

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Public Works / Parks Division

**DATE:** November 18, 2014

**REQUEST:** Approve the Agreement winding up the affairs of the consolidated Vancouver – Clark Parks and Recreation Department

**CHECK ONE:**  Consent  CAO

**BACKGROUND:** In 1997, The Parks Administration groups of Clark County and City of Vancouver merged via an Inter-Local Agreement to form Vancouver Clark Parks and Recreation (VCPRD). This administration group was responsible for managing all administrative functions of parks related business for the county and the city, including but not limited to: Park Impact Fees (PIF), grants, Real Estate Excise Taxes (REET), park acquisition, planning, development and park land management. In 2013, the decision was made to terminate the interlocal agreement between the county and the city effective December 31, 2013. This staff report requests to finalize all unfinished business between the county and the city detailed in the attached windup agreement. Approving the agreement will serve this purpose.

**COMMUNITY OUTREACH:** The Parks Advisory Board will be notified of this agreement and the details therein.

**BUDGET AND POLICY IMPLICATIONS:** The city of Vancouver is currently in possession of the county's PIF and REET funds, which are needed for the county to acquire and develop park properties. The windup agreement allows for the transfer of those funds.

**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

**ACTION REQUESTED:** Approve the Agreement winding up the affairs of the consolidated Vancouver – Clark Parks and Recreation Department

**DISTRIBUTION:** Please forward a copy of the approved staff report to Public Works Administration.

\_\_\_\_\_  
Bill Bjerke  
Parks Division Manager

  
\_\_\_\_\_  
Heath H. Henderson, P.E.  
Public Works Director/County Engineer

c: Lori Pearce, Bill Bjerke

APPROVED:   
\_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

DATE: 11/18/14

SR#: 259-14



*non  
ok  
N*

PW14-124

# FISCAL IMPACT ATTACHMENT

## Part I: Narrative Explanation

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

If the agreement winding up affairs between Clark County and the City of Vancouver is approved by the BOCC, Clark County will receive county owned revenue funds as detailed below from the city.

## Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	PIF & REET	Total	PIF & REET	Total	PIF & REET	Total
3071 / PIF 1 Acquisition		\$ 29,801.07				
3075 / PIF 5 Acquisition		\$ 2,029,458.76				
3076 / PIF 6 Acquisition		\$ 1,579,882.51				
3077 / PIF 7 Acquisition		\$ 1,339,020.12				
3078 / PIF 8 Acquisition		\$ 1,489,459.82				
3079 / PIF 9 Acquisition		\$ 1,138,582.60				
3080 - PIF 10 Acquisition		\$ 1,935,479.61				
3171 - PIF 1 Development		\$ 8,561.80				
3175 - PIF 5 Development		\$ 159,476.83				
3176 / PIF 6 Development		\$ 393,171.24				
3177 / PIF 7 Development		\$ 184,636.82				
3178 / PIF 8 Development		\$ 99,772.40				
3179 / PIF 9 Development		\$ 212,122.64				
3180 / PIF 10 Development		\$ 80,066.57				
3055 / Urban REET		\$ 5,650.71				
3055 / Urban REET		\$ 1,553,072.95				
3055 / Urban REET		\$ 13,794.79				
<b>Total:</b>	<b>\$0.00</b>	<b>\$ 12,252,011.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

II.A - Describe the type of revenue (grant, fees, etc.)

Revenues include: Park Impact Fees for acquisition and development and other sources.  
Note: Grant fund balance totals are still in process.

## Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		PIF & REET	Total	PIF & REET	Total	PIF & REET	Total
<b>Total:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

III.B = Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	PIF & REET	Total	PIF & REET	Total	PIF & REET	Total
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

JP

AGREEMENT WINDING UP THE  
AFFAIRS OF THE CONSOLIDATED VANCOUVER-CLARK  
PARKS AND RECREATION DEPARTMENT



This agreement to wind up the affairs of the Consolidated Vancouver-Clark Parks and Recreation Department is entered into this \_\_\_ day of \_\_\_, 2014 by and between the City of Vancouver, Washington (“City”) and Clark County, Washington (“County”).

WHEREAS, effective January 1, 1997, the City and the County entered into an interlocal agreement for the operation of a consolidated parks department and joint administration of a parks impact fee (“PIF”) program; and

WHEREAS, effective April 1, 2008, the City and County entered into a second interlocal agreement providing for the continuation of the consolidated parks department and joint administration of a PIF program; and

WHEREAS, on June 27, 2013, the County gave the City notice that it was exercising its right pursuant to the interlocal agreement to terminate the agreement effective December 31, 2013; and

WHEREAS, pursuant to the terms of the interlocal agreement both the City and the County have obligations to undertake certain actions upon its termination; and

WHEREAS, the City and the County wish to enter into this agreement to document their agreements related to the termination of the interlocal agreement and the winding up of the affairs of the Vancouver-Clark Consolidated Parks Department;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Transfer of Funds. On a date no later than 30 days from the effective date of this agreement, the City shall transfer to the County the following amounts which include principal and interest through December 31, 2013. Additionally, the City shall pay interest accruing from January 1, 2014 until the date of payment at the rate of earnings on the funds:

District	Acquisition Funds	Development Funds
1	\$29,801.07	\$8,561.80
2	\$ 0	\$ 0
3	\$ 0	\$ 0
4	\$ 0	\$ 0
5	\$2,029,458.76	\$159,476.83
6	\$1,579,882.51	\$393,171.24
7	\$1,339,020.12	\$184,636.82
8	\$1,489,459.82	\$99,772.40
9	\$1,138,582.60	\$212,122.64
10	\$1,935,479.61	\$80,066.57

MPD County Construction Fund	\$5,650.71
REET – Urban 2 <sup>nd</sup> Qtr.	\$1,553,072.95
REET II - County	\$13,794.79

2. **Public Share Responsibility.** Pursuant to RCW 82.02.050, cities and counties are to use impact fees only for the proportionate cost of system improvements that are attributable to new development and are to provide public funding for system developments attributable to existing development. The City shall be solely responsible for, and shall indemnify the County from any claim related to, providing or failing to provide any public funding required for the expenditure of city PIFs. From and after January 1, 2014, the County shall be solely responsible for, and shall indemnify the City from any claim related to, providing or failing to provide any public funding required for the expenditure of county PIFs, including the PIFs that are transferred to the County pursuant to the terms of this agreement; provided that the city shall be responsible for the public share obligations of areas annexed by it.

