

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Determining the)
Boundaries of Pioneer People's) RESOLUTION
Utility District #1.) #88-2

WHEREAS, the Multnomah County Board of Commissioners received an elector's petition requesting formation of a utility district called Pioneer People's Utility District #1; and

WHEREAS, the Board found the petition to be in compliance with ORS 261.005, et seq.; and

WHEREAS, ORS 261.161(2) requires the Board of County Commissioners to determine the boundaries of the proposed People's Utility District (P.U.D.); and

WHEREAS, hearings on the boundaries were held on December 1, 1987 and December 28, 1987 at which time public testimony was heard and petitions for exclusion from the proposed P.U.D. were entertained; and

WHEREAS, the Board of County Commissioners did not receive any petitions for inclusion within the boundaries of the proposed Pioneer P.U.D. #1; and

WHEREAS, ORS 261.161(4) directs the Board of County Commissioners to correct any deficiencies in the description of the boundaries of the proposed district; and

WHEREAS, the Multnomah County Department of Assessment and Taxation with the concurrence of P.U.D. proponents, has reviewed the description of the boundaries, corrected all deficiencies as directed by the Board and formulated an exact description of the proposed P.U.D.; and

WHEREAS, the Board has received and considered the Oregon Department of Energy's report on the proposed Pioneer P.U.D.s #1 and 2;

NOW, THEREFORE, the Board of County Commissioners makes the following findings:

1. ORS 261.161(2) directs the Board of County Commissioners to "determine the boundaries" of the proposed district but gives no guidance as to the standard the Board must use in making that determination.

2. Absent a statutory standard with which to evaluate petitions for inclusion and/or exclusion, the Board must exercise its discretion in a manner that would be most conducive to the public welfare.

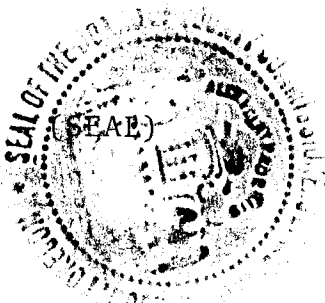
3. The Board has received requests for the exclusion of over 100 parcels of property.

4. Based on review of the Department of Energy's report and the record of the hearings, the Board concludes that it would not be possible to define a standard of public welfare that would justify the exclusion or inclusion of property.

5. Establishing the boundaries as proposed by petitioners protects the right of initiative and the right of property owners within the boundaries to vote. Owners of businesses within the boundaries retain the right to be heard through the campaign process. This best serves the public welfare.

NOW, THEREFORE, BE IT RESOLVED that the boundaries of Pioneer P.U.D. #1 shall be those that have been formulated from the original description by the Multnomah County Department of Assessment and Taxation in conjunction with P.U.D. proponents. A correct description of those boundaries is attached hereto as Exhibit 1 and by this reference incorporated within this Resolution.

DATED the 7th day of January, 1988.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By

Gladys McCoy
Gladys McCoy
Multnomah County Chair

APPROVED AS TO FORM:

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By

Arminda J. Brown
ARMINDA J. BROWN
CHIEF ASSISTANT COUNTY COUNSEL

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LEGAL DESCRIPTION OF THE PIONEER PEOPLES UTILITY DISTRICT NO. 2
prepared by Multnomah County. Adopted January 1, 1988 By

Multnomah County Board of Commissioners.

A tract of land in Multnomah County, State of Oregon, described as follows:

