

ORDINANCE NO. 2692

AN ORDINANCE condemning for public street purposes certain land lying within the City of Camas for the purpose of extending and constructing NW 38th Avenue.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The City Council of the City of Camas hereby makes the following findings:

- A. The City desires to undertake a street improvement project of NW 38th Avenue and SE 20th Street from SE Armstrong Street to NW Parker Street (“the street improvement project”).
- B. NW 38th Avenue is classified as regional arterial streets whose function is to serve as a primary route to and from the commercially and industrially zoned properties in Grass Valley.
- C. Arterial streets should have a capacity of 15,000 to 20,000 cars per day.
- D. NW 38th Avenue is currently an unimproved rural arterial consisting of two lanes and no improved shoulders or other related facilities.
- E. The street improvement project proposes to widen NW 38th Avenue and SE 20th Street to three lanes between SE Armstrong Street and NW Parker Street.
- F. The street improvement project further includes construction of curbs, gutters, bike lanes, sidewalks, street lighting, and storm water treatment facilities.
- G. The street improvement project is consistent with the City of Camas 20-Year Growth Management Plans.
- H. The properties described in Exhibits “A” through “D” attached hereto and by this reference incorporated herein about the street improvement project (“the subject real properties”).
- I. The City has been unsuccessful in its attempts to acquire the subject real properties in a timely manner by negotiation.
- J. The street improvement project constitutes a public use under the provisions of RCW 8.12.030.
- K. The subject real properties are necessary for completion of the street improvement project.

L. Pursuant to RCW 8.25.290, the City published and mailed notice to the property owners of the subject real properties this ordinance authorizes to be condemned, advising such owners that a final decision condemning the required properties would be made at the February 3, 2014, Camas City Council meeting.

M. Any and all interested parties had the opportunity to address the Camas City Council on this subject at the February 3, 2014, meeting.

Section II

The City is authorized to condemn property and property interests for public improvements under RCW 8.12.030.

Section III

The City of Camas hereby condemns for public street purposes the properties described in Exhibits "A" through "D", attached hereto and by this reference incorporated herein. Condemnation of the properties is subject to the making or paying of just compensation to the owners in the manner provided by law.

Section IV

Compensation for the subject real properties shall be paid from the NW 38th Avenue Construction Fund of the City, and not by special assessment upon properties benefitted by such acquisition.

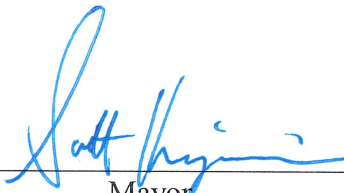
Section V

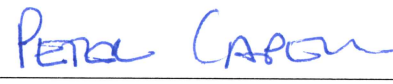
The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take, and appropriate the interests necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings, and for the purpose of minimizing damages, to stipulate as to the use of the properties hereby authorized to be condemned and appropriated, and as to the reservation of any right of use of the owner or any person entitled to possession of the properties, provided that such reservation does not interfere with the use of said properties as provided in this ordinance.

Section VI

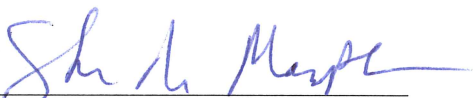
The City Council hereby finds and declares that an emergency exists, and this is a matter of urgency which necessitates that this ordinance become effective immediately, in order to preserve the public health, safety, and welfare. This ordinance shall become effective immediately upon its passage.

PASSED by the Council and APPROVED by the Mayor this 3rd day of February,
2014.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:


City Attorney

PROPERTY ID NUMBER	PROPERTY OWNER	PROPERTY OWNER TAX PAYER'S OR CONTACT ADDRESS	PROPERTY ADDRESS (PER CLARK COUNTY ASSESSMENT RECORDS)	PROPERTY RIGHTS
125188-000 125195-000	Pacific Realty Advisors LLC by and through its manager John P. Rader, as Receiver for MacDonald Living Trust, dated February 9, 1988; Daniel P. Mackay and William A. Mackay, as Co-Trustees of the Donald G. Mackay Remainder Trust, dated June 22, 1990	Pacific Realty Advisors LLC 411 University Street #1200 Seattle, WA 98101 & MacDonald Living Trust 13304 SE McGillivray Blvd. Vancouver, WA 98664 & Douglas MacDonald 6925 Sunnyside Blvd. Marysville, WA 98270	No site address	See attached legal descriptions

PN S-565
Mac Donald Living Trust

Tract 1 – Right-of-way Acquisition

A tract of land in the southeast one-quarter of Section 32 and the southwest one-quarter of Section 33, Township 2 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said tract being that portion of said property included in a strip of land 37.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 43+25.00 and 56+50.00 on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described as follows:

Beginning at Engineer's Centerline Station 0+00.00, said station being the corner common to Sections 31 and 32, Township 2 North, Range 3 East, and Sections 5 and 6, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°42'55" East, a distance of 5,279.79 feet to Engineer's Centerline Station 52+79.79, said station being the corner common to Sections 32 and 33, Township 2 North, Range 3 East, and Sections 4 and 5, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°59'59" East, a distance of 5,283.12 feet to Engineer's Centerline Station 105+62.91, said station being the corner common to Sections 33 and 34, Township 2 North, Range 3 East, and Sections 3 and 4, Township 1 North, Range 3 East, Willamette Meridian.

SAVE AND EXCEPT that portion lying within public roads.

The tract of land to which this description applies contains 8,947 square feet, more or less, outside of the existing right of way.

Tract 2 – Permanent Easement

A strip of land, 5.00 feet wide, in the southeast one-quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said strip being that portion of said property lying on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above, and said strip being described as follows:

Beginning at a point 37.00 feet left of Engineer's Centerline Station 43+85.72; thence South 88°42'55" East parallel with said Engineer's Centerline, a distance of 568.14 feet to a point 37.00 feet left of Engineer's Centerline Station 49+53.87; thence North 35°42'50" East, a distance of 6.06 feet to a point 42.00 feet left of Engineer's Centerline Station 49+57.29; thence North 88°42'55" West parallel with said Engineer's Centerline, a distance of 571.59 feet to a point 42.00 feet left of Engineer's Centerline Station 43+85.70; thence South 01°03'09" West, a distance of 5.00 feet to the Point of Beginning.