3. **Refund of PIFs.** Pursuant to RCW 82.02.080, cities and counties are responsible for making refunds of impacts fees if they are not encumbered by an established period of time. The joint administration of the PIF program was terminated by the County effective December 31, 2013. From that date forward, the City and County are each responsible for administering separate PIF programs. This includes the responsibility of monitoring the date by which PIFs must be encumbered. The City shall be solely responsible for making any refunds of city PIFs required due to the failure to expend those PIFs within the required time period. The City shall also be solely responsible for making any refunds of county PIFs within the required time period that should have been made through December 31, 2013. The parties acknowledge that the City will be making refunds for unencumbered PIFs for District 4. The City shall administer the refund of these PIFs. The County shall cooperate with the City in the making of these refunds by providing information that is reasonably requested. From and after January 1, 2014, the County shall be solely responsible for making any refunds of county PIFs, including the PIFs that are transferred to the County pursuant to the terms of this agreement, required due to the failure to

expend those PIFs within the required time period that should have been made pursuant to RCW 82.02.080.

4. Recognition of Credits. The City shall honor PIF credits issued by the County in combined PIF districts that include city incorporated areas. The County shall honor PIF credits issued by the City in combined PIF districts that include County unincorporated areas. PIF credits continue to be restricted to the original district area in which the credit was issued.

5. Disposition of Equipment and Personal Property. The City shall transfer title of two vehicles and the sum of \$24,002 to the County upon receipt of an invoice for that amount. This represents the transfer of equipment originally purchased with funding by the County to effectuate the terms of the Interlocal Parks Agreement.

6. Transfer of Park Properties. The County holds fee title to the following park properties that are located within the City limits. The County agrees that it will, without charge, execute deeds transferring title to these properties to the City within thirty (30) days of the date of this agreement. The City shall be responsible for any costs related to the recording of the deeds. A list of the properties to be transferred is attached hereto as Exhibit A.

The County Administrator is authorized to execute and the City Manager is authorized to accept the deeds required to effectuate the transfers of the above-listed properties.

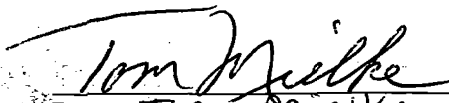
7. Outstanding RCO Grants. As the manager of the Consolidated Parks Department, the City applied for and received a number of RCO grants on behalf of the County. Additionally, the County applied for grants for projects that, due to annexations, are now within the incorporated area of the City. For grants applied for by the City for projects within the unincorporated area of the County, the County agrees to cooperate with the City by taking those actions necessary to modify the grant agreements to assume the responsibilities of the grantee. For projects applied for by the County that are now within the City, the City agrees to cooperate with the County by taking those actions necessary to modify the grant agreements to assume the responsibilities of the grantee. A list of the grant agreements is attached hereto as Exhibit B.

The County Administrator and the City Manager are authorized to sign the instruments necessary to modify the above-listed grants consistent with this Agreement.

8. Relation to Interlocal Agreement. The Interlocal Parks Agreement was terminated as of December 31, 2013. The Agreement contained provisions for the calculation of the return of PIF funds transferred by the County to the City. The parties acknowledge that it is infeasible to calculate the amounts to be returned using the formula set forth in the interlocal agreement. It is the parties' intention that this agreement shall control and supersede the terms of the interlocal agreement that are contrary to the terms of this agreement.

BOARD OF CLARK COUNTY  
COMMISSIONERS

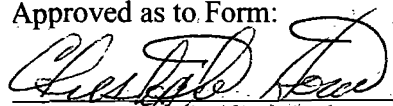
CITY OF VANCOUVER

  
By: Tom Mielke

\_\_\_\_\_  
Eric Holmes, City Manager

  
Clerk of the Board

\_\_\_\_\_  
City Clerk

Approved as to Form:  
  
Civil Deputy Prosecuting Attorney

\_\_\_\_\_  
E. Bronson Potter, City Attorney

# EXHIBIT A

**Clark County Park Properties located within City Limits to be transferred to City of Vancouver through PIF Dissolution**

