From: Oliver Orjiako
To: Jeffrey Delapena
Subject: FW: La Center Lands and maps of expansion areas part 3
Date: Thursday, October 1, 2026 8:10:47 AM
Attachments: La Center Lands and maps of expansion areas part 3.msg

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FYI. Thanks.

OLIVER ORJIAKO
Director
COMMUNITY PLANNING

564.397.2280

-----Original Message-----
From: David McDonald <david@mcdonaldpc.com>
Sent: Wednesday, September 30, 2026 5:55 PM
To: Matt Little <Matt.Little@clark.wa.gov>
Cc: Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: La Center Lands and maps of expansion areas part 3

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

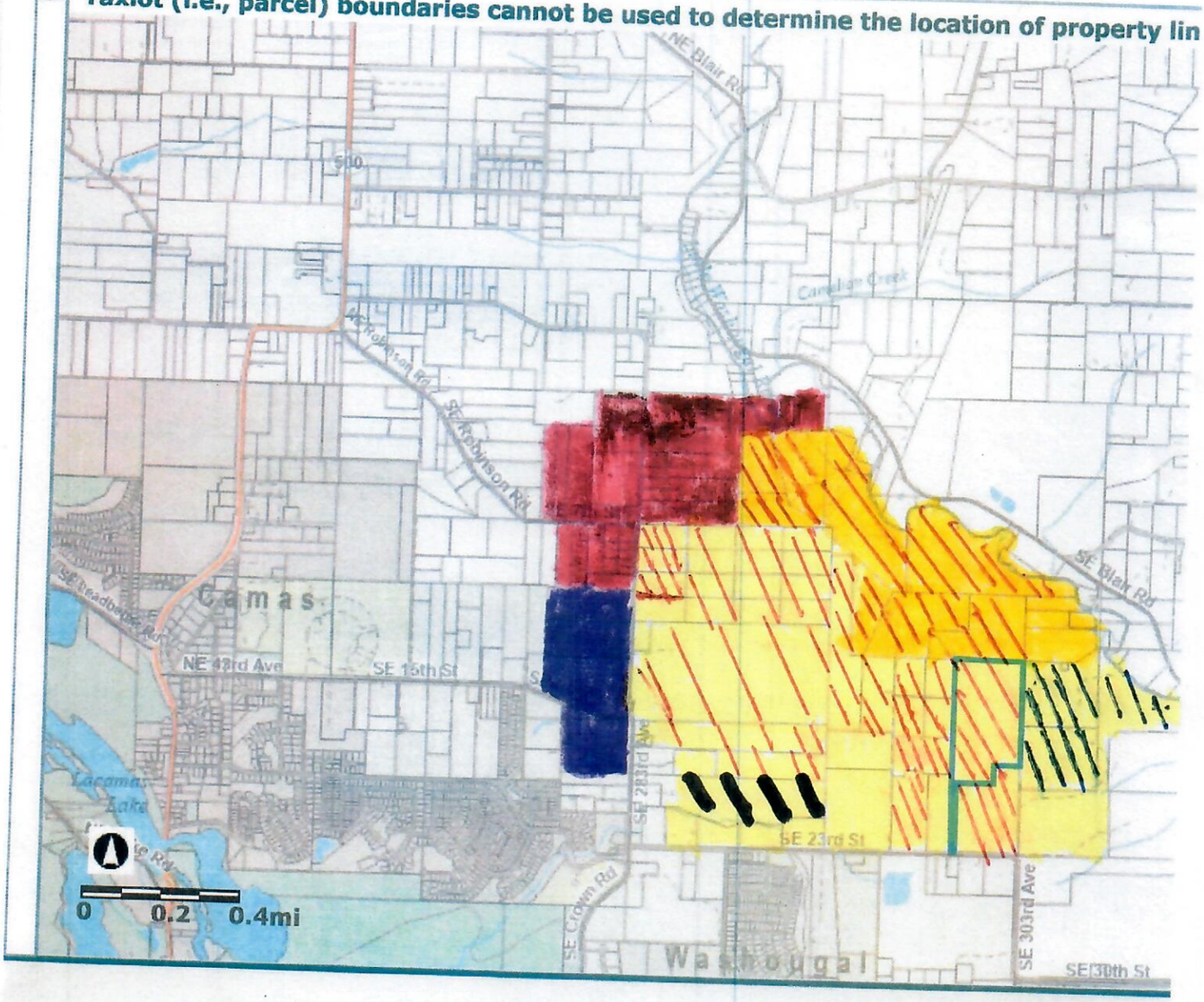
CAMAS/NEVIN -1

MAPSONLINE
Clark County WASHINGTON

Land Recc

Map Sites | Find Parcel | Search | Locate Address | Find Lat/Long | Print Map | Disclaimer

Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lin



Rural 5

Agricultural 20

Agricultural 20 Current Farm/Ag

Urban Holding 10

Agricultural 20 Current Openspace

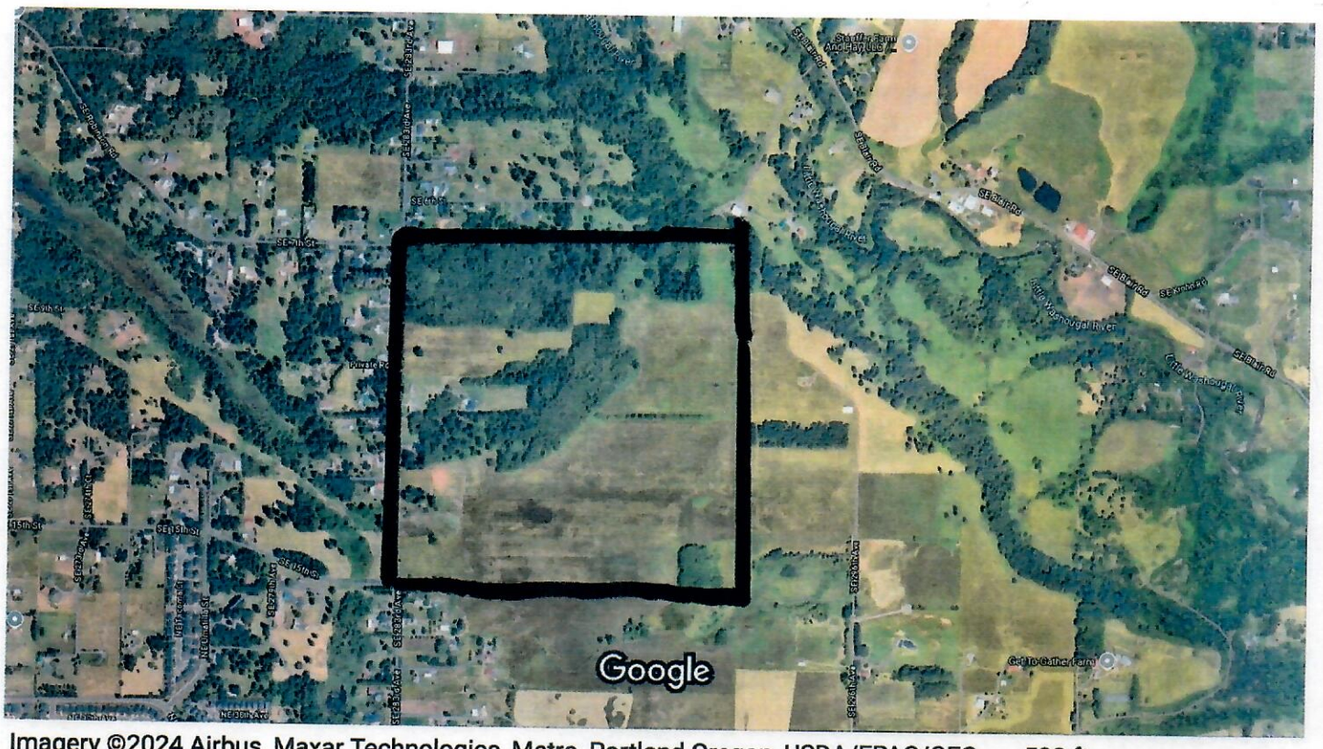
Agricultural 20 Current Designated Forest

