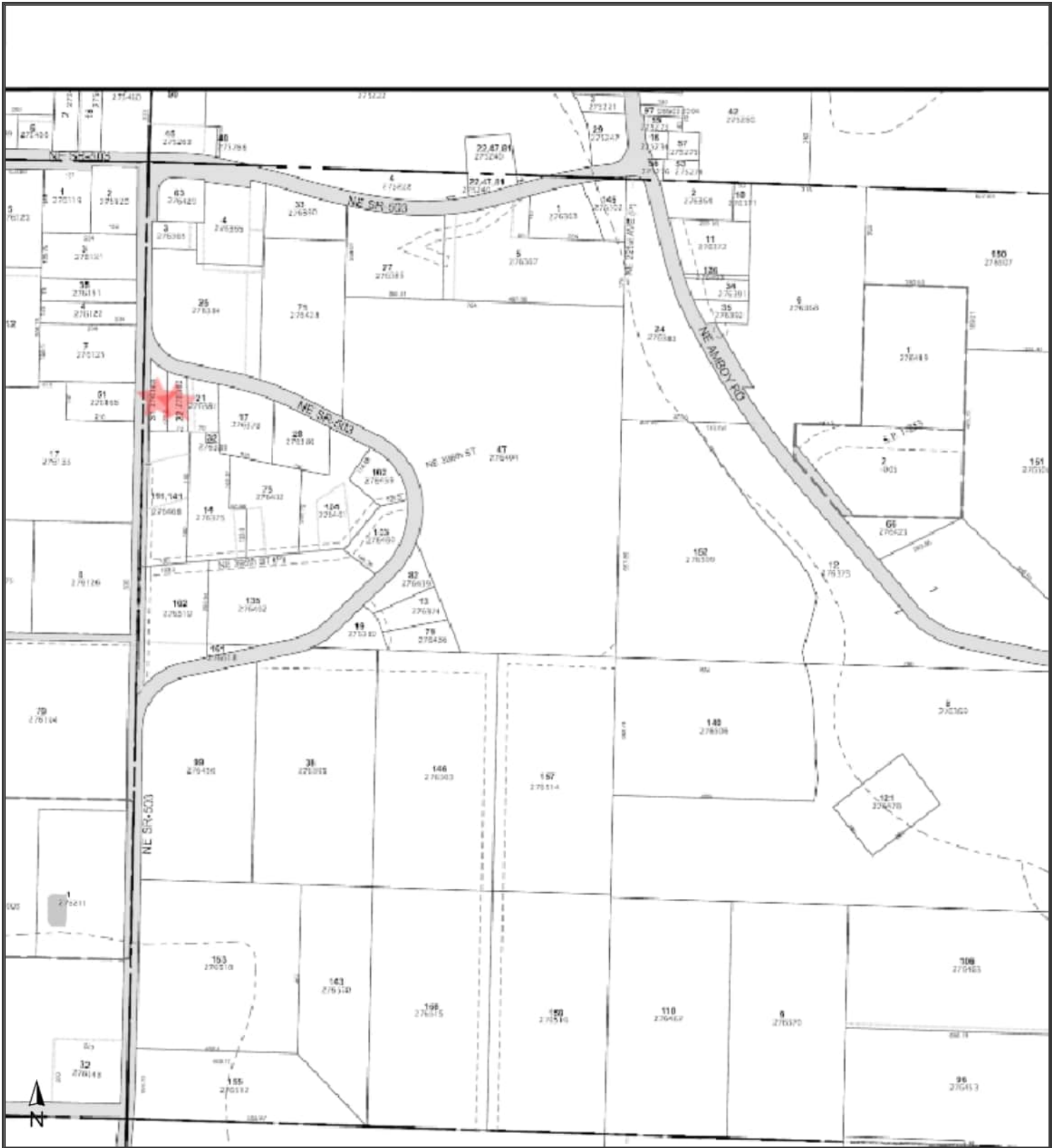


CHICAGO TITLE Fidelity National Title

TWO COMPANIES ONE UNITED TEAM

ParcelID: 276382000 & 276388000
 , WA 98601

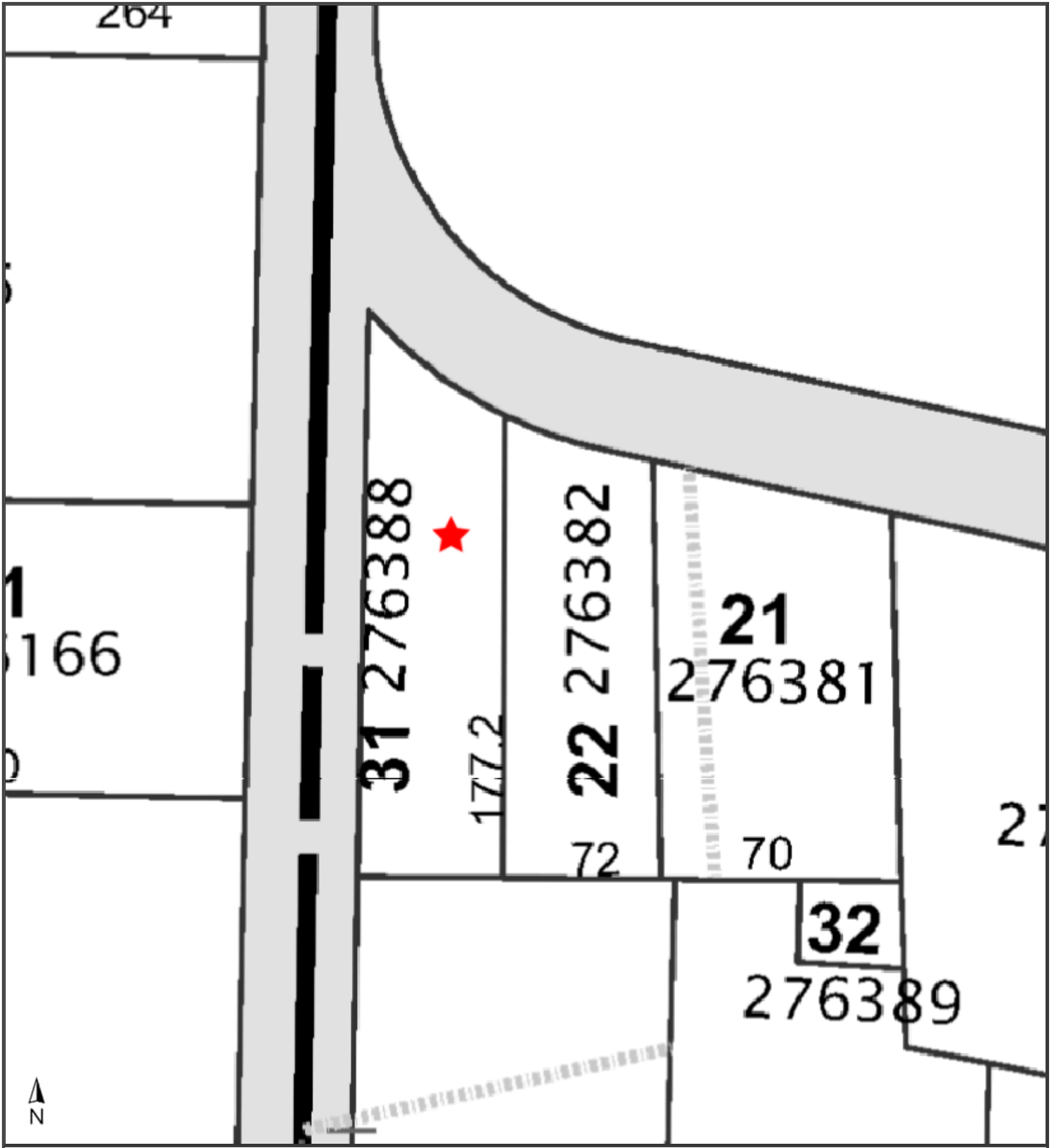
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VANCOUVER
WASHINGTON



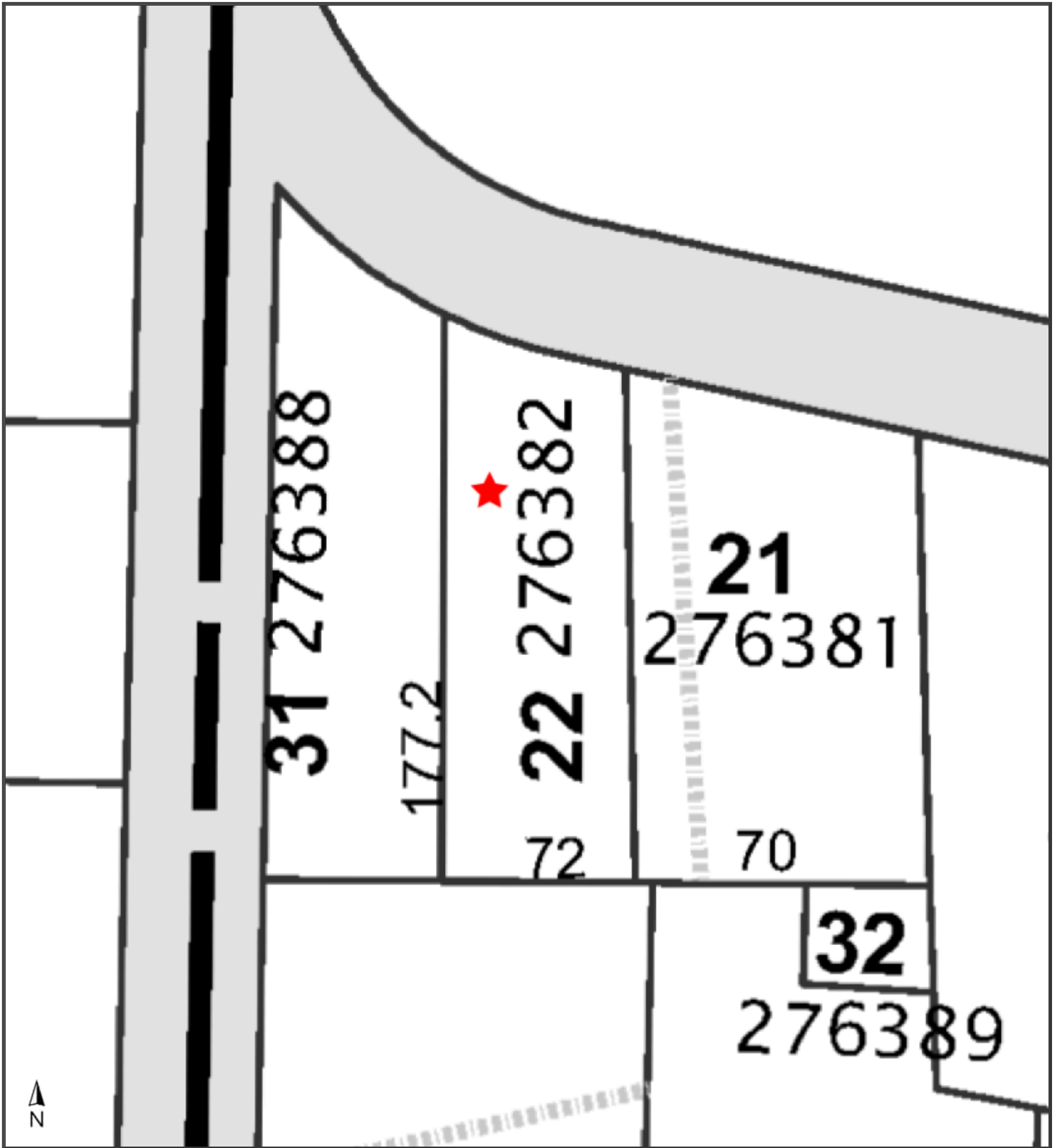
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39618 NE 216th Ave, Amboy WA 98601

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BOUNDARY SURVEY

IN THE
SW 1/4 NW 1/4, SECTION 21, T.5N, R.3E,
W.M.
CLARK COUNTY, WASHINGTON



SEE SURVEY RECORDED IN VOLUME 2 PAGE 157
FOR BASIS OF BEARINGS & CORNER INFORMATION

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 R. J. SNOW in MARCH 1975 (Signed & Sealed) *R. J. Snow* Registered Land Surveyor Certificate No. 9579



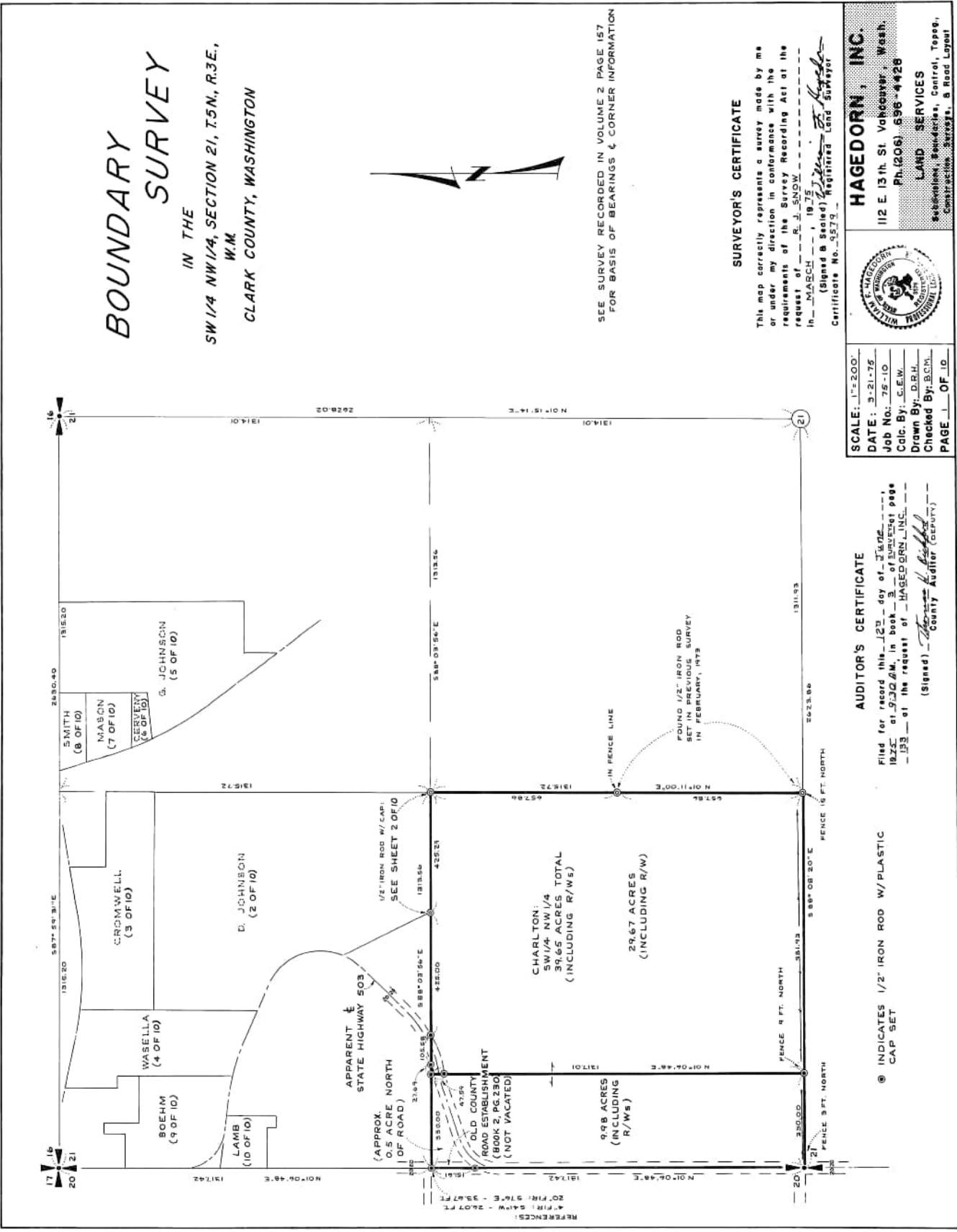
HAGEDORN, INC.
112 E. 13th St. Vancouver, Wash.
Ph. (206) 696-4428
LAND SERVICES
Subdivision, Re-division, Control, Topog., Construction, Stakes, & Road Layout