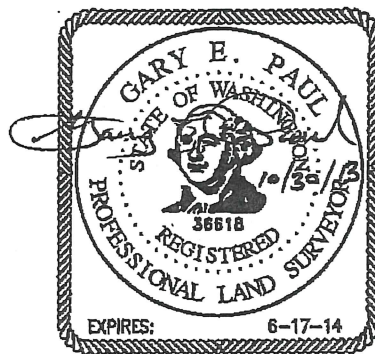
The tract of land to which this description applies contains 2,849 square feet, more or less.

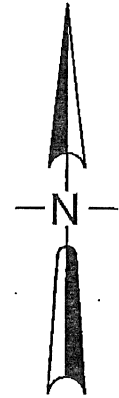
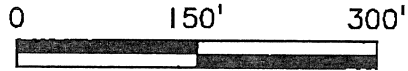
Tract 3 – Temporary Construction Easement

A strip of land, 5.00 feet wide, in the southeast one-quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said strip being that portion of said property lying on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above, and said strip being described as follows:

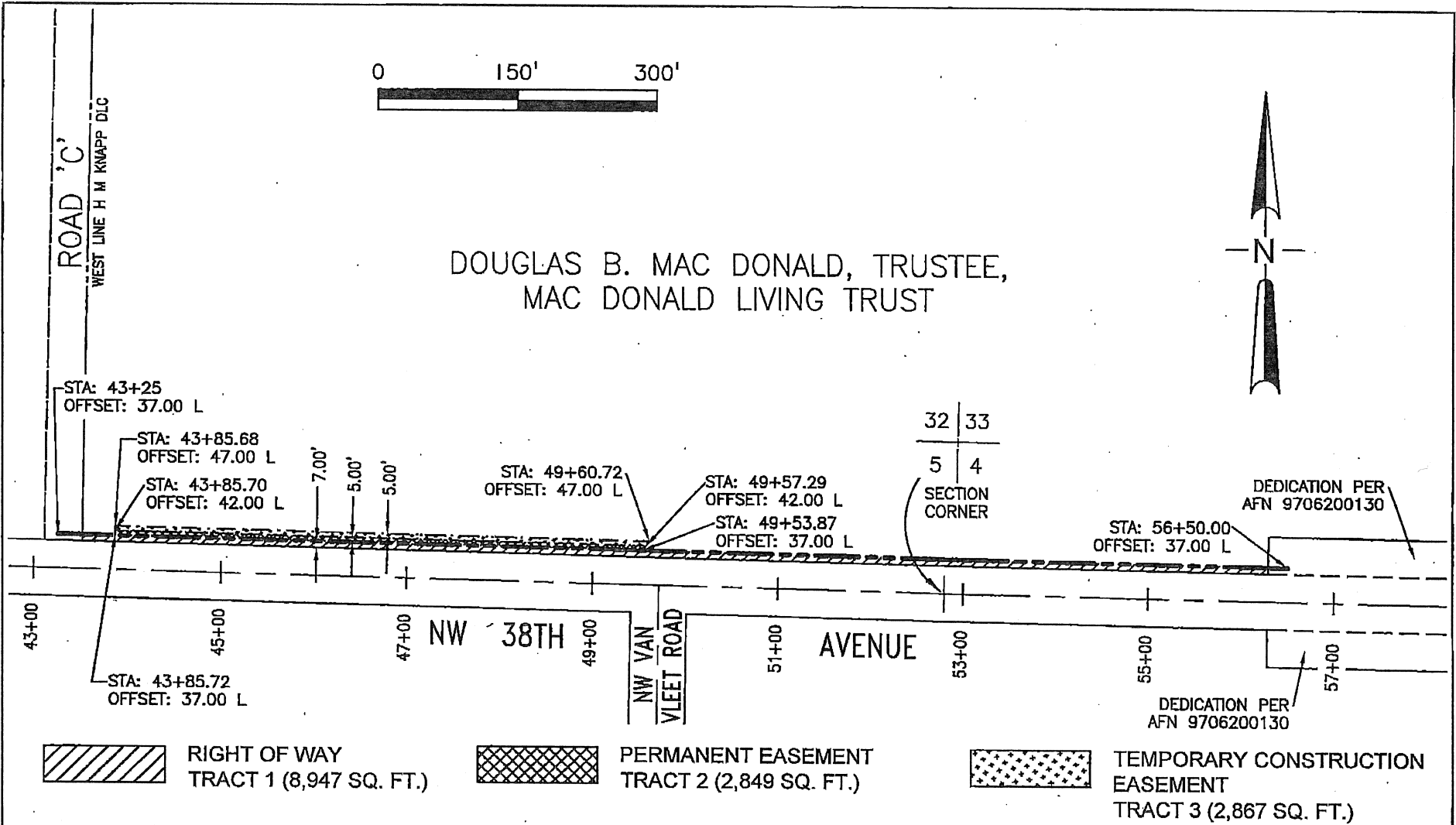
Beginning at a point 42.00 feet left of Engineer's Centerline Station 43+85.70; thence South 88°42'55" East parallel with said Engineer's Centerline, a distance of 571.59 feet to a point 42.00 feet left of Engineer's Centerline Station 49+57.29; thence North 35°42'50" East, a distance of 6.06 feet to a point 47.00 feet left of Engineer's Centerline Station 49+60.72; thence North 88°42'55" West parallel with said Engineer's Centerline, a distance of 575.04 feet to a point 47.00 feet left of Engineer's Centerline Station 43+85.68; thence South 01°03'09" West, a distance of 5.00 feet to the Point of Beginning.

The tract of land to which this description applies contains 2,867 square feet, more or less.