SERIAL_NUM	OWNER	PARK PROPERTY NAME/LOCATION	LOTSQFT	JURISDICTION/LOCATION
37910024	CLARK COUNTY PARKS	Burnt Bridge Creek Greenway Trail	176,418	CITY VANCOUVER
37920002	CLARK COUNTY PARKS	Burnt Bridge Creek Greenway Trail*	12,377	CITY VANCOUVER
110343000	CLARK COUNTY PARKS	Wy'East Meadows	212,572	CITY VANCOUVER
112539062	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	12,243	CITY VANCOUVER
112539064	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	13,260	CITY VANCOUVER
112539066	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	16,404	CITY VANCOUVER
112539068	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	14,305	CITY VANCOUVER
112539070	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	13,687	CITY VANCOUVER
112539072	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	13,470	CITY VANCOUVER
112539074	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	18,129	CITY VANCOUVER
112539080	CLARK COUNTY PARKS	Henry J. Biddle Nature Preserve	3,208	CITY VANCOUVER
122112000	CLARK COUNTY PARKS	Fisher's Landing	29,185	CITY VANCOUVER
122130002	CLARK COUNTY PARKS	Fisher's Landing	6,969	CITY VANCOUVER
122177000	CLARK COUNTY PARKS	Fisher's Landing	27,007	CITY VANCOUVER
500743000	CLARK COUNTY PARKS	Fisher's Landing	467,255	CITY VANCOUVER
500744000	CLARK COUNTY PARKS	Fisher's Landing	10,687	CITY VANCOUVER
122591000	CLARK COUNTY PARKS	East Biddle Lake	319,294	CITY VANCOUVER
147354000	CLARK COUNTY ENVIRONMENTAL SERVICES - LL	South Vancouver Lake Lowlands	262,666	CITY VANCOUVER
147403000	CLARK COUNTY ENVIRONMENTAL SERVICES - LL	South Vancouver Lake Lowlands	1,294,603	CITY VANCOUVER
152601000	CLARK COUNTY PARKS	South Vancouver Lake Lowlands	2,614,035	CLARK COUNTY
152602000	CLARK COUNTY ENVIRONMENTAL SERVICES - LL	South Vancouver Lake Lowlands	5,566,532	CITY VANCOUVER
163594000	CLARK COUNTY PARKS	Meadowbrook North	97,574	CITY VANCOUVER
		<b>Total Square Feet</b>	<b>11,201,880</b>	

\*This property is a tax foreclosed parcel. It will be conveyed separately.



Recording requested by:  
City of Vancouver  
City Clerk's Office  
P.O. Box 1995  
Vancouver, WA 98668-1995

**Document Title: Quit Claim Deed**  
**Grantor: Clark County, Washington**  
**Grantee: City of Vancouver, Washington**  
**Legal Description: #51 Sec 30 T2N R2E WM; Lavers Subdiv**  
**Lot 18; North Shore Lots 1-7 & TT A Sub 98; #10 #30 & #77 of**  
**Solomon Fisher DLC; Tideland Tax Lot 500743 & 500744; #36**  
**S D Maxon DLC; #25 & # 27 Abram Robie DLC; #89 Abram Robie DLC;**  
**73 & #86 Thomas Nerton DLC; #35 Joseph Petrain DLC;**  
**#88 A Robie DLC & #36 J Petrain DLC; #147 George Morrow DLC**  
**Additional Legal Description is attached as Exhibit "A"**  
**Serial #'s: 037910-024; 110343-000; 112539-062; 112539-064; 112539-066;**  
**112539-068; 112539-070; 112539-072; 112539-074; 112539-080; 122112-000;**  
**122130-002; 122177-000; 500743-000; 500744-000; 122591-000; 147354-000;**  
**147403-000; 152601-000; 152602-000; 163594-000**

**QUIT CLAIM DEED**

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of good and valuable considerations, as set out herein conveys to the **CITY OF VANCOUVER**, a municipal corporation of the State of **Washington**, its heirs and assigns, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH  
BY THIS REFERENCE IS INCORPORATED HEREIN**

**CONSIDERATIONS: MUTUAL BENEFITS.**

Dated this 18<sup>th</sup> day of November, 2014.

Clark County, Washington

Accepted on behalf of the City  
of Vancouver, Washington

By:   
Mark McCauley, County Administrator

By: \_\_\_\_\_  
Eric J. Holmes, City Manager

Quit Claim Deed

Serial #'s: 037910-024; 110343-000; 112539-062; 112539-064; 112539-066;  
112539-068; 112539-070; 112539-072; 112539-074; 112539-080; 122112-000;  
122130-002; 122177-000; 500743-000; 500744-000; 122591-000; 147354-000;  
147403-000; 152601-000; 152602-000; 163594-000

STATE OF WASHINGTON

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Mark McCauley signed this instrument on oath stated that he is authorized to execute the instrument and acknowledged it as the Clark County Administrator, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-18-14

Rebecca L. Tilton

REBECCA L. TILTON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 26, 2017

Notary Public in and for the State of WA  
Residing at Vancouver, WA  
My commission expires: 4/26/2017

**Quit Claim Deed**

Serial #'s: 037910-024; 110343-000; 112539-062; 112539-064; 112539-066;  
112539-068; 112539-070; 112539-072; 112539-074; 112539-080; 122112-000;  
122130-002; 122177-000; 500743-000; 500744-000; 122591-000; 147354-000;  
147403-000; 152601-000; 152602-000; 163594-000

Exhibit "A"

**Burnt Bridge Creek Greenway Trail**

**Tax Parcel Number: 037910-024**

**Center Parcel:**

A parcel of land lying in the Northeast ¼ of Section 30, Township 2 North, Range 2 East of the Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Northerly line of the Bonneville Power Administration right of way where said line interests the Westerly line of the Phillip Christ Donation Land Claim #60, said Township and Range, said point bears 30.25 feet N 00°23'11"E from the Southwest corner of said D.L.C., and running thence along first said Northerly line S 79°13'42" W 60.11 feet; thence continuing along said line N 88°45'45" W 201.90 feet, more or less to a point on the Easterly line of that certain parcel of land conveyed to Timothy S. Campbell and Linda S. Campbell, as buyers, under the terms of that certain Real Estate Contract recorded May 18, 1994 under Auditor's File #9405180006, records of Clark County, Washington; thence along said Easterly line run N 00°36'03" E 647.68 feet, more or less to the Southerly line of Burnt Bridge Creek, as conveyed to Clark County and described in that certain Statutory Warranty Deed recorded December 3, 1985, under Auditor's File #8512030125, records of Clark County, Washington; thence along said Southerly line N 72°19'59" E 224.17 feet; thence along the arc of a 290.00 foot radius curve right, through a central angle of 09°12'36", and arc length of 46.62 feet more or less to a point on the Westerly line of said D.L.C. #60; thence along said Westerly line of said D.L.C. run S 00°23'11" W 719.35 feet more or less to the point of beginning, all in Clark County, Washington.