SCALE: 1"=200'
DATE: 3-21-75
Job No.: 75-10
Calc. By: G.E.W.
Drawn By: D.B.H.
Checked By: B.C.H.
PAGE 1 OF 10

AUDITOR'S CERTIFICATE
Filed for record this 12th day of June, 1975 at 5:32 A.M. in book 133 of Surveyor page 157 of the request of HAGEDORN, INC. (Signed) *Thomas H. Bickel* County Auditor (Deputy)

INDICATES 1/2" IRON ROD W/PLASTIC CAP SET

BOOK 3 PAGE 133-1

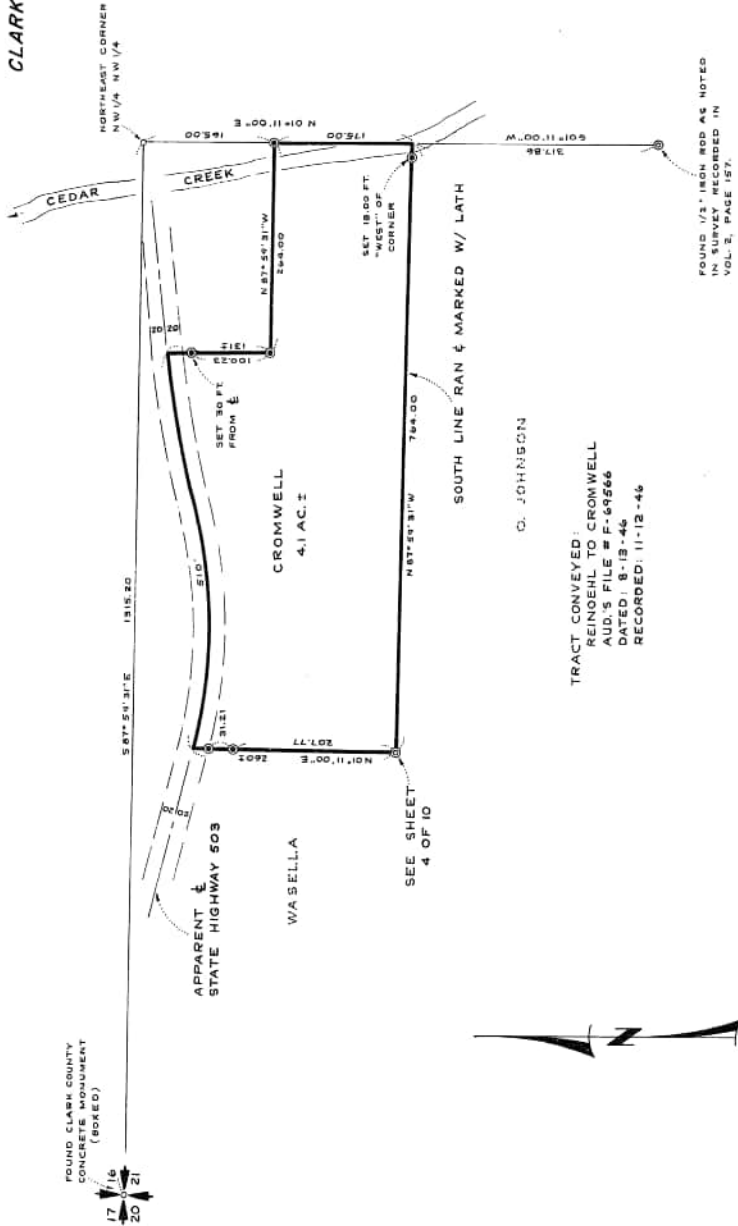


REFERENCES:
4" IR. 54' W - 22.07 FT
20" IR. 54' E - 35.27 FT

BOUNDARY SURVEY

IN A PORTION OF

NW 1/4 NW 1/4, SECTION 21, T.5N., R.3E., W.M.
CLARK COUNTY, WASHINGTON



O. JOHNSON

TRACT CONVEYED:
REDEVELOP TO CROMWELL
AUD'S FILE # 49566
DATED 10-13-46
RECORDED: 11-13-46

FOUND 1/2" IRON ROD AS NOTED
IN SURVEY RECORDED IN
VOL. 2, PAGE 157.

SEE SHEET 1 OF 10

⊙ INDICATES 1/2" IRON ROD W/ PLASTIC
CAP SET

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 of the request of

R. J. SNOW

19 75

(Signed & Sealed) *R. J. Snow* Registered Land Surveyor

Certificate No. 9579



AUDITOR'S CERTIFICATE

Filed for record this 12th day of J.A.N.U.A.R.Y., 1975
at 5:30 P.M. in book 3 of surveys or maps 139 at the request
of Hagedorn, Inc.

(Signed) *Thomas H. Beckford* Deputy County Auditor

Scale 1" = 100'
Date 4-15-75
Job No. 75-10
Calc. by *DEW*
Drawn by *D.R.H.*
Checked by *B.C.M.*
Sheet 3 of 10

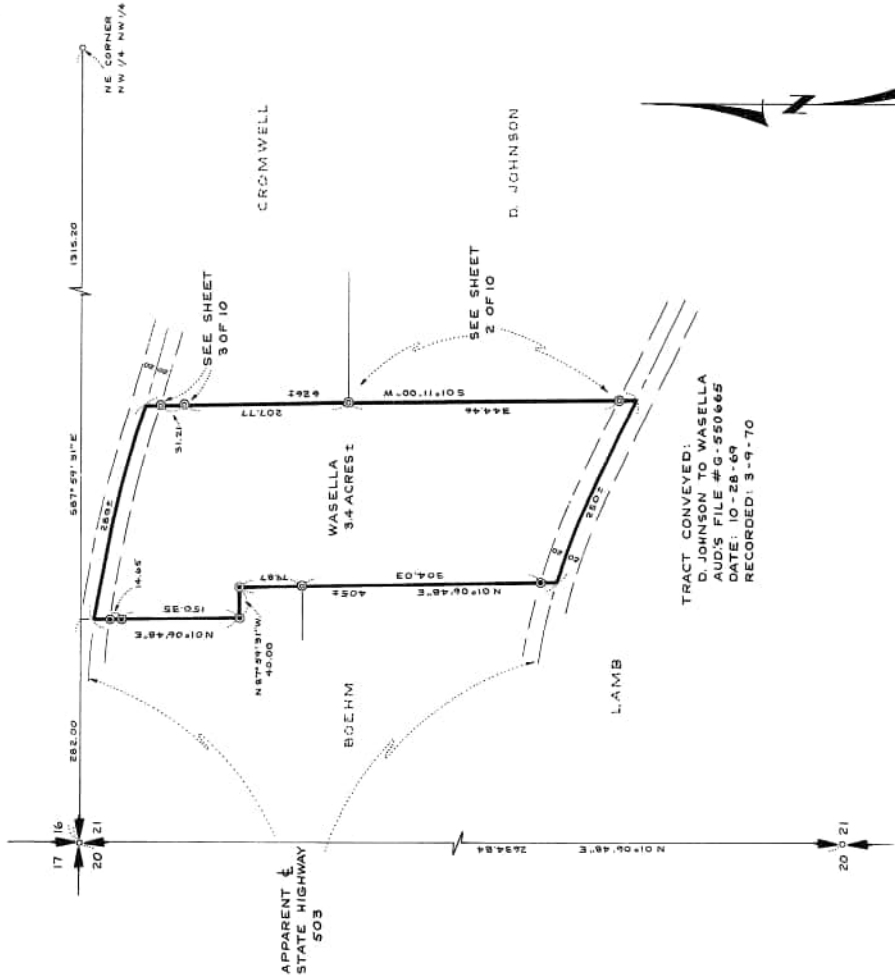
HAGEDORN, INC.
1817 Main St. Vancouver, Wash.
Ph. (206) 696-4428
LAND SURVEYORS
Subdivisions, Boundaries, Control, Topography,
Construction, Surveys, & Road Layout

BOOK 3 PAGE 133-3

STATE OF WASHINGTON, DEPARTMENT OF CONSTRUCTION, BUREAU OF SURVEYING

BOUNDARY SURVEY

IN A PORTION OF
NW 1/4 NW 1/4, SECTION 21, T.5N, R.3E., W.M.
CLARK COUNTY, WASHINGTON



TRACT CONVEYED:
D. JOHNSON TO WASELLA
AUD'S FILE # G-550665
DATE: 10-28-69
RECORDED: 3-9-70

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 of the request of
P. J. SNOW

MARCH 1975

Signed & Sealed: *William F. Hagedorn*
Registered Land Surveyor

Certificate No. 9579



AUDITOR'S CERTIFICATE

Filed for record this 22nd day of June, 1975
at 9:32 AM in book 3 of surveys of page 133 of the request
of Hagedorn, Inc.

Signed: *Thomas H. Bickel*
Deputy County Auditor

Scale: 1" = 100'	HAGEDORN, INC. 1817 Main St. Vancouver, Wash. PH (206) 696-4428 LAND SURVEYORS Subdivisions, Boundaries, Central, Topography, Construction Surveys, & Road Layout
Date: 4-15-75	
Job No. 75-10	
Calc. By: J.E.M.	
Drawn By: D.R.H.	
Checked By: B.C.V.	Sheet: 4 of 10

SEE SHEET 1 OF 10

⊙ INDICATES 1/2" IRON ROD W/ PLASTIC CAP SET.

BOOK 3 PAGE 133-4

BOUNDARY SURVEY

IN A PORTION OF
NE 1/4 NW 1/4, SECTION 21, T.5N., R.3E.,
W.M.
CLARK COUNTY, WASHINGTON



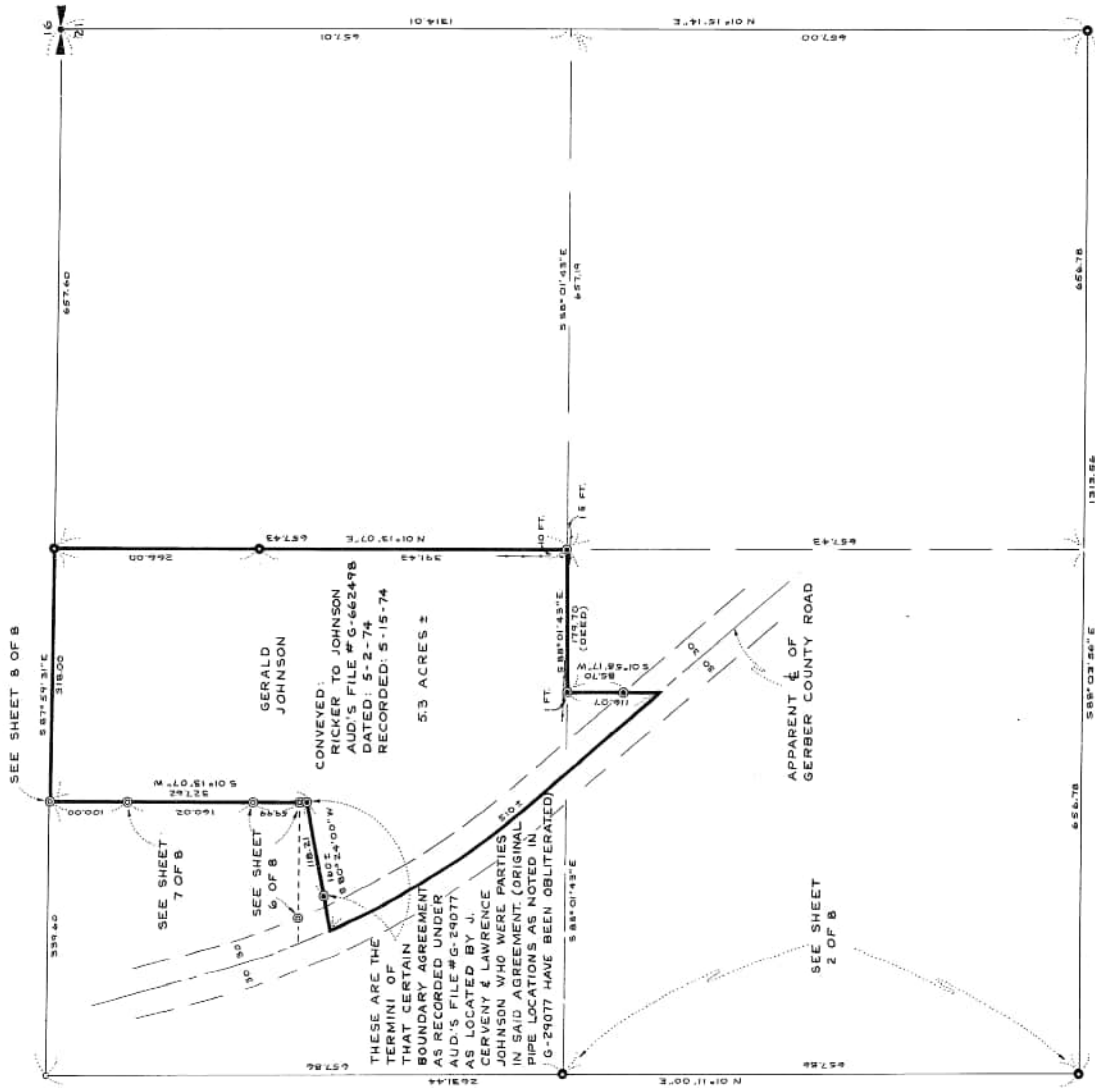
SEE SHEET 1 OF 10

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 RL SINDY in MARCH, 1975
(Signed & Sealed) [Signature] Registered Land Surveyor
Certificate No. 5272



HAGEDORN, INC.
112 E. 13th St. Vancouver, Wash.
Ph. (206) 696-4428
LAND SERVICES
Subscriptions, Memoranda, Control, Tapes,
Construction, Stamps, B. Road Layout.