Beginning at the Northwest corner of Section 25, Township 3 North, Range 2 West, W. M. in said County; thence West along the North line of said Section 25, 2,030 feet, more or less, to the centerline of N. W. St. Helens Road (also known as U. S. Highway 30); thence in a Southerly direction along said centerline the following courses: South $3^{\circ}00'00''$ West 258 feet to Station 16+51.99; thence on a curve to the left Delta = $11^{\circ}29'00''$, Tan. = 768.13 feet, Length = 1,531.11 feet to Station 81+83.10; thence South $8^{\circ}29'00''$ East, 4,009.21 feet to Station 71+92.31; thence on a curve right TDelta = $4^{\circ}38'30''$, T Spiral = 432.25 feet, 400 feet Sps., Length = 864.17 feet to Station 80+56.48; thence South $3^{\circ}50'30''$ East 963.34 feet to Station 90+19.82; thence on a curve right Delta = $9^{\circ}00'00''$, Tan. = 901.86 feet, Length = 1,800 feet to Station 108+19.82; thence South $5^{\circ}09'30''$ West 907.24 feet to Station 117+27.06; thence on a curve right Delta = $6^{\circ}28'00''$, Tan. = 647.35 feet, Length = 1,293.33 feet to Station 130+20.39 Bk. = Station 130+34.84 Ah.; thence S. $11^{\circ}37'30''$ West 2,708.60 feet to Station 157+39.44; thence on a compound curve left TanDelta = $30^{\circ}18'30''$, TanS₁ = 1,163.69 feet, TanS₂ = 1,356.92 feet, Length = 2,473.52 feet to Station 182+12.96 Bk and Station 182+60.04 Ah.; thence South $18^{\circ}41'00''$ East 1,708.93 feet to Station 199+68.97; thence on a curve left TanDelta = $9^{\circ}23'00''$, TanS = 563.66 feet, 500 foot spiral, Length = 1,125.56 feet to Station 210+94.53; thence South $28^{\circ}04'00''$ East 2,291.40 feet to Station 233+85.93; thence on a curve left TanDelta = $7^{\circ}01'30''$, TanS = 601.78 feet, 500 foot spiral, Length = 1,202.50 feet to Station 245+88.43; thence South $35^{\circ}05'30''$ East 1,400.11 feet to Station 259+88.54; thence on a curve left Delta = $3^{\circ}20'30''$, Tan = 334.26 feet, Length = 668.33 feet to Station 266+56.87; thence South $38^{\circ}26'00''$ East 1,201.61 feet to Station 278+58.48; thence on a curve left TanDelta = $6^{\circ}35'29''$, TanS = 529.99 feet, 400 foot Spiral, Length = 1,059.14 feet to Station 289+17.62; thence South $45^{\circ}01'30''$ East 1,036.51 feet to Station 299+54.13; thence on a spiral curve left 500 foot spiral, S = $5^{\circ}00'$, to Station 304+54.13; thence on a curve left TanDelta = $13^{\circ}29'$, Tan = 589.02 feet, Length = 174.17 feet to Station 306+28.30; thence on a spiral curve left 500 foot Spiral, S = $5^{\circ}00'$ to Station 311+28.30 Bk. and Station = 311+30.95 Ah.; thence South $58^{\circ}30'30''$ East 42.48 feet to Station = 311+78.73; thence on a spiral curve right S = $7^{\circ}30'$, Length = 500 feet, to Station 316+73.43; thence on a curve right TanDelta = $18^{\circ}23'30''$, Tan = 559.93 feet, Length = 113.06 feet to Station 317+86.49; thence on a spiral curve right S = $7^{\circ}30'$, Length = 500 feet to Station 322+86.49; thence South $40^{\circ}07'00''$ East 1,332.08 feet to Station 336+18.57; thence on a spiral curve right S = $2^{\circ}00'$, Length = 400 feet to Station 340+18.57; thence on a curve right TanDelta $7^{\circ}43'30''$, Tan = 586.90 feet, Length = 372.50 feet to Station 343+91.07; thence on a spiral curve right S = $2^{\circ}00'$, Length = 400 feet to Station 347+91.07; thence South $32^{\circ}23'30''$ East 251.65 feet to Station 350+42.72; thence on a spiral curve left S = $5^{\circ}36'$, Length = 400 feet to Station 354+42.72; thence on a curve left TanDelta = $13^{\circ}56'$, Tan = 450.38 feet, Length = 97.62 feet to Station 355+40.34; thence on a spiral curve left S = $5^{\circ}36'$, Length = 400 feet to Station 359+40.34; thence North $43^{\circ}40'30''$ East 14 feet to Station WB359+40.34; thence South $46^{\circ}19'30''$ East 55.27 feet to Station 359+95.61; thence on a spiral curve right S = $3^{\circ}36'$, Length = 300 feet to Station 362+95.61; thence on a curve right TanDelta = $8^{\circ}21'$, Tan = 324.36 feet, Length = 47.92 feet to Station 363+43.53; thence on a spiral curve S = $3^{\circ}36'$, Length = 300 feet to Station 366+43.53; thence South $37^{\circ}58'30''$ East 1,329.58 feet to Station 379+73.11; thence on a spiral curve right S = $2^{\circ}48'45''$, Length = 375 feet to Station 383+48.11; thence on a curve right TanDelta = $12^{\circ}23'$, Tan = 602.05 feet, Length = 450.56 feet to Station = 387+98.67; thence on a spiral curve right S = $2^{\circ}48'45''$, Length = 375 feet to