Rural 10

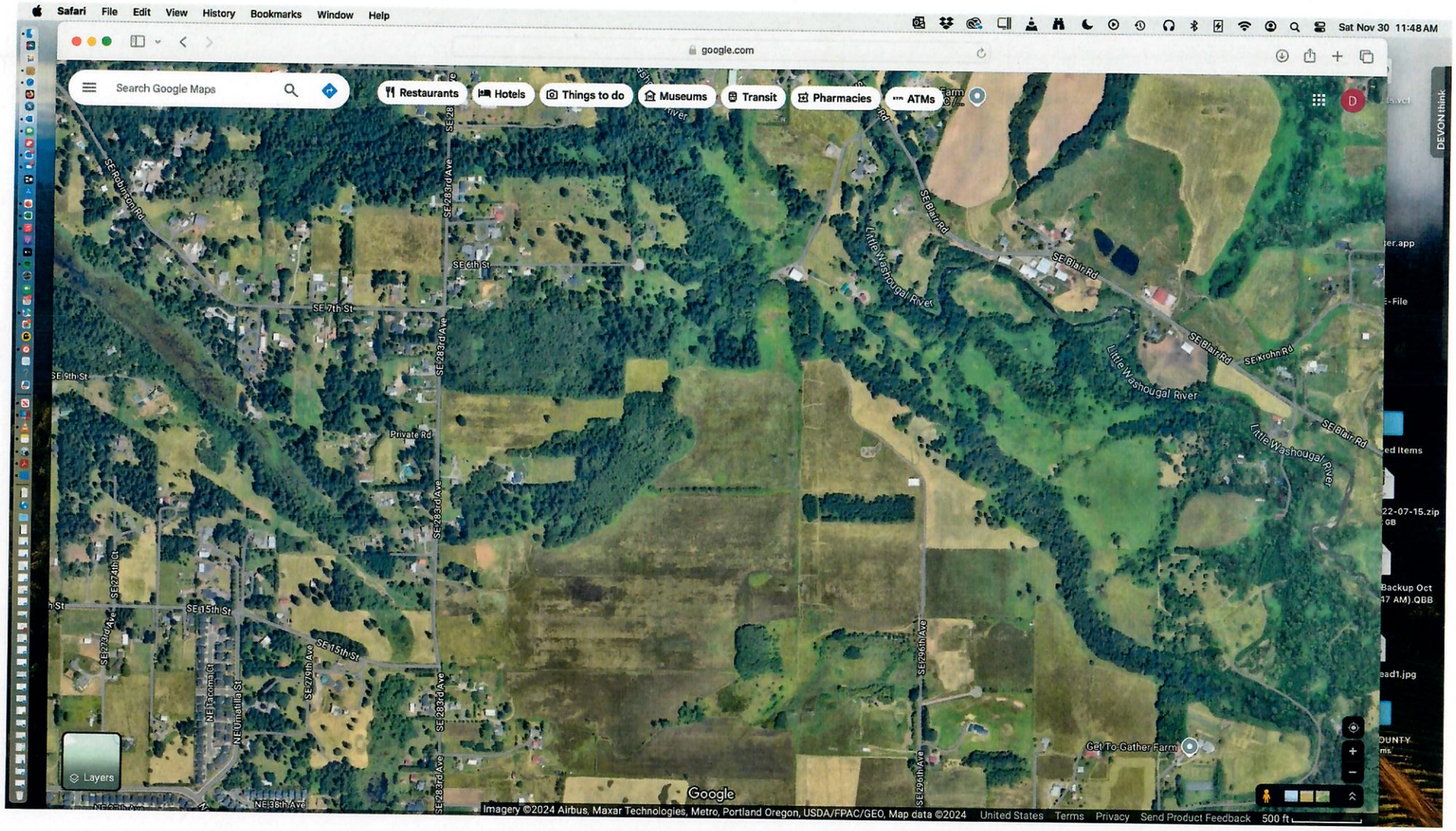
Rural 10 current Ag Farmland

CAMAS/NEVIN 2

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO, 500 ft
Map data ©2024


Safari File Edit View History Bookmarks Window Help
Sat Nov 30 11:48 AM
google.com
Search Google Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
SE Robinson Rd
SE 283rd Ave
SE 6th St
SE 7th St
SE 9th St
SE 284th Ave
Private Rd
SE 286th Ave
SE 15th St
SE 287th Ave
SE 288th Ave
SE 289th Ave
NE Tacoma Ct
NE Umatilla St
NE 38th Ave
SE Blair Rd
Little Washougal River
SE Krohn Rd
Get To-Gather Farm
Layers
Google
Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO, Map data ©2024
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Send Product Feedback
500 ft

CAMAS WEIR 3

CAMAS/NEVIN 4

DEPARTMENT OF REVENUE
WASHINGTON STATE

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61 WAC

PLEASE TYPE OR PRINT

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

(See back page for instructions)

This f

☐ Check box if partial sale of property

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

1 SELLER GRANTOR

Name See Attached

Mailing Address

City/State/Zip

Phone No. (including area code)

2 BUYER GRANTEE

Name See Attached

Mailing Address

City/State/Zip

Phone No. (including area code)

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Irene G. Nevin

Mailing Address 6617 Riverside Drive

City/State/Zip Vancouver, WA 98661

Phone No. (with area code) (360) 693-0696

List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
178614-000 ☐	$107,620
☐	
☐	
☐	

4 Street address of property: 1403 SE 283rd Avenue, Camas

This property is located in ☐ unincorporated clark County OR within ☐ city of

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Legal description is attached

5 Enter Abstract Use Categories: 1,5

(Please see list on the back page of this form)

If exempt from property tax per chapter 84.36 RCW (nonprofit organization), include:

Seller's Exempt Reg. No.:

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☒