DOUGLAS B. MAC DONALD, TRUSTEE,
MAC DONALD LIVING TRUST





PROPERTY	NO SITE ADDRESS CAMAS, WA 98607 APN: 125188000 & 125195000 AFN: 8803180033 SE1/4 SEC. 32 & SW1/4 SEC. 33 TOWNSHIP 2 NORTH RANGE 2 EAST WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON	COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT CAMAS PROJECT NO. S-565	NW 38TH AVENUE PHASE 2	  Hanmi Global Partner 700 WASHINGTON ST, STE 401 VANCOUVER, WA 98660 (360)737-9613 FAX (360)737-9651
	OWNER NAME/ ADDRESS	DOUGLAS B. MAC DONALD, TRUSTEE 15466 LOS GATOS BLVD., SUITE 212 LOS GATOS, CA 95032		

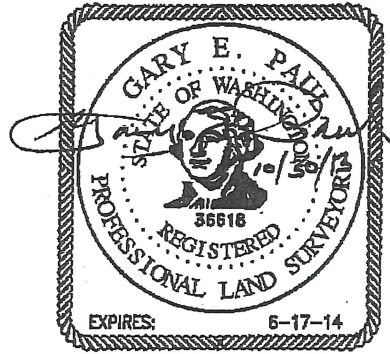
EXHIBIT A
PAGE 4 OF 7

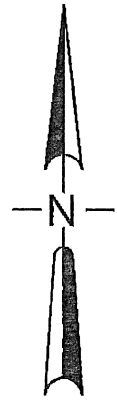
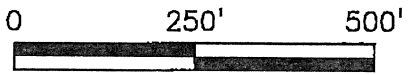
PN S-565
Stormwater Facility

A tract of land in the southeast one-quarter of Section 32 and the southwest one-quarter of Section 33, Township 2 North, Range 3 East, Willamette Meridian, being a portion of that property described as Parcel 2 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records, and being described as follows:

Beginning at a point on the west line of the Henry M. Knapp DLC, said point bearing North $01^{\circ}03'09''$ East, a distance of 37.00 feet along said west line from the intersection with the south line of Township 3 North; thence continuing North $01^{\circ}03'09''$ East along the west line of the said Henry M. Knapp DLC, a distance of 579.31 feet; thence leaving said west line South $88^{\circ}56'51''$ East, a distance of 30.00 feet; thence South $01^{\circ}03'09''$ West, a distance of 32.90 feet; thence South $28^{\circ}54'08''$ East, a distance of 89.01 feet; thence North $80^{\circ}13'58''$ East, a distance of 291.77 feet; thence South $33^{\circ}02'05''$ East, a distance of 92.00 feet; thence South $72^{\circ}30'23''$ East, a distance of 101.15 feet; thence South $83^{\circ}17'23''$ East, a distance of 108.64 feet; thence North $05^{\circ}06'47''$ West, a distance of 292.34 feet; thence North $22^{\circ}54'17''$ East, a distance of 226.79 feet; thence North $80^{\circ}19'30''$ East, a distance of 133.51 feet; thence South $45^{\circ}55'23''$ East, a distance of 233.42 feet; thence South $05^{\circ}06'47''$ East, a distance of 586.68 feet; thence South $64^{\circ}51'20''$ East, a distance of 111.56 feet; thence South $88^{\circ}59'59''$ East, a distance of 606.36 feet; thence South $41^{\circ}41'02''$ East, a distance of 63.94 feet; thence South $88^{\circ}59'59''$ East, a distance of 279.80 feet to the westerly right of way line of N.W. Parker Road, as right of way is dedicated per Parcel 4, Auditor's File Number 9706200130, Clark County Records; thence South $0^{\circ}53'15''$ West along said westerly right of way line, a distance of 70.00 feet to the northerly right of way line of N.W. 38th Avenue, as right of way is dedicated per said Parcel 4 of Auditor's File Number 9706200130; thence North $88^{\circ}59'59''$ West along said northerly right of way line, a distance of 789.10 feet; thence continuing along said northerly right of way line South $01^{\circ}00'01''$ West, a distance of 33.00 feet to a point on a line which is parallel with and 37.00 feet northerly of, when measured at right angles to, the centerline of N.W. 38th Avenue; thence North $88^{\circ}59'59''$ West along said parallel line, a distance of 349.12 feet; thence continuing along said parallel line North $88^{\circ}42'55''$ West, a distance of 325.83 feet; thence leaving said parallel line North $35^{\circ}42'50''$ East, a distance of 105.66 feet; thence North $08^{\circ}58'05''$ East, a distance of 80.78 feet; thence North $10^{\circ}09'43''$ West, a distance of 189.43 feet; thence North $83^{\circ}17'23''$ West, a distance of 139.37 feet; thence North $72^{\circ}30'23''$ West, a distance of 60.79 feet; thence South $63^{\circ}59'26''$ West, a distance of 124.87 feet; thence South $82^{\circ}10'58''$ West, a distance of 297.88 feet; thence South $01^{\circ}03'09''$ West, a distance of 278.64 feet to a point on a line which is parallel with and 37.00 feet northerly of, when measured at right angles to, the centerline of N.W. 38th Avenue; thence North $88^{\circ}42'55''$ West along said parallel line, a distance of 35.00 feet to the Point of Beginning.

Contains 12.75 acres, more or less.





DOUGLAS B.
MAC DONALD, TRUSTEE,
MAC DONALD
LIVING TRUST

ROAD 'C'

WEST LINE H M KNAPP DLG

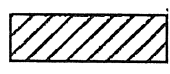
NW PARKER ROAD

32 | 33
5 | 4
SECTION
CORNER

POINT OF
BEGINNING

37.00'
45+00
47+00
49+00

NW 38TH AVENUE



STORMWATER FACILITY
(12.75 ACRES)

NW VAN
VLEET RD
51+00

53+00

55+00

37.00'

57+00

59+00

61+00

63+00

65+00

PROPERTY NO SITE ADDRESS
CAMAS, WA 98607
APN: 125188000 & 125195000 AFN: 8803180033
SE1/4 SEC. 32 & SW1/4 SEC. 33 TOWNSHIP 2
NORTH RANGE 2 EAST WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