**South Parcel:**

Beginning at a point on the Southerly line of the Bonneville Power Administration right-of-way in said Section 30, said point bears S 43°38'42" W 382.28 feet from the Southwest corner of the Phillip Christ Donation Land Claim #60, said Township and Range, said point being the Northerly Northeast corner of Lot 31, Block 2 of "Northcrest", as platted and recorded in book "G", Page 23, Plat Records of Clark County, Washington; thence along the Easterly line of said Lot 31 S 00°36'03" W 89.60 feet, more or less, to the Southerly North line of said Lot 31; thence along said North line S 89°06'49" E 262.92 feet, more or less to a point on the Westerly right-of-way line of Andresen Road; thence along said Westerly line on the arc of a 2964.79 foot radius curve right, through a central angle of 01°59'58", an arc distance of 103.46 feet, more or less to a point on first said Southerly line of the B.P.A. right-of-way; thence along said right-of-way S 79°13'42" W 59.88 feet; thence S 88°45'45" W 230.12 feet, more or less to the point of beginning, all in Clark County, Washington.

Save and except:

A parcel of land lying in the Northeast ¼ of Section 30, Township 2 North, Range 2 East of the Willamette Meridian, said parcel being more particularly described as follows:

Beginning at the Northeast corner of Lot #31 of "Northcrest Subdivision" according to the plat thereof, as recorded in Book "G" of Plats, at Page 23, Plat records of Clark county, Washington, said point being a 5/8" iron rod with yellow plastic cap marked "Clark County Surveyor"; thence North 88°54'46" West along the southerly north line of said lot, 190.68 feet to 1 7/8" Brass cap set in concrete; thence North 00°57'16" East 96.23 feet to a 5/8" iron rod with yellow plastic cap marked "Clark County Surveyor", said iron rod being on the southerly line of a 300.00 feet Bonneville Power Administration right-of-way; thence South 88°01'07" East along said right-of-way line a distance of 178.87 feet to a 5/8" iron rod with a yellow plastic cap marked "Clark County Surveyor", said point being on the westerly line of Old Andresen Road; thence South 06°15'36" East along said westerly line a distance of 94.21 feet to the point of beginning.

### Wy'East Meadows

**Tax Parcel Number: 110343-000**

Lot 18, Laver's Subdivision, according to the plat thereof, recorded in Book "A", page 71, records of Clark County, Washington.

Except that portion conveyed to Clark County, Washington under Auditor's File No. 8703230123 for road purposes.

Subject to Easement and the terms and conditions thereof for underground communication lines disclosed by instrument recorded under Auditor's File No. 7807120124.

Subject to Easement and the terms and conditions thereof for roadway slopes disclosed by instrument recorded under Auditor's File No. 8703230124.

### Henry J. Biddle Nature Preserve

**Tax Parcel Numbers: 112539-062; 112539-064; 112539-066; 112539-068; 112539-070; 112539-072; 112539-074; 112539-080**

Lots 1-7 and Tract A, North Shore, according to the plat thereof, recorded in Book "J" of Plats, Page 339, records of Clark County, Washington.

## **Fisher's Landing**

### **Tax Parcel Number 122112-000**

A parcel of land or shoreland in Section 12 Township 1 North Range 2 East of the Willamette Meridian being in the Solomon Fisher DLC together with all Columbia River shore and tidelands as follows:

The shoreland below the line of ordinary high water on the Columbia River in front of and being a part of folg all that portion of the Solomon Fisher DLC in Section 12 Township 1 Range 2 East of the Willamette Meridian lying south of the lands owned by SP & S Ry Company and being its right of way located over and across said claim all Columbia River shore and tidelands adjacent to the above described being the shoreland and tideland formerly owned by the State of Washington adjacent to and fronting upon the Solomon Fisher DLC and being described in deed from the State of Washington and recorded in Volume 42 page 202 in the records of Clark County, Washington.

### **Tax Parcel Number 122130-002**

That portion of Section 12, Township 1 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning at a point North 68°45' West 444 feet from the Southeast corner of the Solomon Fisher Donation Land Claim; thence South 21°15' West 140 feet to the low water mark of the Columbia River; thence in a Westerly direction along said low water mark 50 feet; thence North 21°15' East to the South line of said Fisher Donation Land Claim; thence South 68°45' East to the point of beginning.

Together with any portion of that tract described in deed recorded in Book 51, Page 76 lying Southerly of the line of ordinary high tide of the Columbia River, said tract being fully described in deed recorded under Auditor's File No. G 307104.

### **Tax Parcel Number 122177-000**

That portion of Section 12, Township 1 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning at a point North 68°45' West 262 feet from the Southeast corner of the Solomon Fisher Donation Land Claim; thence North 68°45' West 182 feet; thence South 21°15' West 140 feet to the low water mark of the Columbia River; thence along the low water mark in an Easterly direction to a point that is South 9°15' West from the point of beginning; thence North 9°15' East to the point of beginning.

Except portion thereof lying within public roads.

### **Tax Parcel Number 500743-000**

Shorelands lying below the line of ordinary high water of the Columbia River in front of that portion of the Solomon Fisher Donation Land Claim in Section 12, Township 1 North,

Range 2 East of the Willamette Meridian in Clark County, Washington, lying Southerly of the Burlington Northern Railroad.