SCALE: 1"=100'
DATE: 3-31-75
Job No: 75-10
Calc. By: C.E.W.
Drawn By: D.R.H.
Checked By: B.C.M.
PAGE 5 OF 10

AUDITOR'S CERTIFICATE

Filed for record this 22 day of June, 1975 at 2:30 P.M. in book 3 of Subsequent page 133 at the request of HAGEDORN, INC.
(Signed) [Signature] County Auditor (County)

- ⊙ INDICATES 1/2" IRON ROD W/ PLASTIC CAP SET.
- INDICATES 1/2" IRON ROD W/ PLASTIC CAP FOUND AS NOTED IN VOL. 2, PAGE 157

BOOK 3 PAGE 133-5

NORTHWEST CORNER
NE 1/4 NW 1/4
SEE SURVEY RECORDED
IN VOL. 3, PAGE 157

NORTHWEST CORNER
NE 1/4 NW 1/4

N 87° 59' 31" W
384.54

457.59

318.00

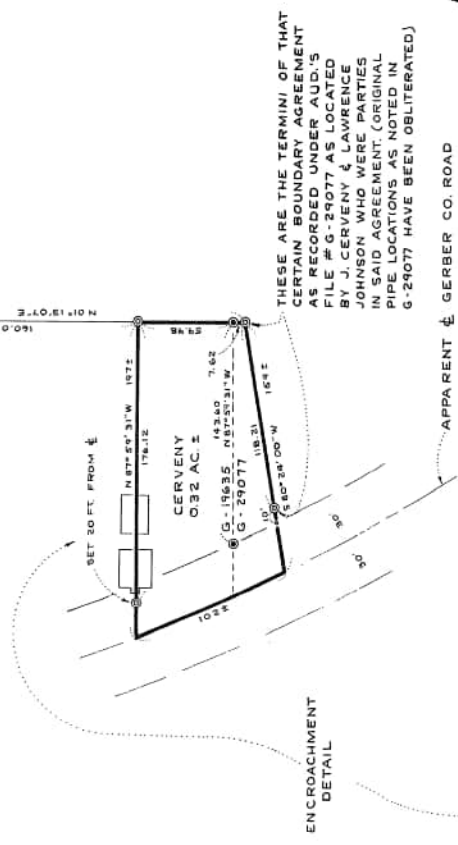
100.00

327.62

160.02

BOUNDARY SURVEY

IN A PORTION OF
NE 1/4 NW 1/4, SECTION 24, T.5N., R.3E., W.M.
CLARK COUNTY, WASHINGTON



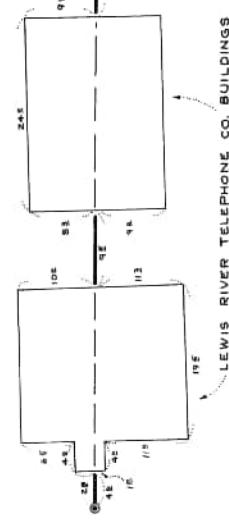
ENCROACHMENT
DETAIL

APPARENT GERBER CO. ROAD

PARCELS CONVEYED:
POORE TO CERVENY
AUD.'S FILE # G-19685
W.D.
DATED: 3-11-49
RECORDED: 3-17-49

POORE TO CERVENY
(BOUNDARY AUD.'S FILE # G-29077
AGREEMENT) RECORDED: 3-30-49

SEE SHEET 1 OF 10



LEWIS RIVER TELEPHONE CO. BUILDINGS

⊗ INDICATES 1/2" IRON ROD W/ PLASTIC
CAP SET

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 of the state of Washington.

In MARCH 1975

Signed & sealed *R. J. Snow*
Registered Land Surveyor

Certificate No. 9579



AUDITOR'S CERTIFICATE

Filed for record this 12th day of JUNE 1975
at 9:30 A.M. in book 3 of surveys or page 133 of the request
of Hagedorn, Inc.

(Signed)

Thomas Hagedorn
Deputy County Auditor

Scale: 1" = 50'
Date: 4-16-75
Job No. T S-10
Calc. by: J.F.G.
Drawn by: D.R.H.
Checked by: B.C.M.
Sheet 6 of 10

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1817 Main St. Vancouver, Wash.
Ph. (206) 696-4428
LAND SURVEYORS
Subdivisions, Boundaries, Control, Topography,
Constructible Surveys, & Road Layout

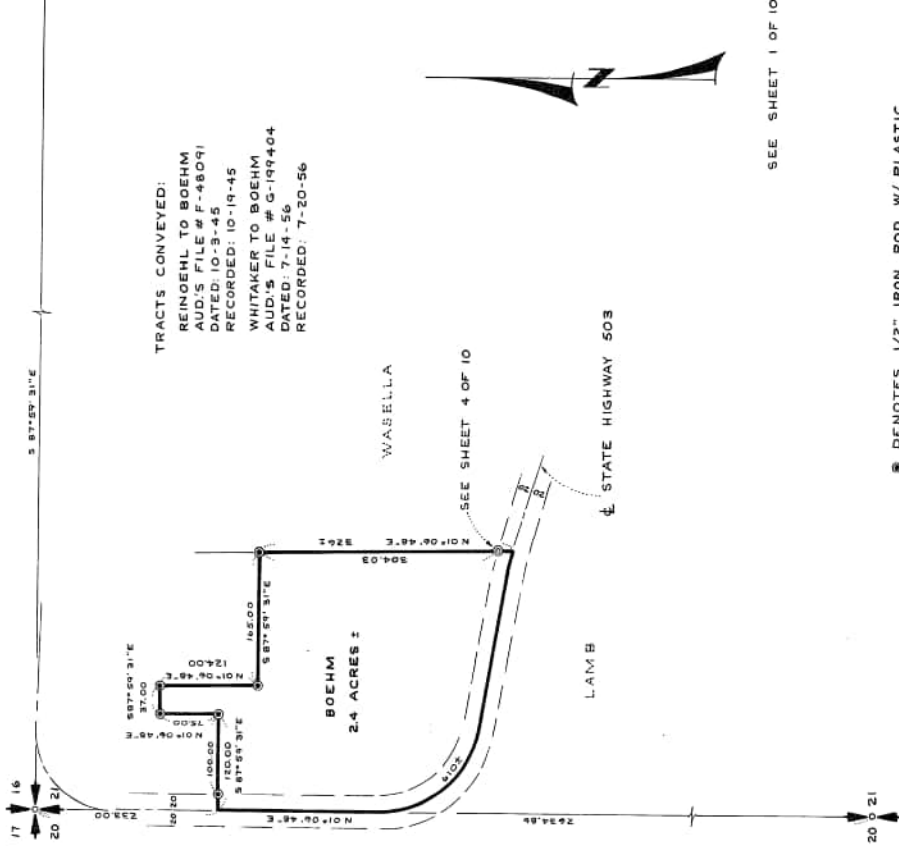
BOOK 3 PAGE 133-6

UNLESS INDICATED, ALL DIMENSIONS SUPPLIED BY

BOUNDARY SURVEY

IN A PORTION OF
NW 1/4 NW 1/4, SECTION 21, T.5N., R.3E., W.M.

NE CORNER
1/4 SECTION 21, T.5N., R.3E., W.M.



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
R. J. SNOW
in MARCH, 1975
Signed & Sealed *R. J. Snow*
Registered Land Surveyor
Certificate No. 9579



AUDITOR'S CERTIFICATE
Filed for record this 12th day of JUNE, 1975
at 9:30 AM, in book 3 of surveys at page 133 of the request
of Hagedorn, Inc.
(Signed) *Thomas H. Biedford*
Deputy County Auditor

Scale 1" = 100'
Date 4-21-75
Job No. TS-10
Calc. by GSW
Drawn by D.R.H.
Checked by B.C.M.
Sheet 9 of 10

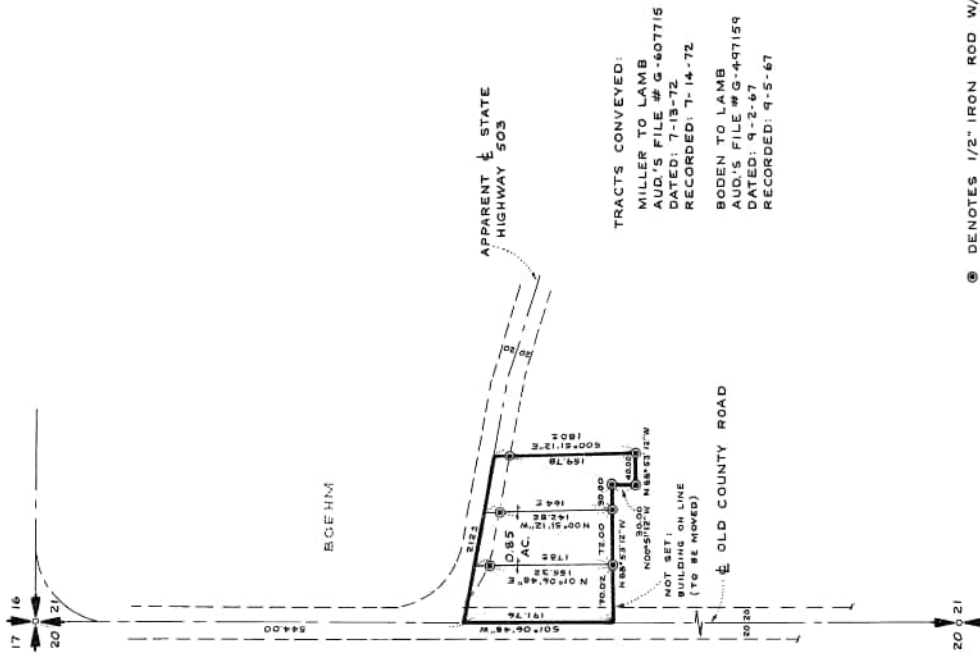
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LAND SURVEYORS
Subdivisions, Boundaries, Control, Topography,
Construction Surveys, & Road Layout

BOOK 3 PAGE 133-9

PLANNED AND EXECUTED BY HAGEDORN, INC.

BOUNDARY SURVEY

IN A PORTION OF
NW 1/4 NW 1/4, SECTION 21, T.5N., R.3E., WM
CLARK COUNTY, WASHINGTON



TRACTS CONVEYED:
MILLER TO LAMB
AUDI'S FILE # G-607715
DATED: 7-13-72
RECORDED: 7-14-72
BODEN TO LAMB
AUDI'S FILE # G-497159
DATED: 9-2-67
RECORDED: 9-5-67

SEE SHEET 1 OF 10

Ⓢ DENOTES 1/2" IRON ROD W/ PLASTIC CAP SET

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Reporting Act at the request of
R. J. SNOW
in _____ MARCH _____ 1975
(Signed & Sealed)
Registered Land Surveyor
Certificate No. 9579



AUDITOR'S CERTIFICATE
Filed for record this 12th day of June 1975
at 2:30 PM in book 3 of surveys at page 133 at the request
of Hagedorn, Inc.
(Signed) *Thomas A. Hagedorn*
Deputy County Auditor

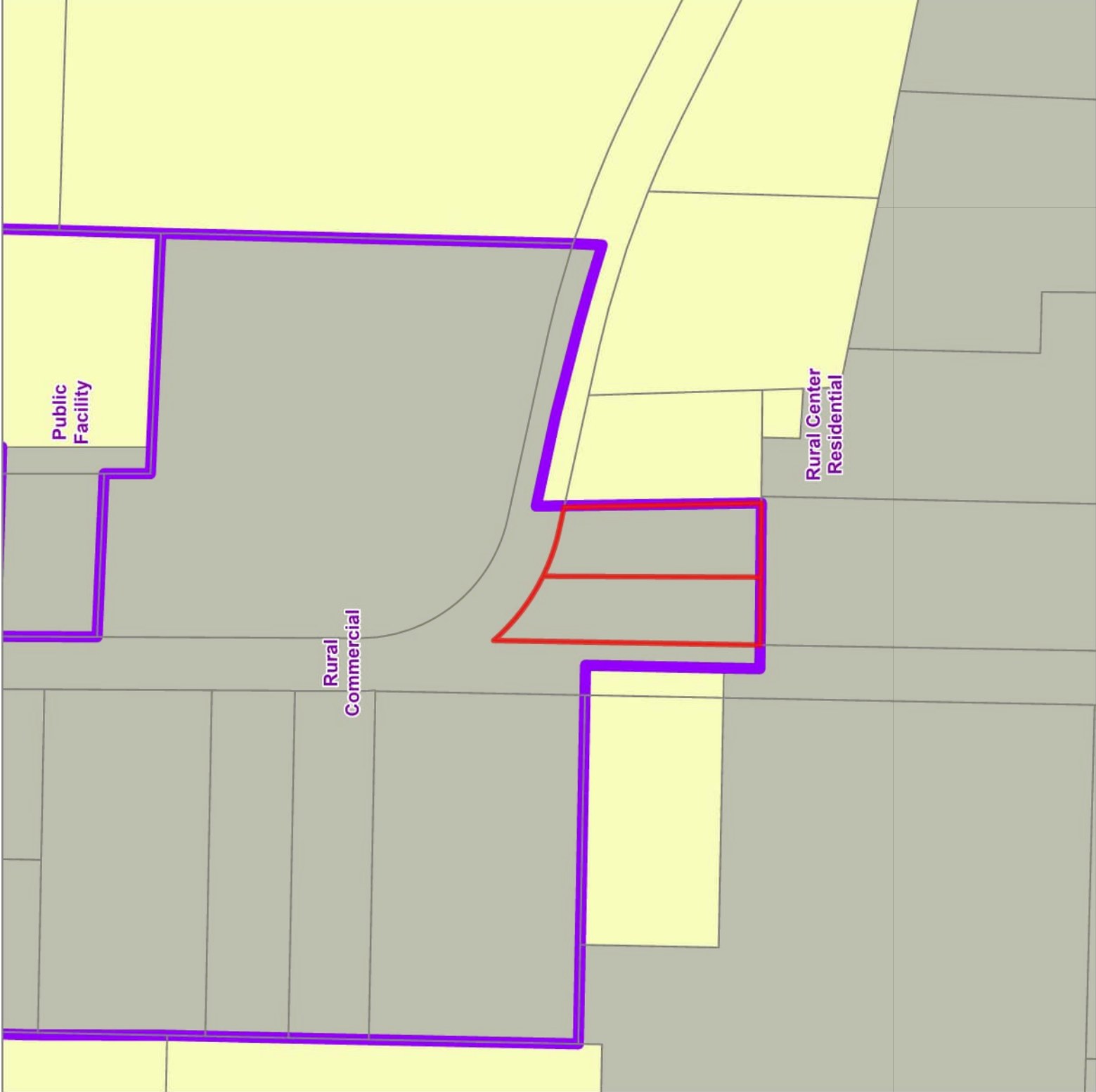
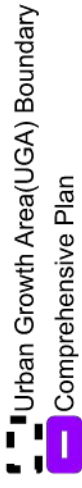
Scale: 1" = 100'
Date: 4-24-75
Job No. 75-10
Calc. by: D.R.H.
Drawn by: D.R.H.
Checked by: B.C.H.
Sheet: 10 of 10

HAGEDORN, INC.
1817 Main St. Vancouver, Wash.
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LAND SURVEYORS
Subdivisions, Boundaries, Control, Topography,
Construction, Surveys, & Road Layout