COMMUNITY DEVELOPMENT
ENGINEERING DEPARTMENT
CAMAS PROJECT NO. S-565

NW 38TH AVENUE
PHASE 2



OWNER NAME/
ADDRESS
DOUGLAS B. MAC DONALD, TRUSTEE
15466 LOS GATOS BLVD., SUITE 212
LOS GATOS, CA 95032

City of Camas
WASHINGTON
616 NE 4TH AVENUE
CAMAS, WASHINGTON 98607
(360)834-3451

ACQUISITION MAP
BY: GEP DATE: AUGUST 28, 2013

HanmiGlobal Partner
700 WASHINGTON ST, STE. 401
VANCOUVER, WA 98660
(360)737-9613
FAX (360)737-9651

PROPERTY ID NUMBER	PROPERTY OWNER	PROPERTY OWNER TAX PAYER'S OR CONTACT ADDRESS	PROPERTY ADDRESS (PER CLARK COUNTY ASSESSMENT RECORDS)	PROPERTY RIGHTS
125189-000	Pacific Realty Advisors LLC by and through its manager John P. Rader, as Receiver for MacDonald Living Trust, dated February 9, 1988; Daniel P. Mackay and William A. Mackay, as Co-Trustees of the Donald G. Mackay Remainder Trust, dated June 22, 1990	Pacific Realty Advisors LLC 411 University Street #1200 Seattle, WA 98101 & MacDonald Living Trust 13304 SE McGillivray Blvd. Vancouver, WA 98664 & Douglas MacDonald 6925 Sunnyside Blvd. Marysville, WA 98270	No site address	See attached legal descriptions

PN S-565
MacKay Remainder Trust

Tract 1 – Right-of-way Acquisition

A strip of land, 7.00 feet wide, in the northwest one-quarter of Section 4, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records, and lying easterly of the easterly line of that tract of land described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said tract being that portion of said property included in a strip of land 37.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 54+00.00 and 56+50.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described as follows:

Beginning at Engineer's Centerline Station 0+00.00, said station being the corner common to Sections 31 and 32, Township 2 North, Range 3 East, and Sections 5 and 6, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°42'55" East, a distance of 5,279.79 feet to Engineer's Centerline Station 52+79.79, said station being the corner common to Sections 32 and 33, Township 2 North, Range 3 East, and Sections 4 and 5, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°59'59" East, a distance of 5,283.12 feet to Engineer's Centerline Station 105+62.91, said station being the corner common to Sections 33 and 34, Township 2 North, Range 3 East, and Sections 3 and 4, Township 1 North, Range 3 East, Willamette Meridian.

SAVE AND EXCEPT that portion lying within public roads.

The tract of land to which this description applies contains 1,526 square feet, more or less.

Tract 2 – Permanent Easement

A strip of land, 9.00 feet wide, in the northwest one-quarter of Section 4, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records, and lying easterly of the easterly line of that tract of land described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said tract being that portion of said property included in a strip of land 46.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 54+00.00 and 56+50.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

SAVE AND EXCEPT that portion lying within public roads and Tract 1 as described above.

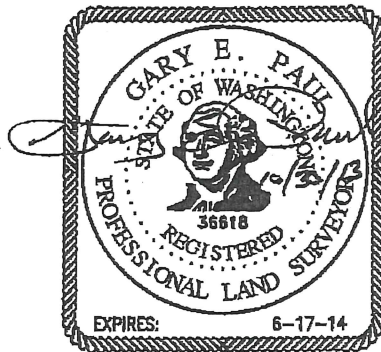
The tract of land to which this description applies contains 1,962 square feet, more or less.

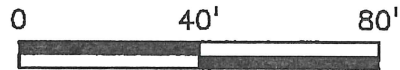
Tract 3 – Temporary Construction Easement

A strip of land, 9.00 feet wide, in the northwest one-quarter of Section 4, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records, and lying easterly of the easterly line of that tract of land described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records; the said tract being that portion of said property included in a strip of land 55.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 54+00.00 and 56+50.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

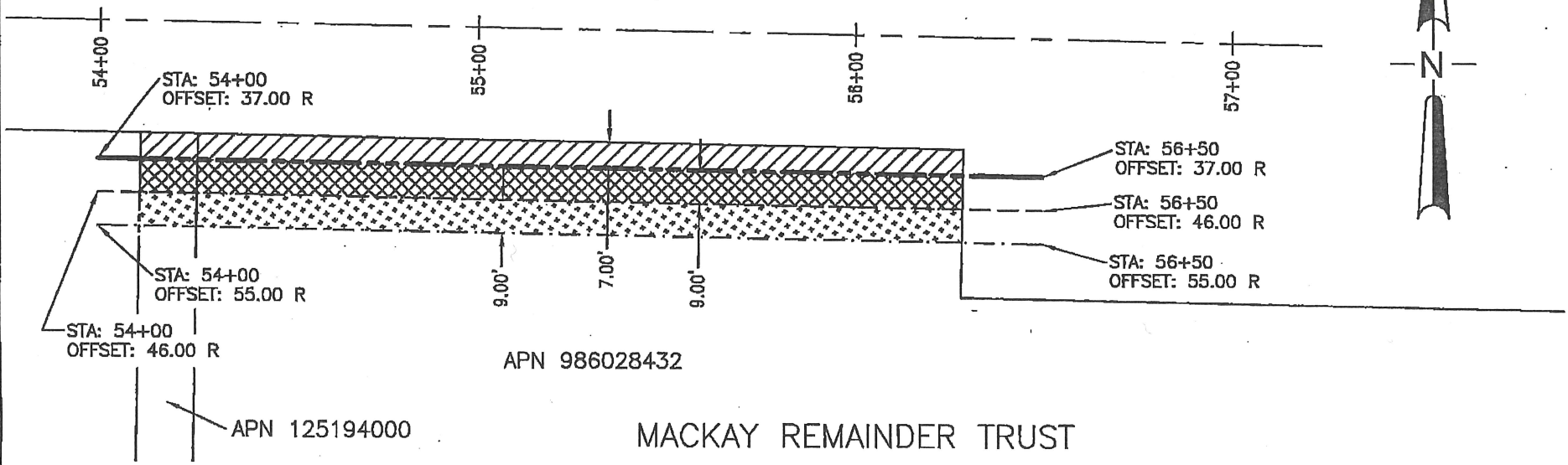
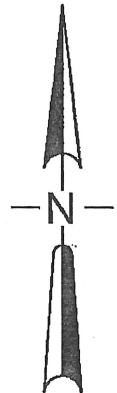
SAVE AND EXCEPT that portion lying within public roads, and Tract 1 and Tract 2 as described above.