Except that portion thereof lying Easterly of the West line of that tract conveyed to J.C. Palmer, Trustee, by deed recorded in Book 51, Page 76.

**Tax Parcel Number 500744-000**

Tidelands of second class lying adjacent to and fronting upon the Solomon Fisher Donation Land Claim, being described in that certain deed recorded in Book 42, Page 202.

Except that portion thereof lying Easterly of the West line of that tract conveyed to Allen C. Park by deed recorded under Auditor's File No. G 80645.

Further excepting therefrom those tidelands lying Easterly of the East line of that portion of Section 12, Township 1 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning as a point North 68°45' West 262 feet from the Southeast corner of the Solomon Fisher Donation Land Claim; thence North 68°45' West 182 feet; thence South 21°15' West 140 feet to the low water mark of the Columbia River; thence along the low water mark in an Easterly direction to a point that is South 9°15' West from the point of beginning; thence North 9°15' East to the point of beginning.

**East Biddle Lake**

**Tax Parcel Number: 122591-000**

That portion of the Silas Maxon Donation Land Claim lying within the East half of Section 3, Township 1 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point on the Northerly line of the Evergreen Highway that is 845.01 feet Southeasterly, as measured along said Northerly line, from the intersection of said Northerly line of the Evergreen Highway with the West line of the Silas Maxon Donation Land Claim, said point being the most Southerly Southeast corner of that tract described in deed to Muriel B. Graham, trustee, as recorded under Auditor's File No. G 564628; thence North 15°40'30" East 132 feet to the most Easterly line of said Graham tract to the Northeast corner thereof; thence North 86°09'57" West 50 feet to the most Easterly Southeast corner of that tract conveyed to the State of Washington, Department of Game, by deed recorded under Auditor's File No. G 263995; thence North 3°50'03" East 232 feet to a point on the Southerly line of that tract described in deed to Richard C. Evanson, as recorded under Auditor's File No. G 524385; thence Easterly along the Southerly line of said Evanson tract to the Southeast corner thereof; thence North 0°01' East of said Evanson tract, 353.49 feet, more or less, to the Southerly line of Primary State Highway No. 8; thence Easterly along the Southerly line of said Highway to its intersection with the Westerly line of the tract conveyed to Rebecca Biddle Wood, by deed recorded under Auditor's File No. D 36023; thence Southerly following the Westerly line of said Wood tract

to its intersection with the Northerly line of that tract conveyed to Jack R. Shaffer, et ux, by deed recorded under Auditor's File No. G 340964; thence North 28°58' West 20.6 feet; thence South 58°26'45" West 154.61 feet; thence South 64°18'05" West 188.50 feet, more or less, to a point on the North line of the Evergreen Highway, being the Southwest corner of said Shaffer tract; thence Westerly along the Northerly line of said highway to the point of beginning.

Excepting therefrom that portion of the George Walker Tract being a portion of the Silas D. Maxon Donation Land Claim in Section 3, Township 1 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeasterly corner of Riverwood Subdivision recorded in Book "G", page 184 of plats, said corner also being a Northwesterly interior corner of the George Walker Tract; thence North 17°20'42" East along said subdivision 152.69 feet to the true point of beginning; thence North 17°20'42" East along said subdivision line 184.05 feet to the Southerly right of way line of State Highway 8 known as Lewis and Clark Highway; thence South 71°19'30" East along said right of way line 272 feet, more or less, to the intersection point of said right of way line with the Westerly line of the Rebecca Biddle Wood tract described under Auditor's File No. D 36023; thence South along the Westerly line of said Wood tract 195.41 feet; thence North 71°19'30" West 316 feet, more or less, to the true point of beginning.

Also excepting therefrom that portion of the George Walker Tract being a portion of the Silas D. Maxon Donation Land Claim in Section 3, Township 1 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeasterly corner of Riverwood Subdivision recorded in Book "G", page 184 of plats, said corner also being a Northwesterly interior corner of the George Walker Tract; thence North 17°20'42" East 152.60 feet along the Easterly line of said subdivision; thence South 17°19'30" East parallel with the Southerly right of way line of State Highway 8 a distance of 316 feet, more or less, to the Westerly line of the Rebecca Biddle Wood tract described under Auditor's File No. D 360023; thence South 12.6 feet, more or less, to an iron pipe marking a Westerly corner of said Wood tract; thence South 45°48' East 98.01 feet along the Westerly line of said Wood Tract; thence North 71°19'30" West 127.7 feet, more or less; thence South 17°20'42" West 100.68 feet to a point which is South 71°19'30" East of the point of beginning; thence North 71°19'30" West 276.00 feet along a Southeasterly projection of the Southwesterly line of said Subdivision to the point of beginning.

Also excepting therefrom that portion of the George Walker tract being a portion of the Silas D. Maxon Donation Land Claim in Section 3, Township 1 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeasterly corner of Riverwood Subdivision recorded in Book "G", page 184 of plats, said corner also being a Northwesterly interior corner of the George Walker Tract; thence South 71°19'30" East 276.00 feet along a Southeasterly projection of the Southwesterly line of said Subdivision; thence North 17°20'42" East 100.68 feet to the true point of beginning; thence South 17°20'42" West 169.44 feet; thence South 71°19'30" East 478.5 feet, more or less, to a Westerly interior corner of the Rebecca Biddle Wood Tract; thence North 45°48' West along the Westerly line of said Wood Tract 393.11 feet, more or less, to a point which is 93.01 feet from an iron pipe marking a Westerly corner of

said wood tract; thence North 71°19'30" West 127.7 feet, more or less, to the true point of beginning.