3-133

BOOK 3 PAGE 133-10

Comprehensive Plan



Map created: 5/8/2026
By Courtney Ventura, Property Information Specialist

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Utilities

Septic System



Power Sub Station



Major Well



Olympic Pipeline



NW Pipeline



BPA Power Lines



Fire Hydrants



Sewer Lines



Water Lines



Electric Lines



Storm Water



Sewer District



Water District



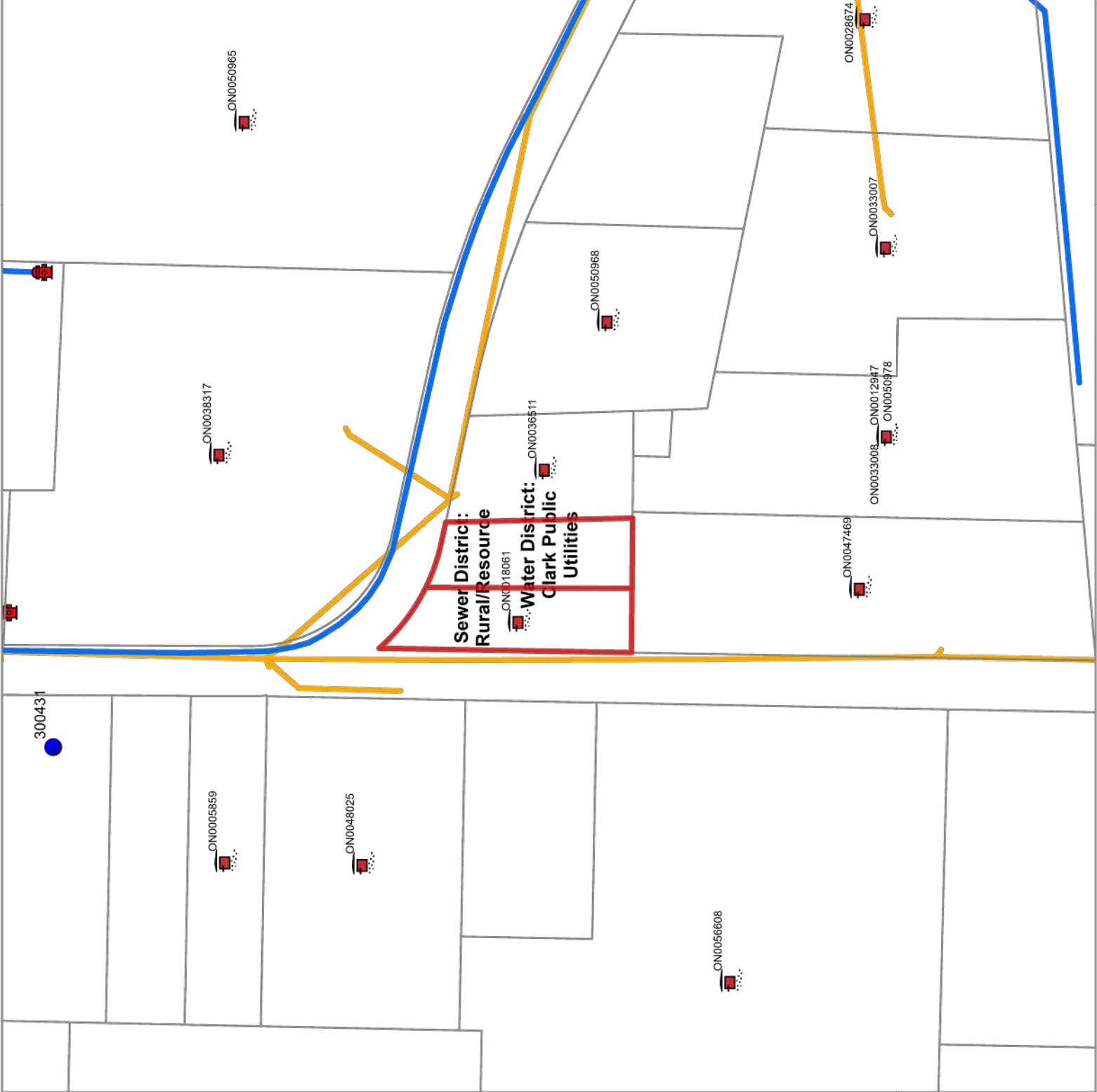
Parcels



Water Bodies



Parcels



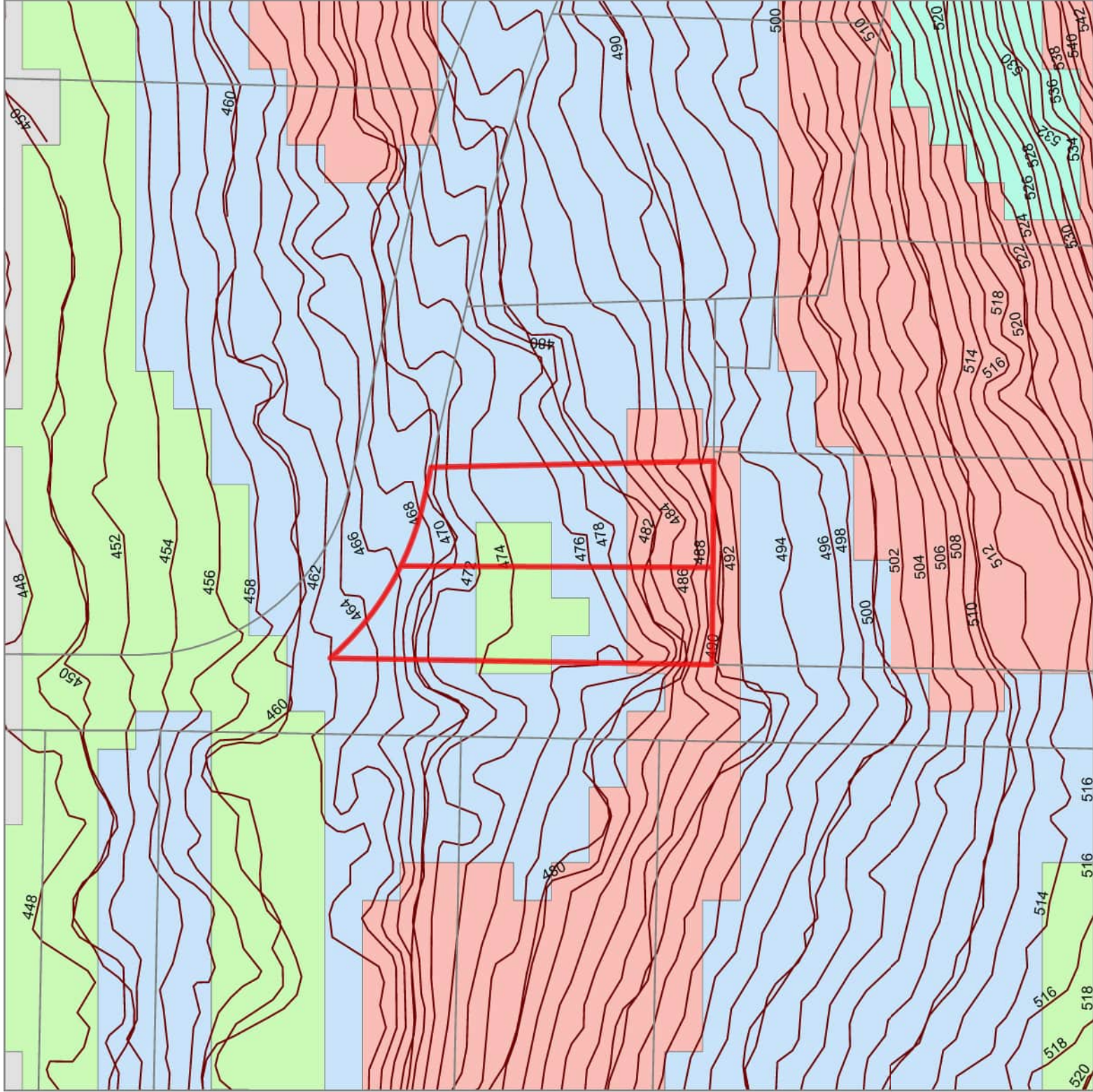
Map created: 5/8/2026

By Courtney Ventura, Property Information Specialist

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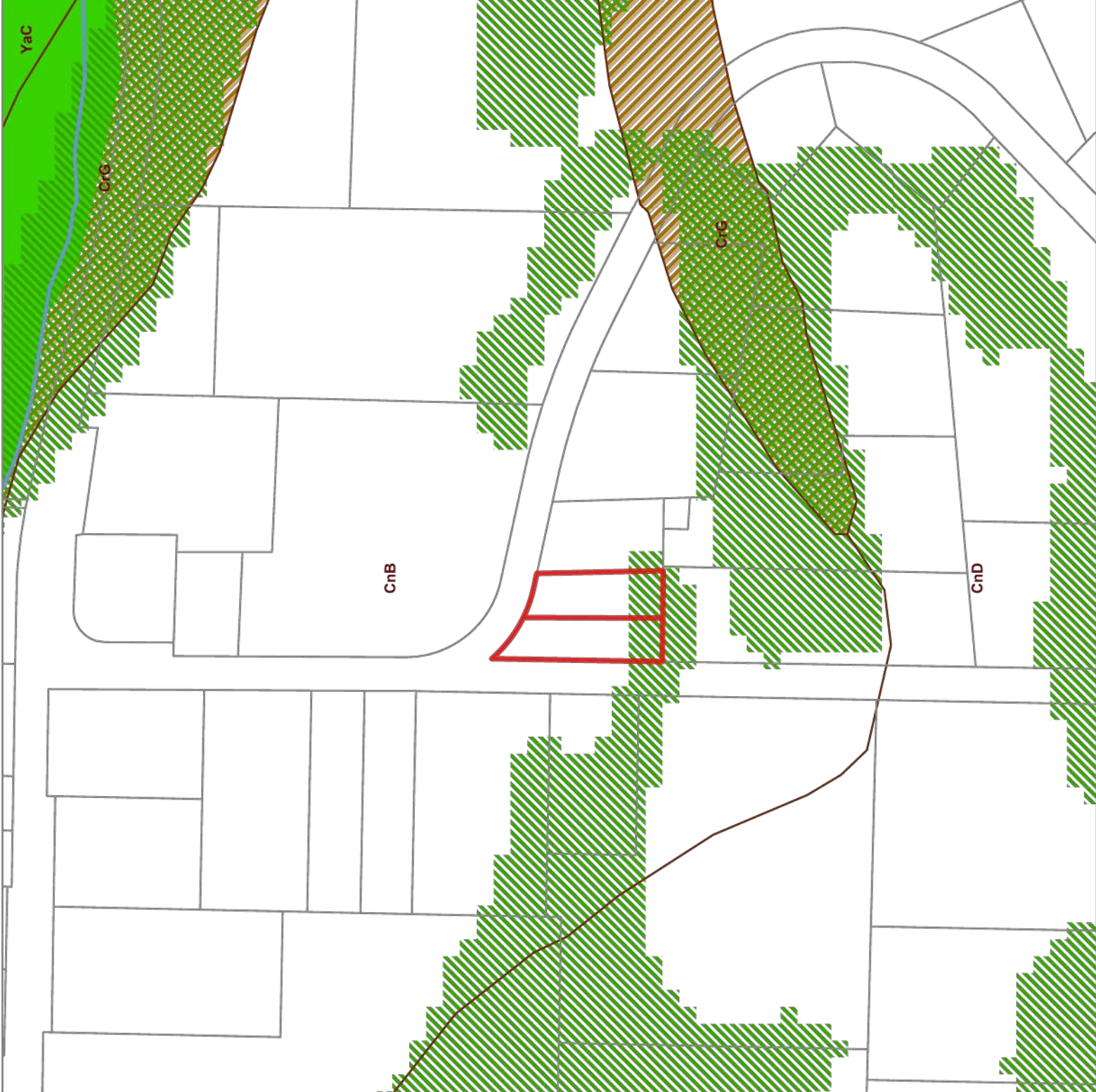
Topography

- Topography - 10'
- Topography - 2'
- 0 - 5 percent
- 5 - 10 percent
- 10 - 15 percent
- 15 - 25 percent
- 25 - 40 percent
- 40 - 100 percent
- greater than 100 percent
- Parcels
- Water Bodies
- Parcels



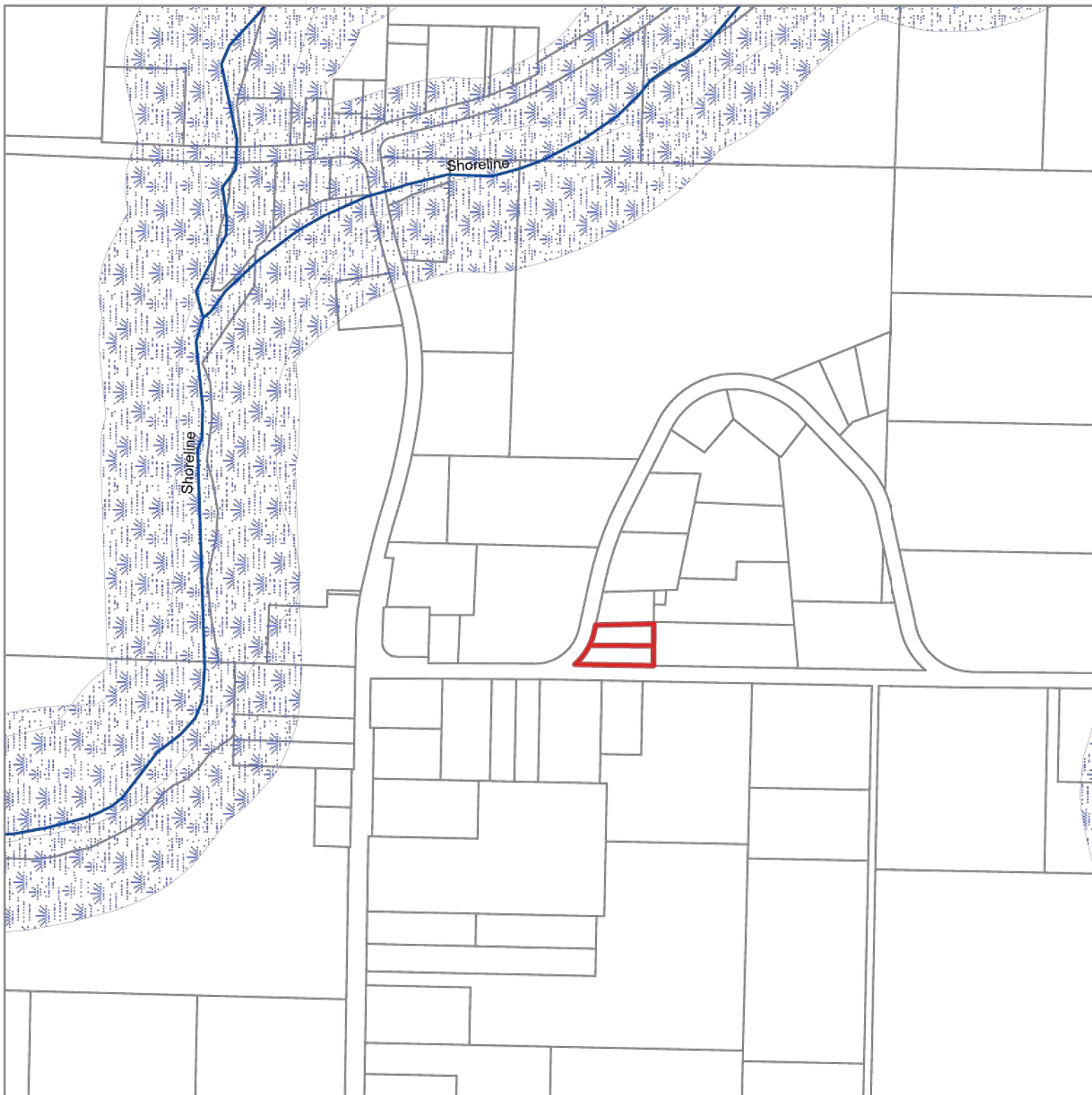
Environmental Constraints

- ★ CC Heritage Registry
- Nat'l Register Historic Places
- ▲ CC Inventory
- Soil Type
- 200 ft Shoreline Buffer
- ▨ Areas of Historic or Active Landslides
- ▨ Areas of Potential Instability
- ▨ Areas of Older Landslide Debris
- ▨ Slopes > 15%
- ▨ Slopes > 25%
- ▨ Hydric Soils (NRCS)
- ▨ Floodway
- ▨ Floodway Fringe
- ▨ Floodway Transition Area
- ▨ 500 Year Flood Area
- ▨ Area Not Studied
- ▨ Permitted Wetland
- ▨ High Quality Wetland
- ▨ NWI Wetland
- ▨ Modeled Wetland
- ▨ Severe Erosion Hazard
- Parcels
- Water Bodies
- Parcels



