

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 281

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO CONSTRUCTION OF THE 5TH STREET / KINSMAN ROAD EXTENSION PROJECT.

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville and its Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, the 5th Street / Kinsman Road Extension project (the “Project”) will extend 5th Street and the Ice Age Tonquin Trail from Boones Ferry Road to Arrowhead Creek Lane, extend Kinsman from Wilsonville Road to Wilsonville Concrete Products, and upgrade Boones Ferry Road to multi-modal urban standards; improve safety and area circulation for vehicular, pedestrian, and bicycle travel between Boones Ferry Road, Arrowhead Creek Lane and Wilsonville Road; and reconstruct Boones Ferry Road between Bailey Street and 5th Street with an additional bike lane and sidewalk, and meet long-term level of service needs; and

WHEREAS, the Project will provide an alternate route from Old Town to Wilsonville Road that does not rely on the Boones Ferry Road / Wilsonville Road intersection; and

WHEREAS, a second phase of the Project will extend 5th Street from Kinsman Road to Brown Road, but that phase has not been designed and is not planned for construction at this time; and

WHEREAS, the Project is identified in the 2016 City of Wilsonville Transportation System Plan and FY 2018/19 Capital Improvement Project Budget as Project Nos. 1139, 2099, 4196 and 9155; and

WHEREAS, the total project cost estimate for the Project, including design, acquisition, construction and project management, is \$16.6 million; and

WHEREAS, the project will receive funding through the Year 2000 Urban Renewal Plan, Water SDCs, Sanitary Sewer SDCs, and Parks SDCs; and

WHEREAS, construction is anticipated to begin on or after May 1, 2019; and

WHEREAS, in order to construct the Project, the City needs to acquire approximately

217,990 square feet (SF) of right-of-way, 52,865 SF of permanent easements, and 36,726 SF of temporary construction easements; and

WHEREAS, the property interests to be acquired for the Project include, but may not be limited, to those legally described in Attachment 1 and illustrated in Attachment 2, both attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisition of the properties described in Attachment 1, is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Urban Renewal Agency acquires real property in accordance with guidelines set forth by law; and

WHEREAS, the Urban Renewal Agency is authorized to acquire property by any legal means, including eminent domain, to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City there is a public necessity for the proposed use of the property, the property is necessary for such proposed use and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

WHEREAS, the acquisitions presented herein are estimated to reflect the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the acquired property interest shall vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority; and

NOW, THEREFORE, THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

- 1) The Wilsonville Urban Renewal Agency finds that:
 - a) There is a public necessity for the construction of the aforementioned street improvements

- b) The properties described in Attachment 1, which descriptions may be modified as set forth below, are necessary for the construction of said public improvements, and
 - c) The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.
- 2) The City's project consultant, Otak Inc., sub consultants to Otak Inc., City staff and the City Attorney are authorized and directed to:
- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
 - b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in Attachment 1 in order to meet the right-of-way certification deadline necessary to begin construction in May or after 2019 and complete Project construction in a timely and efficient manner.
- 3) In the event that there are required modifications to the legal descriptions as the project moves forward, or as negotiations with property owners warrant, revisions to the legal descriptions, staff is authorized to proceed as set forth above.
- 4) This resolution becomes effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 15th day of October, 2018, and filed with the Wilsonville City Recorder this date.



Scott Starr, BOARD MEMBER

ATTEST:



Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp Recused
Board Member Starr Yes
Board Member Lehan Yes
Board Member Akervall Yes
Board Member Stevens Yes

Attachments:

1. Attachment 1: Legal Descriptions
2. Attachment 2: 5th to Kinsman Road Extension Property Acquisition Map

CIP 4196, 5th Steet to Kinsman Road Extension

Attachment 1

Property Owner	Tax lot	Right-of-Way or Easement	Right-of-Way SF	Easements SF	Temp Easement SF
<u>Property A</u>					
Meadows 148, LLC	3 1W 23AB 01800	Fee – Right-of-Way	4,810		
<u>Property B</u>					
ADD LLC	3 1W 23AB 01900	Easement – Sidewalk		39	
ADD LLC	3 1W 23AB 01900	Easement – Drainage		142	
ADD LLC	3 1W 23AB 01900	Easement – temporary			32
<u>Property C</u>					
Jean R Anderson	3 1W 23AB 02000	Fee – Right-of-way	45		
Jean R Anderson	3 1W 23AB 02000	Easement – Wall		36	
Jean R Anderson	3 1W 23AB 02000	Easement – temporary			584
<u>Property D</u>					
KWDS LLC	3 1W 23AB 02100	Easement – Wall		107	
KWDS LLC	3 1W 23AB 02100	Easement – Wall		10	
KWDS LLC	3 1W 23AB 02100	Easement – temporary			93
<u>Property E</u>					
Maria Luise Lochmann	3 1W 23AC 03400	Easement – temporary			390
<u>Property F</u>					
Carol Bonds Dickey, Tr. Dickey Family Revocable Trust					
	3 1W 23AC 03800	Easement – temporary			250
<u>Property G</u>					
Paul Missal	3 1W 23AC 04000	Easement – temporary			332
<u>Property H</u>					
PNWP LLC #5	3 1W 23B 00100	Fee – Right-of-way	183		
<u>Property I</u>					
PNWP LLC #5	3 1W 23B 00101	Fee – Right-of-way	1,459		
PNWP LLC #5	3 1W 23B 00101	Easement – temporary			226
<u>Property J</u>					
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	19,834		
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	27,058		
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	37,542		
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	14,610		
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	1,357		
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope		5,552	
Meadows 148, LLC	3 1W 23B 00600	Easement – Utilities		4,337	
Meadows 148, LLC	3 1W 23B 00600	Easement – Electrical, Slope		792	
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope, Utilities		2,156	
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope, Utilities		694	
Meadows 148, LLC	3 1W 23B 00600	Easement – temporary			202
Meadows 148, LLC	3 1W 23B 00600	Easement – temporary			840
<u>Property K</u>					
Inland Empire Investments, LLC	3 1W 23B 00700-00790	Fee – Right-of-way	7,659		
Inland Empire Investments, LLC	3 1W 23B 00700-00790	Fee – Right-of-way	3,719		
Inland Empire Investments, LLC	3 1W 23B 00700-00790	Easement – Slope, Utilities		255	
Inland Empire Investments, LLC	3 1W 23B 00700-00790	Easement – Slope, Utilities		777	
Inland Empire Investments, LLC	3 1W 23B 00700-00790	Easement – temporary			6,746
<u>Property L</u>					
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.					
	3 1W 23B 00800	Fee – Right-of-way	14,811		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.					
	3 1W 23B 00800	Fee – Right-of-way	72		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.					
	3 1W 23B 00800	Easement – Slope, Utilities		2,706	
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.					
	3 1W 23B 00800	Easement – Sanitary Sewer		3,050	
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.					
	3 1W 23B 00800	Easement – temporary			14,738

CIP 4196, 5th Steet to Kinsman Road Extension

Attachment 1

Property Owner	Tax lot	Right-of-Way or Easement	Right-of-Way SF	Easements SF	Temp Easement SF
<u>Property M</u>					
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	13,434		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	1,910		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	2,293		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	17,643		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	2,573		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	1,176		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	1,461		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Easement – Slope, Utilities		5,627	
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Easement – Slope, Utilities		323	
<u>Property N</u>					
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 01300	Fee – Right-of-way	412		
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 01300	Easement – Slope, Utilities		710	
<u>Property O</u>					
Joe Bernert Towing Co., Inc.	3 1W 23B 01700	Fee – Right-of-way	69		
Joe Bernert Towing Co., Inc.	3 1W 23B 01700	Easement – Slope, Utilities		192	
<u>Property P</u>					
Meadows 148, LLC	3 1W 23BD 00101	Fee – Right-of-way	502		
Meadows 148, LLC	3 1W 23BD 00101	Easement – Slope		2,350	
Meadows 148, LLC	3 1W 23BD 00101	Easement – Utilities		1,230	
Meadows 148, LLC	3 1W 23BD 00101	Easement – Electrical, Slopes		1,248	
Meadows 148, LLC	3 1W 23BD 00101	Easement – temporary			534
<u>Property Q</u>					
OTV 1 LLC	3 1W 23BD 00102	Easement – Drainage		507	
OTV 1 LLC	3 1W 23BD 00102	Easement – temporary			237
<u>Property R</u>					
OTV 2 LLC	3 1W 23BD 00103	Easement – temporary			114
<u>Property S</u>					
Otto Lane 104 LLC	3 1W 23BD 00104	Fee – Right-of-way	1,869		
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – Slope		3,299	
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – Utilities		1,505	
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – temporary			3,904
<u>Property T</u>					
Meadows 148, LLC	3 1W 23BD 00200	Fee – Right-of-way	1,338		
Meadows 148, LLC	3 1W 23BD 00200	Easement – Slope		2,893	
Meadows 148, LLC	3 1W 23BD 00200	Easement – Utilities		1,919	
Meadows 148, LLC	3 1W 23BD 00200	Easement – Drainage		458	
Meadows 148, LLC	3 1W 23BD 00200	Easement – temporary		782	
<u>Property U</u>					
Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	9,477		
Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	16,049		
Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	13,143		
Meadows 148, LLC	3 1W 23BD 00300	Easement – Slope, Utilities		2,366	

CIP 4196, 5th Steet to Kinsman Road Extension


Attachment 1

Property Owner	Tax lot	Right-of-Way or Easement	Right-of-Way SF	Easements SF	Temp Easement SF
Meadows 148, LLC	3 1W 23BD 00300	Easement – temporary			1,236
<u>Property V</u>					
Thomas L. Bernert, Trustee - Thomas L. Bernert Revocable Trust date May 27, 2003					
	3 1W 23BD 00400	Easement – Slope		976	
Thomas L. Bernert, Trustee - Thomas L. Bernert Revocable Trust date May 27, 2003					
	3 1W 23BD 00400	Poss. TCE			5,854
<u>Property W</u>					
Sherilynn J. Young, et al.	3 1W 23BD 00600	Fee – Right-of-way	1,482		
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Slope		3,018	
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Utilities		1,444	
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Drainage		173	
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – temporary			414
<u>Property X</u>					
Portland & Western Railroad Company					
	3 1W 23BD	Easement – Street		1,192	
		SF	217,990	52,865	36,726
		Acres	5.00	1.21	0.84

EXHIBIT A

Property A

Page 1 of 2

 808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

FEE

5th STREET TO KINSMAN EXTENSION
3 1W 23AB 01800


A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to School District #23, Clackamas County, Oregon recorded October 26, 1938, in Book 251, Page 634, Clackamas County Deed Records; said parcel being described as follows:

Beginning at the intersection of the southerly right of way line of Bailey Street with the westerly right of way line of Boones Ferry Road (Market Road No. 27), said point being 1,564.48 feet East and 797.24 feet South of the Northwest corner of the Thomas Bailey Donation Land Claim No. 45, and being 30.00 feet Southerly of the Bailey Street center line and 30.00 feet Westerly of the Boones Ferry Road center line when measured at right angles to said center lines; thence North 88° 28' 29" West along said southerly line of Bailey Street, a distance of 302.53 feet to the easterly right of way line of the Portland and Western Railroad as described in that Quitclaim Deed to the State of Oregon recorded September 15, 1998 as Recorder's Fee No. 98-086279, Film Records of Clackamas County; thence South 01° 33' 29" West along said easterly line of the Portland and Western Railroad, a distance of 16.00 feet; thence South 88° 28' 29" East along a line which is 16.00 feet distant from and parallel with said southerly line of Bailey Street, a distance of 298.76 feet to the said westerly line of Boones Ferry Road; thence North 14° 48' 11" East along said westerly line of Boones Ferry Road, a distance of 16.44 feet to the point of beginning.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 4,810 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

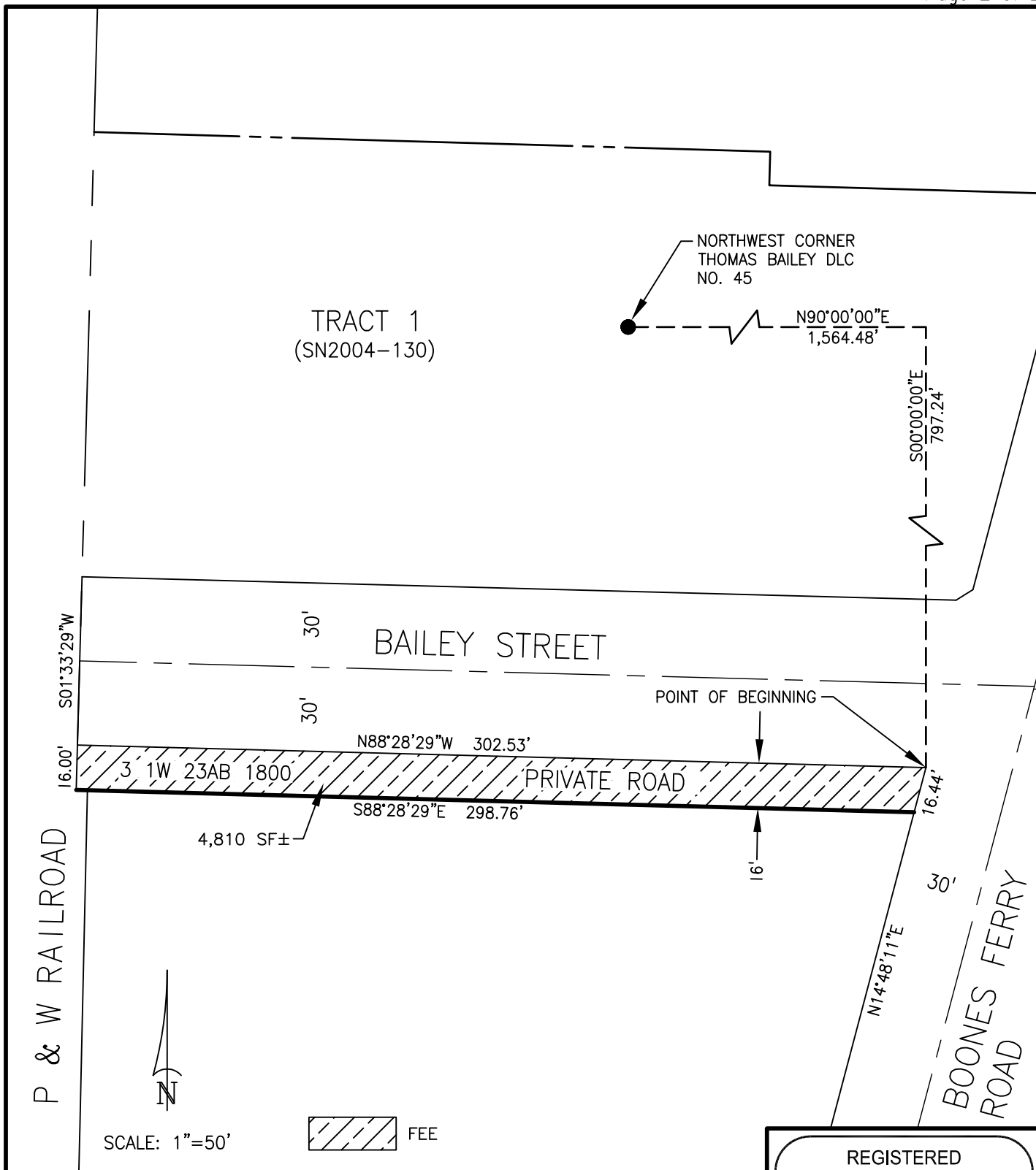
RENEWAL 12/31/18

Property Vested in:

3 1W 23AB 01800

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in: Fee
5TH STREET TO KINSMAN EXTENSION
3 1W 23AB 01800

Otak 808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
www.otak.com

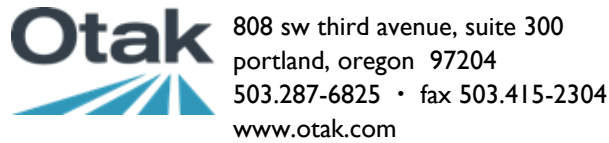
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

EXHIBIT A

Property B

Page 1 of 4



LEGAL DESCRIPTION

PARCEL 1 - PERMANENT EASEMENT FOR SIDEWALK AND PUBLIC ACCESS
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 01900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to ADD, LLC, recorded January 3, 2001 as Recorder's Fee No. 2001-000395, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Westerly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

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

Station	to	Station	Width on Westerly Side of Center Line
31+65.00		31+78.00	34.00
31+78.00		31+80.00	34.00 in a straight line to 30.00

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 39 square feet, more or less.

Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT A

Page 2 of 4

LEGAL DESCRIPTION

PARCEL 2 - PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 01900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to ADD, LLC, recorded January 3, 2001 as Recorder's Fee No. 2001-000395, Film Records of Clackamas County; said parcel being that portion of said property lying between lines at right angles to the center line of SW Boones Ferry Road at Engineer's Stations 32+09.50 and 32+29.00 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line, which center line is described in Parcel 1.

The above described parcel of land contains 78 square feet, more or less.

Property Vested in:

ADD, LLC
3 1W 23AB 01900

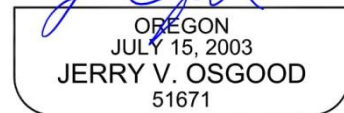
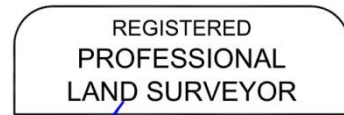
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 - PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 01900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to ADD, LLC, recorded January 3, 2001 as Recorder's Fee No. 2001-000395, Film Records of Clackamas County; said parcel being that portion of said property lying between lines at right angles to the center line of SW Boones Ferry Road at Engineer's Stations 34+00.40 and 34+16.50 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line, which center line is described in Parcel 1.

The above described parcel of land contains 64 square feet, more or less.



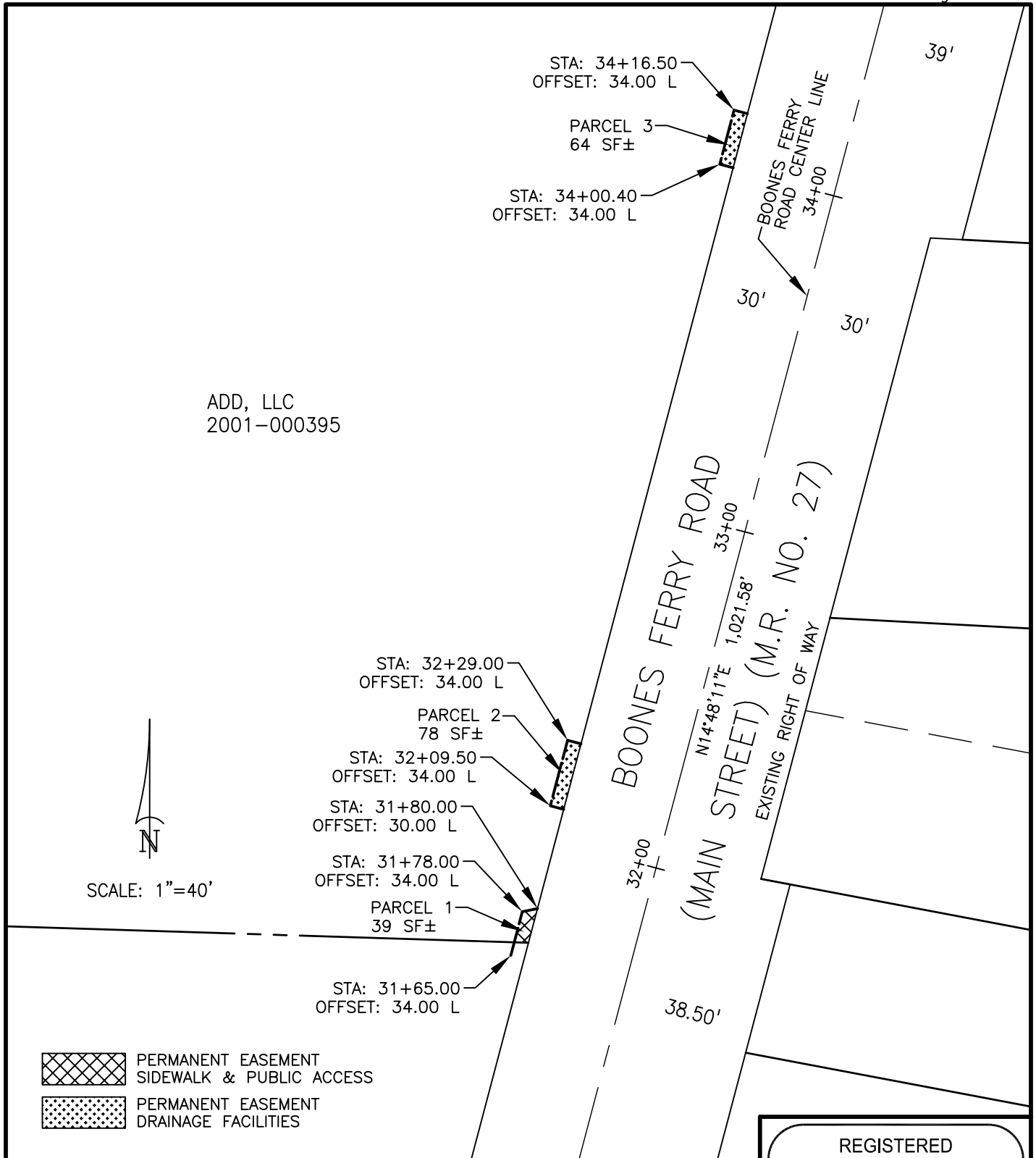
RENEWAL 12/31/18

Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
ADD, LLC

Permanent Easements – Drainage Facilities,
Sidewalk & Public Access
5TH STREET TO KINSMAN EXTENSION
3 IW 23AB 01900

Otak
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

EXHIBIT A

Property B

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

PARCEL 1 - TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23AB 01900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to ADD, LLC, recorded January 3, 2001 as Recorder's Fee No. 2001-000395, Film Records of Clackamas County; said parcel being that portion of said property lying between lines at right angles to the center line of SW Boones Ferry Road at Engineer's Stations 32+05.50 and 32+33.00 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

EXCEPT therefrom that Permanent Easement parcel concurrently acquired for this project, lying between lines at right angles to said center line at Engineer's Stations 32+09.50 and 32+29.00 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 32 square feet, more or less.

Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 01900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Warranty Deed to ADD, LLC, recorded January 3, 2001 as Recorder's Fee No. 2001-000395, Film Records of Clackamas County; said parcel being that portion of said property lying between lines at right angles to the center line of SW Boones Ferry Road at Engineer's Stations 33+96.40 and 34+20.50 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line, which center line is described in Parcel 1.

EXCEPT therefrom that Permanent Easement parcel concurrently acquired for this project, lying between lines at right angles to said center line at Engineer's Stations 34+00.40 and 34+16.50 and included in a strip of land 34.00 feet in width, lying on the Westerly side of said center line.

The above described parcel of land contains 32 square feet, more or less.



Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT A

Property C

Page 1 of 3



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02000

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Jean R Anderson, recorded May 27, 2016 as Recorder's Fee No. 2016-034571, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

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

Station	to	Station	Width on Easterly Side of Center Line
33+65.68		34+04.00	30.00 in a straight line to 33.83

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 45 square feet, more or less.

Property Vested in:

Jean R Anderson
3 1W 23AB 02000

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - PERMANENT EASEMENT FOR WALL
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02000

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Jean R Anderson, recorded May 27, 2016 as Recorder's Fee No. 2016-034571, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described in Parcel 1.

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

Station	to	Station	Width on Easterly Side of Center Line
33+55.63		34+00.00	30.00 in a straight line to 34.44

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 36 square feet, more or less.

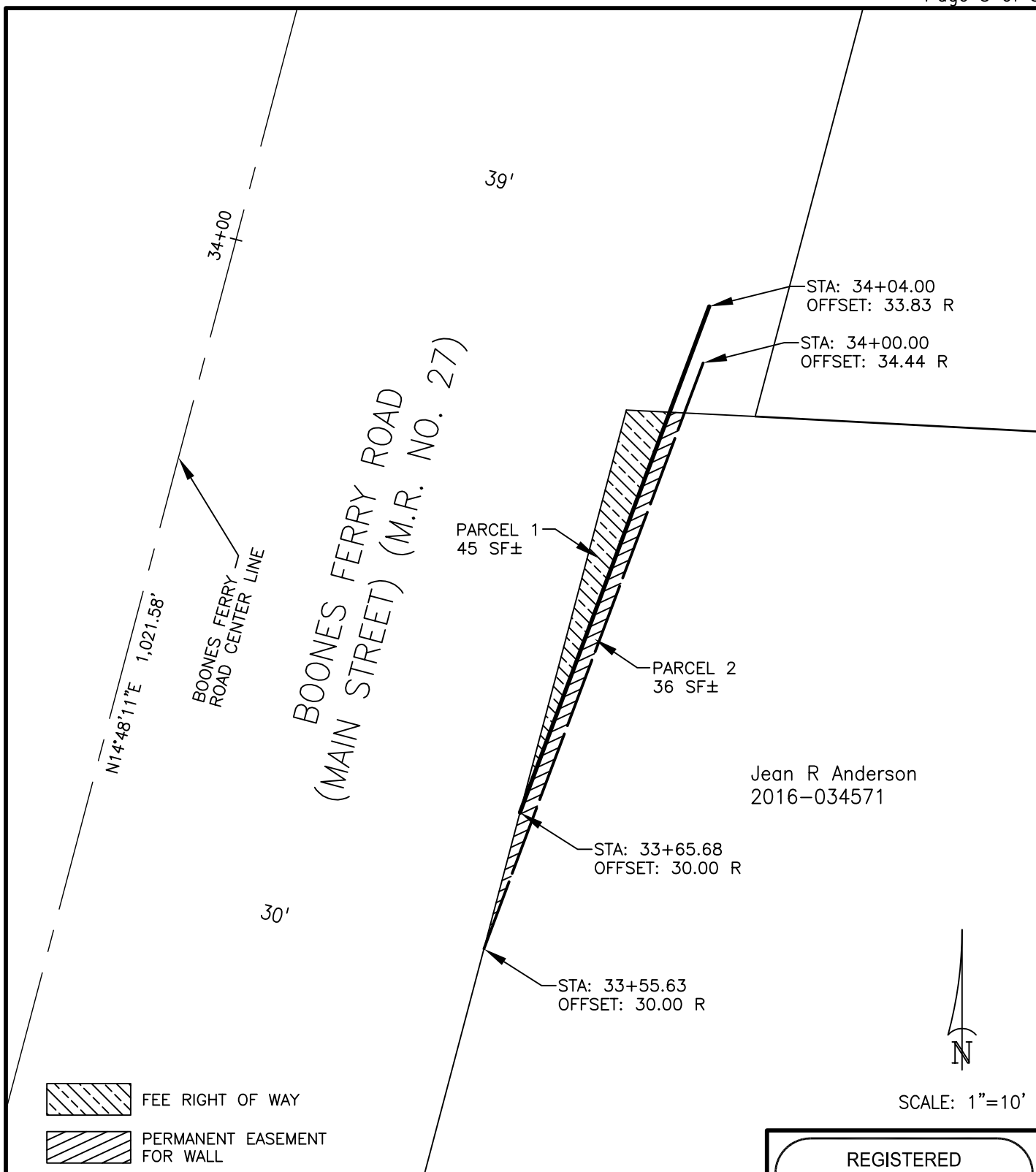


Property Vested in:

Jean R Anderson
3 1W 23AB 02000

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Jean R Anderson
2016-034571

Property Vested in:
Jean R Anderson

Fee & Permanent Easement – Wall
5TH STREET TO KINSMAN EXTENSION
3 1W 23AB 02000

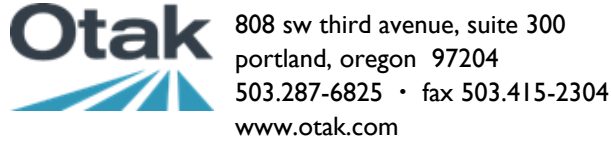


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18



LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02000

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Jean R Anderson, recorded May 27, 2016 as Recorder’s Fee No. 2016-034571, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer’s center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39’ 56” East 328.72 feet; thence North 14° 48’ 11” East 1,021.58 feet to SW Boones Ferry Road Engineer’s center line Station 38+50.00.

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

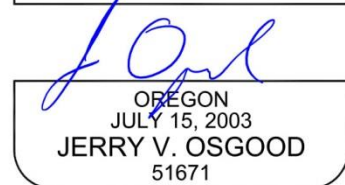
Station	to	Station	Width on Easterly Side of Center Line
32+75.00		33+60.00	35.00
33+60.00		34+02.00	35.00 in a straight line to 39.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 584 square feet, more or less.

Property Vested in:
 Jean R Anderson
 3 1W 23AB 02000



OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671

RENEWAL 12/31/18

EXHIBIT A

Property D

Page 1 of 3



808 sw third avenue, suite 300
portland, oregon 97204
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LEGAL DESCRIPTION

PARCEL 1 - PERMANENT EASEMENT FOR WALL
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02100

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Bargain and Sale Deed to KWDS LLC, recorded December 29, 2004 as Recorder's Fee No. 2004-118582, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

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

Station	to	Station	Width on Easterly Side of Center Line
34+12.00		34+14.00	39.00 in a straight line to 40.00
34+14.00		34+52.50	40.00
34+52.50		34+55.50	40.00 in a straight line to 42.00
34+55.50		34+58.50	42.00 in a straight line to 40.00
34+58.50		35+08.00	40.00
35+08.00		35+11.10	40.00 in a straight line to 42.00

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 107 square feet, more or less.

Property Vested in:

KWDS LLC
3 1W 23AB 02100

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - PERMANENT EASEMENT FOR WALL
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02100

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Bargain and Sale Deed to KWDS LLC, recorded December 29, 2004 as Recorder's Fee No. 2004-118582, Film Records of Clackamas County; said parcel being that portion of said property lying Northerly of a line at right angles to the center line of SW Boones Ferry Road at Engineer's Station 35+40.00 and included in a strip of land 62.00 feet in width, lying on the Easterly side of said center line, which center line is described in Parcel 1.

The above described parcel of land contains 10 square feet, more or less.

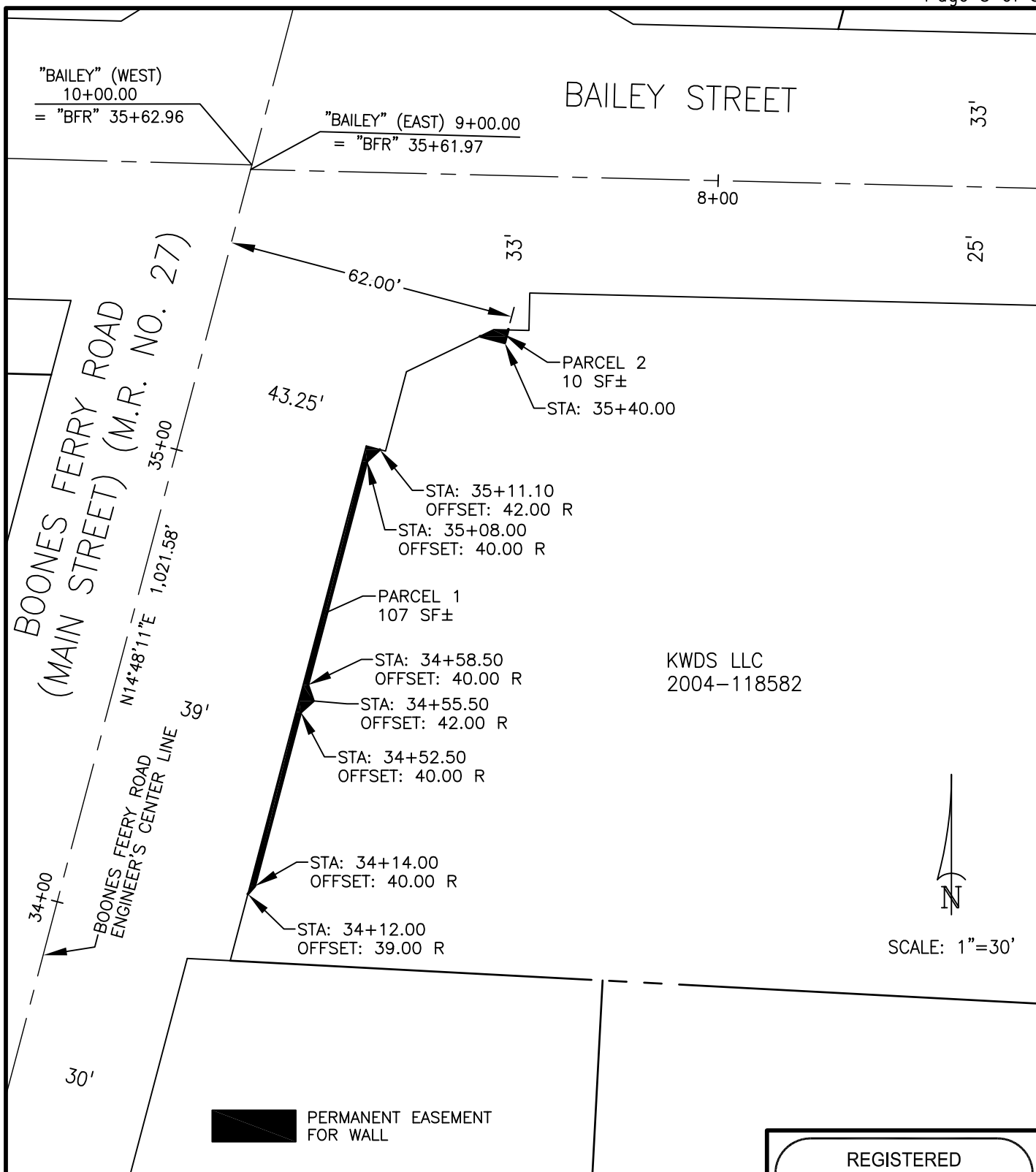


Property Vested in:

KWDS LLC
3 1W 23AB 02100

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

KWDS LLC

Permanent Easement – Wall
 5TH STREET TO KINSMAN EXTENSION

3 IW 23AB 02100



808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18



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portland, oregon 97204
503.287-6825 · fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23AB 02100

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Bargain and Sale Deed to KWDS LLC, recorded December 29, 2004 as Recorder’s Fee No. 2004-118582, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer’s center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39’ 56” East 328.72 feet; thence North 14° 48’ 11” East 1,021.58 feet to SW Boones Ferry Road Engineer’s center line Station 38+50.00.

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

Station	to	Station	Width on Easterly Side of Center Line
34+02.00		34+13.00	39.00 in a straight line to 45.00
34+13.00		34+25.00	45.00

EXCEPT therefrom that Permanent Easement parcel concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 93 square feet, more or less.

Property Vested in:
KWDS LLC
3 1W 23AB 02100

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. Osgood
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT A

Property E

Page 1 of 1



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LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23AC 03400


A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Lots 6 and 7, Block A, WILSONVILLE, Clackamas County, Oregon, said parcel being that portion of said property included in a strip of land 35.00 feet in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 390 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:

Maria Luise Lochmann
3 1W 23AC 03400

EXHIBIT A

Property F

Page 1 of 1



808 sw third avenue, suite 300
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LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23AC 03800


A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Lot 3, Block A, WILSONVILLE, Clackamas County, Oregon, said parcel being that portion of said property included in a strip of land 35.00 feet in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 250 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:

Carol Bonds Dickey, Tr.
Dickey Family Revocable Trust
3 1W 23AC 03800

EXHIBIT A

Property G

Page 1 of 1



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portland, oregon 97204
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LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23AC 04000

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Lots 1 and 2, Block A, WILSONVILLE, Clackamas County, Oregon, said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.


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

Station	to	Station	Width on Easterly Side of Center Line
30+00.00		30+13.00	40.00
30+13.00		30+21.00	40.00 in a straight line to 35.00
30+21.00		30+60.00	35.00

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 332 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:

Paul Missal
3 1W 23AC 04000

EXHIBIT A

Property H

Page 1 of 2



808 sw third avenue, suite 300
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LEGAL DESCRIPTION

FEE

5th STREET TO KINSMAN EXTENSION
3 1W 23B 00100

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Parcel 1, Partition Plat No. 2012-057, City of Wilsonville, Clackamas County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

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

Station	to	Station	Width on Northwesterly Side of Center Line
109+88.00		110+54.00	52.00 in a straight line to 49.00
110+54.00		110+65.00	49.00 in a straight line to 36.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 183 square feet, more or less.

Property Vested in:

PNWP LLC #5
3 1W 23B 00100

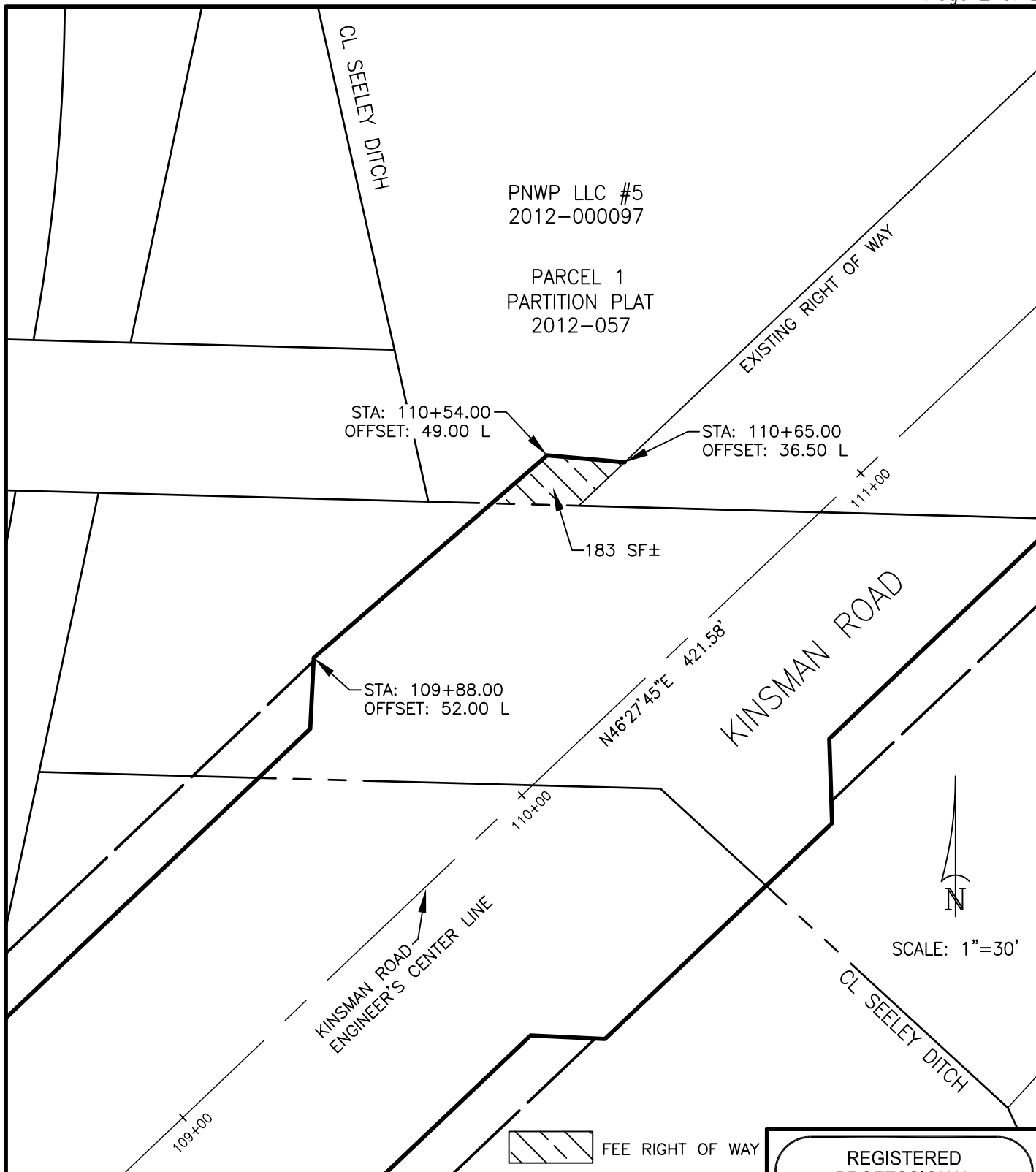
REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. Osgood
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

PNWP LLC #5

Fee
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00100



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

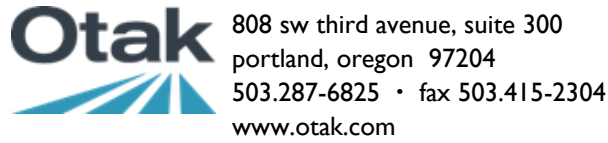
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property I

Page 1 of 2



LEGAL DESCRIPTION

FEE

5th STREET TO KINSMAN EXTENSION
3 1W 23B 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Parcel 2, Partition Plat No. 2012-057, City of Wilsonville, Clackamas County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southeasterly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

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

Station	to	Station	Width on Southeasterly Side of Center Line
111+00.00		111+69.50	82.00
111+69.50		112+00.00	65.00 in a straight line to 36.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,459 square feet, more or less.