### **South Vancouver Lake Lowlands**

#### **Tax Parcel Number 147354-000**

That portion of Section 9, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, lying within the Abraham Noble Donation Land Claim, described as follows:

Beginning at a point which is North 89°51' West 2193.32 feet and North 5°28' West 803.15 feet from the Southeast corner of said Section 9, said point being the Southeast corner of that tract conveyed to N.E. Winsell by deed recorded under Auditor's File No. G 465493; thence South 84°32' West along the South line of said Winsell tract, 1900 feet, more or less, to the Southwest corner thereof; thence South 5°28' East 450.2 feet to the Southwest corner of that tract conveyed to Jeannette Grant Graves by deed recorded under Auditor's File No. G 217098; thence North 84°32' East along South line of said Graves tract, 465.8 feet, more or less, to the southwest corner of that tract conveyed to David S. Viers by deed recorded under Auditor's File No. G 619507; thence North 5°25' West 364.7 feet; thence North 84°32' East, 1434.2 feet, more or less, to the West line of Secondary State Highway 1-T; thence North along said West line, 800 feet, more or less, to the point of beginning.

Except that portion conveyed to the State of Washington by deed recorded under Auditor's File No. F81505.

Except that portion lying within State Secondary Highway I-T.

#### **Tax Parcel Number 147403-000**

That portion of Section 8, 9 and 16, Township 2 North, Range 1 East of the Willamette Meridian in Clark County, described as follows:

All that portion of the following described property:

Beginning at the corner common to Sections 9, 10, 15 and 16, Township 2 North, Range 1 East of the Willamette Meridian, thence North 89°51' West 2193.32 feet to a point on the West boundary line of the County Road; thence South 5°28' East along the boundary line of said County Road, 1534.38 feet to a point, thence South 2°10' West along the West boundary line of said County Road, 399.83 feet; thence North 71°10' West tracing old fence along the South boundary line of a 10.28 acre tract conveyed to George W. Seward, by deed recorded in Volume 58, page 148, records of Clark County, 532.60 feet to the true point of beginning; thence North 15° East 79.41 feet; thence South 74°52' East 53.58 feet; thence North 5°35' West parallel to and distant 8 feet West from West row of prune trees, said course being along the Westerly line of said George W. Seward tract, 348.71 feet, thence South 84°25' West 1.96 feet; thence North 5°35' West parallel to a distant 10 feet West from West row of prune trees, along the Westerly line of said George W. Seward tract, 462 feet; thence South 84°32' West 1435.77 feet to the Southwest corner of the tract conveyed to W.L. Sanders by deed recorded in Volume 85, Page 554, records of Clark County; thence North 5°28' West 1949 feet, thence South 84°32' West 58.9 feet to a point



in the center of the slough; thence North 5°24' West through center of the slough, 1464.60 feet to a point in Vancouver Lake; thence South 55°51' West from the meander line of said Lake, 1271.50 feet; thence South 16°38' East 3007.90 feet; thence South 71°42' East 1091.6 feet; thence North 81°36' East 763.05 feet; thence South 10°42' East 242.37 feet; thence South 71°10' East 185.16 feet to the true point of beginning.

Except that portion thereof acquired by the United States of America, for purposes of the Bonneville Project;  
Except tidelands and bed of Vancouver Lake.

Except County or Public Roads.

Lying westerly of the following described line and its southerly projection:

Beginning at the southwest corner of the tract conveyed to W.L. Sanders by deed recorded in Volume 85 Page 554, records of Clark County; thence North 5°28' West 1949 feet; thence South 84°32' West 58.9 feet to a point in the center of the slough; thence North 5°24' West through center of the slough 1464.60 feet to a point in Vancouver Lake, and there ending.

Reserving unto Farmers Union Central Exchange, Incorporated and easement for use and maintenance of existing petroleum pipelines, being a strip of land 30 feet wide the centerline of which is described as follows:

Beginning at an iron pipe at the northeast corner of that tract conveyed to W.L. Sanders by deed recorded in Volume 85, page 554, records of Clark County; thence along the west line of said tract S 5°28' E 299.7 feet more or less to the southeast corner thereof, thence along the southerly prolongation of said west line S 05°28' E 195.29 feet more or less to the center of existing pipelines; thence along the center of said pipelines N 87°48'08" W 394.44 feet to a point on the southerly line of the tract conveyed to Farmers Union Central Exchange, Incorporated, by deed recorded under Auditor's File No. 7712090012, records of Clark County, that bears S 71°35'42" W 9.05 feet from a concrete monument at the westerly southwest corner thereof, and there ending.

Together with the reasonable right of access for maintenance of said pipelines, provided that after any such maintenance the property will be restored to its original condition.

**Tax Parcel Number 152601-000 and 152602-000**

That portion of the following described tracts A & B lying West of the East line of that portion condemned by the United States of America, by Judgment on the Declaration of taking, as disclosed by instrument recorded under Auditor's File No. E 1359.

Tract A:

That portion of Sections 9 and 16, Township 2 North, Range 1 East of the Willamette Meridian, and of the Abraham Robie Donation Land Claim and the Joseph Petrain Donation Land Claim and including Lot 28 of the Plat of Lots 3, 4, 5 and 8 and the Northeast Quarter of the Southeast Quarter of Section 16, Township 2 North, Range 1 East of the Willamette Meridian, according to the Plat thereof recorded in Volume "C" of

Plats, at page 6, records of Clark County, Washington, more particularly described as follows:

Commencing at the corner to Sections 9, 10, 15 and 16, Township 2 North, Range 1 East of the Willamette Meridian, thence North 89°51' West 2193.32 feet to a point in the West boundary line of the County Road, thence South 5°28' East tracing the West boundary line of said county road, 1534.38 feet to a point, thence South 2°10' West tracing said West boundary line of said County Road 399.83 feet to a point, thence South 3°1' West 24.94 feet to a point in the West boundary line of said County Road for the true point of beginning; thence South 3°01' West tracing West boundary line of said County Road 342.66 feet to an old fence corner, thence North 71°42' West along an old fence 3234.00 feet to a large stone boulder, thence North 31°05' West along old fence 2593.20 feet to a point in Vancouver Lake; thence North 55°51' East along the meander line of said Lake 1271.50 feet to a point; thence South 16°38' East 3007.90 feet to a point; thence South 71°42' East 1091.60 feet to a point; thence North 81°36' East 763.05 feet to a point; thence South 10°42' East 242.37 feet to a point; thence South 71°10' East 128.27 feet to a point; thence South 18°50' West 24.00 feet to a point; thence South 71°10' East 596.29 feet to the true point of beginning.