Station 391+73.67; thence South 25°35'30" East 201.44 feet to Station 393+75.17 Bk.; thence South 64°24'30" West 14 feet to Station L394+01.22 Ah.; thence on a spiral curve left S = 10°00', Length = 500 feet to Station 399+01.22; thence on a curve left TanDelta = 21°34'46", Tan = 524.11, Length = 39.49 feet to Station 399+40.71; thence on a spiral curve left S = 10°00', Length = 500 feet to Station 404+40.71; thence South 47°10'00" East 440.51 feet to Station 408+81.22; thence on a spiral curve right S = 0°37'30", Length = 250 feet to Station 411+31.22; thence on a curve right TanDelta = 4°41'30", Tan = 594.44 feet, Length = 687.33 feet to Station 418+18.55; thence on a spiral curve right, S=0°37'30", Length = 250 feet to Station 420+69.55; thence South 42°28'30" East 528.60 feet to Station 425+98.15; thence on a spiral curve right, S = 2°00', Length = 400 feet to Station 429+98.15; thence on a curve right TanDelta = 9°28'30", Tan = 674.92 feet, Length = 547.50 feet to Station 435+45.65; thence on a spiral curve right, S = 2°00', Length = 400 feet to Station 439+45.65; thence South 33°00' East 72.33 feet to Station 440+17.98; thence on a spiral curve left, S = 4°30', Length = 300 feet to Station 443+17.98; thence on a curve left TanDelta = 14°06'; Tan = 386.41 feet, Length = 170.00 feet to Station 444+87.98; thence on a spiral curve left, S = 4°30', Length = 300 feet to Station 447+87.98; thence South 47°06' East 915.52 feet to the Northeasterly extension of the Southerly right-of-way line of Water Road as dedicated in the plat of HARBORTON, a recorded subdivision in said County; thence South 48°27' West 331 feet to the City Boundary for the City of Portland; thence in a generally Southwesterly direction following the most Westerly lines of Block 12, 9, and 13, HARBORTON, to the most Westerly corner of Lot 17, of said Block 13; thence Westerly to the Northeasterly corner of Block 14, HARBORTON; thence West 1,115.5 feet along the Northerly line of said Block 14 to the Northwest corner thereof; and which point is also in the North and South center line of Section 33, T2N, R1W., W. M.; thence South along said center line of Section 33, a distance of 2,652 feet, more or less, to the North line of T1N, R1W., W. M.; thence, along the said North line, 2,640 feet to the Northwest corner of Section 4 of said Township and Range; thence South, along the West of said Section 4, 1,760 feet to the Northwest corner of that tract of land conveyed to Donald Joyce, et ux, in Book 1032 on Page 1095 in 1975 in said County Deed Records; thence East, along the North line of said Joyce tract, 880 feet to the Northeast corner of said tract; thence South along the East line of said Joyce tract, 880 feet to the East-West centerline of said Section 4; thence East, along the East-West centerline, 3,080 feet to the Southwest corner of that tract of land conveyed to Margaretta Ramsey, et ux, in Book 2025 on Page 120, recorded 1960 in said County; thence North, along the West line of said Ramsey tract, 2,640 feet to the Northwest corner of said Ramsey tract; thence East, along the North line of said Ramsey tract, 1,320 feet to the Northeast corner of said Ramsey tract and the Northeast corner of said Section 4; thence South, along the East line of said Section 4, 3,540 feet to the Northerly line of that tract of land conveyed to City of Portland in Book 1767 on Page 105, recorded 1955 in said County Records; thence Southwesterly, along said City tract, 2,705 feet to the most Westerly corner of said tract; thence Southeasterly, along the said City tract, 225 feet to the centerline of N. W. Skyline Boulevard; thence Southeasterly, along the said centerline, 750 feet to the Southwesterly extension of the Southerly line of said City tract; thence Northeasterly, along said Southerly, 2,900 feet to the most Easterly corner of said City tract; thence South 24°45' East, parallel to the Westerly line of the S. Richards D.L.C., 850 feet to the Northerly corner of SKYLINE ACRES a recorded subdivision in said County; thence South 59°40' West, 214.80 feet to a point; thence South 12°25' East 374.30 feet to a point; thence Southerly, along a curve to the left having a radius of 119 feet, 30 feet to a point on the Northeasterly extension of the Southeasterly line of Lot 1 of said SKYLINE ACRES; thence South 59°34' West, along the Southeasterly line of Lots 1, 2, and 3, 1,284.7 feet to the Southwesterly corner of said Lot 3; thence North 30°26' West, along the Southwesterly line of said Lot 3, 386.7 feet to the

Northeasterly corner of Lot 4 of said subdivision; thence South $59^{\circ}40'$ West, along the Northerly line of said Lot 4, 335 feet to the Northwestern corner of said Lot 4; thence South $30^{\circ}26'$ East, along the Southwesterly line of said Lot 4, 387.3 feet to the Northwestern corner of Lot 7 of said subdivision; thence North $59^{\circ}34'$ East, along the Northerly line of said Lot 7, 335 feet to the Northeasterly corner of said Lot 7; thence South $30^{\circ}26'$ East, along the Northeasterly line of said Lot 7, 444.4 feet to the Northerly line of old Cornell Road as shown on said subdivision; thence Southwesterly, on a radial line, 20 feet to the centerline of said road; thence Southeasterly, along a curve to the right, 40 feet more or less, to a point of tangent; thence South $14^{\circ}58'$ East, along said centerline, 175 feet to a point; thence North $73^{\circ}53'$ East 188.5 feet to a point; thence along a curve right, having a radius 100 feet, 135.3 feet; thence South $28^{\circ}36'$ East 98 feet to a point; thence, along a curve left having a radius of 35 feet, 55.6 feet to a point; thence North $32^{\circ}20'$ East 33.8 feet to a point; thence, along a curve right having a radius of 60 feet, 48.7 feet to a point; thence, along a reverse curve left having a radius of 32 feet, 50 feet to a point; thence, along a reverse curve right having a radius of 819 feet, 62.8 feet to a point; thence North $16^{\circ}33'$ East 43.3 feet to a point; thence, along a curve right having a radius of 155 feet, 88.2 feet to a point; thence North $28^{\circ}55'$ East 76.2 feet to a point; thence on a curve right having a radius of 229.2 feet, 20 feet, more or less, to the Northwestern extension of the Northeasterly line of Lot 17 of said subdivision; thence South 30° East, along the Northeasterly line of said Lot 17, 523 feet to the Southeasterly corner of said Lot 17; thence South 60° West, along the Southeasterly line of said Lot 17, 250.02 feet to the Northeasterly corner of that tract of land conveyed to George Sargent, et ux, in Book 1973 on Page 503 recorded 1959 in said County Deed Records; thence South $39^{\circ}53''$ East, along the Northeasterly line of said Sargent tract and its extension, 1,267.58 feet to the Southeasterly corner of a tract of land conveyed to Michael Cochran, et ux, in Book 1844 on Page 730 recorded 1985 in said County Deed Records and a point in the Northwestern line of GLEN HARBOR HTS, a recorded subdivision in said County; thence South $60^{\circ}45'$ West, along the Southeasterly line of said Cochran tract, 394.47 feet to the centerline of N. W. Skyline Boulevard, County Road No. 1295-B; thence Southeasterly, along the said centerline, 897 feet, more or less, to centerline of N. W. Germantown Road, County Road No. 1223 (60 feet wide); thence Northeasterly, along said centerline, 412 feet, more or less, to the centerline of N. W. Mountain View Boulevard as dedicated in said GLEN HARBOR HTS.; thence Southeasterly, along said centerline, 245 feet, more or less, to the Westerly line extended Northeasterly of Lot 6, Block 28 of said subdivision; thence Southerly, along said Lot line, 393.50 feet to the most Southerly corner of said Lot 6 and the Northerly line of Lot 10, WILLALATIN PARK, a recorded subdivision in said County; thence South $61^{\circ}06'$ West, along the Northerly line of said Lot 10, 25 feet, more or less, to the Northwestern corner of that tract of land conveyed to City of Portland by Sheriff's Deed in 1929; thence South $37^{\circ}36'$ East, along the said City tract, 200 feet to the Southerly line of said Lot 10; thence South $43^{\circ}42'$ West, along said Southerly lot line, 22 feet to the Northeasterly corner of Lot 9 of said subdivision; thence South $37^{\circ}36'$ East, along the Easterly line of said Lot 9 and Lots 8 and 7 of said subdivision, 654.50 feet to the centerline of N. W. Willalatin Road as dedicated in said subdivision; thence North $32^{\circ}01'$ East, along said centerline, 212.0 feet to the Northwestern extension of the Easterly line of Lots 6 and 5 of said subdivision; thence South $37^{\circ}36'$ East, along the said Easterly lot lines, 508 feet to the Northerly line of MARINE VIEW, a recorded subdivision in said County; thence South $61^{\circ}06'$ West, along said Northerly subdivision line, 189 feet to the Northwestern corner of Lot 11 of said subdivision; thence South $28^{\circ}54'$ East, along the Westerly lines of said Lot 11