Priority Habitat

- Shoreline
- Fishbearing
- Non-fishbearing
- Unknown
- Species Area
- Non-riparian Habitat Conservation Area
- Riparian Habitat Conservation Area
- Priority Habitat Buffer
- Priority Species Buffer
- Parcels
- Water Bodies
- Parcels



Map created: 5/8/2026
By Courtney Ventura, Property Information Specialist

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Geological Hazards

NEHRP - Outline

Areas of Historic or Active Landslides

Areas of Potential Instability

Areas of Older Landslide Debris

Slopes > 15%

Slopes > 25%

Severe Erosion Hazard

Geologic Hazard: NEHRP

NEHRP Classification

Site Class B - Most Relative Hazard

Site Class B-C

Site Class C

Site Class C-D

Site Class D

Site Class D-E

Site Class E - Least Relative Hazard

PEAT

Geologic Hazard: Liquefaction

Moderate to High

Low to Moderate

Very Low to Low

Very Low

Bedrock

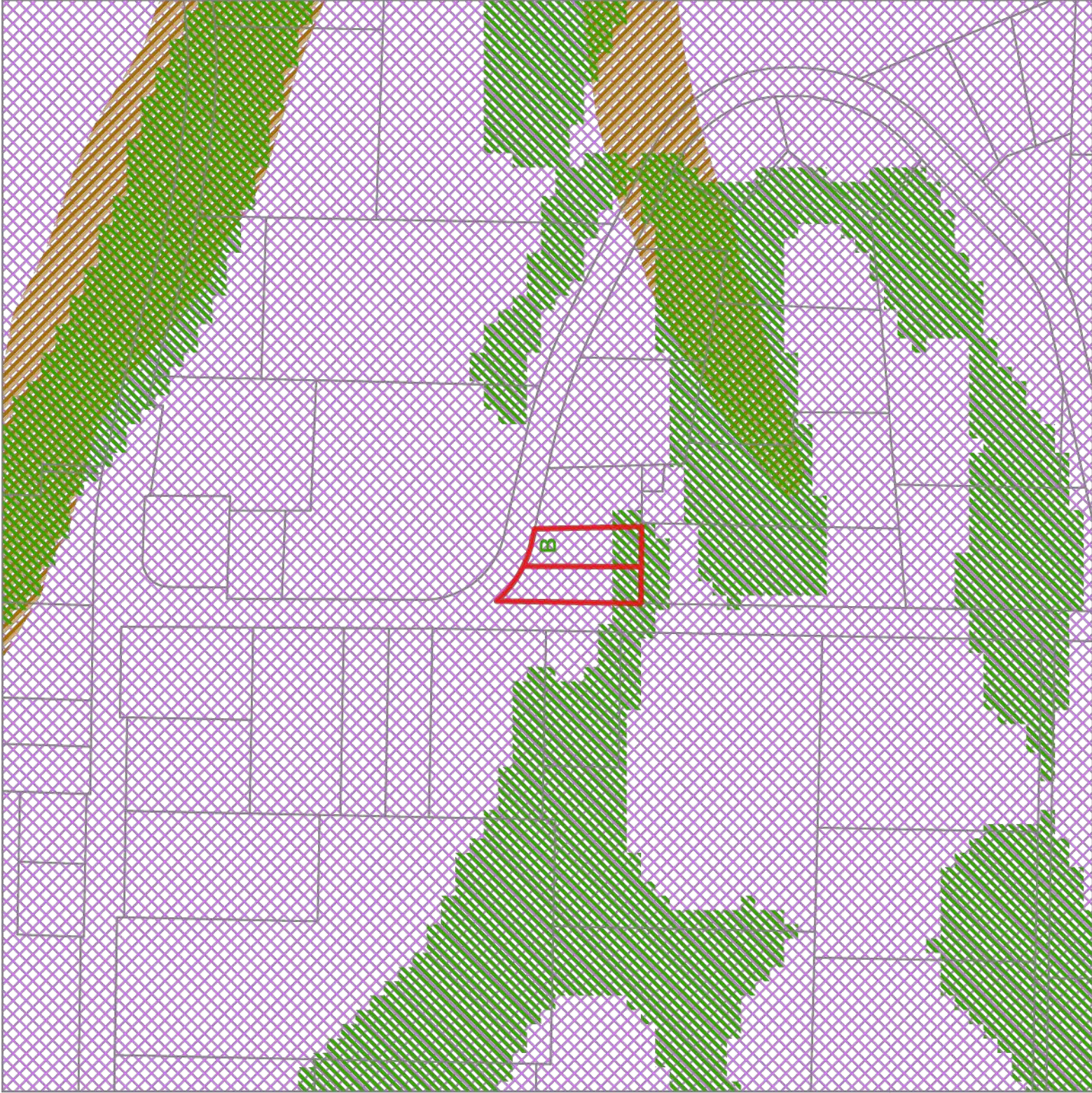
Peat

Water

Parcels

Water Bodies

Parcels



Map created: 5/8/2026

By Courtney Ventura, Property Information Specialist

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Schools



School



Elementary Boundary



Junior High Boundary



Senior High Boundary



School Land



Battle Ground



Camas



Evergreen



Green Mountain



Hockinson



La Center



Mount Pleasant



Ridgefield



Vancouver



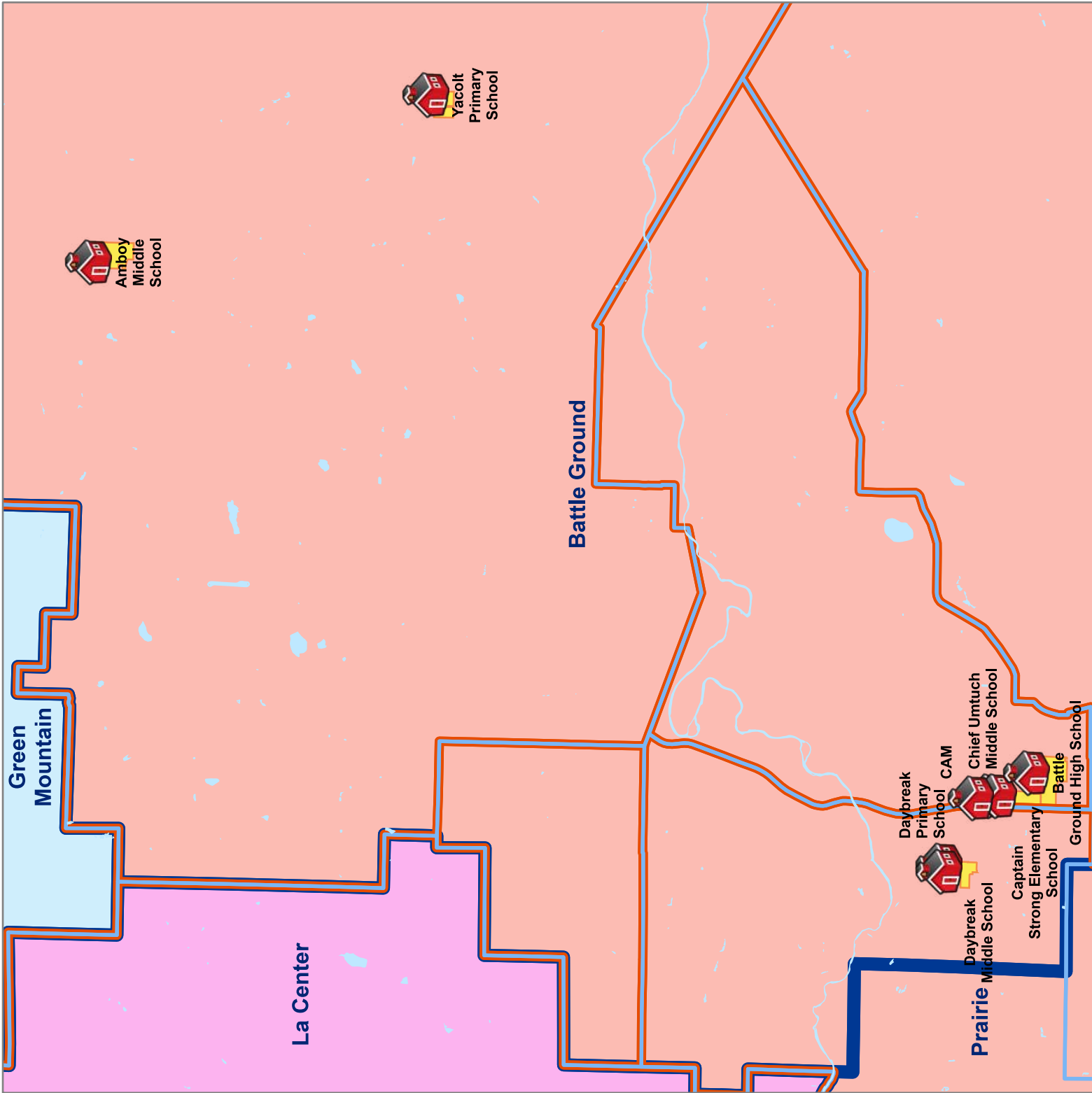
Washougal



Woodland



Water Bodies



Map created: 5/8/2026

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Vacant Land Model

City limits

UGA Boundary

Residential VBLM

Vacant

Vacant Critical

Vacant Exempt

Underutilized

Underutilized Critical

Commercial VBLM

Vacant

Vacant Critical

Vacant Lot less than 5000 sq feet

Vacant Exempt

Underutilized

Underutilized Critical

Industrial VBLM

Vacant

Vacant Critical

Underutilized

Underutilized Critical

Exempt Underutilized Not Port

Exempt Vacant Port Property

Exempt Vacant Port Property Cr

Exempt Underutilized Port

Exempt Underutilized Port Crit

Parcels

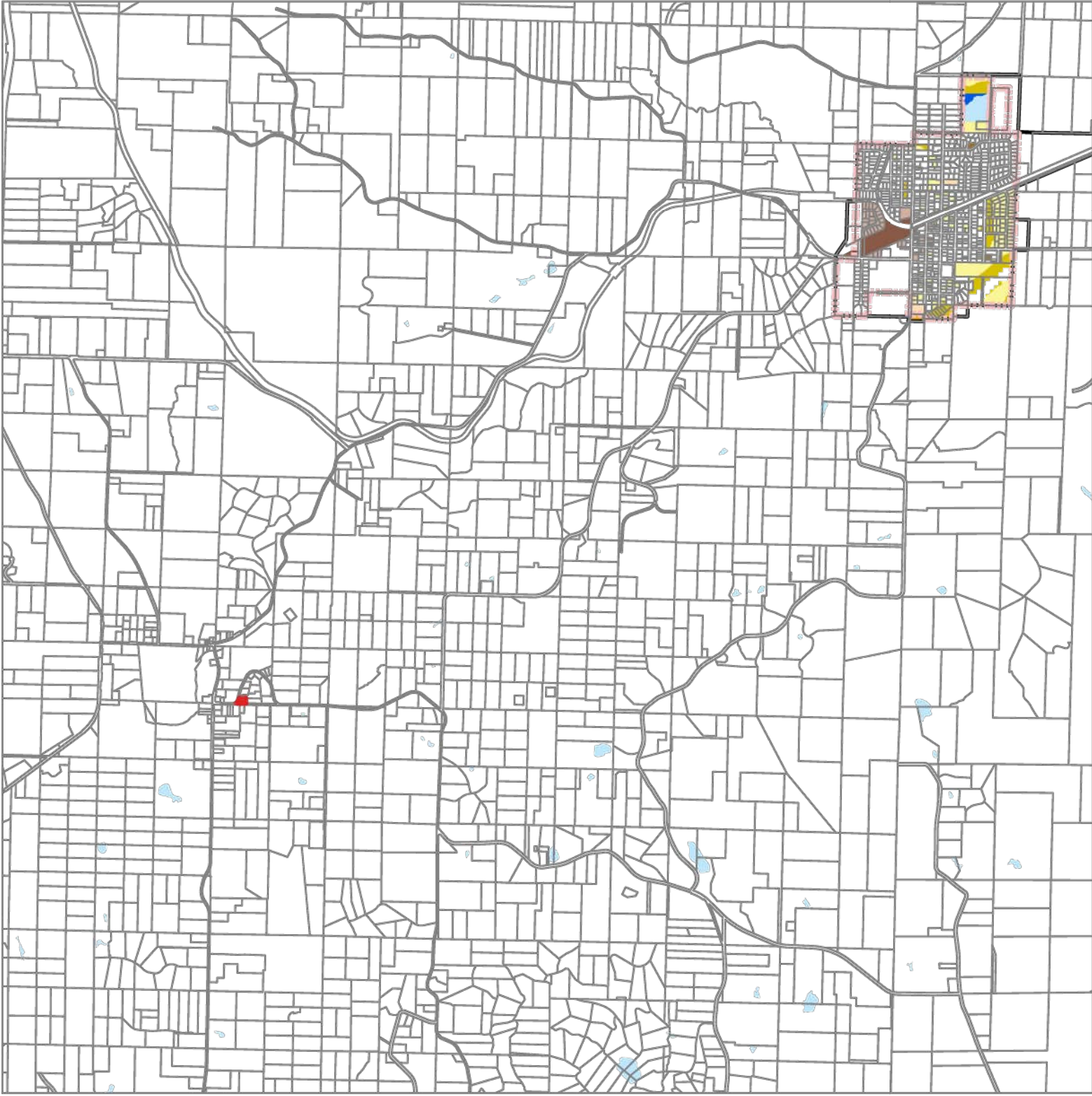
Water Bodies

Parcels

Map created: 5/8/2026

By Courtney Ventura, Property Information Specialist

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Zoning



Clark County Zoning:
Rural Comm.-inside rur.centers (CR-2)

3. Signs. Signs shall be permitted according to the provisions of Chapter [40.310](#).
4. Off-Street Parking. Off-street parking shall be provided as required in Chapter [40.340](#).
5. Outdoor lights, except for seasonal holiday lights, must be directed or shielded to minimize glare visible from streets, nearby dwellings, and above the fixtures.

(Amended: Ord. 2006-09-13; Ord. 2018-01-09; Ord. 2023-01-08; Ord. 2025-07-01)

40.210.050 Rural Commercial Districts (CR-1, CR-2)

A. Purpose.

The CR-1 and CR-2 districts are intended to provide for the location of businesses and services that are sized to serve the rural community. These commercial areas are located in areas designated as rural commercial on the comprehensive plan map either within rural centers (CR-2) or in other areas of existing commercial activity in the rural area outside rural centers (CR-1). They should be designed to complement and support the rural environment without creating land use conflicts.