Property Vested in:
 PNWP LLC #5
 3 1W 23B 00101

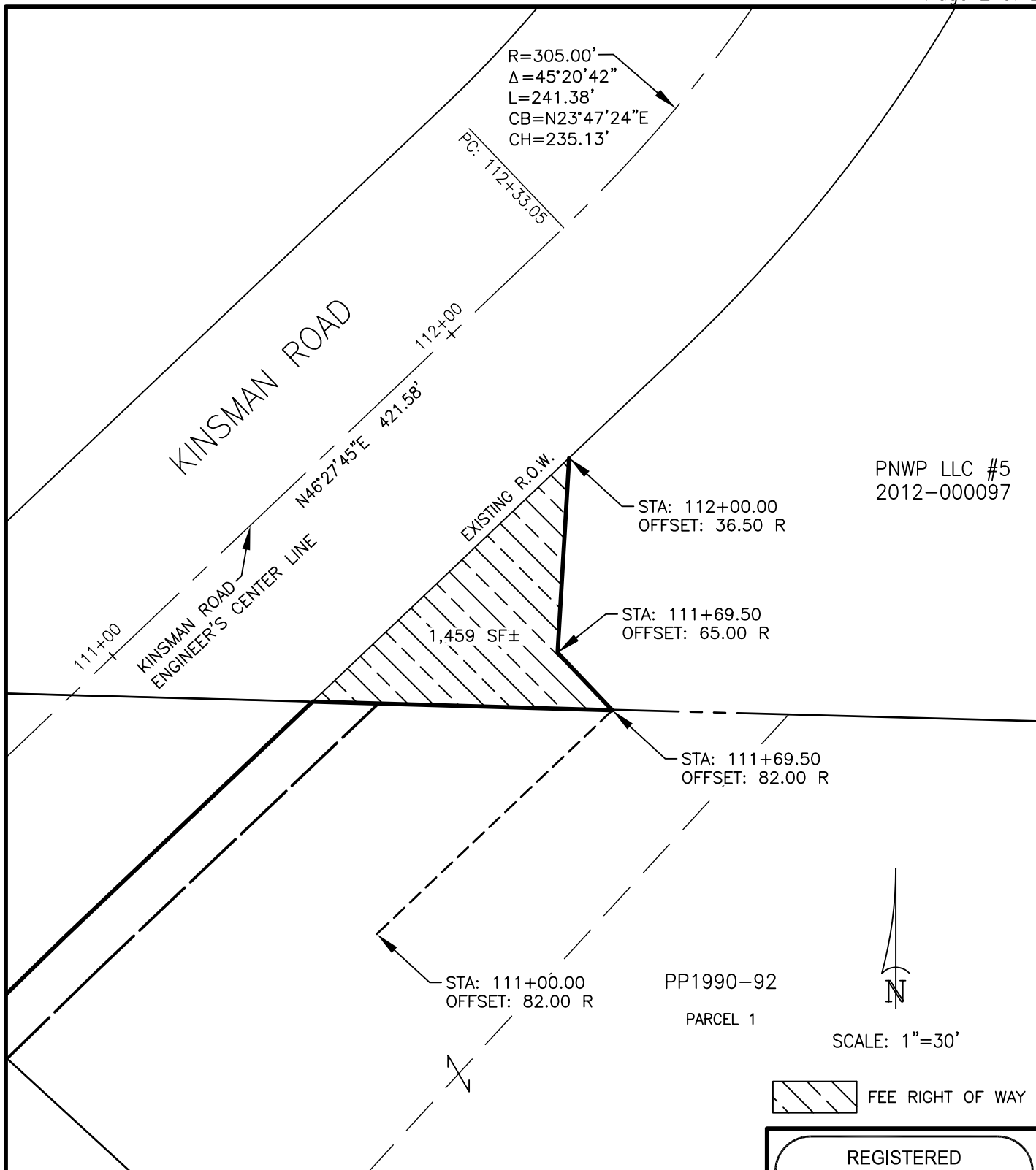
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671

RENEWAL 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PNWP LLC #5
2012-000097

Property Vested in:

Fee
5TH STREET TO KINSMAN EXTENSION

PNWP LLC #5

3 IW 23B 00101



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

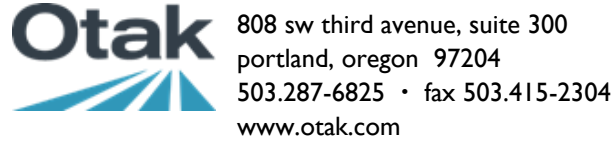
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property I

Page 1 of 1



LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in Parcel 2, Partition Plat No. 2012-057, City of Wilsonville, Clackamas County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southeasterly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

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

Station	to	Station	Width on Southeasterly Side of Center Line
111+63.00		111+74.00	86.00
111+74.00		111+87.00	72.00 in a straight line to 50.00
111+87.00		112+06.00	50.00 in a straight line to 36.50

EXCEPT therefrom that Fee parcel concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 226 square feet, more or less.

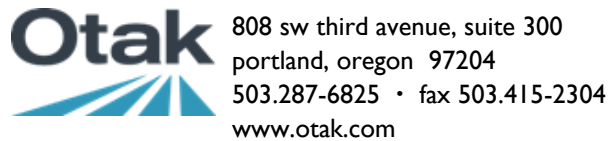
Property Vested in:
 PNWP LLC #5
 3 1W 23B 00101



EXHIBIT A

Property J

Page 1 of 16



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

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

Station	to	Station	Width on Northerly Side of Center Line
25+35.24		25+88.74	69.43
25+88.74		26+15.00	69.43 in a straight line to 40.11
26+15.00		26+74.00	40.11 in a straight line to 33.00
26+74.00		27+45.00	33.00 in a straight line to 29.50
27+45.00		29+61.00	29.50
29+61.00		29+78.00	29.50 in a straight line to 45.00
29+78.00		30+37.00	45.00 in a straight line to 48.00
30+37.00		30+55.00	48.00 in a straight line to 29.50
30+55.00		31+95.32	29.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 19,834 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property lying between the center line of SW 5th Street, which center line is described in Parcel 1, and the following described line;

Beginning at a point opposite and 43.50 feet Southerly of Engineer's Station 25+35.24 on the center line of SW 5th Street, which center line is described in Parcel 1; thence South 85° 50' 02" East 82.28 feet; thence on a 91.50 foot radius curve right (the long chord of which bears South 69° 45' 33" East 50.67 feet) 51.34 feet to a point of reverse curvature; thence on a 168.50 foot radius curve left (the long chord of which bears South 81° 37' 28" East 157.90 feet) 164.34 feet to a point of reverse curvature; thence on a 151.50 foot radius curve right (the long chord of which bears South 82° 33' 56" East 137.55 feet) 142.78 feet; thence South 55° 34' 00" East 89.41 feet; thence on a 151.50 foot radius curve right (the long chord of which bears South 30° 19' 50" East 129.18 feet) 133.46 feet to a point of reverse curvature; thence on a 108.50 foot radius curve left (the long chord of which bears South 46° 30' 47" East 143.56 feet) 156.87 feet to a point of reverse curvature; thence on a 91.50 foot radius curve right (the long chord of which bears South 72° 49' 29" East 47.69 feet) 48.25 feet to a point of reverse curvature; thence on a 512.00 foot radius curve left (the long chord of which bears South 58° 38' 06" East 16.39 feet) 16.39 feet; thence South 85° 07' 08" East 110.04 feet to Engineer's Station 35+00.00 on said center line.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 27,058 square feet, more or less.

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

Page 4 of 16

LEGAL DESCRIPTION

PARCEL 3 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property lying Southerly of and adjoining Parcel 2.

EXCEPT therefrom that property designated as Exhibit A and described in that Lot Line Adjustment Deed to Thomas L. Bernert, Trustee, Thomas L. Bernert Revocable Trust, recorded March 14, 2017 as Recorder's Fee No. 2017-016885, Film Records of Clackamas County.

The above described parcel of land contains 37,542 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on each side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

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

Station	to	Station	Width on Northwesterly Side of Center Line
108+11.47		109+77.00	41.50
109+77.00		109+88.00	41.50 in a straight line to 52.00
109+88.00		110+54.00	52.00 in a straight line to 49.00

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

<u>Station</u>	to	<u>Station</u>	<u>Width on Southeasterly Side of Center Line</u>
107+20.00		108+33.00	35.50
108+33.00		108+63.00	35.50 in a straight line to 38.50
108+63.00		109+66.00	38.50
109+66.00		109+77.00	38.50 in a straight line to 50.00
109+77.00		110+44.00	50.00

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 14,610 square feet, more or less.

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

Page 7 of 16

LEGAL DESCRIPTION

PARCEL 5 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property lying Northwesterly of and adjoining Parcel 4.

The above described parcel of land contains 1,357 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 6 – PERMANENT EASEMENT FOR SLOPES

(PARCEL 6 consists of parts 6A and 6B)

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
(<i>Begin 6A</i>)			
25+35.24		25+98.74	125.00
25+98.74		26+18.65	73.22 in a straight line to 47.72
26+18.65		26+74.00	47.72 in a straight line to 41.00
26+74.00		27+45.00	41.00 in a straight line to 37.50
27+45.00		28+33.00	37.50
28+33.00		28+64.00	37.50 in a straight line to 45.00
28+64.00		29+50.00	45.00 in a straight line to 45.00
29+50.00		29+65.00	45.00 in a straight line to 37.50
29+65.00		30+37.00	37.50
(<i>Begin 6B</i>)			
30+37.00		30+43.00	37.50 in a straight line to 47.00
30+43.00		30+54.00	47.00 in a straight line to 51.00
30+54.00		31+03.00	51.00 in a straight line to 37.50
31+03.00		31+95.32	37.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 5,552 square feet, more or less.

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 7 – PERMANENT EASEMENT FOR PUBLIC UTILITIES
(PARCEL 7 consists of parts 7A and 7B)
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
(<i>Begin 7A</i>)			
25+35.24		25+98.74	125.00
25+98.74		26+18.65	73.22 in a straight line to 47.72
26+18.65		26+74.00	47.72 in a straight line to 41.00
26+74.00		27+45.00	41.00 in a straight line to 37.50
27+45.00		30+37.00	37.50
(<i>Begin 7B</i>)			
30+37.00		31+95.32	37.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 4,337 square feet, more or less. This parcel lies entirely within Parcel 6.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 8 – PERMANENT EASEMENT FOR ELECTRICAL FACILITIES AND SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
26+09.00		26+19.00	60.00 in a straight line to 68.00
26+19.00		26+45.00	68.00
26+45.00		26+51.00	68.00 in a straight line to 60.00

EXCEPT therefrom Parcels 1, 6 and 7.

The above described parcel of land contains 792 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 9 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southeasterly side of the SW Kinsman Road center line, which center line is described in Parcel 4.

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

Station	to	Station	Width on Southeasterly Side of Center Line
107+20.00		108+33.00	45.50
108+33.00		108+63.00	45.50 in a straight line to 48.50
108+63.00		110+00.00	48.50

EXCEPT therefrom Parcel 4.

The above described parcel of land contains 2,156 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 10 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Northwesterly side of the SW Kinsman Road center line, which center line is described in Parcel 4.

EXCEPT therefrom Parcel 4.

The above described parcel of land contains 694 square feet, more or less. This Parcel lies entirely within Parcel 5.

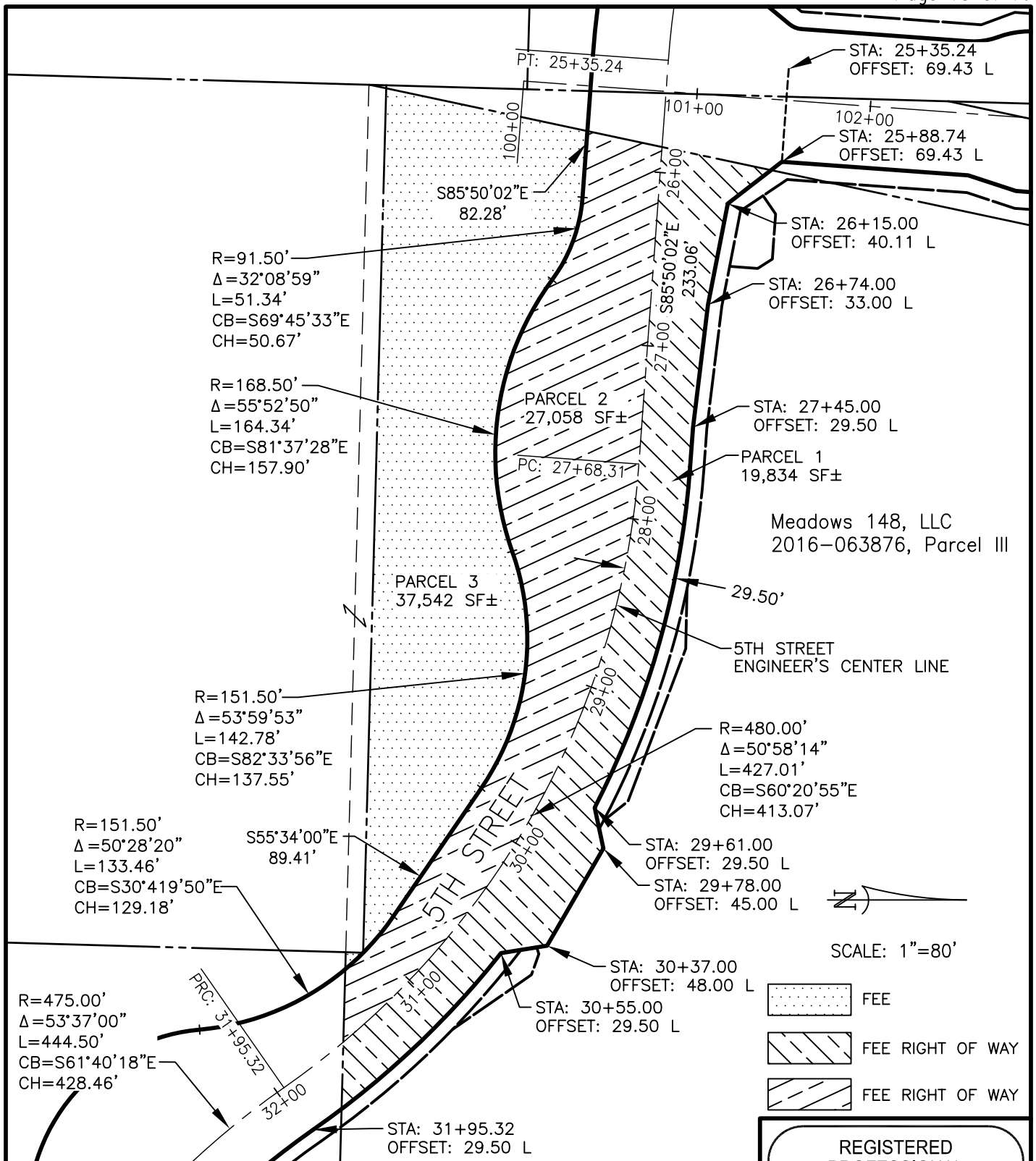


Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



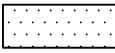
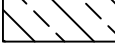
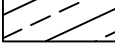
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 $\Delta=53^{\circ}37'00''$
 L=444.50'
 CB=S61°40'18"E
 CH=428.46'

R=151.50'
 $\Delta=50^{\circ}28'20''$
 L=133.46'
 CB=S30°419'50"E
 CH=129.18'

R=151.50'
 $\Delta=53^{\circ}59'53''$
 L=142.78'
 CB=S82°33'56"E
 CH=137.55'

R=168.50'
 $\Delta=55^{\circ}52'50''$
 L=164.34'
 CB=S81°37'28"E
 CH=157.90'

R=91.50'
 $\Delta=32^{\circ}08'59''$
 L=51.34'
 CB=S69°45'33"E
 CH=50.67'

-  FEE
-  FEE RIGHT OF WAY
-  FEE RIGHT OF WAY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

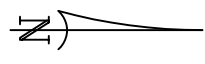
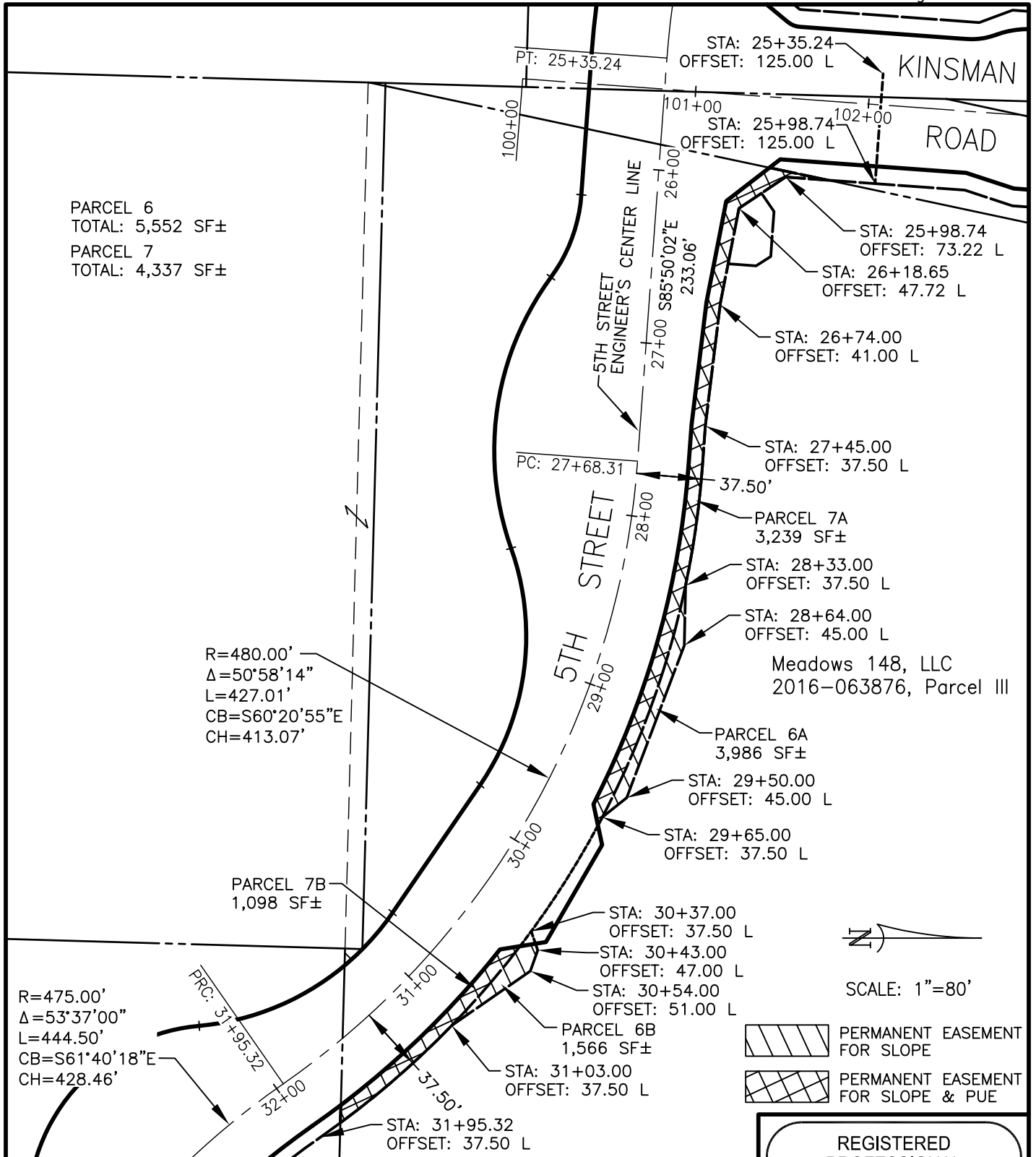
RENEWS: 12/31/18

Property Vested in: Fee
 Meadows 148, LLC 5TH STREET TO KINSMAN EXTENSION
 3 IW 23B 00600

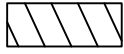
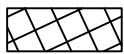
Otak 808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=80'

-  PERMANENT EASEMENT FOR SLOPE
-  PERMANENT EASEMENT FOR SLOPE & PUE

Property Vested in:
Meadows 148, LLC

Permanent Easement Slope, PUE,
Sanitary Sewer Facilities
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00600



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

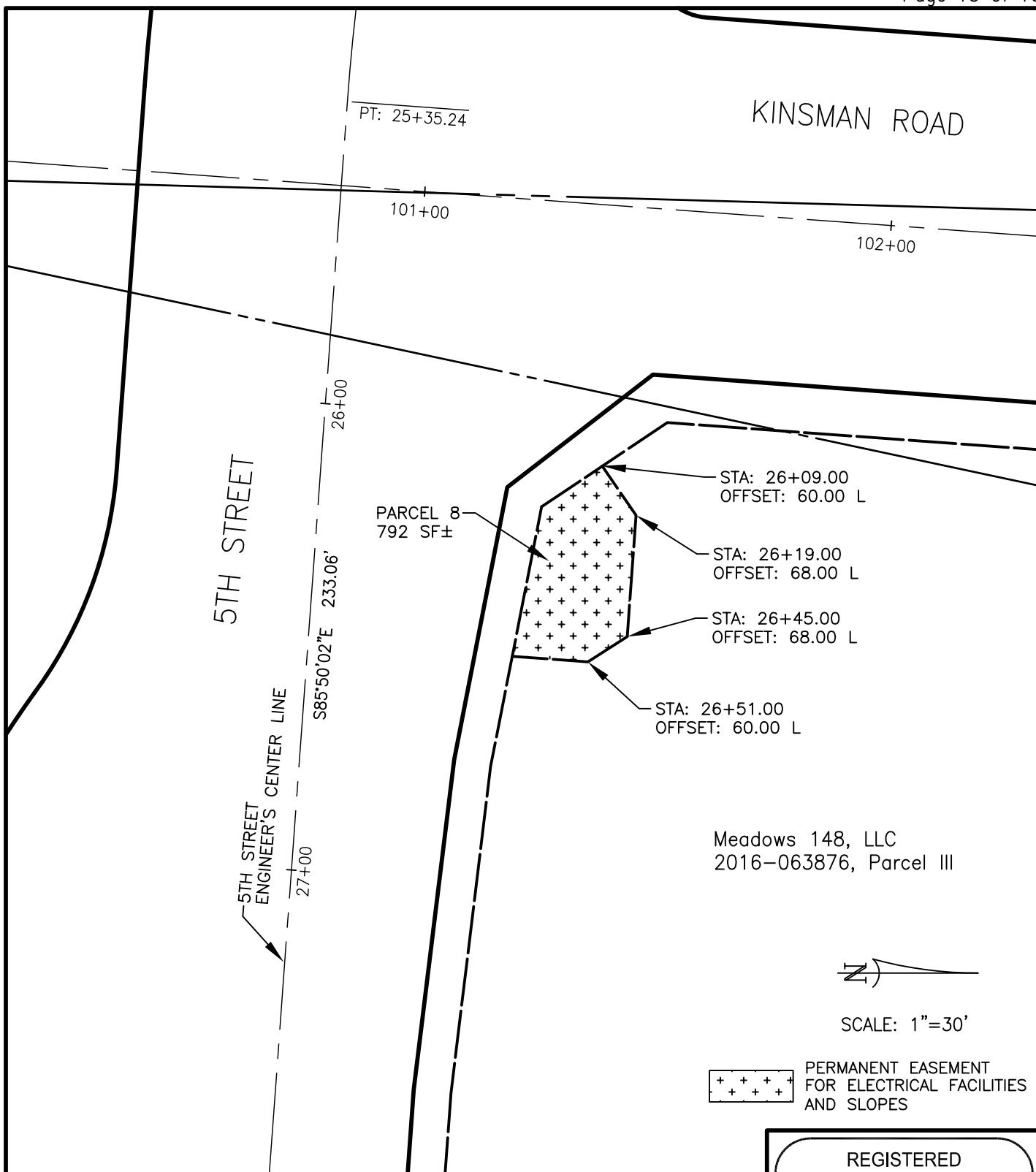
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