and Lot 10, 375.90 feet to the Southwesterly corner of said Lot 10; thence North 61°06' East, along the Southerly line of said Lot 10, 328 feet to the centerline of N. W. Spencer Court as dedicated in said subdivision; thence South 25°46' East, along said centerline, 79 feet to an angle point in said centerline; thence South 1°46' East, along said centerline, 100 feet to a point; thence South 10°35' East, along said centerline, 105 feet to the centerline of N. W. College Drive as dedicated in said subdivision; thence South 66°58' West, along said centerline, 56 feet to the Northerly extension of the East line of Lot 7 of said subdivision; thence South, along said East Lot line, 228.2 feet to the South line of said subdivision and the North line of Section 15, Township 1 North, Range 1 West of said County; thence West along the said North Section line, 8.5 feet to the Northeast corner of that tract of land conveyed to Norman Burger in Book 478 on Page 294 recorded in 1966 in said County Deed Records; thence South 20°10' East, along the East line of Burger tract, 100 feet to the Northeast corner of that tract conveyed to A. Posthaumus in Book 2018 on Page 80, recorded in 1960 in said County Records; thence South 7°13' East, along the East line of said Posthaumus tract, 100 feet to the Northeast corner of that tract conveyed to Doyle Keogh, et ux, in Book 1110 on Page 1034 recorded in 1976 in said County Records; thence South 3°08' East, along the East line of said Keogh tract, 100 feet to the Northeast corner of that tract conveyed to Paul Homlitas, et ux, in Book 1315 on Page 1890, recorded in 1978 in said County Records; thence South, 2°27" East, along the East line of said Homlitas tract, 150 feet to the Southeast corner of said tract; thence South 89°54' West, along the South line of said Homlitas tract, 430 feet to the centerline of N. W. Skyline Boulevard, County Road No. 1295, 60 feet wide; thence South 0°43' East, along said centerline, 259.14 feet to a point; thence South 0°36' East, 267.96 feet to a point; thence South 10°54' West 147.18 feet to a point; thence South 33°10' West 103.62 feet to a point; thence South 59°04' East, leaving said centerline, 822.34 feet to the most Westerly corner of that tract of land conveyed to the United States of America in Book 1580 on Page 485 recorded in 1953 in said County Records; thence North 30°56' East, along said United States of America tract, 300 feet to the most Northerly corner of said tract; thence South 59°04' East, along said United States of America tract, 190 feet to the centerline of Old Springville Road, County Road No. 39, 40 feet wide; thence Northeasterly, along the centerline of said road, 2,062.27 feet to the North line of said Section 15; thence East, along said North line, 304.26 feet to the Northeast corner of said Section 15; thence South, along the East line of said Section 15, 5,280 feet to the section corner common to Sections 15, 14, 22, and 23, Township 1 North, Range 1 West; thence East, along the South line of said Section 14, 1,320 feet to the Southwest corner of the tract conveyed to Walter Lommel, Trustee in Book 694 on Page 1597, recorded in 1969 in said County Records; thence North, along the West line of said Lommel tract, 1,320 feet to the Northwest corner of said tract; thence East, along the North line of said tract, 1,320 feet to the Northeast corner of said tract; thence South, along the East line of said tract, 1,320 feet to the Southeast corner of said tract and the North quarter corner of said Section 23; thence Southeast, in a straight line, 3,980 feet to the East quarter corner of said Section 23; thence South, along the East line of said Section 23, 2,640 feet to the Southeast corner of said Section 23; thence South along the section line between Sections 23 and 24 of said T1N, R1W, W. M. to the Southwest corner of said Section 24; thence East, along the line common to Sections 24 and 25, T1N, R1W, W. M., to the Northwest corner of a tract of land conveyed to the City of Portland by deed recorded in Book 2211, at Page 592, Multnomah County Deed Records, said corner being 327 feet, more or less, Westerly of the quarter corner in said Section line; thence Southerly along the West line of said City of Portland tract to the South line of the North half of the Northwest quarter of said Section 25, and a point in the North line of a tract of land as described in contract to E. D. Van Dersal, recorded 3-11-60 in Misc. Deed Book 339, at Page 607, said Deed Records; thence Easterly along the North line of said tract to the Northeast corner thereof at an iron rod in