(Amended: Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2020-03-08; Ord. 2025-07-01)

B. Uses.

The uses set out in Table 40.210.050-1 are examples of uses allowable in the various zone districts. The appropriate review authority is mandatory.

- "P" – Uses allowed subject to approval of applicable permits.
- "R/A" – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- "C" – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- "X" – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or other applicable chapter is noted in the "Special Standards" column.

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
1. Residential Uses. Residential uses are only permitted in commercial zones when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal.			
a. Medium density (integrated multifamily/commercial or mixed use structure not to exceed twenty-two (22) residential units per acre)	X	X	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
b. High density (integrated multifamily/commercial or mixed use structure not to exceed forty-three (43) residential units per acre)	X	X	
c. Existing residences without any increase in density	P	P	
d. Home business – Type I	P	P	40.260.100
e. Home business – Type II	R/A	R/A	40.260.100
f. Bed and breakfast establishments (up to two (2) guest bedrooms)	R/A ¹	P	40.260.050
g. Bed and breakfast establishments (three (3) or more guest bedrooms)	C ¹	C ¹	40.260.050
h. Temporary dwellings	P	P	40.260.210
i. One (1) single-family residence in conjunction with a use permitted outright or by conditional use	P	P	
j. Assisted living facilities	P	P	40.260.190
k. Adult family homes (in existing single-family dwellings or duplexes only)	P	P	40.260.190
2. Retail Sales – Food.			
a. Markets in excess of twenty-five thousand (25,000) square feet gross floor area	X	X	
b. Markets – five thousand (5,000) to twenty-five thousand (25,000) square feet of gross floor area	C ¹	P	
c. Markets – < five thousand (5,000) square feet of gross floor area	P	P	
d. Bakery – primarily retail outlet (> ten thousand (10,000) square feet of gross floor area)	X	X	
e. Bakery – primarily retail outlet (< ten thousand (10,000) square feet of gross floor area)	P	P	
3. Retail Sales – General.			
a. General retailer (over two hundred thousand (200,000) square feet gross floor area)	X	X	
b. General retailer (one hundred thousand (100,000) – two hundred thousand (200,000) square feet)	X	X	
c. General retailer (twenty-five thousand (25,000) – one hundred thousand (100,000) square feet gross floor area)	X	X	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
d. General retailer (under twenty-five thousand (25,000) square feet gross floor area)	X	P	
e. Single purpose/specialty retailers (less than ten thousand (10,000) square feet gross floor area)	P	P	
f. Single purpose/specialty retailers (ten thousand (10,000) – twenty-five thousand (25,000) square feet gross floor area)	X	C ¹	
g. Single purpose/specialty retailers (greater than twenty-five thousand (25,000) square feet gross floor area)	X	X	
h. Yard and garden supplies, including nurseries	P	P	
4. Retail Sales – Restaurants, Drinking Places.			
a. Restaurants, with associated drinking places, alcoholic beverages	C ¹	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	C ¹	C ¹	
5. Retail Sales and Services – Automotive and Related.			
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	C ¹	
b. Quick vehicle servicing	X	C ¹	
c. Filling station	C ¹	C ¹	
d. Motorcycles	X	C ¹	
e. Manufactured home sales	X	X	
f. Car washes	X	C ¹	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles			
(1) Located entirely within an enclosed building	C ¹	C ¹	
(2) Including outside storage or repair	X	C ¹	
h. Commercial off-street parking facilities	X	X	
i. Vehicle towing and storage services	X	C ¹	
j. Transportation terminals			
(1) Freight	X	C ¹	
(2) People	P	P	
k. Electric vehicle infrastructure	P	P	40.260.075

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
6. Retail Sales – Building Material and Farm Equipment.			
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	C ¹	C ¹	
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	C ¹	
c. Hardware, home repair and supply stores (over one hundred thousand (100,000) square feet gross floor area)	X	X	
d. Hardware, home repair and supply stores (twenty-five thousand (25,000) to one hundred thousand (100,000) square feet gross floor area)	X	X	
e. Hardware, home repair and supply stores (under twenty-five thousand (25,000) square feet gross floor area)	X	P	
f. Farm equipment and implement dealer	P	P	
g. Hay, grain, and feed stores	P	P	
7. Retail Sales – Products. (Finished product retailers with primary fabrication or assembly on site. Within an entirely enclosed building.)			
a. Uses of < five thousand (5,000) square feet gross floor area	C ¹	C ¹	
b. Uses of five thousand (5,000) – twenty-five thousand (25,000) square feet gross floor area	X	C ¹	
c. Uses of twenty-five thousand (25,000) square feet gross floor area or greater	X	X	
8. Services – Personal.			
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	C ¹	P	
b. Barber and beauty shops	P	P	
c. Clothing rental establishments	X	X	
d. Mortuaries	C ¹	C ¹	
9. Services – General.			
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (< two thousand five hundred (2,500) square feet)	P	P	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (> two thousand five hundred (2,500) square feet)	X	X	
c. Office equipment and home appliance rental, service and repair agencies	X	C ¹	
d. Printing, publishing and lithographic shops	X	C ¹	
e. Services to buildings (including dwellings), cleaning and exterminating	X	X	
f. Moving and storage	X	X	
g. Mini-storage warehouse	X	X	
(1) Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	X	
h. Auction barns	C ¹	C ¹	
i. Branch banks	C ¹	P	
j. Event facilities (< ten thousand (10,000) square feet)	X	P	
k. Event facilities (ten thousand (10,000) to fifty thousand (50,000) square feet)	X	X	
l. Event facilities (> fifty thousand (50,000) square feet)	X	X	
m. RV storage	X	X	
n. Security and patrol services (< ten thousand (10,000) square feet)	X	P	
o. Commercial kennels on a parcel or parcels five (5) acres or more	R/A	R/A	40.260.110
p. Private kennels	P	P	40.260.110
q. Animal boarding and day use facilities	P	P	40.260.040
r. Equestrian facility on parcels less than five (5) acres	C	C	40.260.040
s. Equestrian facility on parcels five (5) acres or greater	P	P	40.260.040
t. Equestrian events center	C	C	40.260.040
10. Services – Lodging Places.			
a. Hotels/motels	X	X	
b. Recreational vehicle parks and campgrounds	X	C ¹	
11. Services – Medical and Health.			
a. Hospitals	X	X	
b. Outpatient clinics	X	C ¹	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
c. Medical laboratories	X	X	
d. Sanitaria, convalescent and rest homes	X	X	
e. Orthopedic equipment and supplies, rental, sales and services	X	X	
f. Animal hospitals and veterinary clinics			
(1) Outside animal activities	C ¹	C ¹	
(2) Inside animal activities only	C ¹	C ¹	
g. Ambulance services ⁷	P	P	
h. Residential care homes	C ¹	C ¹	
i. Residential and congregate care facilities	X	X	
j. Opiate substitution treatment facilities	X	X	40.260.165
12. Services – Professional Office.			
a. Professional offices (< ten thousand (10,000) square feet gross floor area)	C ¹	P	
b. Professional offices (> ten thousand (10,000) square feet gross floor area)	X	C ¹	
c. Artists/photographic studios	C ¹	C ¹	
13. Services – Amusement.			
a. Amusement centers	X	X	
b. Bowling alleys, billiard and pool parlors, and video arcades	X	X	
c. Skating rinks, ice and/or roller	X	X	
d. Indoor paintball facilities	X	X	
e. Outdoor paintball facilities	X	X	
f. Theaters, indoor	X	X	
g. Drive-in theaters, stadium and arena facilities	X	X	
h. Athletic, health and racket clubs (< five thousand (5,000) square feet of gross floor area)	P	P	
i. Athletic, health and racket clubs (< ten thousand (10,000) and > five thousand (5,000) square feet of gross floor area)	X	X	
j. Athletic, health and racket clubs (> ten thousand (10,000) square feet of gross floor area)	X	X	
k. Circuses, carnivals, or amusement rides	R/A ¹	R/A ¹	
14. Services – Educational.			
a. Nursery schools, preschools	C	C	40.260.160
b. Day care facilities ⁷	P	P	40.260.160

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
c. Libraries (< two thousand five hundred (2,500) square feet gross floor area) ⁷	P	P	
d. Libraries (> two thousand five hundred (2,500) square feet gross floor area) ⁷	X	C	
e. Vocational schools	X	X	
f. Automobile driving schools (< five thousand (5,000) square feet)	P	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts (< five thousand (5,000) square feet)	P	P	
h. Artistic studios and schools including but not limited to dance, music and martial arts (> five thousand (5,000) square feet)	X	X	
i. Public parks, parkways, recreation facilities, trails and related facilities ⁷	P	P	
j. Parks ⁷	P	P	40.260.157
k. Public/private educational institutions	C ¹	C ¹	
l. Outdoor team sports fields	P	X	
15. Services – Membership Organizations.			
a. Business, professional and religious (not including churches)	X	X	
b. Civic, social, fraternal, charitable, labor and political (< five thousand (5,000) square feet)	P	P	
c. Civic, social, fraternal, charitable, labor and political (> five thousand (5,000) square feet)	C ¹	C ¹	
d. Churches	C ¹	C ¹	
16. Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)			
a. Distribution facilities of less than twenty-five thousand (25,000) square feet gross floor area	X	X	
b. Distribution facilities of between twenty-five thousand (25,000) and fifty thousand (50,000) square feet gross floor area	X	X	
17. Public Services and Facilities. ⁷			
a. Buildings entirely dedicated to public services, such as City Hall, police and fire substations ⁷	C ¹	C ¹	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
b. Sewer, water and utility transmission lines	P	P	40.260.240
c. Wireless communications facilities	P/C ⁶	P/C ⁶	40.260.250
d. Zoos, museums, historic and cultural exhibits and the like	C ¹	C ¹	
e. U.S. Post Offices ⁷	P	P	
f. Public transit facilities including park and ride facilities ⁷	P	P	
18. Resource Activities.			
a. Agriculture	P	P	40.260.040
b. Silviculture	P	P	40.260.080
c. Roadside farm stand	P	P	40.260.025
d. Agricultural market	P	P	40.260.025
19. Accessory Uses and Activities.			
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210)	P	P	
b. Drive-through, drive-in or drive-up facilities	P	R/A ¹	
c. Open air activities			
(1) Open air display of plants and produce in conjunction with a permitted use ²	P	P	
(2) Open air storage of materials ³	X	X	
(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title ⁴	P	P	
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use	p ⁵	p ⁵	
20. Other Uses.			
a. Temporary uses	P	P	40.260.220
b. Private use heliports	X	X	40.260.170
c. Solid waste handling and disposal sites	C ¹	C ¹	40.260.200
d. Medical marijuana cooperative	X	X	40.260.115
e. Marijuana production facilities	X	X	40.260.115

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
f. Marijuana processor 1 facilities	X	X	40.260.115
g. Marijuana processor 2 facilities	X	X	40.260.115
h. Marijuana retailer facilities	X	X	40.260.115
i. Contractors' offices, storage buildings, and storage yards	P	P	40.320.010(D)

¹ In addition to the requirements of Section [40.520.020](#) or [40.520.030](#), the applicant shall submit detailed information that permits the review authority to make findings that:

- a. The proposed use will support the natural resource activities and/or the needs of the rural community;
- b. The proposed use is limited in size to serve primarily the surrounding rural community and does not require or create the need for urban levels of service for water, sewer and transportation; and
- c. The proposed use is primarily for convenience and service needs necessary to support natural resource activities and/or the rural community and will not cause adverse impacts on surrounding natural resource activities.

² These areas must be identified and approved on the site plan.

³ Such areas must be located behind buildings or to the rear of the site and away from street frontages and fully screened with landscaping to the L-4 standard.

⁴ These uses are permitted to occupy up to ten percent (10%) of the total floor area of the development or building. Open air sale of vehicles and manufactured homes is not subject to this requirement, where permitted. This is not intended to prohibit temporary outside sales of a limited duration (less than two (2) weeks total per year) when in conjunction with a permitted use.

⁵ Vehicle storage areas shall be located behind buildings or to the rear of the site to the extent practicable. Landscaping standards in excess of site plan review standards may be required in order to properly screen adjoining residential lands.

⁶ See Table 40.260.250-1.

⁷ Once a property has been developed as a public facility, a docket is required to change the comprehensive plan designation from the current zone to the Public Facilities zone.

(Amended: Ord. 2011-02-13; Ord. 2011-06-14; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-02-03; Ord. 2012-06-02; Ord. 2013-07-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-06-12; Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2020-03-08; Ord. 2025-07-01)

C. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, and setbacks in Tables 40.210.050-2 and 40.210.050-3, subject to the provisions of Chapter [40.200](#) and Section [40.550.020](#). Site plan review is required for all new development and

modifications to existing permitted development unless expressly exempted by this title (see Section [40.520.040](#)).

Table 40.210.050-2. Lot Requirements			
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
CR-1	None	None	None
CR-2	None	None	None

Table 40.210.050-3. Setbacks, Lot Coverage and Building Height	
	CR-1, CR-2
Minimum setbacks	Pursuant to buffering and screening standards contained in Chapter 40.320 , Table 40.320.010-1 .
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in Chapter 40.320 , Table 40.320.010-1 , plus an additional 1/2 foot for each foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320 , Table 40.320.010-1 , the Stormwater and Erosion Control Ordinance (Chapter 40.386), and all other applicable standards.
Maximum building height	None.

2. Signs. Signs shall be permitted according to the provisions of Chapter [40.310](#).
3. Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Chapter [40.340](#).
4. Landscaping. Not less than fifteen percent (15%) of the total lot area shall be landscaped. Pedestrian plazas, sidewalks over the minimum width and other pedestrian amenities may be used to meet the required landscaping at a one to one (1:1) ratio.
5. Outdoor lights, except for seasonal holiday lights, must be directed or shielded to minimize glare visible from streets, nearby dwellings, and above the fixtures.
6. Site Plan Review Standards. In addition to the site plan approval criteria contained in Section [40.520.040](#)(E), the following shall apply to all development within the commercial district unless expressly exempted. The responsible official may modify these standards for the expansion of existing uses for site-specific issues:
 - a. Primary pedestrian circulation routes connecting the street(s) to the primary building entry or entries shall be a minimum of eleven (11) feet (eight (8) feet of sidewalk/walkway with a minimum of three (3) feet of landscaping on one (1) side of the pedestrian route). The minimum three (3) foot landscaped area shall contain suitable tree species planted every twenty-four (24) feet to provide for a continuous tree canopy. The required landscape area should function as a buffer between auto drives and the pedestrian routes. Where the pedestrian circulation route crosses vehicular accessways the landscape area is not required.

- b. Landscaping is required along the side of all buildings where the primary pedestrian access is provided. Minimum requirements shall be trees, of a suitable species according to Section [40.320.010](#), provided every thirty (30) feet on center planted in a landscaped strip or tree wells along the length of the building.
- c. Landscape buffers required by Section [40.320.010](#) shall not apply between pad development sites and the remainder of the development site.
- d. Landscaping required between commercial developments may be altered where parking lots are adjoining as follows: a single, shared five (5) foot buffer instead of five (5) feet for each development; provided, that joint access is provided between parcels for auto and pedestrian access and trees are planted every twenty (20) feet on center along the length of the buffer.