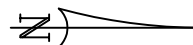
RENEWS: 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Meadows 148, LLC
2016-063876, Parcel III



SCALE: 1"=30'

 PERMANENT EASEMENT FOR ELECTRICAL FACILITIES AND SLOPES

Property Vested in:
Meadows 148, LLC

Permanent Easement – Electrical Facilities/Slope
5TH STREET TO KINSMAN EXTENSION
3 IW 23B 00600



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

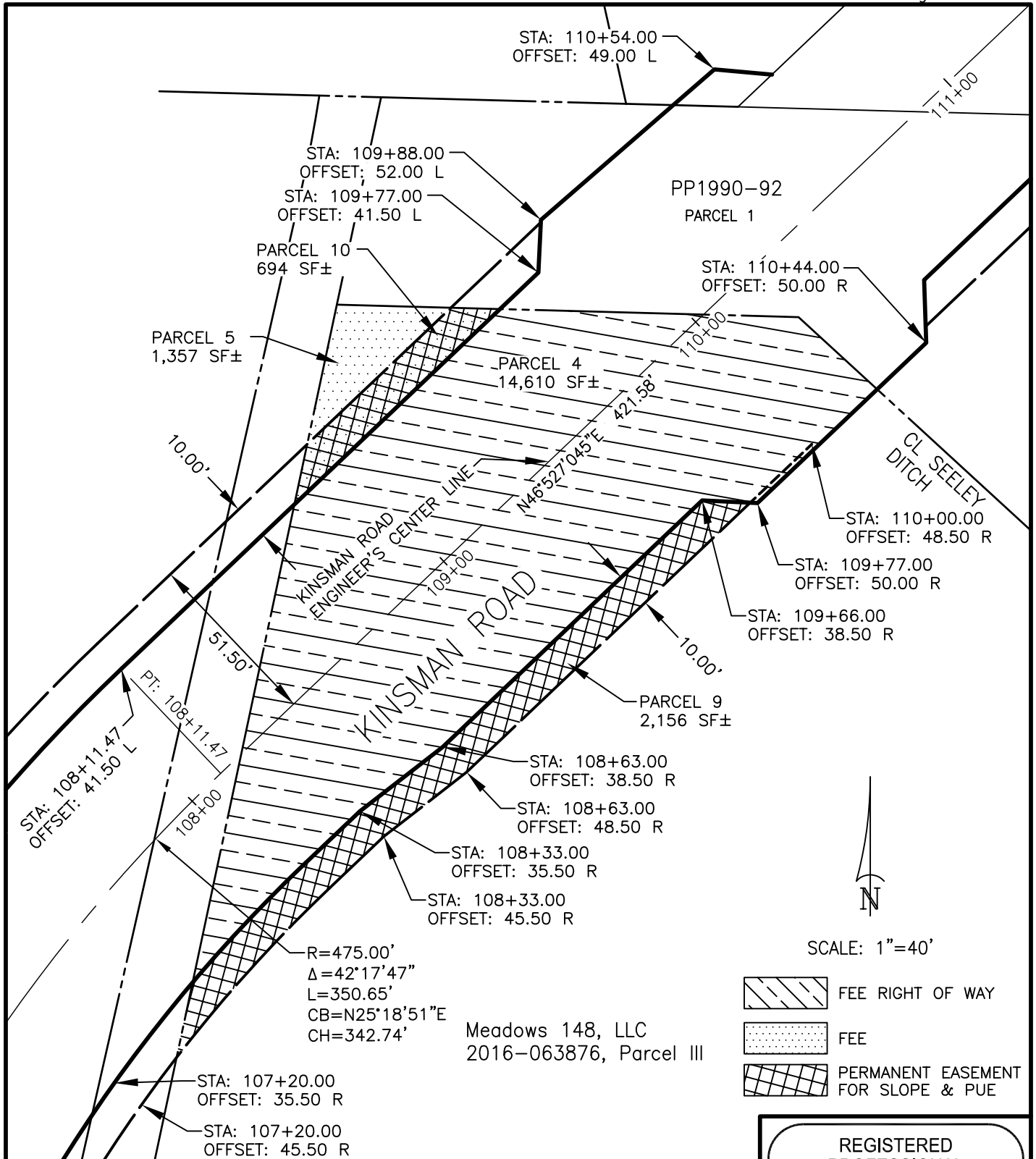
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

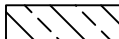
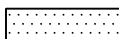

RENEWS: 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=40'

-  FEE RIGHT OF WAY
-  FEE
-  PERMANENT EASEMENT FOR SLOPE & PUE

Property Vested in:

Meadows 148, LLC

Fee & Permanent Easement – Slope/PUE
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00600

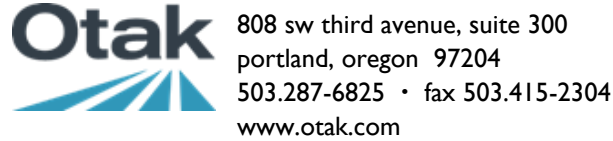


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18



LEGAL DESCRIPTION

PARCEL 1 - TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

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

Station	to	Station	Width on Northerly Side of Center Line
26+07.50		26+18.00	62.00 in a straight line to 71.00
26+18.00		26+46.50	71.00
26+46.50		26+54.00	71.00 in a straight line to 61.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 202 square feet, more or less.

Property Vested in:
Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel III and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
28+15.00		28+64.00	37.50 in a straight line to 48.00
28+64.00		29+50.00	48.00 in a straight line to 48.00
29+50.00		29+78.00	48.00 in a straight line to 45.00
29+78.00		30+37.00	45.00 in a straight line to 48.00
30+37.00		30+54.00	48.00 in a straight line to 54.00
30+54.00		31+19.00	54.00 in a straight line to 37.50

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

The above described parcel of land contains 840 square feet, more or less.



Property Vested in:
Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

Property K

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

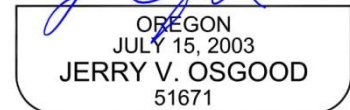
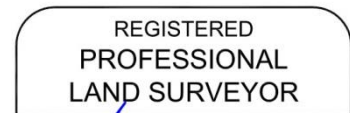
LEGAL DESCRIPTION

FEE

5th STREET TO KINSMAN EXTENSION
3 1W 23B 00601

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being that property described in that Statutory Warranty Deed to City of Wilsonville, recorded April 4, 2005 as Recorder's Fee No. 2005-029466, Film Records of Clackamas County.

The above described parcel of land contains 10,293 square feet, more or less.



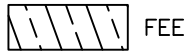
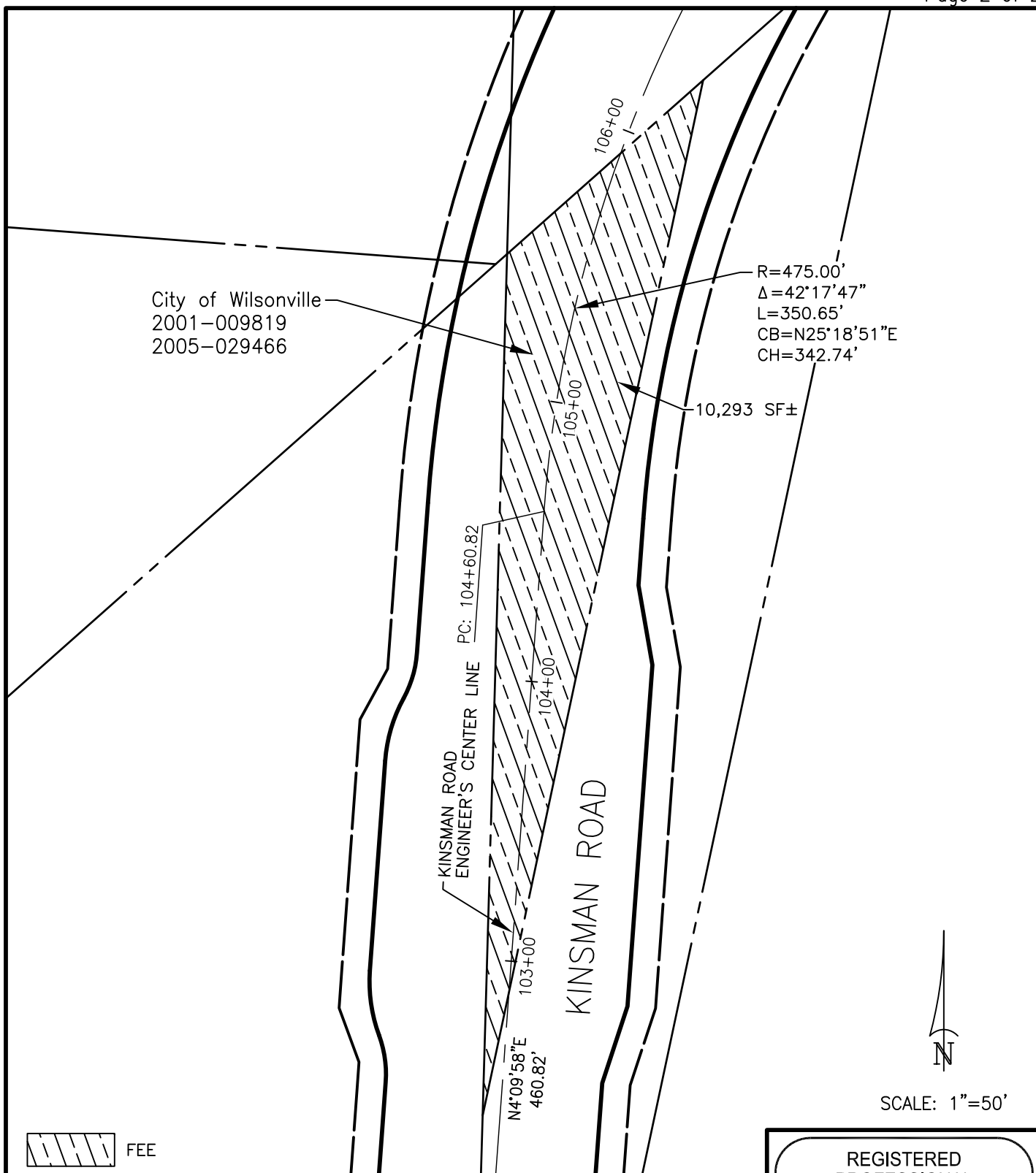
RENEWAL 12/31/18

Property Vested in:

City of Wilsonville
3 1W 23B 00601

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in: **5TH STREET TO KINSMAN EXTENSION**
City of Wilsonville **3 IW 23B 00601**

Fee

Otak 808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
www.otak.com

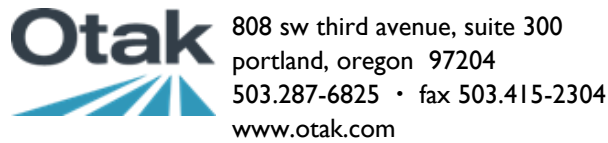
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

EXHIBIT A

Property K

Page 1 of 6



LEGAL DESCRIPTION

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00700-00790

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as TRACT I and described in that Warranty Deed to Inland Empire Investments, LLC, recorded April 24, 2006 as Recorder's Fee No. 2006-036713, Film Records of Clackamas County; said parcel being that portion of said parcel being that portion of said property included in a strip of land variable in width, lying on each side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

EXHIBIT A

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

Station	to	Station	Width on Northwestern Side of Center Line
109+13.00		109+77.00	41.50
109+77.00		109+88.00	41.50 in a straight line to 52.00
109+88.00		110+54.00	52.00 in a straight line to 49.00
110+54.00		110+65.00	49.00 in a straight line to 36.50
110+65.00		111+00.00	36.50

Station	to	Station	Width on Southeasterly Side of Center Line
109+77.00		110+44.00	50.00
110+44.00		110+56.00	50.00 in a straight line to 36.50
110+56.00		111+50.00	36.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 7,659 square feet, more or less.

Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

EXHIBIT A

Page 3 of 6

LEGAL DESCRIPTION

PARCEL 2 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00700-00790

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as TRACT I and described in that Warranty Deed to Inland Empire Investments, LLC, recorded April 24, 2006 as Recorder's Fee No. 2006-036713, Film Records of Clackamas County; said parcel being that portion of said property lying Westerly of and adjoining Parcel 1.

The above described parcel of land contains 3,719 square feet, more or less.

Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

EXHIBIT A

Page 4 of 6

LEGAL DESCRIPTION

PARCEL 3 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00700-00790

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as TRACT I and described in that Warranty Deed to Inland Empire Investments, LLC, recorded April 24, 2006 as Recorder's Fee No. 2006-036713, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Northwesterly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 255 square feet, more or less. This Parcel lies entirely within Parcel 2.

Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00700-00790

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as TRACT I and described in that Warranty Deed to Inland Empire Investments, LLC, recorded April 24, 2006 as Recorder's Fee No. 2006-036713, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 46.50 feet in width, lying on the Southeasterly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 777 square feet, more or less.

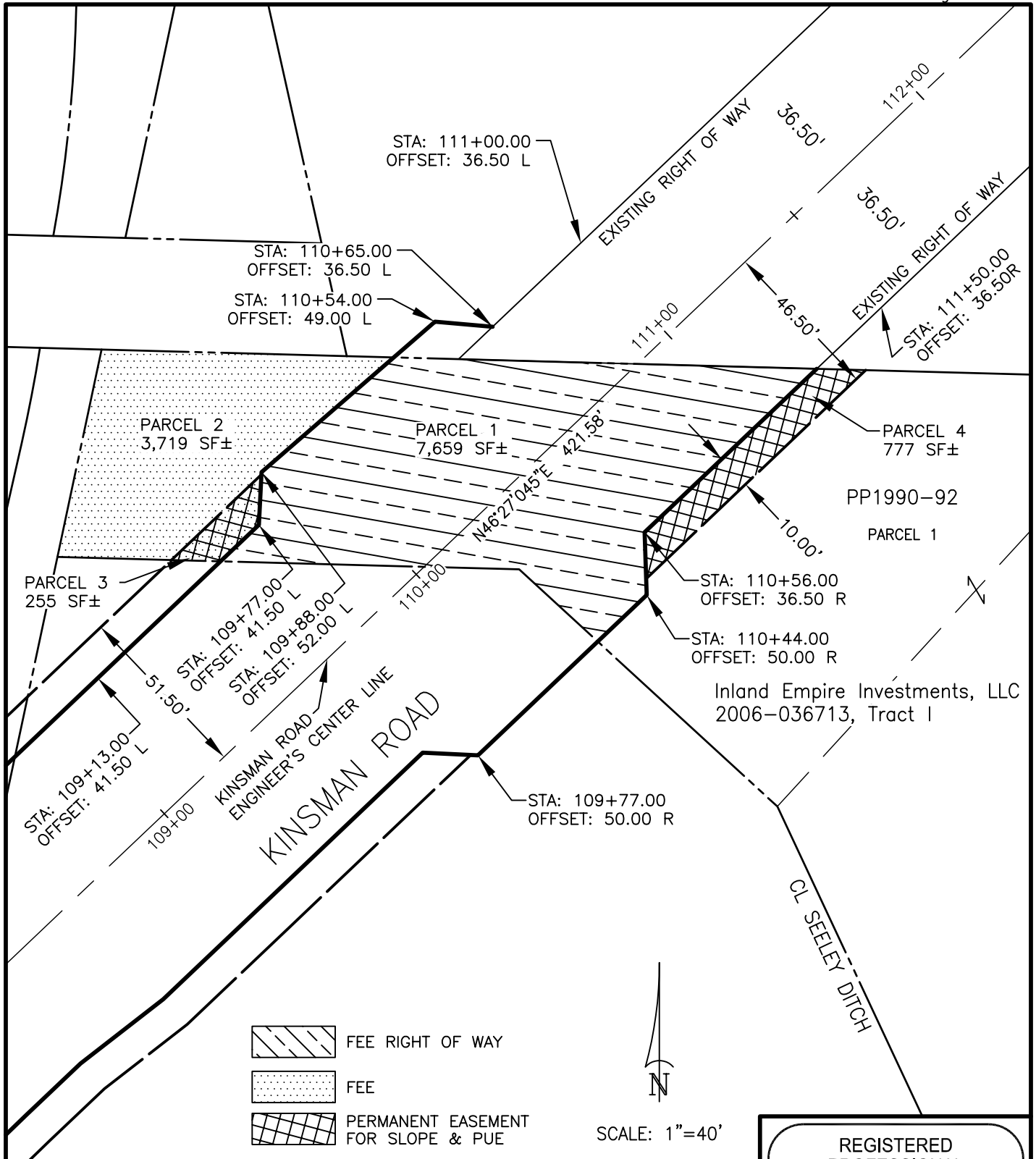


Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Inland Empire Investments, LLC

Fee & Permanent Easement – Slope/PUE
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00700-00790



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property K

Page 1 of 1



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23B 00700-00790

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as TRACT I and described in that Warranty Deed to Inland Empire Investments, LLC, recorded April 24, 2006 as Recorder's Fee No. 2006-036713, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southeasterly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

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

Station	to	Station	Width on Northwestern Side of Center Line
110+51.50		110+90.00	46.50 in a straight line to 72.00
110+90.00		111+40.00	72.00 in a straight line to 146.00
111+40.00		111+63.00	146.00 in a straight line to 148.00
111+63.00		111+90.00	148.00 in a straight line to 121.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

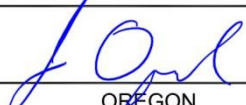
Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 6,746 square feet, more or less.

Property Vested in:

Inland Empire Investments, LLC
3 1W 23B 00700-00790

REGISTERED
PROFESSIONAL
LAND SURVEYOR

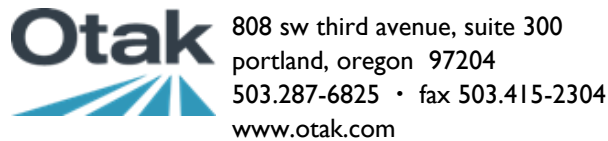

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT A

Property L

Page 1 of 5



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00800

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818770 and described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land lying on each side of the SW Kinsman Road center line, 41.50 feet in width on the Northwesterly side of said center line and 35.50 feet in width on the Southeasterly side of said center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 14,811 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT A

Page 2 of 5

LEGAL DESCRIPTION

PARCEL 2 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00800

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818770 and described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County; said parcel being that portion of said property lying Southeasterly of and adjoining Parcel 1.

The above described parcel of land contains 72 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00800

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818770 and described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Northwesterly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 2,706 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT A

LEGAL DESCRIPTION

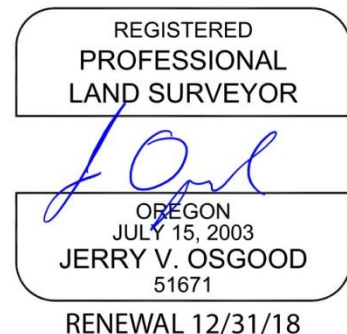
PARCEL 4 – PERMANENT EASEMENT FOR SANITARY SEWER FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00800

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818770 and described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County; said parcel being that portion of said property 15.00 feet in width, lying 7.50 feet on each side of the following described line:

Beginning at a point opposite and 11.12 feet Westerly of Engineer's Station 106+99.65 on the center line of SW Kinsman Road, which center line is described in Parcel 1; thence North 12° 23' 37" East 128.28 feet; thence North 00° 43' 54" East 148.26 feet to a point opposite and 175.74 feet Northwesterly of Engineer's Station 109+07.84 on said center line.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 3,050 square feet, more or less. 308 square feet of this parcel lies within Parcel 3.

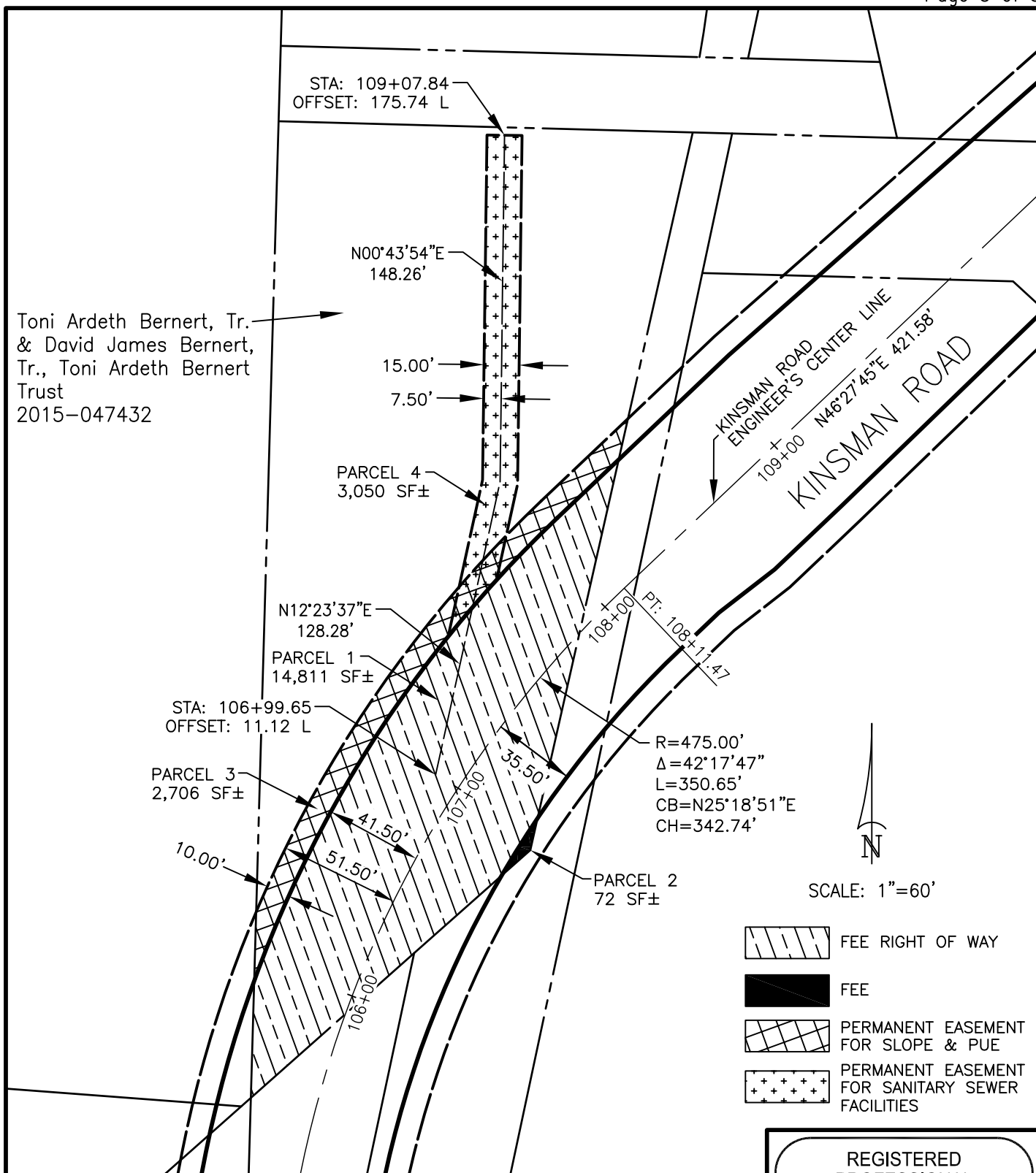


Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

Property Vested in:

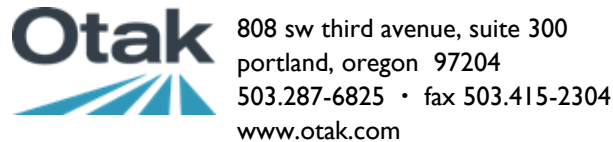
Toni Ardeth Bernert & David
James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.