Together with tide lands of the second class, situate in front of, adjacent to or abutting upon the following described uplands:

In front of that part of Section 8, Township 2 North, Range 1 East of the Willamette Meridian, included in the Abraham Robie Donation Land Claim with a frontage of 10.00 lineal chains; in front of that part of the Joseph Petrain Donation Land Claim in Section 8, Township 2 North, Range 1 East of the Willamette Meridian, measured along the meander line as follows:

Beginning at the North corner of said claim and running thence South 56° West 381.4 feet to the terminal point of this description, with a frontage of 5.78 lineal chains; in front of that part of Section 9, Township 2 North, Range 1 East of the Willamette Meridian, described by metes and bounds as follows:

Beginning at a point which is North 52°05' East 817.39 feet distant from the corner to the Abraham Robie and Joseph Petrain Claims in Section 8, Township 2 North, Range 1 East of the Willamette Meridian and running thence South 15°38' East to a point on the South line of said Section 9; thence West along South line of said Section to the Southwest corner thereof, thence North along the West line of said section to the meander corner on said West line; thence North 43°30' East along the Government meander line 179.86 feet, more or less, to a point which is North 16°38' West from the point of beginning; thence South 16° East to said point of beginning, with a frontage of 2.72 lineal chains, more or less; all measured along the meander line according to a certified copy of the government field notes of the survey thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Excepting therefrom the following:

Commencing at the corner to Sections 9, 10, 15 and 16, Township 2 North of Range 1 East of the Willamette Meridian in Clark County, Washington; thence North 89°51' West 2195.32 feet to a point in the West boundary line of the County Road; thence South 5°28'

East tracing the West boundary line of said County Road 1534.638 feet to a point; thence South 2°10' West tracing said West boundary line of said County Road 399.83 feet to a point; thence South 3°1' West 24.94 feet to a point in the West boundary line of said County Road; thence North 70°41' West 583.8 feet to a concrete monument which marks the point of beginning of this description; thence North 19°19' East 24 feet to the center of road; thence North 70°41' West 128.3 feet; thence North 9°54' West 242.4 feet; thence South 82°04' West 102.45 feet to a concrete monument; thence South 10°32'-1/2' East 295.1 feet to a concrete monument; thence North 83°45' East 155.9 feet to a concrete monument; thence South 70°41' East 50.16 feet to concrete monument and point of beginning.

Tract B:

That portion of Sections 8, 16, 17 and 21, Township 2 North, Range 1 East of the Willamette Meridian, lying in the Joseph Petrain Donation Land Claim, described as follows:

Beginning at a point in the South line of said Claim, North 56° West 37.05 chains from the Southeast corner thereof; thence North 56° West 12.68 chains; thence North 45° West 40 chains to the Southwesterly corner of said Petrain Claim; thence North 3° East along the Westerly boundary line of said Claim 48.5 chains to the Northwest corner thereof; thence North 56° East 11 chains along the Northwesterly line of said D.L.C. to the Southwesterly line of Tract "A" above described; thence Southeasterly along said Southwesterly line, a distance of 30.50 chains to a boulder; thence continuing along the Southerly line of said Tract "A" to the Northwest corner of that certain tract of land conveyed to John Spurgeon by the Deed recorded in Volume 71 of Deeds, at page 339, of the records of Clark County, Washington; thence South 3° West along the Westerly line of said John Spurgeon tract 22.05 chains to the Southwest corner of said tract; thence along the South line of said tract South 71°50' East 4.69 chains to the Northwest corner of Lot 26 of the plat of Lots 3, 4, 5 and 8 and the Northeast Quarter of the Southeast Quarter of Section 16, Township 2 North, Range 1 East of the Willamette Meridian, according to the plat thereof, recorded in Volume "C" of Plats, at page 6, records of Clark County, Washington; thence South along the West line of said Lot 26 to the North line of that certain tract conveyed to B.O. Case by Deed recorded in Book 127 of Deed, at page 65, of the records of said County; thence along the North line of said Case Tract North 84°34' West 21.28 chains to the Northwest corner of said Tract; thence along the West line of said Tract South 3° West 4.71 chains to the Southwest corner of said tract; thence East to the Westerly line of that certain tract of land conveyed to M.V. Palmer, by deed recorded on Book 38 of Deeds, at page 362, of the records of said county; thence along the Westerly line of said Palmer Tract South 19° West 7.16 chains to the Southwest corner of said tract; thence North 53°25' West 15.75 chains to the Northwest corner of a tract of land known as the Anna M. Firestone tract as described in Book 51 of Deeds, at page 273, records of said county; thence South 3° West 18.63 chains to a point, thence South 56° East 5.50 chains to a point; thence South 25 feet, more or less, to the point of beginning.

Lot 26 of the Plat of Lots 3, 4, 5 and 8 and the Northeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 1 East of the Willamette Meridian, according to the plat thereof, recorded in Volume "C" of Plats, at page 6, records of Clark County, Washington.