The tract of land to which this description applies contains 1,962 square feet, more or less.





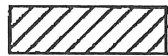
NW 38TH AVENUE



APN 986028432

APN 125194000

MACKAY REMAINDER TRUST




RIGHT OF WAY
TRACT 1 (1,526 SQ. FT.)



PERMANENT EASEMENT
TRACT 2 (1,962 SQ. FT.)



TEMPORARY CONSTRUCTION
EASEMENT
TRACT 3 (1,962 SQ. FT.)

PROPERTY	NO SITE ADDRESS CAMAS, WA 98607 APN: 125194000 & 986028432 AFN: 4342772 D NW1/4 SECTION 4 TOWNSHIP 1 NORTH RANGE 3 EAST WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON	COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT CAMAS PROJECT NO. S-565	NW 38TH AVENUE PHASE 2	 HanmiGlobal Partner 700 WASHINGTON ST, STE 401 VANCOUVER, WA 98660 (360)737-9613 FAX (360)737-9651
	OWNER NAME/ ADDRESS	DONALD G. MACKAY REMAINDER TRUST 13304 SE MCGILLIVRAY BLVD. CAMAS, WA 98664		
		ACQUISITION MAP	BY: GEP	DATE: SEPT. 9, 2013

PAGE 7
EXHIBIT 7

PN S-565
Mac Donald Living Trust

Tract 1 – Right-of-way Acquisition

A strip of land, 7.00 feet wide, in the northwest one-quarter of Section 4 and the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records, and lying westerly of the westerly line of that tract of land described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records; the said tract being that portion of said property included in a strip of land 37.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 48+50.00 and 54+30.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described as follows:

Beginning at Engineer's Centerline Station 0+00.00, said station being the corner common to Sections 31 and 32, Township 2 North, Range 3 East, and Sections 5 and 6, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°42'55" East, a distance of 5,279.79 feet to Engineer's Centerline Station 52+79.79, said station being the corner common to Sections 32 and 33, Township 2 North, Range 3 East, and Sections 4 and 5, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°59'59" East, a distance of 5,283.12 feet to Engineer's Centerline Station 105+62.91, said station being the corner common to Sections 33 and 34, Township 2 North, Range 3 East, and Sections 3 and 4, Township 1 North, Range 3 East, Willamette Meridian.

SAVE AND EXCEPT that portion lying within public roads.

The tract of land to which this description applies contains 3,289 square feet, more or less.

Tract 2 – Permanent Easement

A tract of land in the northwest one-quarter of Section 4 and the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records, and lying westerly of the westerly line of that tract of land described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records; the said tract being that portion of said property included in a strip of land of variable width lying on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Engineer's Centerline
48+50.00		51+75.00	67.00
51+75.00		51+75.00	67.00 in a straight line to 46.00
51+75.00		54+30.00	46.00

SAVE AND EXCEPT that portion lying within public roads and Tract 1 as described above.

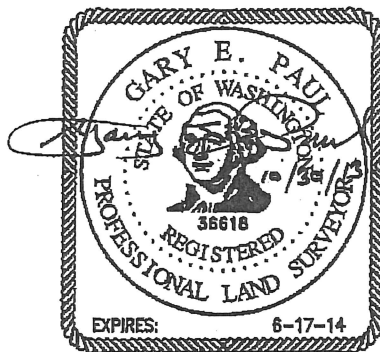
The tract of land to which this description applies contains 9,136 square feet, more or less.

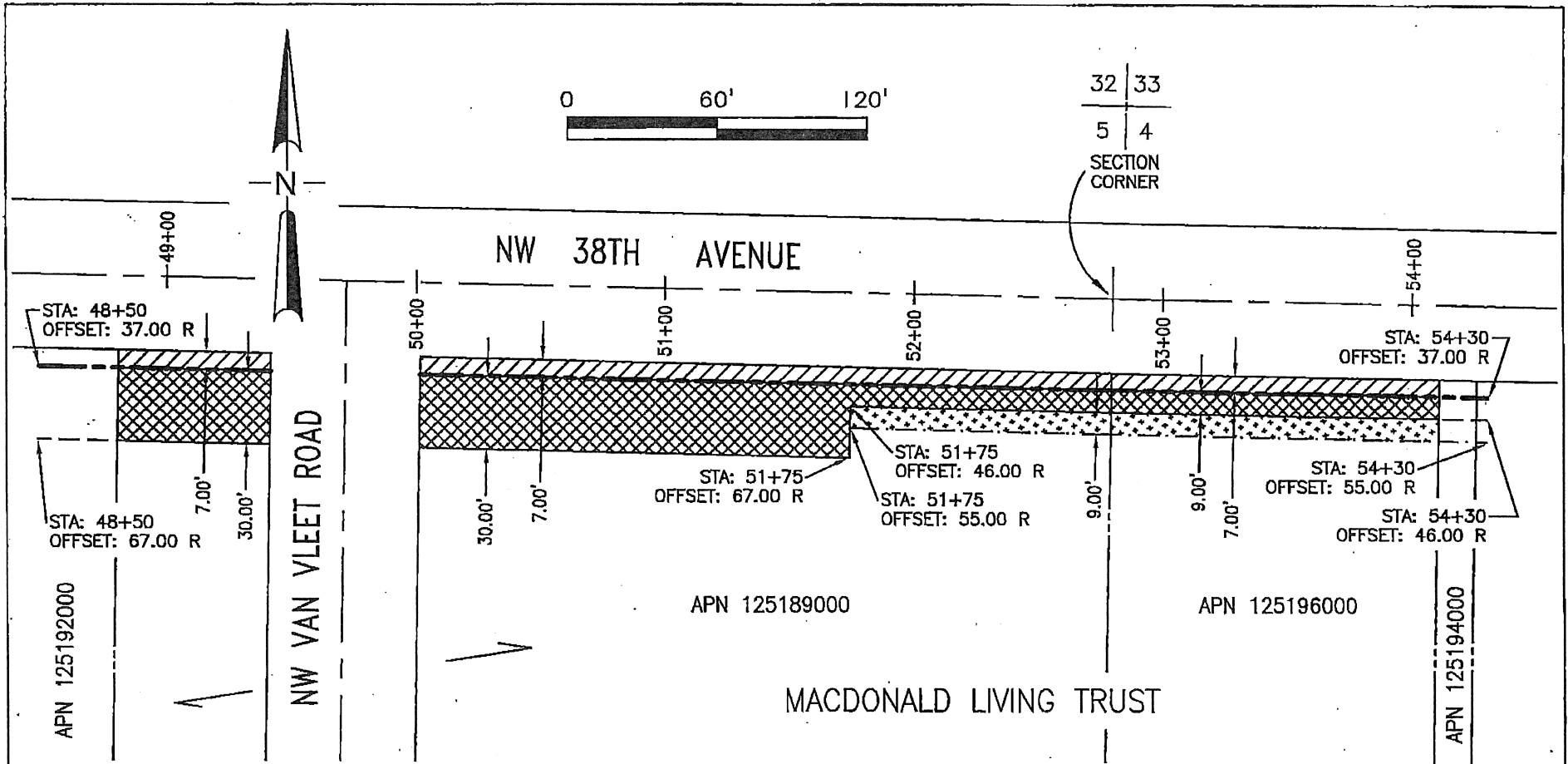
Tract 3 – Temporary Construction Easement