Fee, Permanent Easement Slope ,PUE,
Sanitary Sewer Facilities
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00800



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
www.otak.com



LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00800

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Robert V. Short Donation Land Claim No. 46, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818770 and described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwesterly side of the center line of SW Kinsman Road, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence continuing along said record center line North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT A

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

Station	to	Station	Width on Northwestern Side of Center Line
107+51.00		107+97.00	51.50 in a straight line to 81.00
107+97.00		108+49.00	81.00 in a straight line to 138.00
108+49.00		108+70.00	194.00 in a straight line to 209.00
108+70.00		109+03.00	209.00 in a straight line to 188.00
109+03.00		109+70.00	188.00 in a straight line to 121.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 14,738 square feet, more or less.



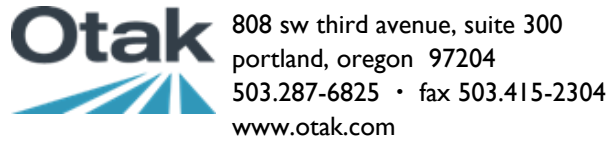
Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00800

EXHIBIT A

Property M

Page 1 of 13



LEGAL DESCRIPTION

PARCEL 1, consisting of parts 1A and 1B - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof, and lying Northerly of a line at right angles to the center line of SW Kinsman Road at Engineer's Station 101+51.52; said parcel being that portion of said property included in a strip of land variable in width lying on the Easterly side of said center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

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

Station	to	Station	Width on Easterly Side of Center Line
101+51.52		102+59.00	35.50
102+59.00		102+87.00	35.50 in a straight line to 42.50
102+87.00		104+09.00	42.50
104+09.00		104+37.00	42.50 in a straight line to 35.50
104+37.00		108+33.00	35.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains a combined total of 13,434 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2, consisting of parts 2A and 2B - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof, and lying Northerly of a line at right angles to the center line of SW Kinsman Road at Engineer's Station 101+51.52; said parcel being that portion of said property included in a strip of land 41.50 feet in width lying on the Westerly side of said center line, which center line is described in Parcel 1.

The above described parcel of land contains a combined total of 1,910 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

Page 4 of 13

LEGAL DESCRIPTION

PARCEL 3 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof; said parcel being that portion of said property lying Northwesterly of a line parallel with and 41.50 feet Northwesterly of the SW Kinsman Road center line, which center line is described in Parcel 1.

The above described parcel of land contains 2,293 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof, and lying Northerly of a line at right angles to the center line of SW Kinsman Road at Engineer's Station 101+51.52, which center line is described in Parcel 1; said parcel being that portion of said property lying Easterly of and adjoining Parcel 1.

ALSO that portion of said property lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof, lying Southerly of a line at right angles to said center line of SW Kinsman Road at Engineer's Station 101+51.52, and lying Northeasterly of the following described line: Beginning at a point opposite and 61.76 feet Easterly of Engineer's Station 101+22.19 on said center line of SW Kinsman Road; thence Northwesterly in a straight line to a point opposite and 35.50 feet Easterly of Engineer's Station 101+51.52 on said center line.

The above described parcel of land contains 17,643 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 5 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof; said parcel being that portion of said property included in a strip of land 69.43 feet in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

EXCEPT therefrom Parcel 4.

The above described parcel of land contains 2,573 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

Page 7 of 13

LEGAL DESCRIPTION

PARCEL 6 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof; said parcel being that portion of said property included in a strip of land 43.50 feet in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 5.

The above described parcel of land contains 1,176 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

Page 8 of 13

LEGAL DESCRIPTION

PARCEL 7 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof; said parcel being that portion of said property lying Southerly of and adjoining Parcel 6.

The above described parcel of land contains 1,461 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 8 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof; said parcel being that portion of said property included in a strip of land variable in width lying on the Easterly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

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

Station	to	Station	Width on Easterly Side of Center Line
101+29.81		101+55.31	65.41 in a straight line to 45.50
101+55.31		102+59.00	45.50
102+59.00		102+87.00	45.50 in a straight line to 52.50
102+87.00		104+09.00	52.50
104+09.00		104+37.00	52.50 in a straight line to 45.50
104+37.00		108+33.00	45.50

EXCEPT therefrom Parcels 1A, 1B, and 5.

The above described parcel of land contains 5,627 square feet, more or less. Parcel 8 lies entirely within Parcel 4.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT A

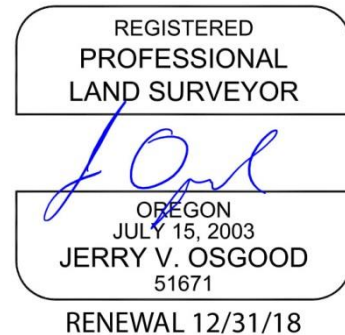
LEGAL DESCRIPTION

PARCEL 9 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 00900

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Assessor's Parcel No. 00818752 described in that Statutory Bargain and Sale Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded July 20, 2015 as Recorder's Fee No. 2015-047432, Film Records of Clackamas County, lying Westerly of the most Northerly West line of PARCEL 1, PARTITION PLAT 1990-92 and the Southwesterly extension thereof, and lying Northerly of a line at right angles to the center line of SW Kinsman Road at Engineer's Station 107+00.00; said parcel being that portion of said property included in a strip of land 51.50 feet in width lying on the Westerly side of said center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 2B.

The above described parcel of land contains 323 square feet, more or less. This Parcel lies entirely within Parcel 3.

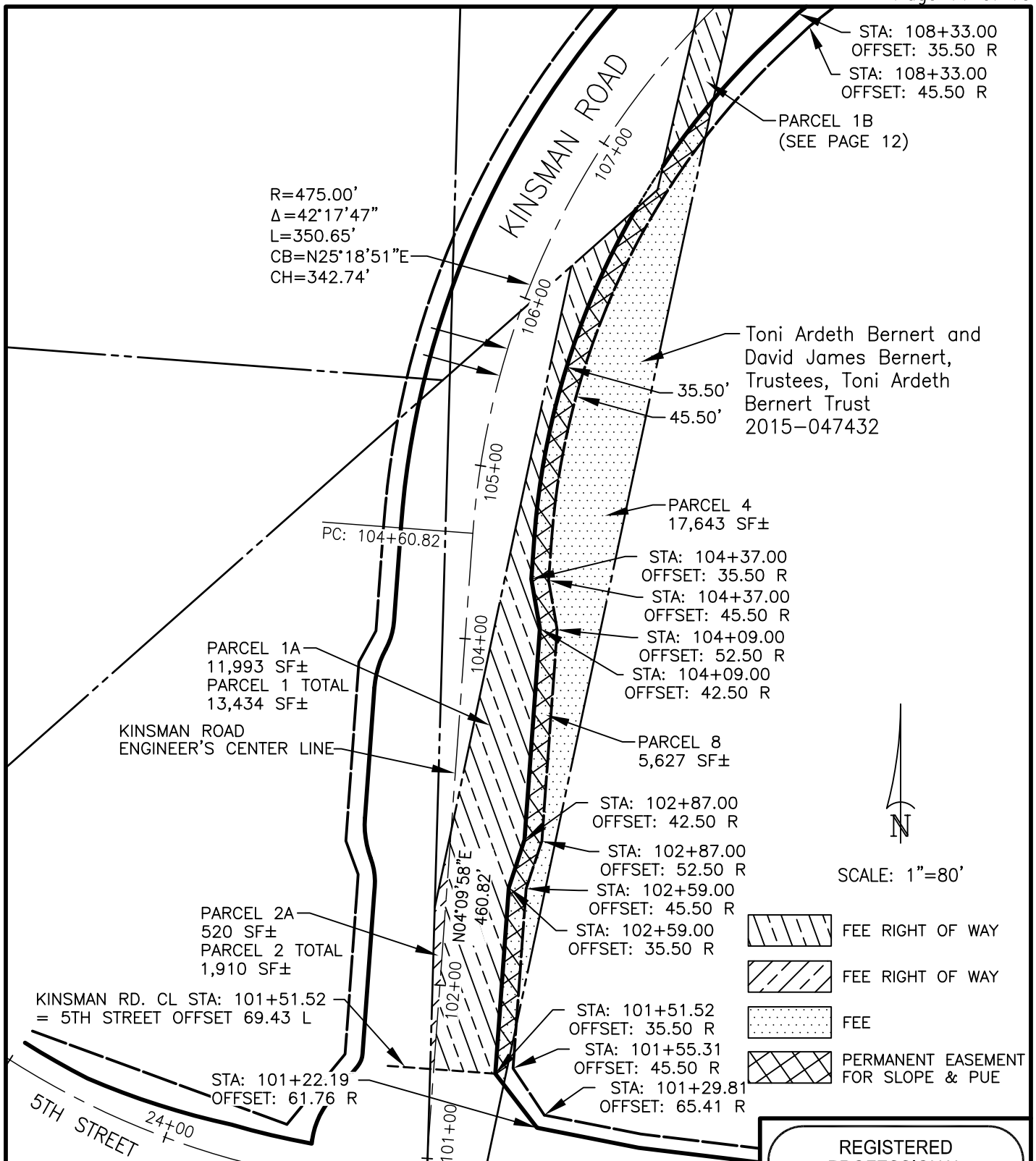


Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 00900

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Toni Ardeth Bernert & David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.

Fee & Permanent Easement – Slope/PUE
 5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00900



808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825

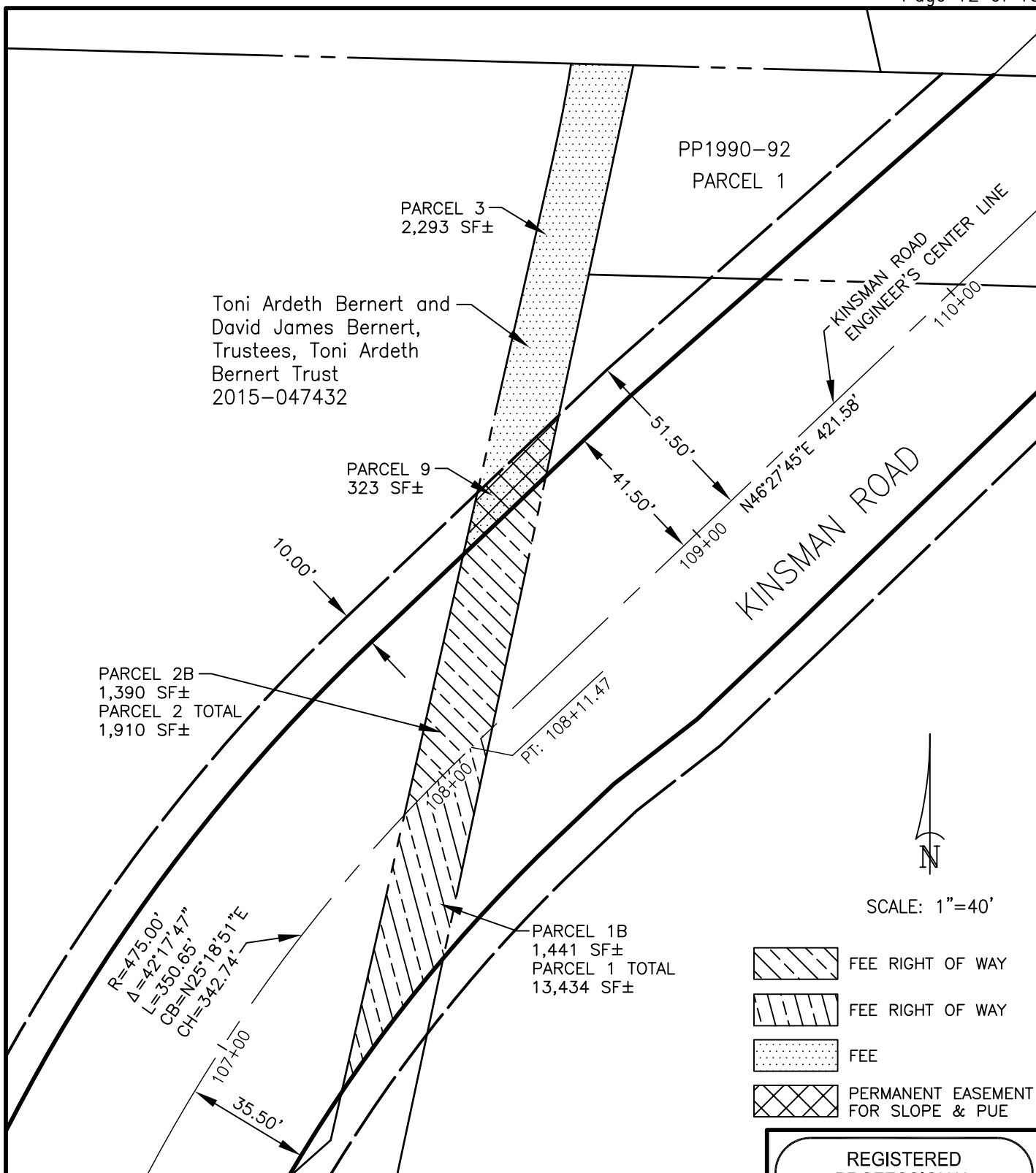
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=40'

Property Vested in: Fee & Permanent Easement – Slope/PUE
5TH STREET TO KINSMAN EXTENSION

Toni Ardeth Bernert & David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.

3 1W 23B 00900

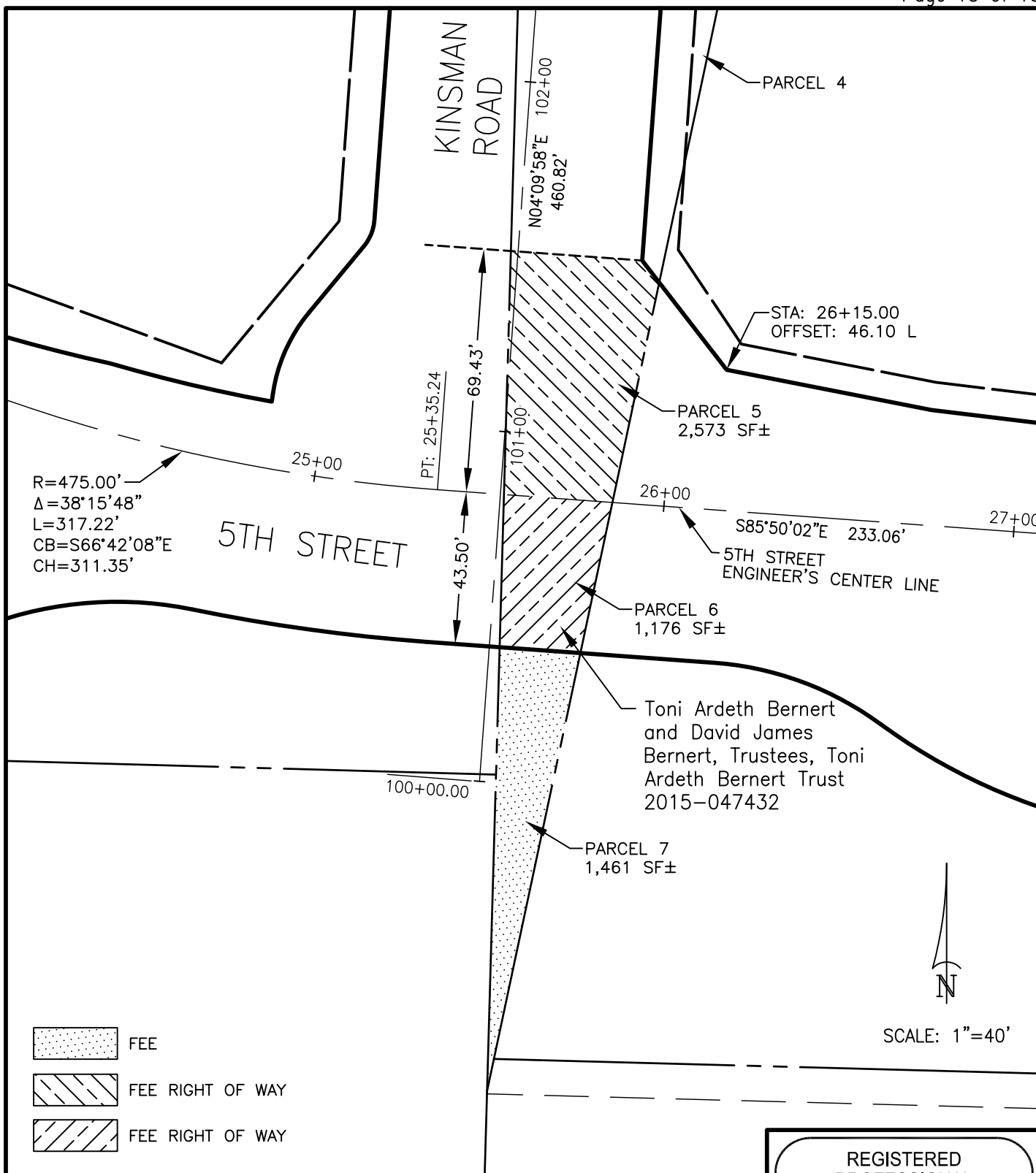
Otak 808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

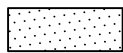

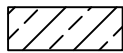
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



-  FEE
-  FEE RIGHT OF WAY
-  FEE RIGHT OF WAY

Property Vested in: Fee
5TH STREET TO KINSMAN EXTENSION
3 1W 23B 00900
 Toni Ardeth Bernert & David James Bernert, Trustees,
 Toni Ardeth Bernert Trust, et al.

Otak 808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825

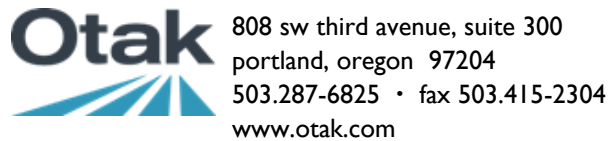
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS
 RENEWS: 12/31/18

EXHIBIT A

Property N

Page 1 of 3



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 01300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Robert V. Short Donation Land Claim No. 46, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Tract B and described in that Warranty Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded September 28, 2009 as Recorder's Fee No. 2009-068141, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 41.50 feet in width, lying on the Westerly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 412 square feet, more or less.

Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 01300

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 01300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Robert V. Short Donation Land Claim No. 46, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Tract B and described in that Warranty Deed to Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, recorded September 28, 2009 as Recorder's Fee No. 2009-068141, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Westerly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 710 square feet, more or less.