Excepting from the above Parcels "A" and "B", the following described tracts:

That portion condemned by the United States of America, by Judgment on the Declaration of Taking, as disclosed by instrument recorded under Auditor's File No. E 1359.

That portion conveyed to the Port of Vancouver, by Deed recorded August 31, 1971, under Auditor's File No. G 583282.

That portion conveyed to Frito-Lay, Inc. by deed recorded December 23, 1986, under Auditor's File No. 8612230181.

Together with those rights as granted by instrument recorded February 6, 1941, under Auditor's File No. E 39025.

Situate in the County of Clark, State of Washington.

**Meadowbrook North**

**Tax Parcel Number: 163594-000**

The Northerly 432 feet of that portion of the West half of the George and Elizabeth Morrow Donation Land Claim, no. 51, lying in East half of Section 20 Township 2 North Range 2 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 1350.6 feet North and 554.2 feet East of the Southwest corner of said George and Elizabeth Morrow Donation Land Claim No. 51, said point being marked by an 8 inch spike in the center of what is known as the Burton Road, said point being the true point of beginning; thence North  $0^{\circ}50'$  East, a distance of 949.3 feet; thence North  $89^{\circ}33'$  West, a distance of 226 feet; thence South  $00^{\circ}50'$  West to a point in the center line of said Burton Road; thence North  $85^{\circ}16'$  East along said center line 226 feet, more or less to the point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of per deed recorded as Auditor's File No. 8001180088.



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

Form sections 1 and 2: Seller/Grantor (CLARK COUNTY) and Buyer/Grantee (CITY OF VANCOUVER) information including names, addresses, and phone numbers.

Form section 3: Property tax correspondence information and section 4: Street address (6020 NW Fruit Valley Rd., Vancouver, WA 98660, Vacant Land).

Form section 5: Land Use Code(s) (91 - Undeveloped land) and exemption questions.

Form section 6: Forest land or current use exemption questions.

Form section 7: Notice of Continuance (Forest Land or Current Use) and Notice of Compliance (Historic Property) instructions.

Form section 8: Owner(s) Signature and Deputy Assessor information.

Form section 7: List all personal property (tangible and intangible) included in selling price.

Form section 7: Exemption information, Type of Document (Quit Claim Deed), Date of Document, and Tax Summary table.

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Grantor and Grantee.

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

# EXHIBIT B

## Grant Project Report - RCO Grant Projects that Require Sponsor or Document Amendments

Project # / Type	Project Sponsor per Agmt. (NOT PRISM)	Project Name	Jurisdiction Location	Agreement Authorization City/County	Deed-of-Right Authorization City/County	Agmt. Revisions Required
1991-166 A	Clark County Parks Dept	Vancouver Lake Lowlands - 1991	City	Clark County	Not Found	Yes
1992-247 A	Clark County Parks Dept	Biddlewood Park	City Location, County Ownership	Clark County	Clark County	Yes
1992-328 A	Clark County	Wineberg Community Park	County	Clark County	Clark County	Yes
1992-330 A	Clark County Parks Dept	Ellsworth School Park	City	Clark County	Clark County	Yes
1996-072 A	Clark County Parks Dept	Fisher Basin Regional Park	City	Clark County	Clark County	Yes
1996-075 D	Clark County	Vancouver Lake Ph. 2	City Location County Ownership	County	NA	No
1996-1197 AD	Clark County Parks Dept	Frenchman's Bar Trail	City Location County Ownership	County	Not Found	No
1997-025 A	Vancouver Parks & Rec Dept	Whipple Creek 97	County	County	Not Found	Yes
1997-1206 D	Clark County Parks Dept	Evergreen Fisheries Park	City	County	NA	Yes
1998-1293 A	Vancouver Parks & Rec Dept	LaLonde Creek Park	County	City	Not Found	Yes
1999-1358 R	Vancouver Parks & Rec Dept	East Fork Lewis Riparian Restoration	County	?	NA	No-Attach.
1999-1366 R	City of Vancouver	Burnt Bridge Creek Riparian Enhancement	City	?	NA	No-Attach.
1999-1762 AD	Vancouver Parks & Rec Dept	East Fork Lewis River Greenway	County	?	Not Found	No-Attach.
2000-1465 A	Clark County Parks Dept	Evergreen Fisheries Park Phase 2	City	County	Not Found	Yes
2000-1498 D	Vancouver Parks & Rec Dept	Felida Park	County	County	NA	Yes
2002-1183 A	Vancouver Parks & Rec Dept	Maple Crest Park	County	City	Not Found	Yes
2003-1138 A	Vancouver Parks & Rec Dept	Hockinson Park	County	County	County	Yes
2004-1332 A	Vancouver Parks & Rec Dept	Lakeshore Park	County	City	Not Found	Yes
2004-1341 A	Vancouver Parks & Rec Dept	Mount Vista Park	County	City	Not Found	Yes
2006-2015 A	Vancouver Parks & Rec Dept	South Fisher's Landing Park Acquisition	City	City	City	Yes
2006-2021 A	Vancouver Parks & Rec Dept	Mackie Park Acquisition	County	City	County	Yes
2006-2032 D	Vancouver Parks & Rec Dept	Fairgrounds Community Park - Phase 1	County	City	NA	Yes
2006-2173 A	County of Clark	East Fork Lewis Reach 6/Dean Creek	County	City	Not Found	Yes
2012-1203 A	Vancouver Parks & Rec Dept	Cougar Creek Woods Park Acquisition	County	City	VCPRD	Yes
2012-1466 A	Vancouver Parks & Rec Dept	Chinook Park Acquisition	County	City	VCPRD	Yes
2012-1491 A	Vancouver Parks & Rec Dept	John Ball Park Acquisition	City	City	VCPRD	Yes