A strip of land, 9.00 feet wide, in the northwest one-quarter of Section 4 and the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described as Parcel 7 in that Statutory Warranty Deed to Douglas B. Mac Donald, as Trustee, under the Mac Donald Living Trust, recorded in Auditor's File Number 8803180033, Clark County Records, and lying westerly of the westerly line of that tract of land described in that Co-Personal Representatives Deed to Daniel P. MacKay and William A MacKay, as Co-Trustees of the Donald G. MacKay Remainder Trust, recorded in Auditor's File Number 4342772 D, Clark County Records; the said strip being that portion of said property included in a strip of land 55.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 51+75.00 and 54+30.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

SAVE AND EXCEPT that portion lying within public roads, and Tract 1 and Tract 2 as described above.

The tract of land to which this description applies contains 2,126 square feet, more or less.





 RIGHT OF WAY TRACT 1 (3,289 SQ. FT.)
  PERMANENT EASEMENT TRACT 2 (9,136 SQ. FT.)
  TEMPORARY CONSTRUCTION EASEMENT TRACT 3 (2,126 SQ. FT.)


PROPERTY	NO SITE ADDRESS CAMAS, WA 98607	COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT	 <small>OTAK ENGINEERING & ARCHITECTURE</small> <small>700 WASHINGTON ST., STE 401 VANCOUVER, WA 98660 (360)737-9613 FAX (360)737-9651</small>
	APN: 125189000 & 125196000 AFN: 8803180033 NE1/4 SEC. 5, NW1/4 SEC. 4 TOWNSHIP 1 NORTH RANGE 2 EAST WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON	CAMAS PROJECT NO. S-565	
OWNER NAME/ ADDRESS	MAC DONALD LIVING TRUST 15466 LOS GATOS BLVD., SUITE 212 LOS GATOS, CA 95032	 616 NE 4TH AVENUE CAMAS, WASHINGTON 98607 (360)834-3451	ACQUISITION MAP
			BY: GEP DATE: SEPT. 9, 2013

EXHIBIT 7 OF 7

PROPERTY ID NUMBER	PROPERTY OWNER	PROPERTY OWNER TAX PAYER'S OR CONTACT ADDRESS	PROPERTY ADDRESS (PER CLARK COUNTY ASSESSMENT RECORDS)	PROPERTY RIGHTS
177481-005	Patrick E. O'Day and Mary C. Cox-O'Day	Patrick E. O'Day and Mary C. Cox-O'Day 1902 SE Armstrong Drive Camas, WA 98607	1902 SE Armstrong Drive, Camas, WA 98607	See attached legal description

PN S-565
O'Day

Tract 1 – Right-of-way Acquisition

A tract of land in the southeast one-quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, and lying in Lot 2 of the Short Plat recorded in Book 2, Page 339, Records of Clark County, Washington, being a portion of that property described in that Statutory Warranty Deed to Patrick E. O'Day and Mary C. Cox-O'Day, recorded in Auditor's File Number 9412220206, Clark County Records; the said tract being that portion of said property included in a strip of land 37.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 34+00.00 and 36+10.00 on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described as follows:

Beginning at Engineer's Centerline Station 0+00.00, said station being the corner common to Sections 31 and 32, Township 2 North, Range 3 East, and Sections 5 and 6, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°42'55" East, a distance of 5,279.79 feet to Engineer's Centerline Station 52+79.79, said station being the corner common to Sections 32 and 33, Township 2 North, Range 3 East, and Sections 4 and 5, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°59'59" East, a distance of 5,283.12 feet to Engineer's Centerline Station 105+62.91, said station being the corner common to Sections 33 and 34, Township 2 North, Range 3 East, and Sections 3 and 4, Township 1 North, Range 3 East, Willamette Meridian.

SAVE AND EXCEPT that portion lying within public roads.

The tract of land to which this description applies contains 1,144 square feet, more or less, outside of the existing right of way.

Tract 2 – Permanent Easement

A tract of land in the southeast one-quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, and lying in Lot 2 of the Short Plat recorded in Book 2, Page 339, Records of Clark County, Washington, being a portion of that property described in that Statutory Warranty Deed to Patrick E. O'Day and Mary C. Cox-O'Day, recorded in Auditor's File Number 9412220206, Clark County Records; the said tract being that portion of said property included in a strip of land 44.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 34+00.00 and 36+10.00 on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

SAVE AND EXCEPT that portion lying within public roads and Tract 1 as described above.