(Amended: Ord. 2010-12-12; Ord. 2011-03-09; Ord. 2015-11-24; Ord. 2025-07-01)

The Clark County Code is current through Ordinance 2026-02-02, passed February 3, 2026.

Disclaimer: The Clerk of the Board's Office has the official version of the Clark County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

County Website: <https://www.clark.wa.gov/>
(<https://www.clark.wa.gov/>)

County Telephone: (564) 397-2232

Codification services provided by [General Code](#) (<https://www.generalcode.com/>)

Demographics



Subject Parcel		Report Details	
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Site Address	39618 NE 216th Ave Amboy WA 98601	Query Distance From Parcel	1 miles
Parcel #	276388000	Census Blocks In Query	27

Population		Gender		
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Population	2536		%	Total
Urban	0	Male	50.1	1270
Rural	2536	Female	49.9	1266

Households		Housing	
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Total Households	862		Total
1 - person household - male	52	Total Housing Units	886
1 - person household - female	57	Vacant	24
Family households, married	565	Owner Occupied	853
Family households, unmarried	41	Renter Occupied	9
Family households, w/ children under 18 yrs	686		

Age Distribution								
	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age

Female	198	185	114	308	252	186	23	38
Male	165	231	121	289	243	188	33	37
Total	363	416	235	597	495	374	56	39
%	14.3	16.4	9.3	23.5	19.5	14.7	2.2	



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title

TWO COMPANIES ONE UNITED TEAM

Subject Parcel		Report Details	
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Site Address	39618 NE 216th Ave Amboy WA 98601	Query Distance From Parcel	3 miles
Parcel #	276388000	Census Blocks In Query	71

Population		Gender		
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Population	5195		%	Total
Urban	0	Male	50.1	2605
Rural	5195	Female	49.9	2590

Households		Housing	
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Total Households	1603		Total
1 - person household - male	72	Total Housing Units	1681
1 - person household - female	94	Vacant	78
Family households, married	1098	Owner Occupied	1594
Family households, unmarried	87	Renter Occupied	9
Family households, w/ children under 18 yrs	1512		

Age Distribution								
	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age

Female	415	464	236	567	481	381	46	35
Male	352	492	227	566	499	387	82	38
Total	767	956	463	1133	980	768	128	38
%	14.8	18.4	8.9	21.8	18.9	14.8	2.5	

Subject Parcel		Report Details	
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Site Address	39618 NE 216th Ave Amboy WA 98601	Query Distance From Parcel	5 miles
Parcel #	276388000	Census Blocks In Query	199

Population		Gender		
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Population	12512		%	Total
Urban	0	Male	51.3	6418
Rural	12512	Female	48.7	6094

Households		Housing	
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Total Households	3968		Total
1 - person household - male	184	Total Housing Units	4109
1 - person household - female	267	Vacant	141
Family households, married	2758	Owner Occupied	3954
Family households, unmarried	203	Renter Occupied	14
Family households, w/ children under 18 yrs	3617		

Age Distribution								
	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age

Female	1025	966	580	1385	1193	805	140	34
Male	996	1090	662	1413	1245	854	158	34
Total	2021	2056	1242	2798	2438	1659	298	36
%	16.2	16.4	9.9	22.4	19.5	13.3	2.4	

CC&Rs

Covenants, Conditions & Restrictions

The following is believed to be the Declaration of CC&Rs for this property but it is not intended, nor guaranteed or warranted, to be a plenary inclusion of all recorded documents that may contain covenants, conditions and restrictions that may affect or be construed to have an effect on the subject property referred to herein.



VANCOUVER
WASHINGTON



CHICAGO TITLE **Fidelity National Title**

TWO COMPANIES ONE UNITED TEAM

Please refer to Resolution 1978-05-112,
File 102-O, Commissioners' Proceedings
for further information.

7805310010 EXHIBIT "A"

39

COVENANT RUNNING WITH THE LAND

1
2 A COVENANT to Clark County, State of Washington, herein-
3 after "COUNTY", from LEE M. LAMB AND AGNES R. LAMB, husband and
4 wife, hereinafter "APPLICANTS", owners or parties in interest of
5 certain real property more particularly described below, herein-
6 after "SITE", whereby APPLICANTS covenant to COUNTY that if the
7 SITE is rezoned from F-X (Rural use) to C-L (Local Commercial)
8 that the SITE will be used only in accordance with this covenant
9 and subject to the conditions herein described.

10 APPLICANTS herein covenant and agree to COUNTY on behalf
11 of themselves and all of their heirs, assigns and successors
12 in interest into whose ownership the SITE might pass, as
13 follows, it being specifically agreed and covenanted that
14 this is a covenant running with the land hereinafter described.

15 1. APPLICANTS are the sole and exclusive owners of the
16 following described property (SITE) in Clark County, State of
17 Washington:

18 That portion of the Northwest quarter
19 of the Northwest quarter of Section 21,
20 Township 5 North, Range 3 East of the Will-
21 lamette Meridian, described as follows:

22 Beginning at a point in the center of the
23 County Road which is 544 feet South and South
24 78°18' East 71.5 feet from the Northwest
25 corner of said Section 21; thence South
26 177.26 feet; thence East 72 feet; thence
27 North 1 58' West 163.51 feet to the center of
28 the County Road; thence North 78 18' West
29 along the center of the County Road, 68.3
30 feet to the point of beginning.

31 BEGINNING at a point on the west line of
32 said Section 21, that is 544 feet South
of the Northwest corner thereof; thence
South 78°18' East along the center line
of La Center-Amboy County Road 71.50 feet;
thence South 177.26 feet; thence West to West
line of said Section 21; thence North along
said Section line to the point of beginning.

33 2. Before developing the SITE for any use other than
34 that permitted in a F-X zone and before obtaining either building
35 or occupancy permits for any use other than those permitted in
36 a FX zone and before using said land for any use other than
37 those permitted in a F-X zone, except for legally recognized



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1 prior nonconforming uses perfected prior to the signing of
2 this covenant, the following conditions will be met:

3 (a) A final site plan, including off-street parking,
4 access points, building dimensions, site location and construc-
5 tion type, will be submitted to the Director of Planning
6 and Public Works of COUNTY, which may be approved only if it
7 conforms to this covenant. The site plan will be adhered to
8 strictly in the use and development of the SITE.

9 (b) A plan of storm water drainage, including on-site
10 containment, will be submitted for approval to the Director of
11 Public Works of COUNTY, which he may only approve if the plan
12 protects surrounding land uses and the general public from
13 drainage damage and hazards which would otherwise be caused by
14 the use of the SITE as contemplated herein, and the drainage
15 plan so approved will be adhered to and followed strictly in the
16 development and use of the SITE; PROVIDED, that the Director may
17 approve deviations from the plan according to the standard of
18 initial approval, which approved deviations will be strictly
19 adhered to in the development and use of the SITE.

20 (c) A plan or plans for landscaping will be submitted
21 to the Planning Director of COUNTY, which may only be approved
22 if the landscaping is designed to protect and preserve the
23 quality of surrounding land uses, including public thoroughfares,
24 and which plan or plans are designed to shield surrounding land
25 uses from any nuisance which would be inflicted upon said
26 surrounding land uses if the SITE were developed as proposed
27 herein in the absence of such controls, and which plan or plans
28 will be adhered to strictly in the development and use of the
29 SITE as contemplated herein; PROVIDED, that the individual or
30 entity originally approving said plan or plans may approve
31 changes or amendments according to the standard of initial
32 approval, which changes or amendments will be strictly adhered

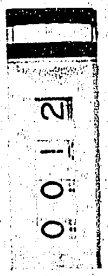
to in the development and use of the SITE.

1
 2 (d) A plan of lighting will be submitted to the
 3 Director of Public Works of COUNTY, which may be approved
 4 only if the lighting plan is designed to protect and pre-
 5 serve the quality of surrounding land uses, including public
 6 thoroughfares, and which plan is designed to shield surround-
 7 ing land uses from nuisance and glare which would be inflicted
 8 upon said surrounding land uses if the SITE were developed
 9 as proposed herein in the absence of such controls, and which
 10 plan or plans will be adhered to strictly in the development
 11 and use of the SITE as contemplated herein; PROVIDED, that the
 12 individual or entity originally approving said plan or plans
 13 may approve changes or amendments according to the standard
 14 of initial approval, which changes and amendments will be
 15 strictly adhered to in the development and use of the SITE.

16 (e) A plan of signing will be submitted to the
 17 Director of Public Works of COUNTY, which may be approved only
 18 if the signing plan is designed to protect and preserve the
 19 quality of surrounding land uses, including public thorough-
 20 fares, and which plan is designed to shield surrounding land
 21 uses from nuisance which would be inflicted upon said surround-
 22 ing land uses if the SITE were developed as proposed herein in
 23 the absence of such controls, and which plan or plans will be
 24 adhered to strictly in the development and use of the SITE as
 25 contemplated herein; PROVIDED, that the individual or entity
 26 originally approving said plan or plans may approve changes or
 27 amendments according to the standard of initial approval,
 28 which changes and amendments will be strictly adhered to in
 29 the development and use of the SITE.

30 (f) APPLICANTS will dedicate right-of-way sufficient
 31 to create fifty foot (50)' right-of-way on State Route 503
 32 abutting the site.

(g) The development and use of the site as contemplated



1 herein will at all times be served by a sanitary sewer system as
2 approved by the Southwest Washington Health District.

3 (h) The development and use of the site as contemplated
4 herein will be served by a water system as approved by the
5 Southwest Washington Health District.

6 (i) A plan of fire protection will be submitted to
7 Fire District Number 10 for approval, which may only be deviated
8 from with the same approval, and which may only be approved if
9 it insures the fire protection needs of the SITE as developed as
10 contemplated herein, and fire plugs and circulation requirements
11 may be specified to be installed at the APPLICANT'S expense.

12 (j) Road approach permits must be obtained for all new
13 driveway access on to SR 503 and for all existing access for
14 which permits have not been obtained.

15 (k) Access to the SITE along the west boundary of
16 the SITE shall be governed by the following conditions:

17 (1) If access is provided from the abandoned
18 road on the west boundary, then said road shall be widened
19 to twenty-two (22) feet full-width with six (6) foot shoulders
20 as approved by the Department of Public Works.

21 (2) If said abandoned road is vacated by the
22 Board of County Commissioners, ~~the APPLICANTS shall provide~~
23 ~~SR 503 and no improvements shall be necessary,~~
24 ~~an eighty (80) foot non-exclusive easement with a minimum of~~ 5/22/78
25 ~~twenty (20) feet improved surface, as approved by the~~ Council
26 ~~Department of Public Works, PROVIDED, HOWEVER, that a forty~~ Lee
27 ~~(40) foot easement may be accepted, upon receipt by the~~ Lamm
28 ~~Department of Public Works, of written assurance that~~ a.l.
29 ~~the APPLICANTS have been unable to obtain a full eighty (80)~~
30 ~~foot easement, and PROVIDED FURTHER that if the access to~~
31 ~~the site is not from the West, then no improvements of said~~
32 ~~easement shall be necessary.~~ still
33

(3) All building setbacks shall conform to



Council

Lee Lamm

still



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1 the minimum setback requirements of Clark County Code
2 Section 18.20.030 without variance.

3 3. This covenant may be enforced by COUNTY, or any
4 of its citizens who have standing to do so, in any or all
5 of the following ways at their option:

6 (a) By COUNTY'S refusal to issue either a building
7 permit or an occupancy permit in the case that this covenant
8 has not been fully observed in the construction, development
9 and use of SITE by APPLICANTS or any of their successors in
10 interest, or by the revocation of any such permits for the
11 failure of APPLICANTS or their successors to observe any of
12 the provisions of this covenant or any agreements made pur-
13 suant thereto, but said revocation may only occur after a
14 hearing by the Board of County Commissioners or a three member
15 body appointed by it, for which ten (10) days notice by publica-
16 tion in a paper of general circulation has been given as well as
17 to affected parties by registered return receipt requested
18 certified mail;

19 (b) By bringing a suit in any court of competent jur-
20 isdiction for monetary damages to cover the expected cost
21 of the COUNTY'S performance of any and all obligations
22 covenanted herein which obligor has failed to perform, and
23 which are to be performed by the COUNTY, or at its direction,
24 on behalf of any obligor;

25 (c) For injunction to cause specific performance of this
26 covenant, or for other appropriate relief as may be deemed
27 desirable by COUNTY.

28 4. A copy of this covenant will be filed with the
29 Clark County Auditor in his recording department so as to
30 appear as a covenant within the chain of title for SITE, as
31 the sole and exclusive transfer of an interest from APPLICANTS
32 or any of them prior to the filing of this covenant, and be-

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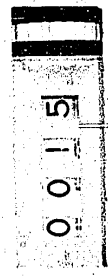
fore or immediately upon passage of the change of zone upon which this covenant is predicated.

5. If the zone regulations which will govern SITE if it is rezoned as contemplated herein are at any time in the future changed, or if in the future SITE is given a zoning different than that which was granted as APPLICANTS requested herein, or if SITE is rezoned in any manner so as to make the uses developed as contemplated herein nonconforming, APPLICANTS covenant on behalf of themselves and all of their heirs, assigns and successors in interest into whose ownership SITE might pass to fully observe and comply with this covenant and all of its provisions notwithstanding any such changes in regulation, designation or zone.

6. If any provision of this covenant, or the application of the provision to any person or circumstance is declared invalid, then the rest of the covenant or the application of the provision to other persons or circumstances shall not be affected.

7. Those signators hereto who sign on behalf of a corporation are expressly vested by the by-laws of the corporation which they purport to represent with the authority to bind such corporation in the manner in which such signators have purported to bind their principal herein; AND, that if such authority is lacking and the principal shall fail to expressly ratify this covenant herein, then any such said signators agree to be personally and individually liable for any breach of this covenant, or any breach of its provisions.

8. In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington will control and APPLICANTS, and all signators hereto, will submit themselves personally to the jurisdic-



1 tion of the courts of the State of Washington, and do consent
2 to the jurisdiction of Washington courts if served, including
3 anywhere not within the State of Washington, in the following
4 manner:

5 (a) By any method authorized by Washington law.
6 9. This covenant and all of its provisions, and
7 each of them, shall be binding upon APPLICANTS and any and
8 all of their heirs, assigns and successors in interest into
9 whose ownership SITE may pass, and any obligations made herein
10 by APPLICANTS, shall be enforceable against all of their
11 heirs, assigns and successors in interest into whose owner-
12 ship SITE may pass, and all of them, except as this covenant
13 shall expressly provide to the contrary by specifically
14 stating that a provision is not binding upon successors.