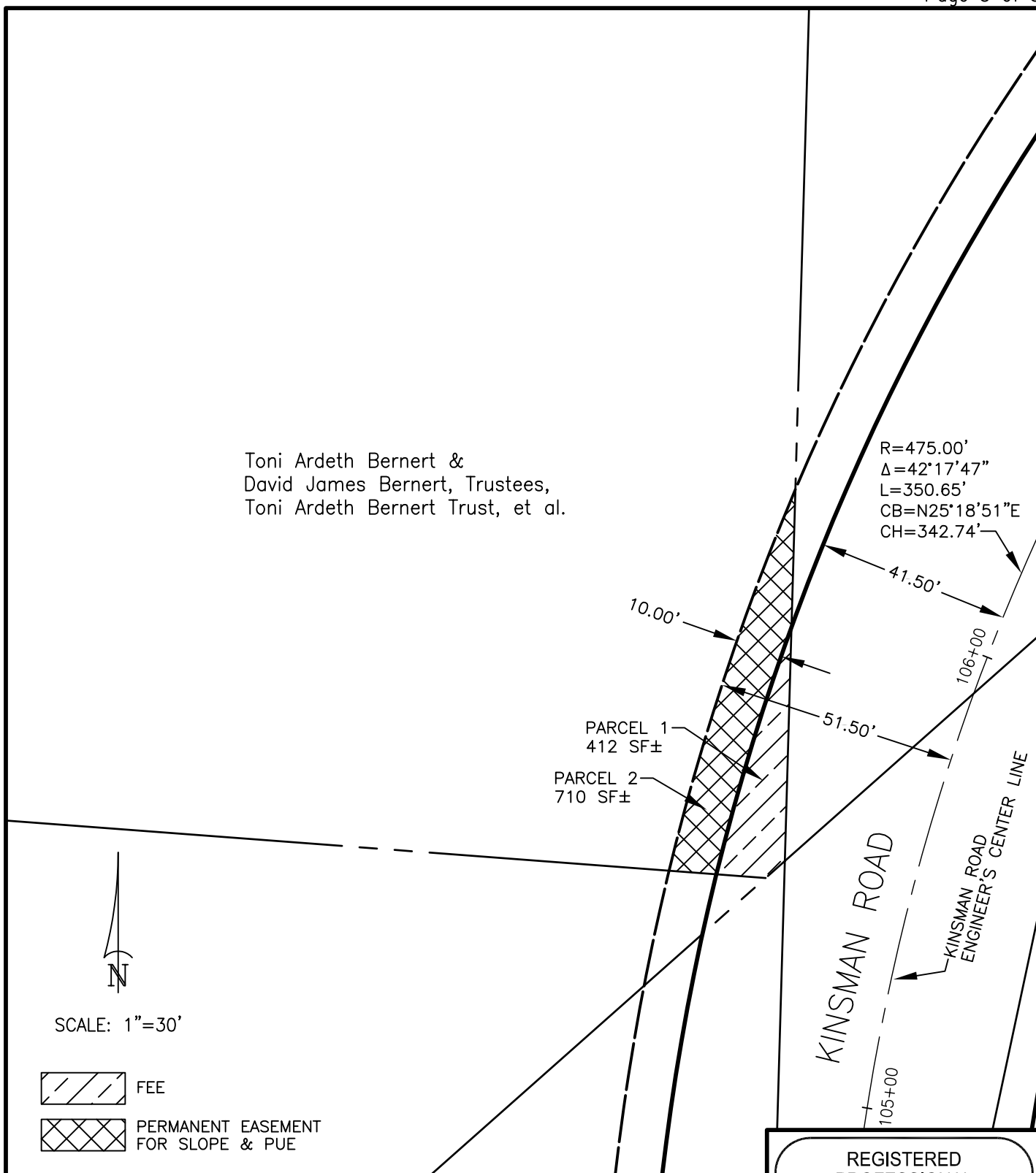


Property Vested in:

Toni Ardeth Bernert and David James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.
3 1W 23B 01300

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Fee & Permanent Easement – Slope/PUE
5TH STREET TO KINSMAN EXTENSION

3 1W 23B 01300

Toni Ardeth Bernert & David
James Bernert, Trustees,
Toni Ardeth Bernert Trust, et al.



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

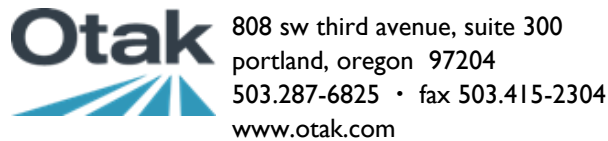
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property O

Page 1 of 3



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23B 01700

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Robert V. Short Donation Land Claim No. 46, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Tract D and described in that Quit Claim Deed to Joe Bernert Towing Co., Inc., Recorder's Fee No. 87-57703, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 41.50 feet in width, lying on the Westerly side of the SW Kinsman Road center line, which center line is described as follows:

Beginning at SW Kinsman Road Engineer's center line Station 100+00.00, said station being 32.21 feet West and 969.23 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 04° 09' 58" East 460.82 feet; thence on a 475.00 foot radius curve right (the long chord of which bears North 25° 18' 51" East 342.74 feet) 350.65 feet; thence North 46° 27' 45" East 421.58 feet to SW Kinsman Road Engineer's center line Station 112+33.05, said station being equal to record Kinsman Road center line Station 4+41.38, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line on a 305.00 foot radius curve left (the long chord of which bears North 23° 47' 24" East 235.13 feet) 241.38 feet; thence North 01° 07' 03" East 102.55 feet to SW Kinsman Road Engineer's center line Station 115+76.98, said station being equal to said record Kinsman Road center line Station 0+97.45.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 69 square feet, more or less.

Property Vested in:

Joe Bernert Towing Co., Inc.
3 1W 23B 01700

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23B 01700

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Robert V. Short Donation Land Claim No. 46, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Tract D and described in that Quit Claim Deed to Joe Bernert Towing Co., Inc., Recorder's Fee No. 87-57703, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 51.50 feet in width, lying on the Westerly side of the SW Kinsman Road center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 192 square feet, more or less.

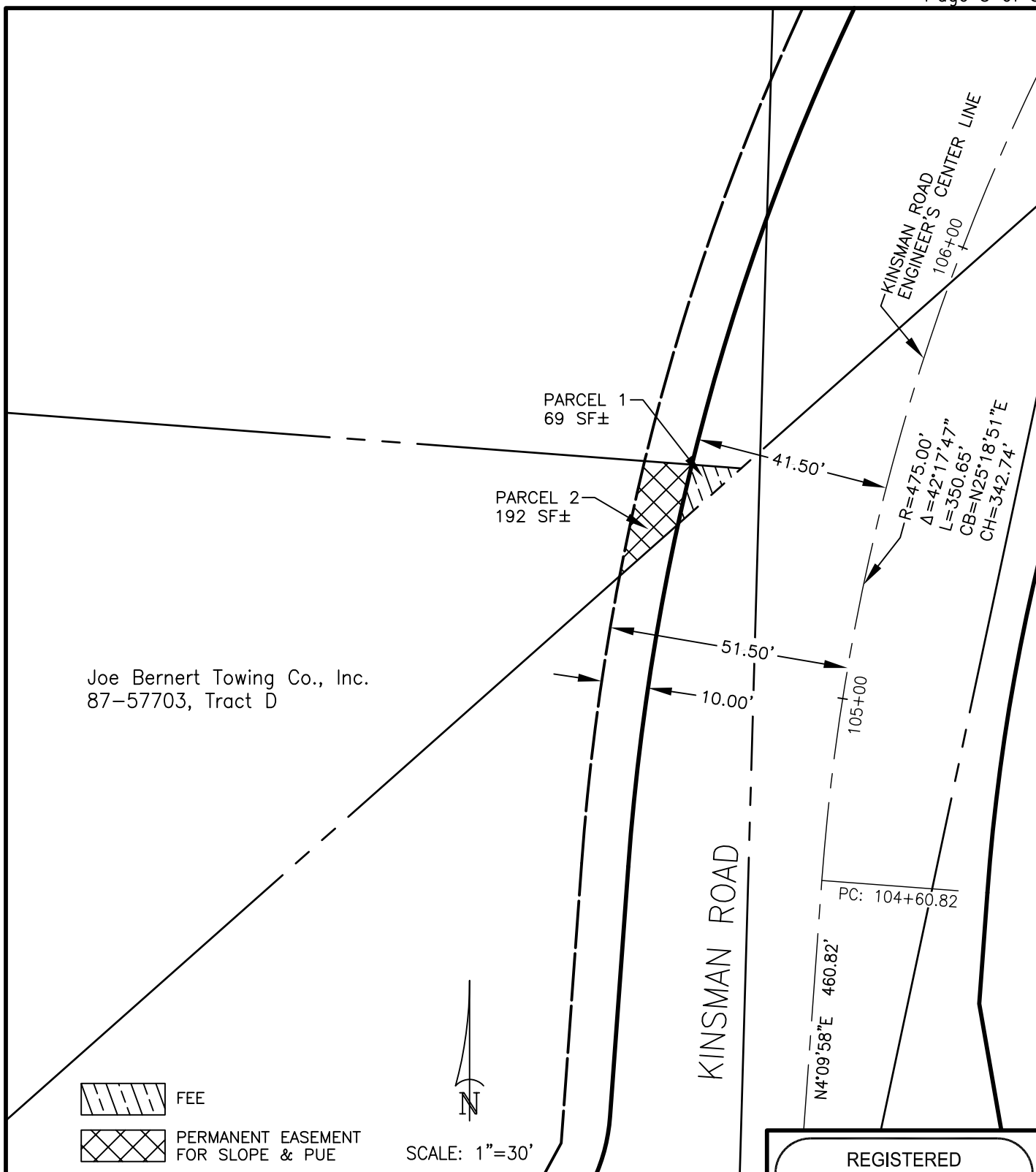


Property Vested in:

Joe Bernert Towing Co., Inc.
3 1W 23B 01700

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Joe Bernert Towing Co., Inc.
87-57703, Tract D

PARCEL 1
69 SF±

PARCEL 2
192 SF±

KINSMAN ROAD

KINSMAN ROAD
ENGINEER'S CENTER LINE

R=475.00'
Δ=42°17'47\"/>
L=350.65'
CB=N25°18'51\"/>
CH=342.74'

PC: 104+60.82

N4°09'58\"/>
E 460.82'

 FEE

 PERMANENT EASEMENT
FOR SLOPE & PUE



SCALE: 1"=30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

Property Vested in: Fee & Permanent Easement – Slope/PUE
5TH STREET TO KINSMAN EXTENSION

JOE BERNERT TOWING CO., INC 3 IW 23B 01700

 808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

EXHIBIT A

Property P

Page 1 of 5



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 33.50 feet in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 502 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 – PERMANENT EASEMENT FOR SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
36+78.00		37+32.00	43.00 in a straight line to 67.00
37+32.00		37+54.00	67.00 in a straight line to 51.00
37+54.00		38+50.00	51.00 in a straight line to 48.00
38+50.00		39+00.00	48.00 in a straight line to 41.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 2,350 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

Page 3 of 5

LEGAL DESCRIPTION

PARCEL 3 – PERMANENT EASEMENT FOR PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 41.50 feet in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 1,230 square feet, more or less. This parcel lies entirely within Parcel 2.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 – PERMANENT EASEMENT FOR ELECTRICAL FACILITIES AND SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
38+44.00		38+53.00	59.00 in a straight line to 68.00
38+53.00		38+83.00	68.00 in a straight line to 69.00
38+83.00		39+00.00	69.00 in a straight line to 64.00

EXCEPT therefrom Parcels 1 and 3.

The above described parcel of land contains 1,248 square feet, more or less. 199 square feet of this parcel lies within Parcel 2.

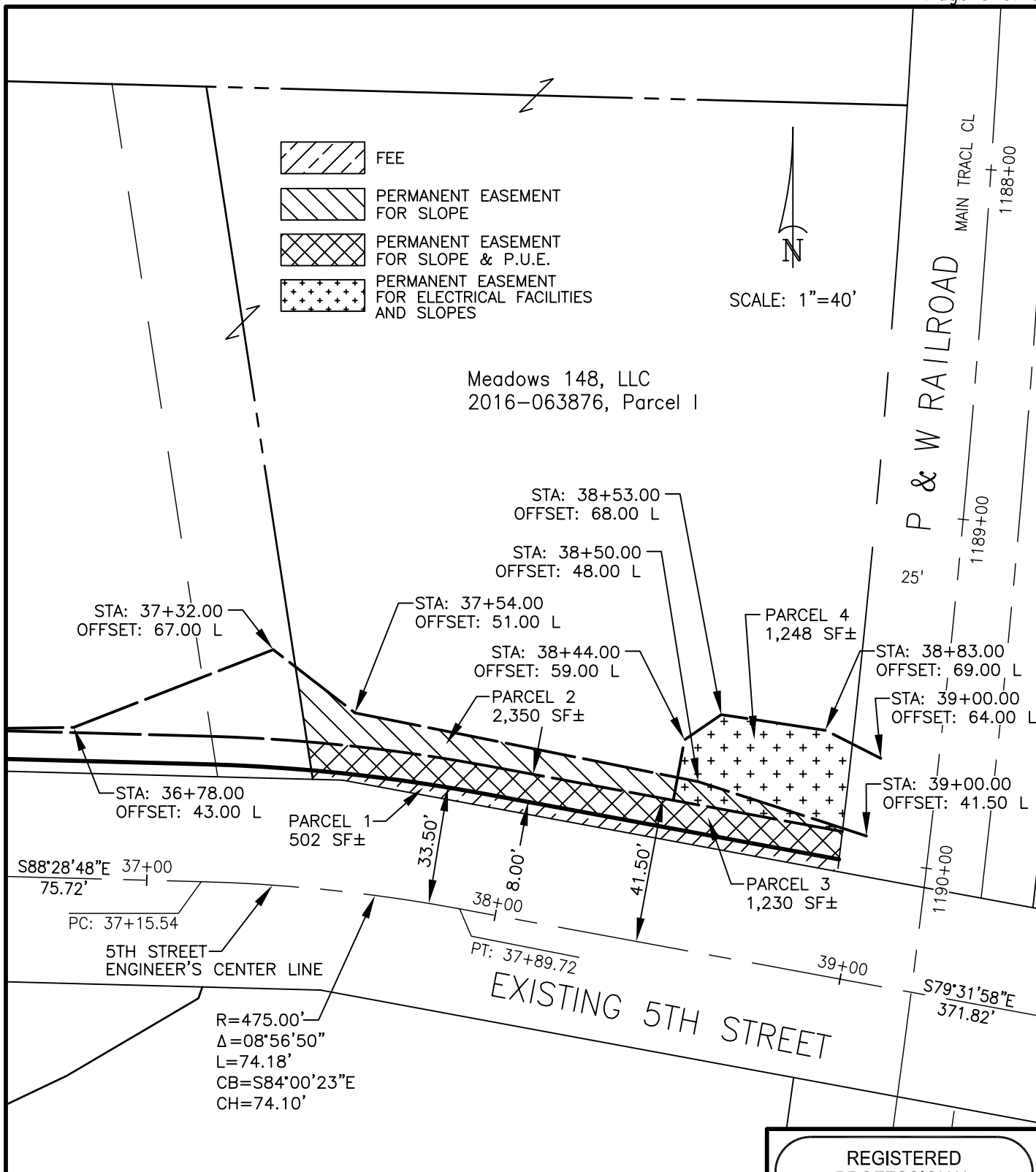


Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
Meadows 148, LLC

Fee & Permanent Easement Slopes/PUE
5TH STREET TO KINSMAN EXTENSION
3 IW 23BD 00101

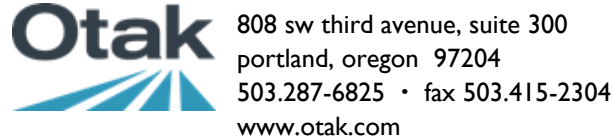


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18



LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00101

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel I and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:
Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

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

Station	to	Station	Width on Northerly Side of Center Line
36+78.00		37+11.00	46.00 in a straight line to 60.00
37+11.00		37+15.00	60.00 in a straight line to 76.00
37+15.00		37+41.00	76.00 in a straight line to 69.00
37+41.00		37+54.00	63.00 in a straight line to 54.00
37+54.00		38+41.00	54.00 in a straight line to 51.00
38+41.00		38+51.00	60.00 in a straight line to 71.00
38+51.00		38+83.00	71.00 in a straight line to 72.00
38+83.00		39+00.00	72.00 in a straight line to 64.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 534 square feet, more or less.



Property Vested in:
Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

Property Q

Page 1 of 2

Otak 808 sw third avenue, suite 300
 portland, oregon 97204
 503.287-6825 • fax 503.415-2304
 www.otak.com

LEGAL DESCRIPTION
PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00102

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to OTV 1 LLC, recorded December 30, 2005 as Recorder's Fee No. 2005-129902, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Westerly side of the center line of SW Boones Ferry Road, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

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

Station	to	Station	Width on Westerly Side of Center Line
29+59.00		29+77.00	39.00
29+77.00		29+92.00	53.00

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 507 square feet, more or less. 312 square feet of this parcel lies within an existing Permanent Easement for Sidewalk and Public Utilities, recorded June 17, 2009 as Recorder's Fee No. 2009-042839, Film Records of Clackamas County.

Property Vested in:
 OTV 1 LLC
 3 1W 23BD 00102

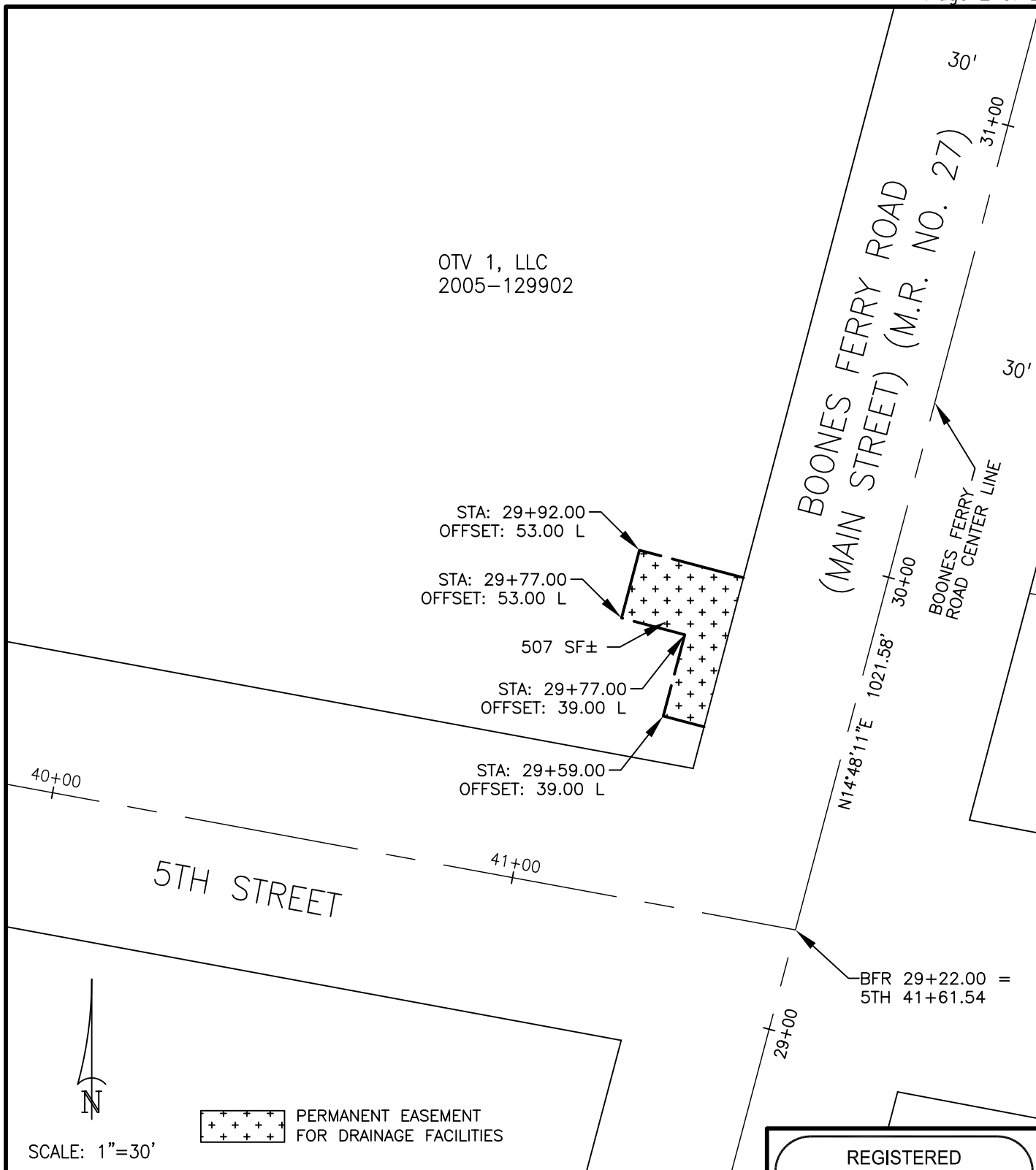
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

J. Osgood
 OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671

RENEWAL 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



OTV 1, LLC
2005-129902

STA: 29+92.00
OFFSET: 53.00 L

STA: 29+77.00
OFFSET: 53.00 L

507 SF±

STA: 29+77.00
OFFSET: 39.00 L

STA: 29+59.00
OFFSET: 39.00 L

40+00

5TH STREET

41+00

N14°48'11\"/>

1021.58'

30+00

BOONES FERRY
ROAD CENTER LINE

30'

31+00

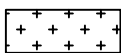
30'

BFR 29+22.00 =
5TH 41+61.54

29+00



SCALE: 1"=30'



PERMANENT EASEMENT
FOR DRAINAGE FACILITIES

Property Vested in:

OTV 1 LLC

Permanent Easement - Drainage Facilities
5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00102

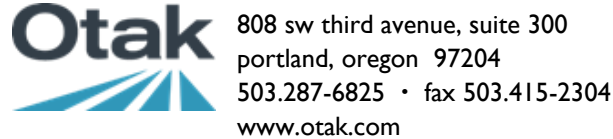


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18



LEGAL DESCRIPTION

PARCEL 1 - TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00102

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to OTV 1 LLC, recorded December 30, 2005 as Recorder's Fee No. 2005-129902, Film Records of Clackamas County; said parcel being that portion of said property lying Northerly of a line at right angles to the center line of SW Boones Ferry Road at Engineer's Station 31+47.00 and included in a strip of land 41.00 feet in width, lying on the Westerly side of said center line, which center line is described as follows:

Beginning at SW Boones Ferry Road Engineer's center line Station 24+99.70, said station being 1,354.66 feet East and 1,801.47 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence North 10° 39' 56" East 328.72 feet; thence North 14° 48' 11" East 1,021.58 feet to SW Boones Ferry Road Engineer's center line Station 38+50.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 237 square feet, more or less.