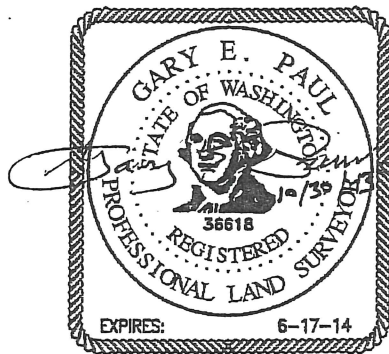
The tract of land to which this description applies contains 1,193 square feet, more or less.

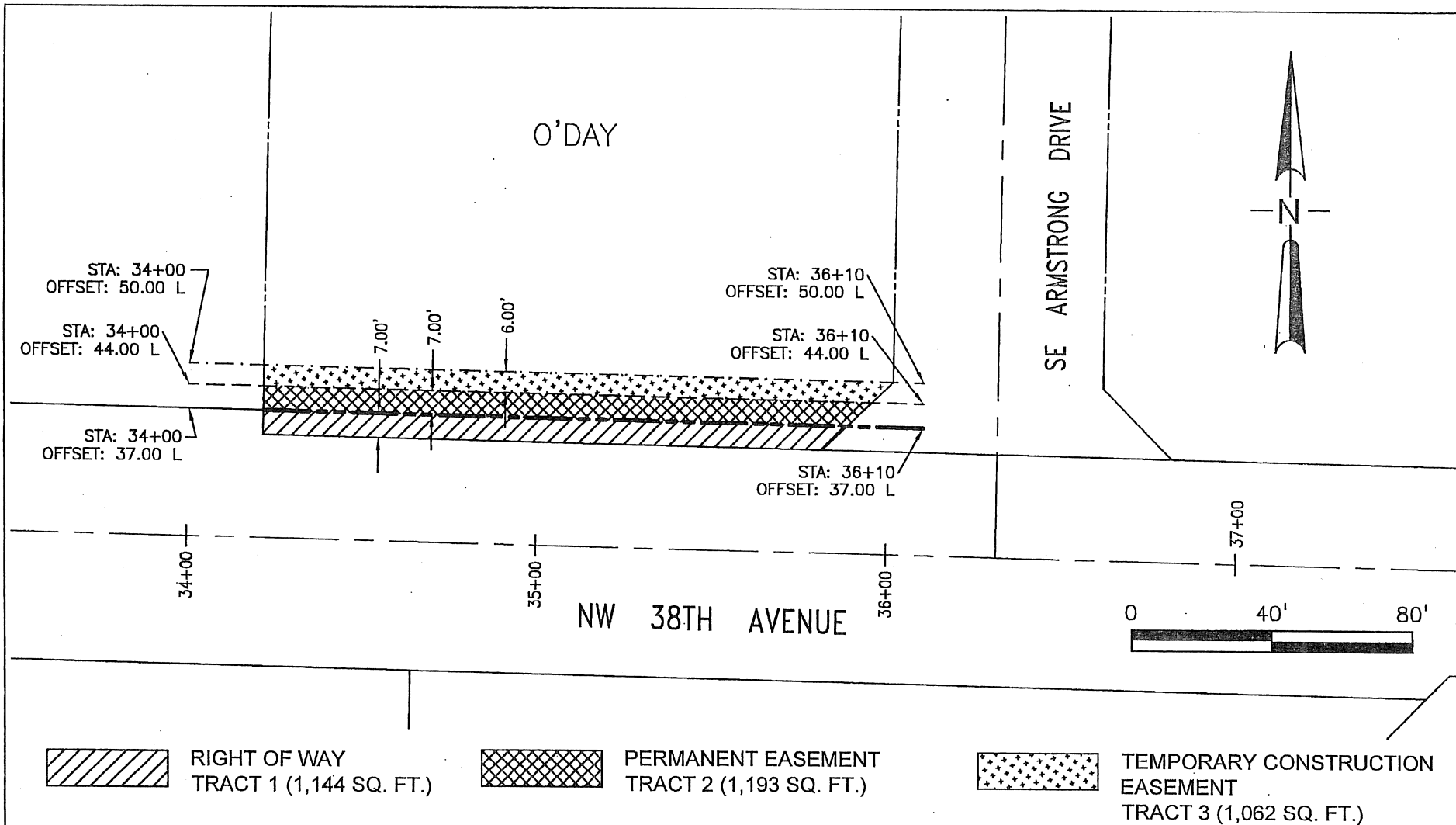
Tract 3 – Temporary Construction Easement

A tract of land in the southeast one-quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, and lying in Lot 2 of the Short Plat recorded in Book 2, Page 339, Records of Clark County, Washington, being a portion of that property described in that Statutory Warranty Deed to Patrick E. O'Day and Mary C. Cox-O'Day, recorded in Auditor's File Number 9412220206, Clark County Records; the said tract being that portion of said property included in a strip of land 50.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 34+00.00 and 36+10.00 on the northerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

SAVE AND EXCEPT that portion lying within public roads and Tract 1 and Tract 2 as described above.

The tract of land to which this description applies contains 1,062 square feet, more or less..






PROPERTY	1902 SE ARMSTRONG DRIVE CAMAS, WA 98607 APN: 177481005 AFN: 9412220206 SE1/4 SECTION 32 TOWNSHIP 2 NORTH RANGE 2 EAST WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON	COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT	NW 38TH AVENUE PHASE 2	 Hanmi Global Partner 700 WASHINGTON ST, STE 401 VANCOUVER, WA 98660 (360)737-9613 FAX (360)737-9651
	OWNER NAME/ ADDRESS	PATRICK AND MARY O'DAY 1902 SE ARMSTRONG DRIVE CAMAS, WA 98607		
		ACQUISITION MAP		
		BY: GEP	DATE: AUGUST 2, 2013	

EXHIBIT
PAGE 4 OF 4

PROPERTY ID NUMBER	PROPERTY OWNER	PROPERTY OWNER TAX PAYER'S OR CONTACT ADDRESS	PROPERTY ADDRESS (PER CLARK COUNTY ASSESSMENT RECORDS)	PROPERTY RIGHTS
126242-000	Ton V. Tran	Ton V. Tran 1720 Epps Bridge Pkwy. Athens, GA 30606	4824 NW 38 th Avenue, Camas, WA 98607	See attached legal description

PN S-565
Ton V. Tran

Tract 1 – Right-of-way Acquisition

A tract of land in the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Bargain and Sale Deed to Ton V. Tran, recorded in Auditor's File Number 4490274 D, Clark County Records; the said tract being that portion of said property included in a strip of land 37.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 40+80.00 and 43+75.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described as follows:

Beginning at Engineer's Centerline Station 0+00.00, said station being the corner common to Sections 31 and 32, Township 2 North, Range 3 East, and Sections 5 and 6, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°42'55" East, a distance of 5,279.79 feet to Engineer's Centerline Station 52+79.79, said station being the corner common to Sections 32 and 33, Township 2 North, Range 3 East, and Sections 4 and 5, Township 1 North, Range 3 East, Willamette Meridian; thence South 88°59'59" East, a distance of 5,283.12 feet to Engineer's Centerline Station 105+62.91, said station being the corner common to Sections 33 and 34, Township 2 North, Range 3 East, and Sections 3 and 4, Township 1 North, Range 3 East, Willamette Meridian.

SAVE AND EXCEPT that portion lying within public roads.

The tract of land to which this description applies contains 1,750 square feet, more or less, outside of the existing right of way.

Tract 2 – Permanent Easement

A tract of land in the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Bargain and Sale Deed to Ton V. Tran, recorded in Auditor's File Number 4490274 D, Clark County Records; the said tract being that portion of said property included in a strip of land 44.00 feet in width lying between lines at right angles to the centerline at Engineer's Stations 40+80.00 and 43+75.00 on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

SAVE AND EXCEPT that portion lying within public roads and Tract 1 as described above.

The tract of land to which this description applies contains 1,750 square feet, more or less.

Tract 3 – Temporary Construction Easement

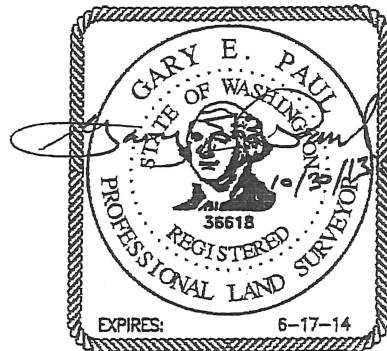
A tract of land in the northeast one-quarter of Section 5, Township 1 North, Range 3 East, Willamette Meridian, being a portion of that property described in that Bargain and Sale Deed to Ton V. Tran, recorded in Auditor's File Number 4490274 D, Clark County Records; the said tract being that portion of said property included in a strip of land of variable width lying on the southerly side of the NW 38th Avenue Engineer's Centerline, said Engineer's Centerline being described in Tract 1 above.

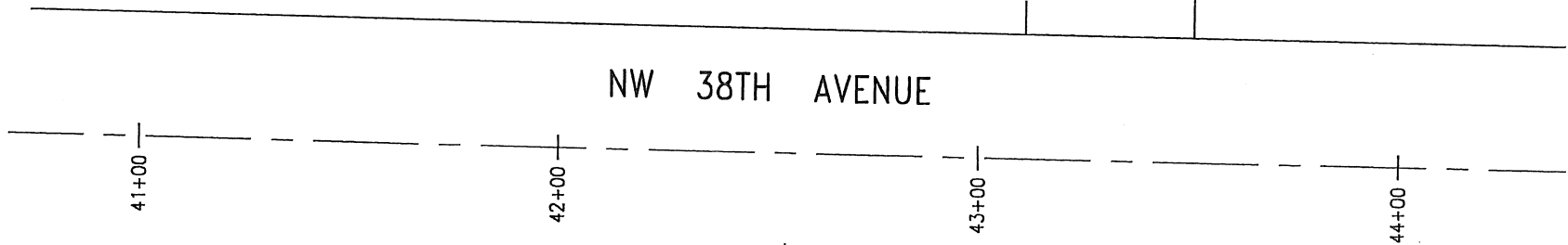
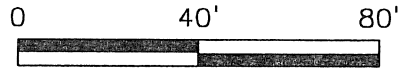
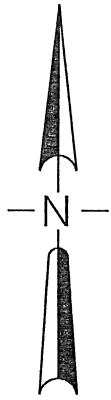
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southerly Side of Engineer's Centerline
40+80.00		41+01.90	50.00
41+01.90		43+51.90	50.00 in a straight line to 51.00
43+51.90		43+75.00	51.00

SAVE AND EXCEPT that portion lying within public roads and Tract 1 and Tract 2 as described above.

The tract of land to which this description applies contains 1,625 square feet, more or less.





STA: 40+80
OFFSET: 37.00 R
STA: 40+80
OFFSET: 44.00 R
STA: 40+80
OFFSET: 50.00 R

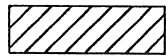
STA: 41+01.90
OFFSET: 50.00 R

7.00'
7.00'

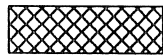
STA: 43+51.90
OFFSET: 51.00 R

STA: 43+75
OFFSET: 37.00 R
STA: 43+75
OFFSET: 44.00 R
STA: 43+75
OFFSET: 51.00 R

TON V. TRAN



RIGHT OF WAY
TRACT 1 (1,750 SQ. FT.)



PERMANENT EASEMENT
TRACT 2 (1,750 SQ. FT.)



TEMPORARY CONSTRUCTION
EASEMENT
TRACT 3 (1,625 SQ. FT.)



PROPERTY	4824 NW 38TH AVENUE CAMAS, WA 98607 APN: 126242000 AFN: 4490274 D NE1/4 SECTION 5 TOWNSHIP 1 NORTH RANGE 3 EAST WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON	COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT	NW 38TH AVENUE PHASE 2	 Hanmi Global Partner 700 WASHINGTON ST, STE 401 VANCOUVER, WA 98660 (360)737-9613 FAX (360)737-9651
	OWNER NAME/ ADDRESS	TON V. TRAN 4824 NW 38TH AVENUE CAMAS, WA 98607		
		 616 NE 4TH AVENUE CAMAS, WASHINGTON 98607 (360)834-3451	BY: GEP	DATE: AUGUST 5, 2013

EXHIBIT
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