15 DATED this 22 day of May, 1978.

16 Lee R. Lamb
17 Lee R. Lamb

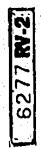
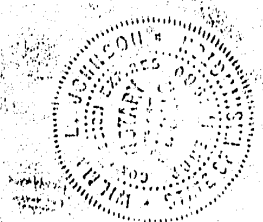
18 Agnes R. Lamb
19 Agnes R. Lamb

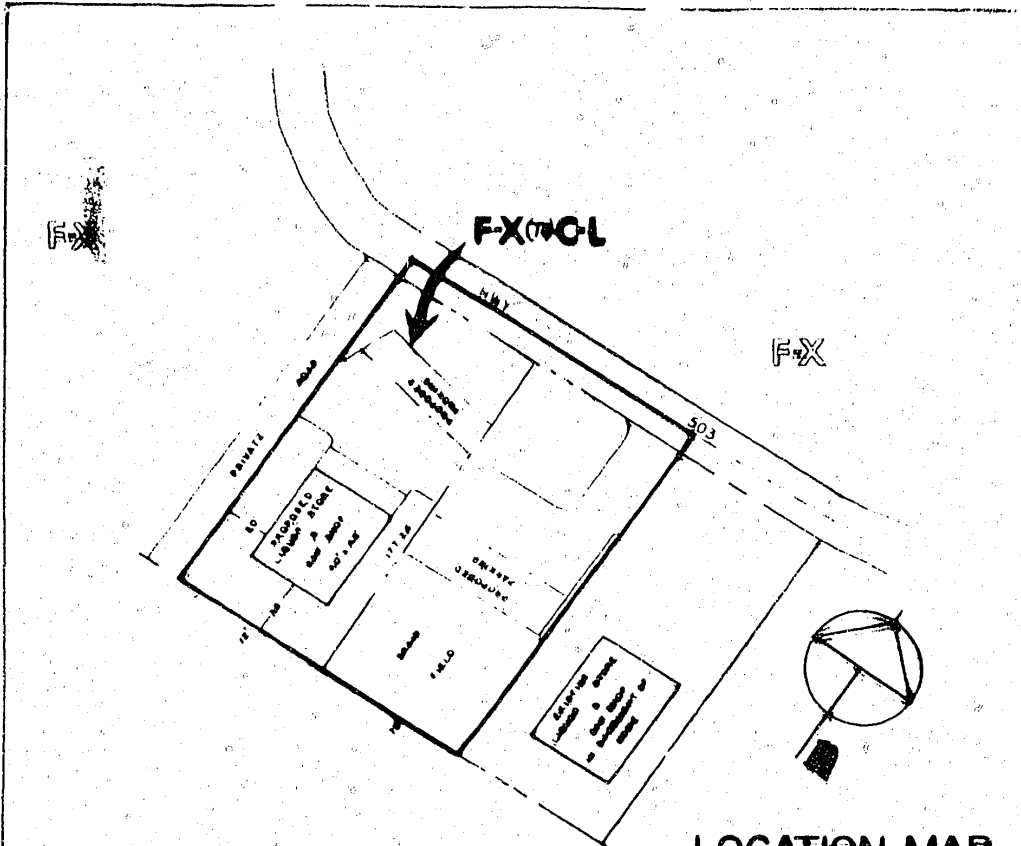
20
21 STATE OF WASHINGTON)
22) :ss.
23 COUNTY OF CLARK)

24 On this day personally appeared before me Lee R. Lamb and
25 Agnes R. Lamb, husband and wife, to me known to be the individ-
26 uals described in and who executed the within and foregoing
27 instrument, and acknowledged that they signed the same as their
28 free and voluntary act and deed, for the uses and purposes
29 therein mentioned.

30
31 GIVEN under my hand and official seal this 22nd
32 day of May, 1978.

33 Shirley L. Johnson
34 NOTARY PUBLIC in and for the State
35 of Washington, residing at Vancouver.



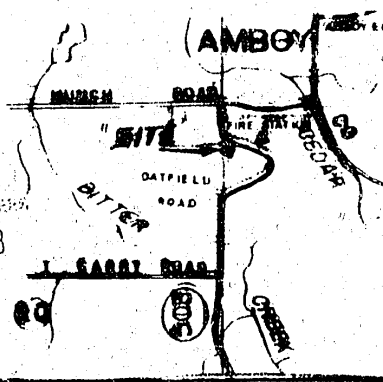


0017

Applicant: Lee R. Lamb
 Request: To Amend the Comprehensive Plan from Low Density Residential to Commercial and a Rezone from F-X (Rural Use) to C-L (Local Commercial)

Location: South of and adjacent to SR 503 approximately 400 feet South of Munch Road

LOCATION MAP



FILED FOR RECORD
 CLARK CO. WASH.
 COUNTY CLERK'S OFFICE
 MAY 31 9 00 AM '78

AUDITOR
 RON DOTZAUER

REGIONAL PLANNING COUNCIL OF CLARK COUNTY

Plan to Accompany Rez 77-66

DRAWN BY: [Signature]
 DATE: 2-2-78
 CHECKED BY: [Signature]
 APPROVED BY: **REMOVED - [Signature]**

6277 NV-2

9704080363

RETURN ADDRESS:

Clark Public Utilities
P.O. Box 8900
Vancouver, WA 98668

FILED FOR RECORD
CLARK CO. WASH

97 APR -8 PM 4:14

AUDITOR
ELIZABETH A. LUCE

Line 3275
W.O. No. 60884
Ser/Lot No. 276388 000 / 31

Geo No. 53214
Legal RWA
Map RWA

**EASEMENT AND RIGHT OF WAY
INDIVIDUAL O.H.**

The Grantor(s), **Frank T. Mills and Barbara A. Mills**, in consideration of mutual benefits hereby acknowledged, do(es) grant and convey to **PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY**, a municipal corporation of the State of Washington, its successors and assigns, including joint users, a perpetual easement and right of way, together with the right of ingress and egress for the purpose of installing, constructing, erecting, altering, repairing, maintaining, and operating thereon and therein overhead electric system facilities and appurtenances, including communication and service conductors, 1 pole(s) and 0 anchor(s) and appurtenances necessary thereto in, on, over, under, and across the land in Clark County, Washington, described as follows:

ABBREVIATED LEGAL DESCRIPTION:

NW Quarter of Section 21, T5N R3E, W.M., Clark County, Washington as of this date known as Serial # 276388 000/ Tax Lot 31.

See Exhibit "A" attached hereto and incorporated by reference and made part of this document as though fully incorporated herein.

and the overhead electric facilities shown on Exhibit "B".

PROVIDED that, upon completion of installation of all facilities required to serve all land above described, THE EASEMENT HEREIN GRANTED SHALL BECOME LIMITED TO THE ACTUAL LOCATIONS OF THE FACILITIES AS INSTALLED WITH REASONABLE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES ABOVE STATED.

The Grantor(s) and assigns agree to permit the District the right and use of an easement to tap to or from the overhead electrical system facilities to serve the present and/or future development of contiguous lands and for the present and future development and/or partitioning of the herein mentioned tract of land.

The Grantor(s) covenant(s) for their successors, and assigns that they will not build or place, or allow to be built or placed, any structure of any kind over the easement granted herein without written approval of the General Manager of the District. PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY has the right at all times to cut and/or trim all brush, trees, or other growth standing or growing upon the lands of Grantor(s) which, in the opinion of Grantee, constitute a menace or danger to said electric system facilities.

The Grantor(s) also covenant to and with the Grantee that Grantor(s) have the right and power to convey an easement and right of way over the tract of land described herein.

DATED this 29 day of March, 1997.

By: Frank T. Mills
Frank T. Mills

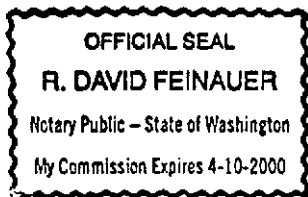
WERE Agreed

By: Barbara A. Mills
Barbara A. Mills

STATE OF WASHINGTON)
):ss
County of Clark)

I certify that I know or have satisfactory evidence that **Frank T. Mills** and **Barbara A. Mills**, are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 29, 1997.



R. David Feinauer
Notary Public in and for said County and State
My appointment expires 4/10/2000

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point in the center of the County Road which is 544 feet South and South 78°18' East 139.8 feet from the Northwest corner of said Section; thence South 1°58' East 163.51 feet to the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 586761; thence West, along the South line of said Lamb tract, 18 feet to the Southwest corner of Tract B-Parcel I as conveyed to John R. Stankovic by deed recorded under Auditor's File No. 9304050060, said point being the TRUE Point of Beginning hereof; thence continuing West, along the South line of said Lamb tract and along the South line of the tract conveyed to Lee R. Lamb by deed recorded under Auditor's File No. G 607715, to the West line of said Northwest quarter of the Northwest quarter; thence North, along said West line, to the center of said County Road; thence South 78°18' East, along the center of said road, to the Northwest corner of said Stankovic Tract; thence South, along the West line of said Stankovic tract, to the True Point of Beginning hereof.

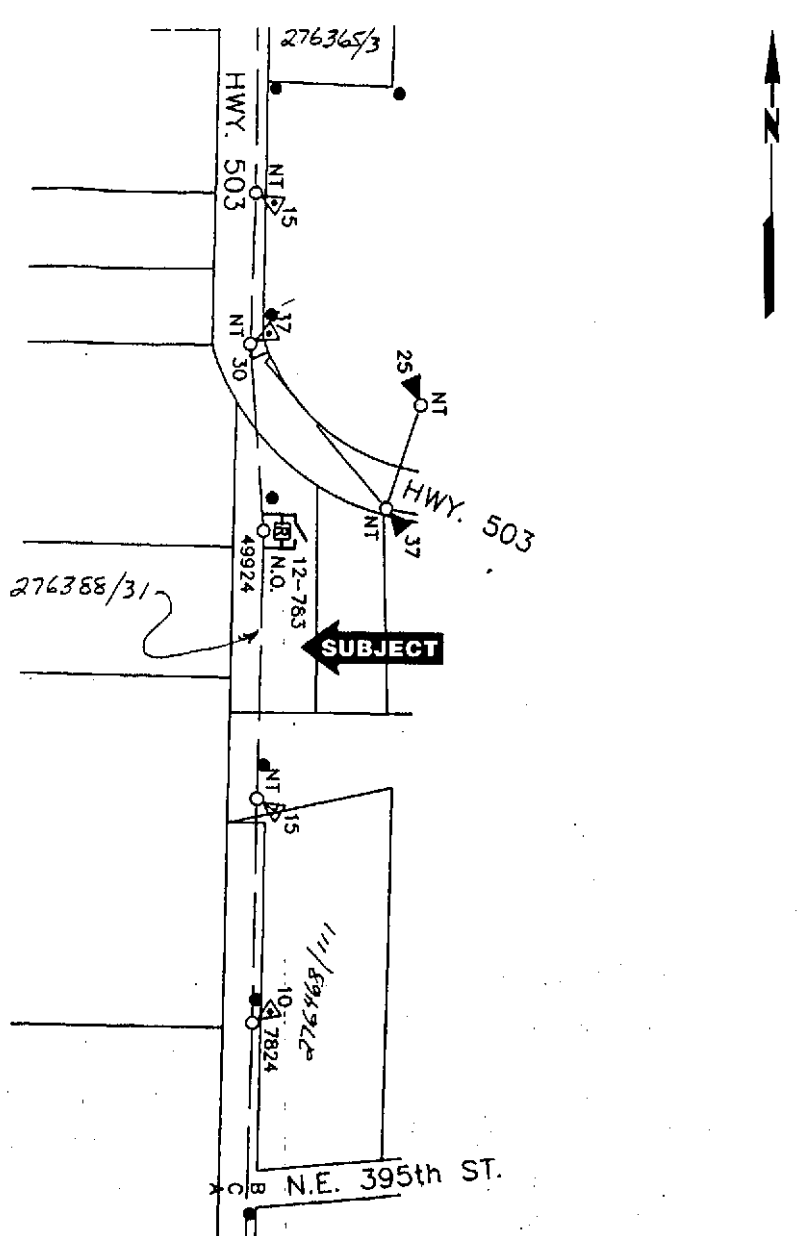
EXCEPT that portion conveyed to Clark County, Washington by deed recorded under Recording No. 7807270166.

ALSO EXCEPT any portion lying within N.E. 216th Avenue.

EXHIBIT "B"
CLARK PUBLIC UTILITY DISTRICT NO.1
UTILITY EASEMENT

Property of Frank T. Mills and Barbara A. Mills

Located in the NW Quarter of Section 21, T5N R3E, W.M.
Clark County, Washington
As of this date known as Serial # 276388 000 / Tax Lot 31



81 07310176

EASEMENT FOR RIGHT-OF-WAY

E.R. No. 4362.3

D.R. No. 532144A

GRANTOR(S) LEE R. LAMB

and AGNES R. LAMB, husband and wife

for the sum of ONE (\$1.00) Dollar and other good and sufficient consideration in hand paid, grant, bargain, sell and convey unto PUBLIC UTILITY DISTRICT No. 1 of CLARK COUNTY, a municipal corporation of the State of Washington, its successors and assigns, including joint users, a perpetual right-of-way in and over the following described real property situated in Clark County, Washington, particularly described as follows:

Easement for overhead electrical distribution system and appurtenances necessary thereto in, on, over, under and across the lands herein mentioned, consisting of overhang conductors only, the location of said facilities is restricted as installed on the following described property, together with the right of access thereto and egress therefrom over and across the grantors' premises at all reasonable times.

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at a point on the West line of said Section 21, that is 544 feet South of the Northwest corner thereof; thence South 78°18' East along the center line of La Center-Amboy County Road 71.50 feet; thence South 177.26 feet; thence West to the West line of said Section 21; thence North along said Section line to the point of beginning.

EXCEPTING county roads.

for the purpose of erecting or installing, maintaining, and operating thereon or thereover pole lines and conductors for transmission of electric energy, including communication facilities; together with the right to cut, remove and destroy such trees and brush as may be necessary in constructing, maintaining and protecting such lines from damage.

This line consists of 1 pole(s) with 1 down-guy(s) and anchor(s).

Dated this 7 day of July 1981. Lee R. Lamb, Agnes R. Lamb

FILED FOR RECORD CLARK CO. WASH.

P.M.D. OF CLARK COUNTY Jul 31 3:23 PM '81

STATE OF WASHINGTON COUNTY OF CLARK

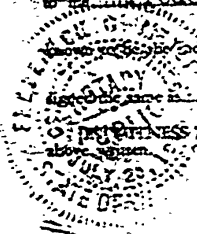
AUDITOR

THIS IS TO CERTIFY that before me, the undersigned Notary Public, on this 7th day of July 1981

personally came LEE R. LAMB and AGNES R. LAMB, husband and wife to me, Frederick G. Meyer

known to me as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed same as their own free and voluntary act(s) and deed(s) for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official Seal the day and date in this Certificate first above signed.



Frederick G. Meyer

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

My commission expires July 20, 1984



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
T W O C O M P A N I E S O N E U N I T E D T E A M

DISCLAIMER

This property profile is provided “as is” without warranty of any kind, either expressed or implied, including without limitations any warranties of merchantability or fitness for a particular purpose, from all involved parties. The information herein is deemed reliable but there is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property profile.

This report is provided by your local Chicago Title and Fidelity National Title team and we remind you that you have the right as a consumer to compare services, products and fees for your Title and Escrow needs and then choose accordingly. It is our goal to ensure that your investment in real property is secure and protected, and that you are provided with the highest level of service and the highest quality real estate products available. We let our reputation and history of superior service, unmatched financial strength, industry expertise and unwavering integrity speak for itself.

Prepared by the Property Information Dept.

Serving Chicago Title & Fidelity National Title in Southwest Washington

655 W Columbia Way, Suite 200 | Vancouver, WA 98660

Phone: (360) 906-6911 | Email: VancouverCS@fnf.com

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