Property Vested in:

OTV 1 LLC
3 1W 23BD 00102

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - TEMPORARY EASEMENT FOR CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00102

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to OTV 1 LLC, recorded December 30, 2005 as Recorder's Fee No. 2005-129902, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Westerly side of the center line of SW Boones Ferry Road, which center line is described in Parcel 1.

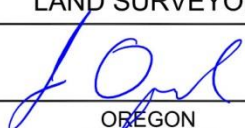
The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
29+45.00		29+70.00	46.00
29+70.00		30+00.00	60.00

EXCEPT therefrom that Permanent Easement parcel concurrently acquired for this project.

The above described parcel of land contains 726 square feet, more or less.

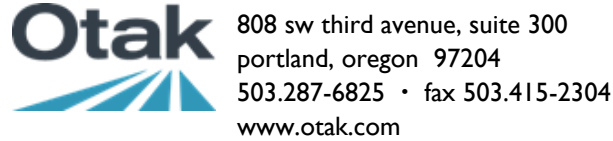
REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:

OTV 1 LLC
3 1W 23BD 00102



LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00103

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of Parcel 1, Partition Plat No. 2001-043, Clackamas County, Oregon; said parcel being that portion of said property lying Easterly of a line at right angles to the center line of SW 5th Street at Engineer's Station 41+10.00 and included in a strip of land 36.00 feet in width, lying on the Southerly side of said center line, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 114 square feet, more or less.

Property Vested in:
OTV 2 LLC
3 1W 23BD 00103



EXHIBIT A



808 sw third avenue, suite 300
 portland, oregon 97204
 503.287-6825 • fax 503.415-2304
 www.otak.com

LEGAL DESCRIPTION

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00104

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to Robert Hartford, recorded August 24, 2005 as Recorder's Fee No. 2005-081614, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 40.50 feet in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,869 square feet, more or less.

Property Vested in:

Otto Lane 104 LLC
 3 1W 23BD 00104

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - PERMANENT EASEMENT FOR SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00104

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to Robert Hartford, recorded August 24, 2005 as Recorder's Fee No. 2005-081614, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
36+18.00		36+85.00	71.00 in a straight line to 67.00
36+85.00		37+48.00	67.00 in a straight line to 55.00
37+48.00		38+09.00	55.00 in a straight line to 57.00
38+09.00		39+00.00	57.00 in a straight line to 48.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 3,299 square feet, more or less.

Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

Page 3 of 5

LEGAL DESCRIPTION

PARCEL 3 - PERMANENT EASEMENT FOR PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00104

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to Robert Hartford, recorded August 24, 2005 as Recorder's Fee No. 2005-081614, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 48.50 feet in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 1,505 square feet, more or less. This parcel lies entirely within Parcel 2.

Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 - PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00104

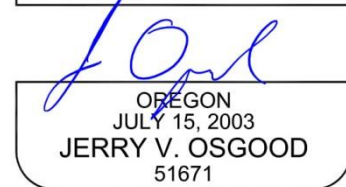
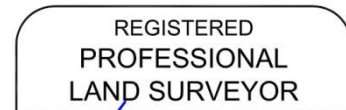
A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to Robert Hartford, recorded August 24, 2005 as Recorder's Fee No. 2005-081614, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
36+60.00		37+05.00	40.50 in a straight line to 51.70
37+05.00		37+08.00	51.70 in a straight line to 40.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 96 square feet, more or less. This parcel lies entirely within Parcel 2.



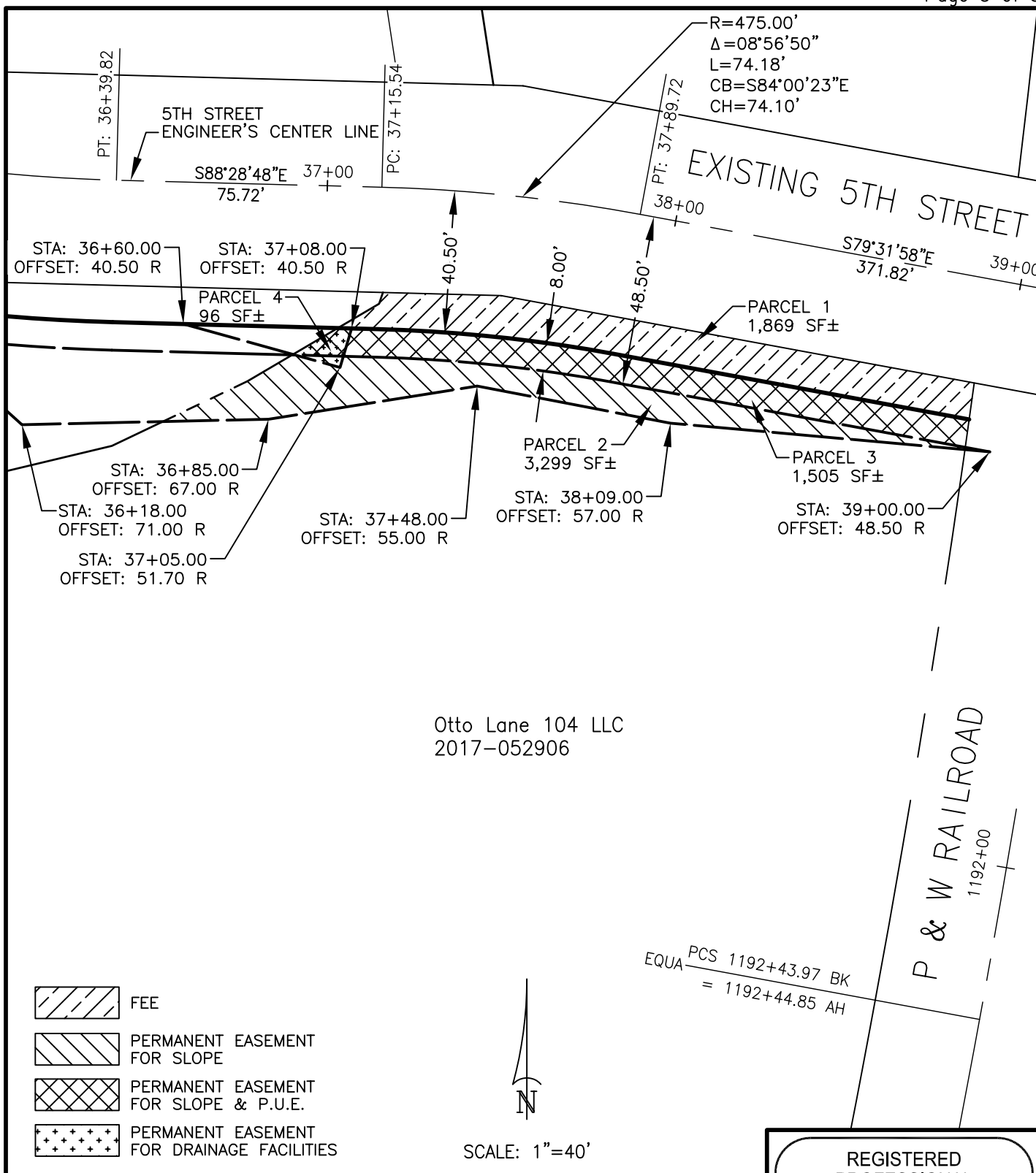
RENEWAL 12/31/18

Property Vested in:

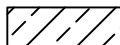



Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Otto Lane 104 LLC
2017-052906

-  FEE
-  PERMANENT EASEMENT FOR SLOPE
-  PERMANENT EASEMENT FOR SLOPE & P.U.E.
-  PERMANENT EASEMENT FOR DRAINAGE FACILITIES

SCALE: 1"=40'

Property Vested in:

Otto Lane LLC

Fee, Permanent Easement Slope, PUE,
Drainage Facilities
5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00104



808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

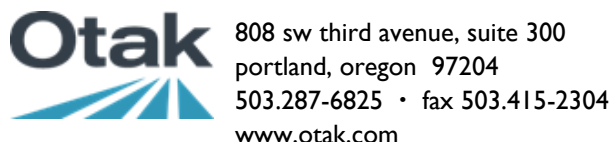
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property S

Page 1 of 2



LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00104

Real property situated in the City of Wilsonville, Clackamas County, Oregon; said property being a Tract of land lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Bargain and Sale Deed to Robert Hartford, recorded August 24, 2005 as Recorder's Fee No. 2005-081614, Film Records of Clackamas County; said Tract being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

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

Station	to	Station	Width on Southerly Side of Center Line
36+18.00		36+85.00	75.00 in a straight line to 71.00
36+85.00		37+48.00	71.00 in a straight line to 59.00
37+48.00		38+09.00	59.00 in a straight line to 60.00
38+09.00		38+56.00	60.00 in a straight line to 117.00
38+56.00		38+83.00	117.00 in a straight line to 113.00
38+83.00		39+00.00	53.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on the Oregon Coordinate System of 1983 (2011 adjustment), North Zone.

The above described Tract of land contains 3,904 square feet, more or less.

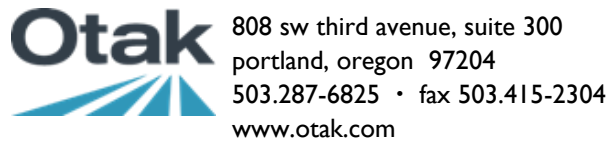


Property Vested in:
Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

Property T

Page 1 of 6



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00200

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Meadows 148, LLC, recorded March 20, 2017 as Recorder's Fee No. 2017-018340, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

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

Station	to	Station	Width on Northerly Side of Center Line
34+50.00		35+76.12	29.50
35+76.12		36+39.82	29.50 in a straight line to 33.50
36+39.82		37+60.00	33.50

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,338 square feet, more or less.

Property Vested in:
Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 – PERMANENT EASEMENT FOR SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00200

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Meadows 148, LLC, recorded March 20, 2017 as Recorder's Fee No. 2017-018340, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
34+50.00		35+75.54	37.50
35+75.54		36+39.82	37.50 in a straight line to 41.50
36+39.82		36+78.00	41.50 in a straight line to 43.00
36+78.00		37+32.00	43.00 in a straight line to 67.00
37+32.00		37+54.00	67.00 in a straight line to 51.00

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 2,893 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 – PERMANENT EASEMENT FOR UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00200

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Meadows 148, LLC, recorded March 20, 2017 as Recorder's Fee No. 2017-018340, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Northerly Side of Center Line
34+50.00		35+75.54	37.50
35+75.54		36+39.82	37.50 in a straight line to 41.50
36+39.82		37+54.00	41.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 1,919 square feet, more or less. This parcel lies entirely within Parcel 2.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 – PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00200

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Meadows 148, LLC, recorded March 20, 2017 as Recorder's Fee No. 2017-018340, Film Records of Clackamas County; said parcel being that portion of said property 15.00 feet in width, lying 7.50 feet on each side of the following described line:

Beginning at a point opposite and 17.02 feet Northerly of Engineer's Station 37+15.54 on the center line of SW 5th Street, which center line is described in Parcel 1; thence North 16° 24' 11" East 49.35 feet to a point opposite and 64.86 feet Northerly of Engineer's Station 37+26.70 on said center line.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 485 square feet, more or less. 458 square feet of this parcel lies within Parcel 2.

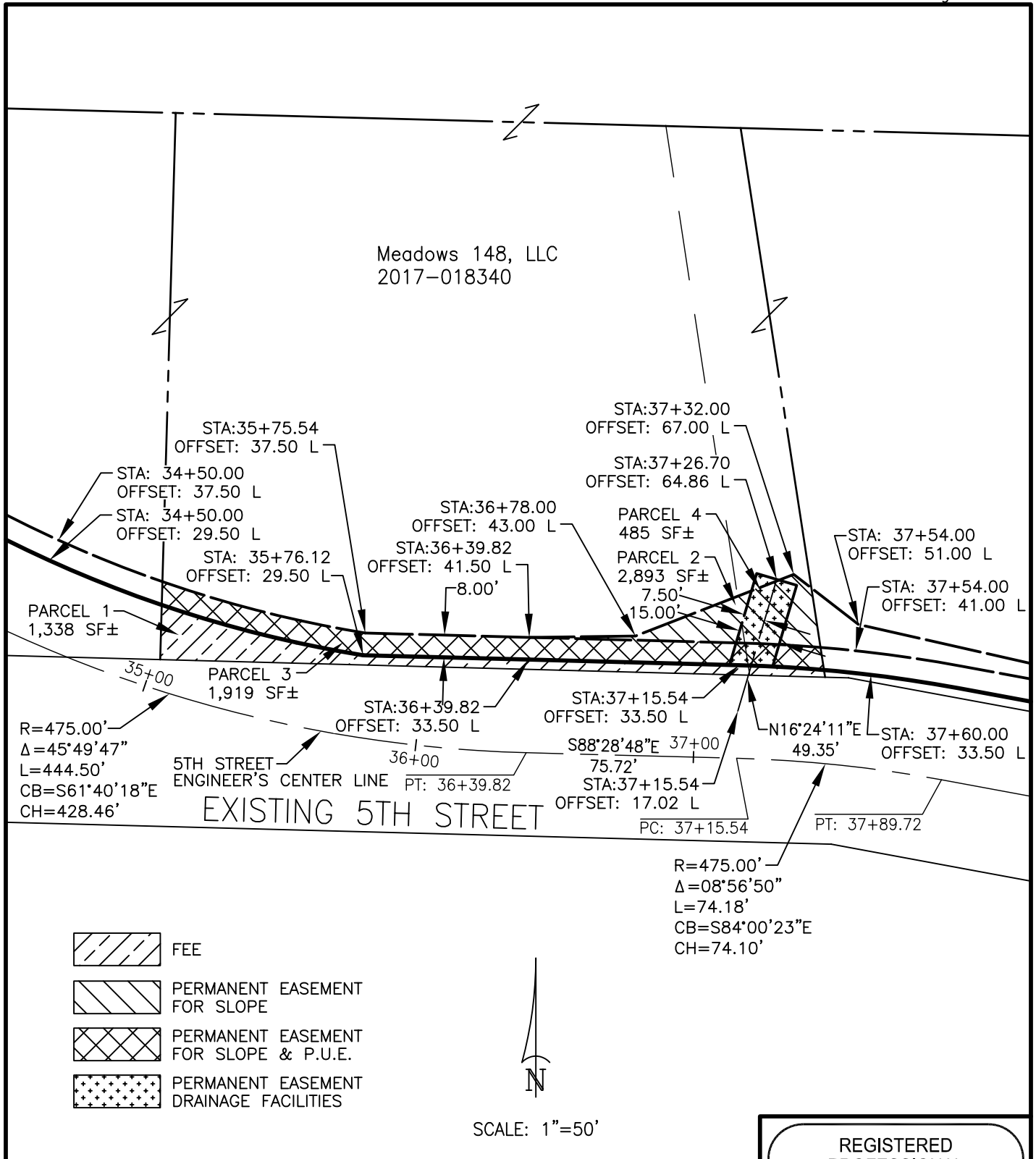


Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
Meadows 148, LLC

Fee, Permanent Easement Slope, PUE,
Drainage Facilities
5TH STREET TO KINSMAN EXTENSION
3 IW 23BD 00200

Otak
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
www.otak.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18

EXHIBIT A

Property T

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23BD 00200

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in that Statutory Warranty Deed to Meadows 148, LLC, recorded March 20, 2017 as Recorder's Fee No. 2017-018340, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

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

Station	to	Station	Width on Northerly Side of Center Line
35+00.00		35+90.00	37.50 in a straight line to 40.00
35+90.00		36+78.00	40.00 in a straight line to 46.00
36+78.00		37+11.00	46.00 in a straight line to 60.00
37+11.00		37+15.00	60.00 in a straight line to 76.00
37+15.00		37+41.00	76.00 in a straight line to 69.00

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

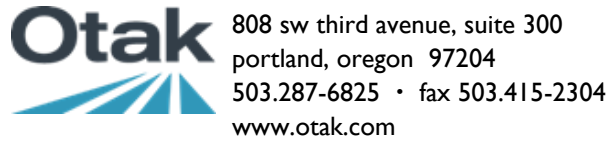
Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 782 square feet, more or less.



Property Vested in:
Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A



LEGAL DESCRIPTION

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 29.50 feet in width, lying on the Northeasterly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 9,477 square feet, more or less.

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00300

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property lying between the center line of SW 5th Street, which center line is described in Parcel 1, and the following described line;

Beginning at a point opposite and 43.50 feet Southerly of Engineer's Station 25+35.24 on the center line of SW 5th Street, which center line is described in Parcel 1; thence South 85° 50' 02" East 82.28 feet; thence on a 91.50 foot radius curve right (the long chord of which bears South 69° 45' 33" East 50.67 feet) 51.34 feet to a point of reverse curvature; thence on a 168.50 foot radius curve left (the long chord of which bears South 81° 37' 28" East 157.90 feet) 164.34 feet to a point of reverse curvature; thence on a 151.50 foot radius curve right (the long chord of which bears South 82° 33' 56" East 137.55 feet) 142.78 feet; thence South 55° 34' 00" East 89.41 feet; thence on a 151.50 foot radius curve right (the long chord of which bears South 30° 19' 50" East 129.18 feet) 133.46 feet to a point of reverse curvature; thence on a 108.50 foot radius curve left (the long chord of which bears South 46° 30' 47" East 143.56 feet) 156.87 feet to a point of reverse curvature; thence on a 91.50 foot radius curve right (the long chord of which bears South 72° 49' 29" East 47.69 feet) 48.25 feet to a point of reverse curvature; thence on a 512.00 foot radius curve left (the long chord of which bears South 58° 38' 06" East 16.39 feet) 16.39 feet; thence South 85° 07' 08" East 110.04 feet to Engineer's Station 35+00.00 on said center line.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 16,049 square feet, more or less.

Property Vested in:

Meadows 148, LLC

3 1W 23BD 00300

EXHIBIT A

Page 3 of 5

LEGAL DESCRIPTION

PARCEL 3 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property lying Southwesterly of and adjoining Parcel 2.

The above described parcel of land contains 13,143 square feet, more or less.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00300

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 – PERMANENT EASEMENT FOR SLOPES AND PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 37.50 feet in width, lying on the Northeasterly side of the center line of SW 5th Street, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

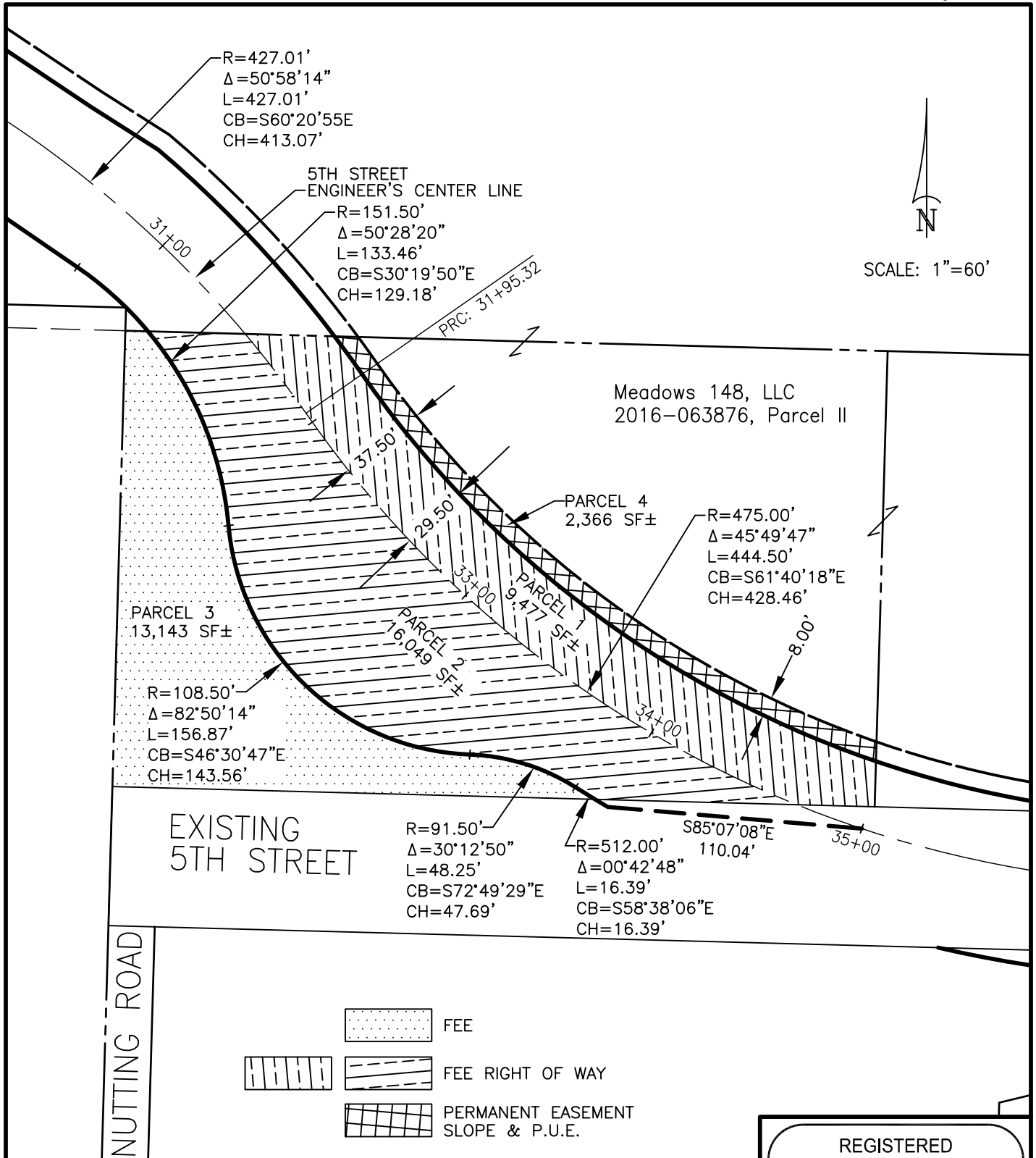
The above described parcel of land contains 2,366 square feet, more or less.