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	☒	☐
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☒

If any answers are yes, complete as instructed below. 74-0306

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. MUST CONTINUE TO COMMERCIALLY FARM PER INTENT FORM

This land ☒ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR 12/28/2006 DATE

DATED: 12-20-2006

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

Irene G. Nevin Sharon M. Morrissey Collette R. Minturn

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

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-202(c)

Reason for exemption Inheritance

Type of Document Pers. Rep. Quitclaim Deed

Date of Document May 23, 2006

Gross Selling Price	$
*Personal Property (deduct)	$
Exemption Claimed (deduct)	$
Taxable Selling Price	$
Excise Tax: State	$
Local	$
*Delinquent Interest: State	$
Local	$
*Delinquent Penalty	$
Total Due	$ 10.00

A MINIMUM FEE OF $2.00 IS DUE AS A PROCESSING FEE AND TAX.
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Irene G. Nevin

Name (print) Irene G. Nevin

Date & city of signing: 5-23-06 Battle Ground

Signature of Grantee or Grantee's Agent Irene G. Nevin

Name (print) Irene G. Nevin, ~~Sharon M. Morrissey~~ ~~Collette R. Minturn~~

Date & city of signing: 5-23-06 Battle Ground

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)).

REV 84 0001a (12-20-04) (PD 12-20-04) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

10.00 ✓ 1/4/07 JJ Jackson 603812

CAMAS NEVIN-5

SELLER GRANTOR	**IRENE G. NEVIN,** individually, and as Personal Representative of the Estate of **C. BRENT NEVIN,** Deceased 6617 Riverside Drive Vancouver, WA 98661 (360) 693-0696	BUYER GRANTEE	An undivided one-half (1/2) interest to **IRENE G. NEVIN,** a single woman; an undivided one-fourth (1/4) interest to **SHARON M. MORRISSEY,** a married woman, in her separate capacity; and an undivided one-fourth (1/4) interest to **COLLETTE R. MINTURN,** a married woman, in her separate capacity, as tenants in common 6617 Riverside Drive Vancouver, WA 98661 (360) 693-0696

TPN: 178614-000
#13 & #72 THRU #85 GEORGE W JONES DLC 79.20A

That portion of the South half of the South half of the George W. Jones Donation Land Claim No. 45 and No. 37, Township 2 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Jones Donation Land Claim, and running thence North along the West line thereof 938 feet, more or less, to the Southwest corner of that certain tract of land deeded to Harold N. Brown and wife, by deed recorded in Book "430", at page 524, Deed records of Clark County; thence East along the South line of said Brown tract 250 feet to the Southeast corner thereof; thence North along the East line of said Brown tract 382 feet to the Northeast corner thereof; thence East 2429.6 feet, more or less, to the East line of said Jones Donation Land Claim; thence South along the East line of said Claim 1320 feet, more or less, to the Southeast corner thereof; thence West 2679.6 feet, more or less, along the south line of said Donation Land Claim to the point of beginning.

EXCEPT Public Roads.

CAMAS NEVIN-6

PLEASE TYPE OR PRINT
PLEASE SEE REVERSE

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61 WAC
FOR USE AT COUNTY TREASURER'S OFFICE
(Use Form No. 84-0001B for Reporting Transfers of Controlling Interest of Entity Ownership to the Department of Revenue)
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS 1-7 ARE FULLY COMPLETED

This form is your receipt when stamped by cashier.

1 SELLER/GRANTOR
Name: Corinne Nevin, Trustee of the Nevin Living Trust dated September 10, 1999
Street: 1636 NE Ione Loop
City/State/Zip: Camas, WA 98607

2 BUYER/GRANTEE
Name: Corinne Nevin, Trustee of the xx Harold Robert Nevin, Jr. Trust dated 5-24-00
Street: 1636 NE Ione Loop
City/State/Zip: Camas, WA 98607

3 ADDRESS TO SEND ALL PROPERTY TAX RELATED CORRESPONDENCE
Name:
Street: same as grantee above
City/State/Zip:

ALL TAX PARCEL NUMBERS
see attached sheet

COUNTY TREASURER PLACE ASSESSED VALUE IF TAX EXEMPT
see attached

4 LEGAL DESCRIPTION OF PROPERTY SITUATED IN ☐ UNINCORPORATED Clark COUNTY ☐ OR IN CITY OF
Street Address (if property is improved):

see attached

5 Is this property currently:

	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	☐	☒
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	☒	☐
Exempt from property tax as a nonprofit organization? Chapter 84.36 RCW	☐	☒
Seller's Exempt Reg. No. _____		
Receiving special valuation as historic property? Chapter 84.26 RCW	☐	☒

Property Type: ☒ land only ☐ land with new building ☐ land with previously used building ☐ land with mobile home ☐ timber only ☐ building only

Principal Use: ☐ Apt. (4+ unit) ☐ residential ☐ timber ☒ agricultural ☐ commercial/industrial ☐ other

75-0108

6 Description of personal property included in gross selling price, both tangible (eg; furniture, equipment, etc.) or intangible (eg; goodwill, agreement not to compete, etc.)

If exemption claimed, list WAC number and explanation.
WAC No. (Sec/Sub) 458-61-375 (2)
Explanation: Exempt - Transfer from Trustee of Revocable Living Trust to beneficiary
Type of Document: Statutory Warranty Deed
Date of Document: 06/19/01

Gross Selling Price	$ -0-
Personal Property (deduct)	$
Taxable Selling Price	$
Excise Tax: State	$
Local	$
Delinquent Interest: State	$
Local	$
Delinquent Penalty	$
Total Due	$ -0-

A MINIMUM OF $2.00 IS DUE AS A PROCESSING FEE AND TAX.

8 (1) NOTICE OF CONTINUANCE (RCW 84.33 OR RCW 84.34)
If the new owner(s) of land that is classified or designated as current use or forest land wish to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. All new owners must sign.

This land ☒ does ☐ does not qualify for continuance.

Date 7/17/2001 DEPUTY ASSESSOR

Must continue to commercially farm per joint farm plan dated 6/19/01

(2) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)
If the new owner(s) of property with special valuation as historic property wish to continue this special valuation the new owner(s) must sign below. If the new owner(s) do not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE
x Corinne Nevin TTE
Corinne Nevin, Trustee of the Harold Robert Nevin, Jr. Trust dated 5-24-00

7 AFFIDAVIT
I Certify Under Penalty of Perjury Under The Laws of The State of Washington That The Foregoing Is True And Correct. (See back of this form).

Signature of Grantor/Agent: Corinne Nevin TTE
Name (print): Corinne Nevin, Trustee of the Nevin Living Trust 9/10/99
Date and Place of Signing: 06/19/01 Vancouver, Wa.

Signature of Grantee/Agent: Corinne Nevin TTE
Name (print): Corinne Nevin, Trustee of the Harold Robert Nevin, Jr. Trust
Date & Place of Signing: 06/19/01 Vancouver, Wa.

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)).

REV #4 0001a (3-18-99) (PD 1-14-00)

FOR TREASURER'S USE ONLY

COUNTY TREASURER

$2.00 7-23-01 483576

Property Held in the Nevin Living Trust to be Transferred to Decedent's Trust

Description of Property	Tax Parcel No.	Est. Market Value	Current Use Value	Structure Value	Total (CU + BLDG)
#12 George W. Jones DLC 5 A (Fern Prairie)	178613-000.0	$ 34,600.00	$ 1,620.00		
#57 George W. Jones DLC 5 A (Fern Prairie)	178657-000.0	$ 34,600.00	$ 1,620.00		
#58 George W. Jones DLC 5 A (Fern Prairie)	178658-000.0	$ 34,600.00	$ 1,620.00		
#60 George W. Jones DLC 5 A (Fern Prairie)	178660-000.0	$ 34,600.00	$ 1,620.00		
#61 George W. Jones DLC 5 A (Fern Prairie)	178661-000.0	$ 32,900.00	$ 1,620.00	$ 1,200.00	$ 2,820.00
#62 George W. Jones DLC 5 A (Fern Prairie)	178662-000.0	$ 34,600.00	$ 1,420.00		
#64 George W. Jones DLC 5 A (Fern Prairie)	178664-000.0	$ 32,900.00	$ 1,620.00		
#65 George W. Jones DLC 5 A (Fern Prairie)	178665-000.0	$ 34,600.00	$ 1,620.00		
#66 George W. Jones DLC 5 A (Fern Prairie)	178666-000.0	$ 34,600.00	$ 1,110.00		
#68 George W. Jones DLC 5 A (Fern Prairie)	178668-000.0	$ 34,600.00	$ 1,620.00		
		$ 342,600.00	$ 15,490.00		