Property Vested in:
Meadows 148, LLC
3 1W 23BD 00300

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=60'

Property Vested in:
Meadows 148, LLC

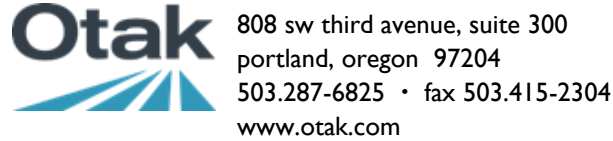
Fee & Permanent Easement Slope/PUE
5TH STREET TO KINSMAN EXTENSION
3 IW 23BD 00300



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS
RENEWS: 12/31/18



LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00300

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Statutory Warranty Deed to Meadows 148, LLC, recorded September 19, 2016 as Recorder's Fee No. 2016-063876, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Northeasterly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00300

EXHIBIT A

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

Station	to	Station	Width on Northeasterly Side of Center Line
33+92.00		33+95.00	37.50 in a straight line to 74.00
33+95.00		34+28.00	74.00
34+28.00		34+35.00	74.00 in a straight line to 37.50

EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,236 square feet, more or less.

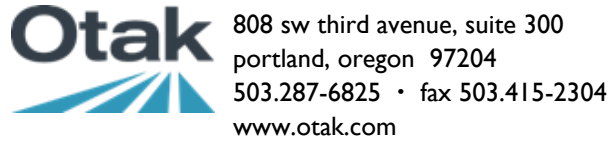


Property Vested in:
Meadows 148, LLC
3 1W 23BD 00300

EXHIBIT A

Property V

Page 1 of 2



LEGAL DESCRIPTION PERMANENT EASEMENT FOR SLOPES 5th STREET TO KINSMAN EXTENSION 3 1W 23BD 00400

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in Exhibit C of that Lot Line Adjustment Deed to Thomas L. Bernert, Trustee, Thomas L. Bernert Revocable Trust dated May 27, 2003, recorded March 14, 2017 as Recorder's Fee No. 2017-016885, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 61.00 feet in width, lying on the Southwesterly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

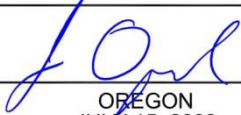
Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 976 square feet, more or less.

Property Vested in:

Thomas L. Bernert, Trustee
Thomas L. Bernert Revocable Trust date May 27, 2003
3 1W 23BD 00400

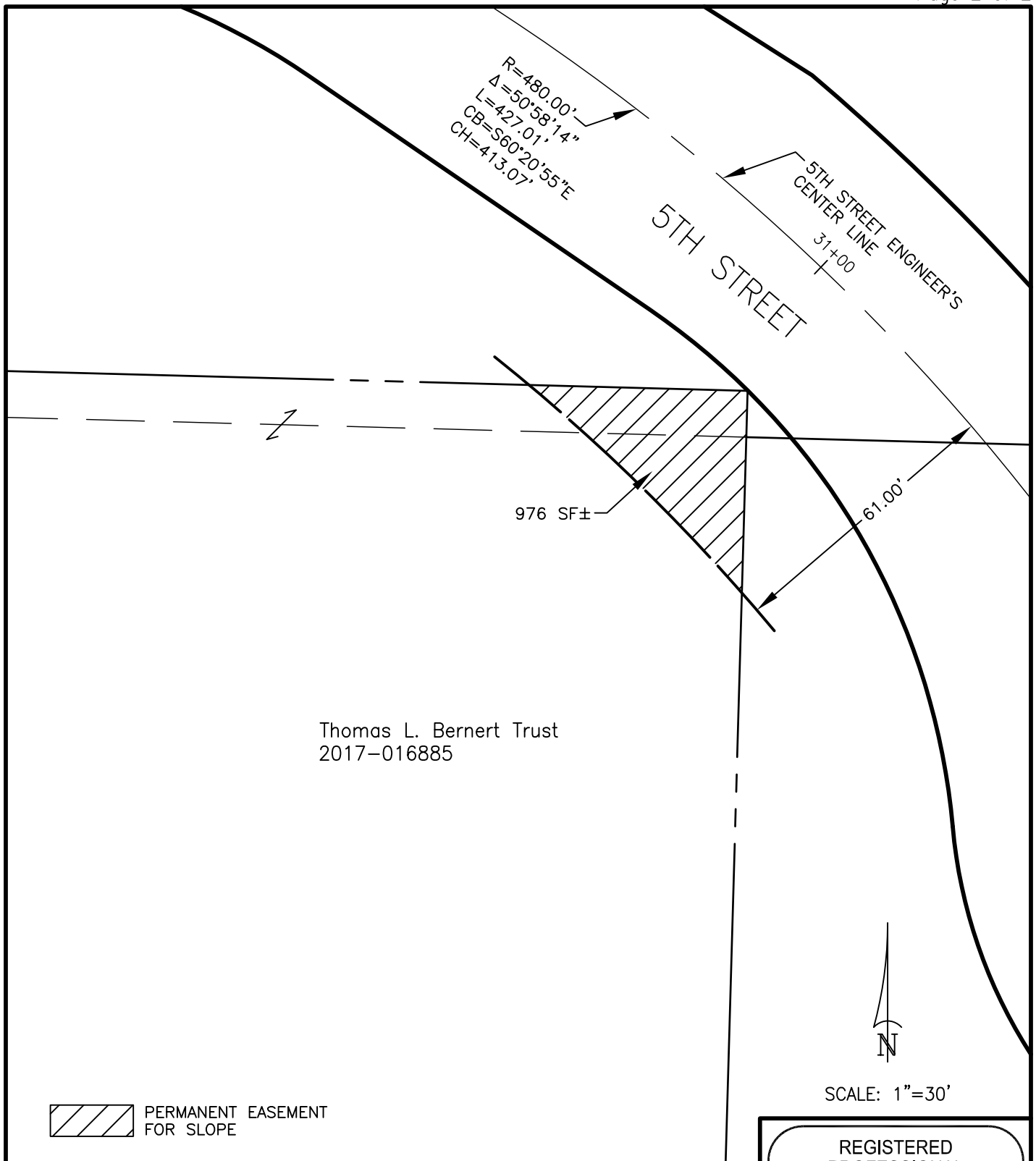
REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Thomas L. Bernert Trust
2017-016885

 PERMANENT EASEMENT FOR SLOPE

Property Vested in:

Thomas L. Bernert, Trustee
Thomas L. Bernert Revocable
Trust Dated May 27, 2003

Permanent Easement - Slopes
5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00400

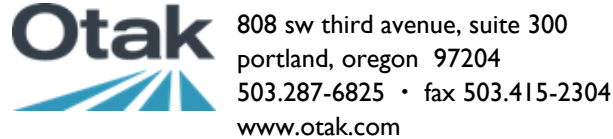


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18



LEGAL DESCRIPTION
TEMPORARY EASEMENT FOR ACCESS AND CONSTRUCTION
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00400

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property described in Exhibit C of that Lot Line Adjustment Deed to Thomas L. Bernert, Trustee, Thomas L. Bernert Revocable Trust dated May 27, 2003, recorded March 14, 2017 as Recorder's Fee No. 2017-016885, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Thomas L. Bernert, Trustee
Thomas L. Bernert Revocable Trust date May 27, 2003
3 1W 23BD 00400

EXHIBIT A

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

Station	to	Station	Width on Southwesterly Side of Center Line
30+44.00		30+59.00	75.00 in a straight line to 91.00
30+59.00		30+72.00	91.00 in a straight line to 83.00
30+72.00		31+16.00	83.00 in a straight line to 77.00
31+16.00		31+35.00	77.00 in a straight line to 85.00
31+35.00		32+39.00	85.00 in a straight line to 176.00
32+39.00		32+56.00	176.00 in a straight line to 191.00
32+56.00		32+88.00	191.00 in a straight line to 207.00

EXCEPT therefrom that Permanent Easement parcel concurrently acquired for this project.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 5,854 square feet, more or less.



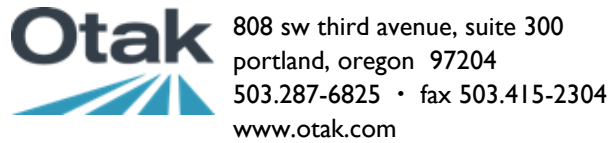
Property Vested in:

Thomas L. Bernert, Trustee
Thomas L. Bernert Revocable Trust date May 27, 2003
3 1W 23BD 00400

EXHIBIT A

Property W

Page 1 of 5



LEGAL DESCRIPTION

PARCEL 1 - FEE
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Deed of Personal Representative to Sherilynn J. Young, et al., recorded March 20, 2017 as Recorder's Fee No. 2017-018676, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 40.50 feet in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,482 square feet, more or less.

Property Vested in:

Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - PERMANENT EASEMENT FOR SLOPES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Deed of Personal Representative to Sherilynn J. Young, et al., recorded March 20, 2017 as Recorder's Fee No. 2017-018676, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
35+00.00		35+69.00	48.50
35+69.00		35+94.00	48.50 in a straight line to 51.00
35+94.00		36+18.00	51.00 in a straight line to 71.00
36+18.00		36+85.00	71.00 in a straight line to 67.00
36+85.00		37+48.00	67.00 in a straight line to 55.00

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 3,018 square feet , more or less.

Property Vested in:

Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT A

Page 3 of 5

LEGAL DESCRIPTION

PARCEL 3 - PERMANENT EASEMENT FOR PUBLIC UTILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Deed of Personal Representative to Sherilynn J. Young, et al., recorded March 20, 2017 as Recorder's Fee No. 2017-018676, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land 48.50 feet in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 1,444 square feet, more or less. This parcel lies entirely within Parcel 2.

Property Vested in:

Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 - PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00600

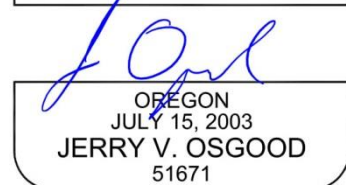
A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Deed of Personal Representative to Sherilynn J. Young, et al., recorded March 20, 2017 as Recorder's Fee No. 2017-018676, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described in Parcel 1.

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

Station	to	Station	Width on Southerly Side of Center Line
36+60.00		37+05.00	40.50 in a straight line to 51.70
37+05.00		37+08.00	51.70 in a straight line to 40.50

EXCEPT therefrom Parcel 1.

The above described parcel of land contains 173 square feet, more or less. This parcel lies entirely within Parcel 2.



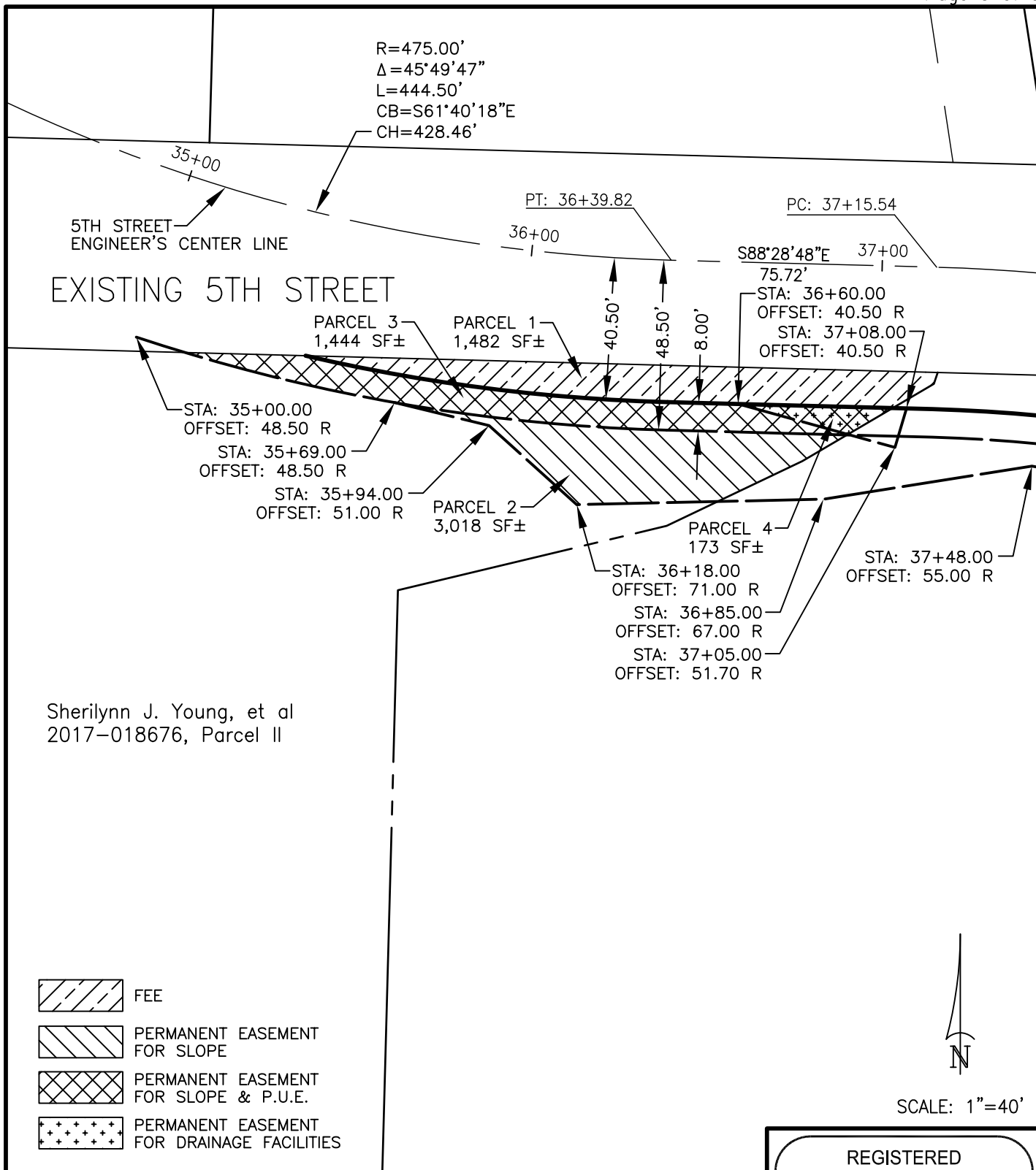
RENEWAL 12/31/18

Property Vested in:

Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Sherilynn J. Young, et al.

Fee, Permanent Easement Slope, PUE,
 Drainage Facilities
 5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00600



808 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT A

Property W

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23BD 00600

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Thomas Bailey Donation Land Claim No. 45, Township 3 South, Range 1 West, W.M., and being a portion of that property designated as Parcel II and described in that Deed of Personal Representative to Sherilynn J. Young, et al., recorded March 20, 2017 as Recorder's Fee No. 2017-018676, Film Records of Clackamas County; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of SW 5th Street, which center line is described as follows:

Beginning at SW 5th Street Engineer's center line Station 21+50.00, said station being 380.37 feet West and 717.02 feet South of the Northwest corner of the Thomas Bailey D.L.C. No. 45, Township 3 South, Range 1 West, W.M.; thence South 47° 34' 14" East 68.03 feet; thence on a 475.00 foot radius curve left (the long chord of which bears South 66° 42' 08" East 311.35 feet) 317.22 feet; thence South 85° 50' 02" East 233.06 feet; thence on a 480.00 foot radius curve right (the long chord of which bears South 60° 20' 55" East 413.07 feet) 427.01 feet to a point of reverse curvature; thence on a 475.00 foot radius curve left (the long chord of which bears South 61° 40' 18" East 428.46 feet) 444.50 feet to SW 5th Street Engineer's center line Station 36+39.82, said station being equal to record 5th Street center line Station 15+21.87, said record center line shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon; thence along said record center line South 88° 28' 48" East 75.72 feet; thence leaving said record center line on a 475.00 foot radius curve right (the long chord of which bears South 84° 00' 23" East 74.10 feet) 74.18 feet to SW 5th Street Engineer's center line Station 37+89.72, said station being equal to said record 5th Street center line Station 13+71.82; thence along said record center line South 79° 31' 58" East 371.82 feet to SW 5th Street Engineer's center line Station 41+61.54, said station being equal to said record 5th Street center line Station 10+00.00.

Property Vested in:

Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT A

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

Station	to	Station	Width on Southerly Side of Center Line
35+44.00		35+94.00	48.50 in a straight line to 56.00
35+94.00		36+18.00	56.00 in a straight line to 75.00
36+18.00		36+85.00	75.00 in a straight line to 71.00
36+85.00		37+48.00	71.00 in a straight line to 59.00

Bearings are based on the Oregon Coordinate System of 1983 (2011 adjustment), North Zone.

The above described parcel of land contains 414 square feet, more or less.



Property Vested in:
Sherilynn J. Young, et al.
3 1W 23BD 00600

EXHIBIT A

Property X

Page 1 of 1



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

LEGAL DESCRIPTION

PERMANENT EASEMENT FOR STREET RIGHT OF WAY

5th STREET TO KINSMAN EXTENSION

3 1W 23BD - PORTLAND & WESTERN RAILROAD COMPANY

A parcel of land in the City of Wilsonville, Clackamas County, Oregon, lying in the Southeast Quarter of the Northwest Quarter Section 23, Township 3 South, Range 1 West, W.M., and being a portion of the Genesee and Wyoming Railroad right of way, currently operating as Portland and Western Railroad Company (formerly Burlington Northern and Santa Fe Railway, formerly Oregon Electric Railway), and described in Attachment 1 of that Quitclaim Deed to State of Oregon, by and through the Oregon Department of Transportation, recorded September 15, 1998 as Recorder's Fee No. 98-086279, Film Records of Clackamas County; said parcel being that portion of said right of way lying between lines at right angles to the Portland and Western Railroad center line at Engineer's Stations 1190+00.00 and 1190+78.00, which center line is shown on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon, and described as follows:

Beginning at the Portland and Western Railroad Company Engineer's center line Station 1175+00.00, said station being 2,489.63 feet East and 273.77 feet South of the Northwest corner of Section 23, Township 3 South, Range 1 West, W.M.; thence South 01° 33' 29" West 1,100.78 feet; thence on a spiral curve right (the long chord of which bears South 01° 48' 29" West 100.00 feet) 100.00 feet; thence on a 3,819.72 foot radius curve right (the long chord of which bears South 04° 49' 10" West 334.73 feet) 334.84 feet to engineer's center line Station 1190+35.62, said station being equal to record 5th Street center line Station 12+40.95, said record center line shown on said County Survey No. 2017-241; thence continuing on said 3,819.72 foot radius curve right (the long chord of which bears South 08° 53' 36" West 208.33 feet) 208.35 feet to engineer's center line Station 1192+43.97 Back equals 1192+44.85 Ahead.

Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

The above described parcel of land contains 1,192 square feet, more or less, outside the existing easement.

Property Vested in:

State of Oregon, by and through the
Oregon Department of Transportation
3 1W 23BD - Portland and Western Railroad Company



RENEWAL 12/31/18

Joe Bernert Towing Co., Inc. & Toni Ardeth Bernert Trust
2009-089766

Toni Bernert Trust
2015-047432
3 1W 23B 300

PNWP LLC #5
2012-000097
3 1W 23B 100

PNWP LLC #5
2012-000097
3 1W 23B 101

City of Wilsonville
2001-009218
3 1W 23B 500

Toni Ardeth Bernert, Tr. & David James Bernert, Tr., Toni Ardeth Bernert Trust
2015-047432
3 1W 23B 800

Toni Ardeth Bernert, Tr. & David James Bernert, Tr., Toni Ardeth Bernert Trust
Tract B, 2009-068141

3 1W 23B 1300

City of Wilsonville
2001-009819
2005-029466
3 1W 23B 601

Joe Bernert Towing Co., Inc.
87-57703, Tract D
3 1W 23B 1700

City of Wilsonville & Tualatin Valley Water District
2000-048871
3 1W 23B 1800

Toni Ardeth Bernert, Tr. & David James Bernert, Tr., Toni Ardeth Bernert Trust
Tract B, 2015-047032
3 1W 23B 900

Meadows 148, LLC
2016-063876, Parcel III
3 1W 23B 600

KJD Properties, LLC
2011-010492
3 1W 23B 2000

Thomas L. Bernert Trust
2017-016885
3 1W 23BD 400

Joe Bernert Towing Co. Inc., E. Jean Young, et al
85-02518, Parcel II
3 1W 23BD 600

Otto Lane 104, LLC
2017-052906
3 1W 23BD 104

Meadows 148, LLC
2016-063876, Parcel II
3 1W 23BD 300

Meadows 148, LLC
2017-018340
3 1W 23BD 200

Meadows 148, LLC
2016-063876, Parcel I
3 1W 23BD 101

OTV 1, LLC
2005-129902
3 1W 23BD 102

OTV 2, LLC
2005-129903
3 1W 23BD 103

Darrin/Megan Boothby
2016-034461
3 1W 23AC 4100

Lori Dorman
2011-075352
3 1W 23AC 4200

Maria Luise Lochmann
92-31322
3 1W 23AC 3400

Carol Bonds Dickey, Tr. Dickey Family Revocable Trust
2017-017178
3 1W 23AC 3800

Paul Missal
85-38280
3 1W 23AC 4000

Jean R Anderson
2016-034571
3 1W 23AB 2000

KWDS LLC
2004-118582
3 1W 23AB 2100

VILLAGE AT OLD TOWN SQUARE, LLC
2011-037064
3 1W 23AB 2900

3 1W 23AB 1700

BF2H PROPERTIES LLC
2011-053065
3 1W 23AB 1701

5TH STREET TO KINSMAN ROAD EXTENTION PROPERTY AQUISITION 9-11-2018

- FEE EXCESS
- FEE RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT