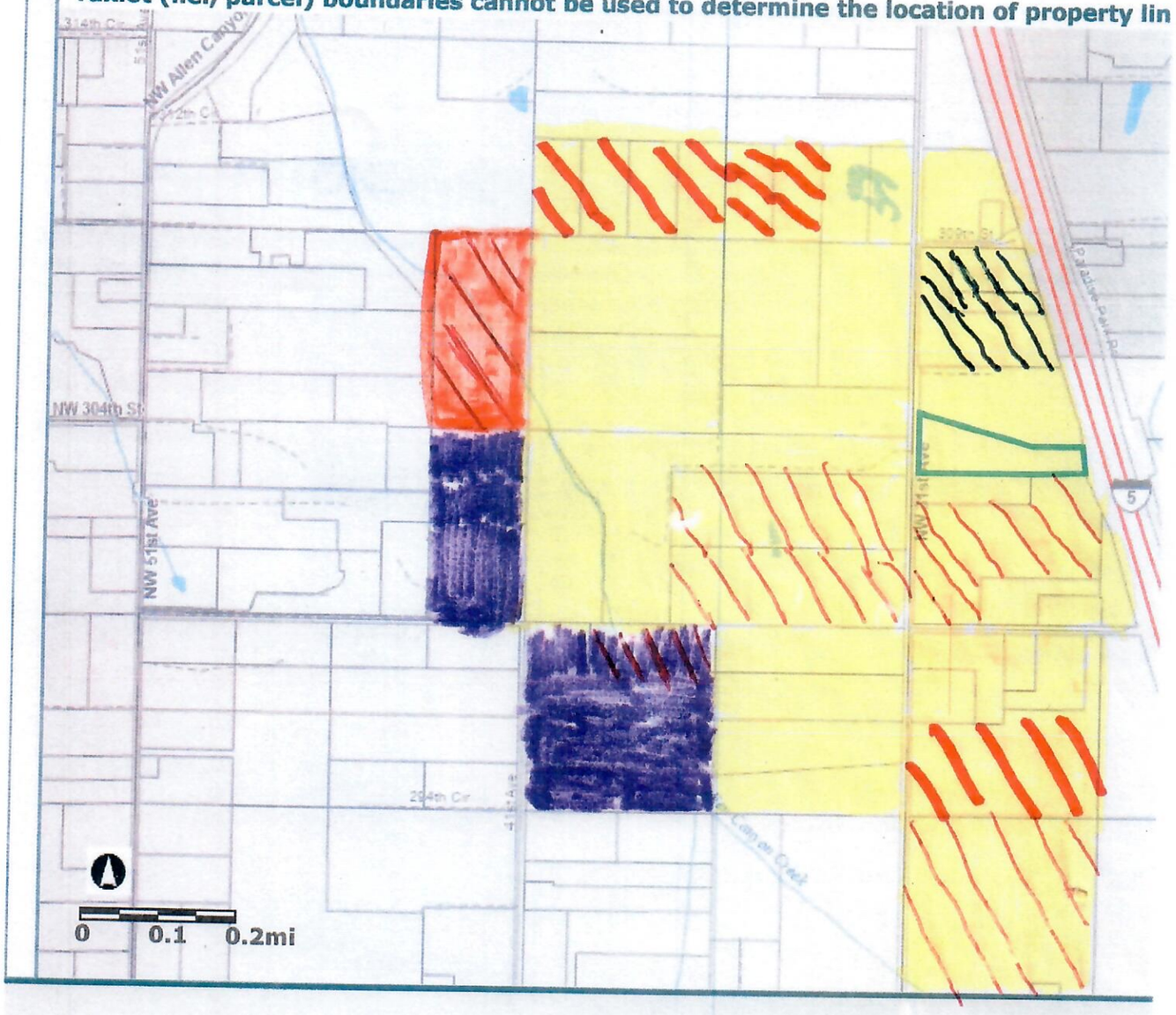
CAMAS/NEVIN 7

LA CENTER WEST

MAPSONLINE
Clark County WASHINGTON

Map Sites | Find Parcel | Search | Locate Address | Find Lat/Long | Print Map | Disclaimer

Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lin



AG 20 TIMBER/FOREST

AG-20 FARM/AG

AG 20

RURAL 10 AG FARM

RURAL 5 AG FARM

RURAL 5

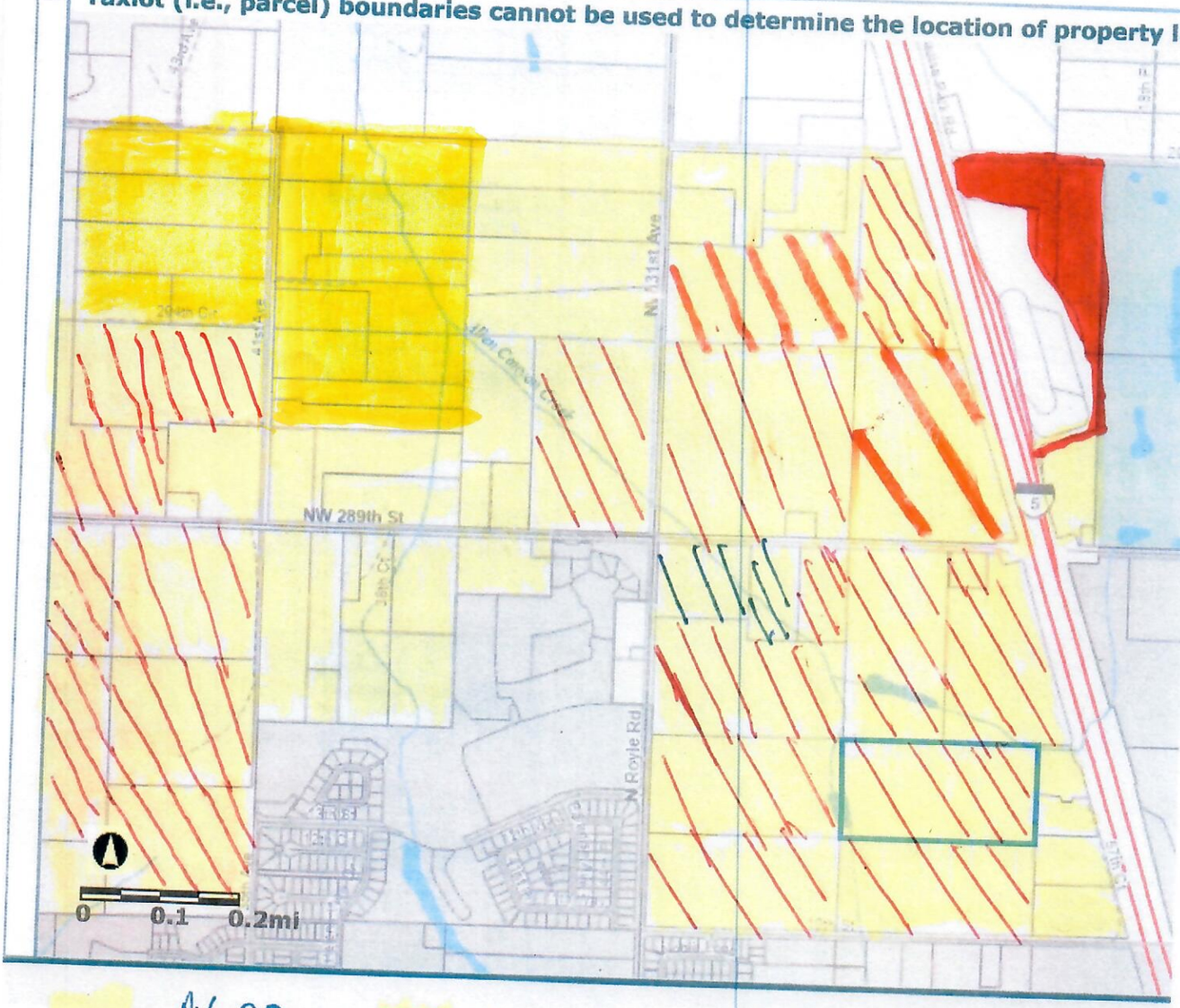
RIDGEFIELD NORTH 1

MAPSONLINE
Clark County WASHINGTON

Land Recc

Map Sites | Find Parcel | Search | Locate Address | Find Lat/Long | Print Map | Disclaimer

Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lin



AG 20

AG 20 Current Farm land/AG

Open space AG 20

AG 20 Timber Current Use

Parks Open Space

RURAL 5


North America
USA
Washington
Switch map
Search...
NW 31ST AVE
N ROYLE RD
NW 289TH ST
N 17TH CIR
16TH WAY
N 15TH WAY
Storybook Hollow Park
5
Amazon Freight
Freight That Grows With You
Learn More
MARELLA
Marella
A new icon, signed by Marella.
A New Icon
SEE MORE

David T. McDonald

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State and Federal Courts
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