the West line of a 30 foot road, 268.11 feet Westerly of the Northeast corner of a tract of land conveyed to E. D. Van Dersal by deed recorded 6-4-59, in Book 1958, at Page 393, said Deed Records; thence Southeasterly along the West line of said 30 foot road to the North curve line of N. W. Thompson Road; 180 feet Westerly along said North road line from the Southeast corner of said last above-mentioned Van Dersal tract; thence Southerly on a radial line of said road curve to the center line of N. W. Thompson Road; thence Easterly along said road center line to a point 100 feet West of the East line of said last-above Van Dersal tract; thence due North to the North line thereof; thence Easterly to the Southeast corner of the North half of the Northwest quarter of Section 25, T1N, R1W., W. M.; thence Northerly to the North quarter corner of said Section 25; thence East, along the line common to Sections 24 and 25, T1N, R1W., W. M., to the East section corner therein, being also the Northwest corner of Section 30, T1N, R1E, W. M., thence South along the West line of said Section 30 to the Northeasterly line of N. W. Thompson Road in the Southwest quarter of said Section 30; thence Southeasterly along said Northeasterly road line to a point 14.2 feet South of the intersection of said Northeasterly road line with the North line of Lot 41, Addition No. 1 to MOUNTAIN VIEW PARK; thence Easterly along a line parallel to and 14.2 feet South of the North line of said Lot 41, to a point in a line 316.82 feet West of and parallel to the East line of said Lot 41; thence South along said parallel line to the North line of Lot 39, Addition No. 1 to MOUNTAIN VIEW PARK; thence West to the Northwest corner of said Lot 39; thence Southerly along the Westerly line of Lot 39, to the Northeast corner of Lot 37, Addition No. 1 to MOUNTAIN VIEW PARK; thence Easterly along the North line of said Lot 37 to the Northeast corner thereof; thence South along the East line of Lots 37 and 35, Addition No. 1 to MOUNTAIN VIEW PARK to the Southeast corner of said Lot 35; thence West along the South line of said Lot 35 to the Northwest corner of Lot 33, Addition No. 1 to MOUNTAIN VIEW PARK; thence South along the West line of Lots 33 and 31, Addition No. 1 to MOUNTAIN VIEW PARK to a point 29.06 feet South of the Northwest corner of said Lot 31; thence East 736.17 feet to a point which is 29 feet South of the North line of said Lot 31; thence South and parallel to the East line of Lots 31 and 29, Addition No. 1 to MOUNTAIN VIEW PARK, a distance of 267.4 feet to a point; thence South 89°22' West 593.03 feet to a point; thence South 52°25' W. 167.1 feet to the Northeasterly line of N. W. Cornell Road; thence Southeasterly along said Northeasterly road line to the South line of Lot 27, Addition No. 1 to MOUNTAIN VIEW PARK; thence East along said South lot line to the Northwest corner of Lot 25, Addition No. 1 to MOUNTAIN VIEW PARK; thence South 217.23 feet along the West line of said Lot 25 to a point; thence South 46°34' East, 870.29 feet to a point; thence North 164.93 feet to a point; thence East 505.63 feet to the West line of Lot 24, Addition No. 1 to MOUNTAIN VIEW PARK; thence North 297.55 feet to the Northwest corner of Lot 24, Addition No. 1 to MOUNTAIN VIEW PARK; thence East along the North line of Lot 24 of Addition No. 1 to MOUNTAIN VIEW PARK and its Easterly extension to a point 43.7 feet East of the West line of Lot 23, Addition No. 1 to MOUNTAIN VIEW PARK extended Northerly; thence North parallel to the Northerly extension of the West line of said Lot 23 and of the West line of Lot 15, MOUNTAIN VIEW PARK and 43.7 feet East thereof to a point in the North line of said Lot 15; thence East to the Northeast corner of Lot 12, MOUNTAIN VIEW PARK; thence South along the East line of said Lot 12, a distance of 260 feet to a point; thence East parallel to the North line of MOUNTAIN VIEW PARK and 260 feet South thereof to a point in the West line of Lot 7, MOUNTAIN VIEW PARK; thence South 90 feet along said West lot line to a point; thence East parallel to the South line of said Lot 7, a distance of 150 feet; thence South 170 feet to a point in the center line of vacated N. W. Mountain View Park Court; thence East along said center line 83 feet; thence South to the intersection of the East line of Lot 2, MOUNTAIN VIEW PARK with the Southeasterly line of N. W. Mountain View Park Road; thence Southwesterly, Westerly, and Northwesterly along said road line to its intersection with the North line of Lot 3, MOUNTAIN VIEW PARK; thence West to the Northwest corner

of said Lot 3; thence South to the Southwest corner of said Lot 3, being also a point in the North line of Macleay Park; thence West along the North line of Macleay Park and the South line of Addition No. 1 to MOUNTAIN VIEW PARK, crossing N. W. 53rd Drive (County Road No. 1482) twice and to the point of intersection of said South line of Addition No. 1 to MOUNTAIN VIEW PARK with the center line of said N. W. 53rd Drive, which point of intersection is a foot, more or less, from the North and South center line of Section 31, T1N, R1E, W. M.; thence in a Westerly direction following said road center line to its intersection with the center line of N. W. Cornell Road, as now laid out and established (County Road No. 1409); thence Southeasterly along said road center line to a point 733.26 feet North of the East and West center line through Section 31, T1N, R1E, W. M.; thence continuing Southeasterly along said road center line 86.95 feet; thence Westerly parallel to said East and West center section line 87.6 to a point in the West line of that certain tract of land conveyed to Oregon Audubon Society by deed recorded 3-10-30, in Book 61, at Page 405, Multnomah County Deed Records; thence in a Southerly direction through various courses and distances along the West line of said Oregon Audubon Society tract, to the Southwest corner thereof, being a point in the East and West center line through Section 31, T1N, R1E, W. M.; thence North 89°28'18" West to the center of said Section 31; thence South 9°40' East along the North and South center line of said Section 31, a distance of 450 feet; thence South 89°28'18" East, 716.09 feet; thence North 29°16' East, 169.41 feet; thence North 17°24' West, 114.9 feet; thence North 0°43' West 79.0 feet; thence North 11°32' West, 45.0 feet; thence North 3°27' East to a point in the South line of N. W. Cornell Road; thence Easterly, along the South line of said N. W. Cornell Road, the following courses: along a curve left having a radius of 316.5 feet, 90 feet to a point opposite Station 51+03.19; thence North 82°08' East 898.96 feet; thence on a curve left, Delta = 15°39', Radius = 985.00 feet, 268.87 feet to a point opposite to Station 39+44.12; thence North 66°29' East 451.75 feet; thence on a curve left, Delta = 8°53', Radius = 985.00 feet, Length = 152.72 feet; thence North 57°36' East 197.19 feet; thence on a curve right, Delta = 5°58', Radius = 1402.5 feet, Length = 146.05 feet; thence North 63°34' East 126.77 feet; thence on a curve left, Delta = 22°07', Radius = 1176.0 feet, Length = 453.95 feet; thence North 41°27' East 463.04 feet; thence on a curve right, Delta = 52°00', Radius = 328.1 feet, Length = 297.77 feet; thence South 86°33' East 179.16 feet; thence on a curve left, Delta = 51°58', Radius = 316.5 feet, Length = 287.06 feet; thence North 28°54' West 140.07 feet; thence on a curve right, Delta = 98°49', Radius = 89.4 feet, Length = 154.19 feet; thence North 69°55' East 374.30 feet; thence on a curve right, Delta = 36°53', Radius = 490.9 feet, Length = 315.49 feet; thence North 78°22' East, 325.14 feet to the Southerly extension of the West line of N. W. 30th Avenue; thence North, along the West line of said N. W. 30th Avenue, 205 feet to the Westerly extension of the North line of Lot 19, Block 3, WILLAMETTE HEIGHTS, a recorded subdivision in said County; thence East, along said Westerly extension and the North lines of Lots 3, 6, 7, 10, 11, 14, 15, 18 and 19 of said Block, 3,458.35 feet to a point in the North line of said Lot 3; thence South, per pendicular to said North Lot line, 6 feet to a point; thence East, parallel to the said North Lot line and the North line of Lot 2 of said Block, 65.15 feet to a point 8 feet West of the East line of said Lot 2; thence North, per pendicular to the North line of said Lot 2, 6 feet to the North line of said Lot 2; thence East, along said North Lot line, 8 feet to the East line of said Block 3; thence North, along said East Block line and its Northerly extension, 160.03 feet to the North line of N. W. Quimby Street; thence East, along the North line of said N. W. Quimby Street, 45 feet to the centerline of N. W. 29th Avenue; thence North, along the said

centerline, 100 feet to a point; thence East, along the Westerly extension of the North line of Lots 14, 15, 18, and 19, of Block "A" of said subdivision, 230 feet to the Northwest corner of Lot 11 of said Block "A"; thence South, along the West line of said Lot 11, 7 feet to a point; thence East, parallel to the North line of said Lot 11, 50 feet to the East line of said Lot 11; thence North, along the East line of said Lot 11, 7 feet to the Northeast corner of said Lot 11 and the Northwest corner of Lot 10 of said Block "A"; thence East, along the North line of Lots 2, 6, 7, and 10 of said Block "A" and the Easterly extension, 280 feet to the centerline of N. W. 28th Avenue; thence South, along said centerline, 100 feet to the North line N. W. Quimby Street; thence West, along the North line of said street, 148 feet to the Northwesterly extension of the Southwesterly line of the tract conveyed to Frances Adams in Book 2129 on Page 549, recorded in 1962 in said County Records, being a part of Block "A" of FORDHAM HEIGHTS, a recorded subdivision in said County; thence South 48°44' East, along the said Adams tract Southwesterly line and extensions, 232 feet to the West line of Lot 17, Block 29, GOLDSMITHS ADDITION, a recorded subdivision in said County; thence South, along said West Lot line, 12 feet to the Southwest corner of said Lot 17 and the Northwest corner of Lot 18; thence East, along the North line of Lot 18 and Lot 15, 100 feet to the Northeast corner of said Lot 15; thence South, along the East line of said Lot 15, 100 feet to the Southeast corner of said Lot 15; thence Southeasterly, in a straight line, 63 feet to the Northwest corner of Block 28 of said subdivision; thence East, along the North line of said Block 28, 135 feet to the Northeast corner of Parcel 2 as described in Book 1662, on Page 2024, recorded in 1983 in said County Records; thence South 00°06'37" East, along the East line of said Parcel 2, 74.93 feet to the North line of Parcel 1 of said deed; thence East, along said North line, 85 feet to the West line of that tract conveyed to O. J. Groce in Book 1156 on Page 307, recorded in 1928 in said County Records; thence South, along said West line, 25 feet to the Northwest corner of that tract conveyed to Adalbert Bettman, et ux in Book 528 on Page 368, recorded in 1940 in said County; thence East, along the North line of said Bettman tract, 130 feet to the centerline of vacated N. W. 27th Avenue; thence South, along said centerline, 100 feet to the North line of N. W. Overton Street; thence West, along the North line of said Street, 9.8 feet to a point; thence on a non-tangent curve left, having a radius of 40 feet, 62.83 feet to the Southerly extension of the East line of N. W. 27th Avenue; thence South, along said East line extended, 30 feet to the North line of Block 26 of said GOLDSMITHS ADDITION; thence East, along said North line, 75 feet to the Northwest corner of the East one-half of Lot 16 of said Block 26; thence South, along the West line of said East one-half, 100 feet to the North line of Lot 15 of said Block 26; thence East, along the North line of said Lot 15, 25 feet to the Northeast corner of said Lot 15; thence South, along the East line of said Lot 15, 100 feet to the Southeast corner of said Lot 15; thence Southeasterly in a straight line, 70 feet to the Northwest corner of Block 27 of said subdivision; thence East, along the North line of said Block 27, 109.50 feet to the northwest corner of that tract conveyed to Jean Glazer in Book 824 on Page 753 recorded in 1971 in said County Records; thence South, along the West line of said Glazer tract, 100 feet to the North line of that tract described in Book 2038 on Page 534 recorded in 1960 in said County Records; thence East, along the North line of said tract, 143.5 feet to the Northwest corner of that tract conveyed to Howard Glazer, et ux, in Book 351 on Page 255 recorded in 1965 in said County Records; thence South, along the West line of said Glazer tract, 100 feet to the North line of N. W. Marshall Street; thence East, along the North line of said Street, 86.5 feet to the centerline of N. W. 26th Avenue;

thence South, along the centerline of said N. W. 26th Avenue, 160 feet to the Northwest corner of that tract conveyed to Jeanne Peyralans, et al in Book 909 on Page 1068 recorded in 1973 in said County Records; thence East, along the North line of said tract, 120 feet to the Northeast corner of said tract; thence South, along the East line of said tract, 160 feet to the South line of N. W. Lovejoy Street; thence East, along the South line of said Street, 360 feet to the West line of N. W. 25th Avenue; thence South, along the West line and its Southerly extension, 491 feet to the South line of N. W. Westover Road; thence Southeasterly along the said South line, 881.51 feet to the Northeast corner of that tract of land conveyed to Paul Sack, et al, in Book 1864 on Page 418 recorded in 1985 in said County Records; thence South $61^{\circ}27'45''$ West, along the Northerly line of said Sack tract, 444.14 feet to the most Northerly Northwesterly corner of said tract; thence South $2^{\circ}23'50''$ East, along the West line of said Sack tract, 7.60 feet to the Easterly line of that tract of land conveyed to Michael Brown, et ux in Book 1969 on Page 1788 recorded in 1986 in said County Records; thence Southerly, along a non-tangent curve right having a radius of 70 feet, 50.09 feet to a point on the East line of said Brown tract; thence South $9^{\circ}03'11''$ West, along the East line of said Brown tract, 124.07 feet to a point; thence South $2^{\circ}52'10''$ East 59.50 feet to the South line extended East of N. W. Bermuda Street; thence South $87^{\circ}06'10''$ West, along the South line of said Street, 240.70 feet to the West line of that tract conveyed to William Robertson in Book 242 on Page 192 recorded 1897 in said County Records; thence South 3° East, along the West line of said Robertson tract, 266.38 feet to the centerline of W. Burnside Street; thence North $87^{\circ}06'10''$ East, along the centerline of said W. Burnside Street, 222 feet to an angle point; thence South $67^{\circ}36'$ East, along said centerline, 528 feet to an angle point; thence South $78^{\circ}39'$ East, along said centerline, 773 feet to an angle point; thence South $85^{\circ}45'$ East, along said centerline, 2,713 feet to an angle point; thence North $88^{\circ}45'$ East, along the said centerline, 1,302 feet to the centerline of N. W. 11th Avenue; thence North $1^{\circ}15'$ West, along the centerline of said N. W. 11th Avenue, 320 feet to the centerline of N. W. Davis Street; thence North $88^{\circ}45'$ East, along the centerline of N. W. Davis Street, 810 feet to the centerline of N. W. Broadway; thence South $1^{\circ}15'$ East, along the centerline of N. W. Broadway, 340 feet to the centerline of W. Burnside; thence North $88^{\circ}45'$ East, along the centerline of W. Burnside, 2962 feet to the East Harbor line of the Willamette River as established by the Department of Army on February 23, 1968; thence North $16^{\circ}25'10''$ East, along said Harbor line, 249 feet to a point; thence North $5^{\circ}37'22''$ West, along said Harbor line, 1,110.30 feet to a point; thence North $40^{\circ}58'49''$ West, along said Harbor line, 1,755.11 feet to a point; thence North $30^{\circ}35'47''$ West, along said Harbor line, 1,310.45 feet to a point; thence North $34^{\circ}14'32''$ West, along said Harbor line, 1,208.47 feet to a point; thence North $50^{\circ}15'14''$ West, along said Harbor line, 1,856.64 feet to the most Westerly corner of that tract of land conveyed to Oregon State Highway Comm. in Book 563 on Page 912 recorded in 1967 in said County Records; thence Northeasterly along the Northwesterly line of said tract and the lines extension, 400 feet to the Northerly line of N. River Street; thence Northwesterly, along said Northerly line, 47 feet to the centerline of vacated N. Buker Avenue; thence Northeasterly along said centerline, 240 feet to the Northeasterly line of N. Loring Street; thence Southeasterly along the said Street line, 230 feet to the Northwesterly line of N. Nesmith Avenue; thence Northeasterly along said Street line, 260 feet to the Northeasterly line of N. Railroad Street; thence Northwesterly, along said Street line, 85 feet to the South line of N. Russell Street; thence Northeasterly, in a straight line, 38 feet to the intersection of the North line of N. Russell Street and the West line of N. Brendle Avenue; thence North, along the West line of N. Brendle Avenue, 300 feet to the North line of N. Knott Street, 30 feet wide; thence East, along said Street line, 574 feet to the West line of N. Interstate Avenue, 80 feet wide; thence North, along said West Street line, 300 feet to the Westerly

extension of the South line of N. Graham Street; thence East, along said South Street line, 407.50 feet to the East line of N. Mississippi Avenue; thence North, along said East Street line, 330 feet to the South line of N. Stanton Street; thence East, along said South Street line, 196 feet to the centerline of the Minnesota Freeway; thence North, along the said Freeway centerline, 24,184 feet to the centerline of the North Portland Harbor; thence East, along the said Harbor centerline, 9,572.82 feet to the Northerly extension of the East line of John Switzer D. L. C. in Section 2, Township 1 North, Range 1 East; thence North, along the East D. L. C. line extended, 3,000 feet, more or less, to the North line of said Multnomah County; thence Westerly, and Northerly, along said North County line, 61,600 feet to the East-West centerline of Section 23, Township 3 North, Range 1 West; thence East, along the said Section centerline, 5,000 feet, more or less, to the East line of Section 22, Township 3 North, Range 1 West; thence South, along said East Section line, 2,640 feet to the Northeast corner of Section 27, Township 3 North, Range 1 West; thence West, along the North lines of Sections 27, 28, 29, 30, Township 3 North, Range 1 West and Section 25, Township 3 North, Range 2 West, 23,140 feet to the point of beginning.

EXCEPT the following described tracts of land in Sections 26 and 27, Township 2 North, Range 1 West, W. M., Multnomah County, State of Oregon described as follows:

Beginning at a 5/8 inch iron rod which bears North 34°09'51" West, 1,639.08 feet from the south quarter corner of Section 26, running thence west 370.00 feet to a point; thence on a 30.00 foot radius curve to the right 47.07 feet along the arc (chord bears North 45°00' West 42.43 feet); thence North 693.89 feet to a 5/8 inch iron rod on the south line of that tract of land conveyed to Gilmore Steel Corporation as recorded in Book 586 at Page 1355 of the Multnomah County Deed Records; thence South 89°58'12" East 400.00 feet to a 1 1/2 inch iron pipe on said South line; thence South 723.68 feet to the point of beginning.

ALSO EXCEPT a parcel of land located in Section 26, Township 2 North, Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon, described as follows:

Beginning at the northeast corner of that tract of land deeded to Gilmore Steel Company by deed recorded October 13, 1967, in Book 586, page 1355, Multnomah County Deed Records, also being the initial point of RIVERGATE INDUSTRIAL DISTRICT Blocks 1 to 8, a subdivision in said County; thence North 78°23'11" West 1,720.88 to the northeast corner of that tract of land deeded to Port of Portland by deed recorded October 30, 1973, in Book 956, page 1045, Multnomah County Deed Records; thence South 21°55'19" West along the east line of said Port of Portland tract 192.39 feet to the True point of Beginning; thence continuing along said line South 21°55'19" West 214.45 feet to the southeast corner of said tract; thence North 78°23'11" West along the south line of said tract 500.86 feet to the southwest corner of tract and the low water line of the Willamette River; thence North 14°53'42" East along said water line 211.33 feet; thence South 78°23'11" East 527.13 feet to the True point of Beginning.

ALSO EXCEPTING a tract of land located in Section 26 and 27, Township 2 North, Range 1 West, W. M.;

Commencing at the southwesterly corner of said Section 26; thence South 88°23'47" East (Deed East), a distance of 1205.42 feet to the east line of Ashgrove Lime and Portland Cement Co., extended as recorded in Book 2161, page 237, Multnomah County Deed Records; thence North 01°36'13" East (Deed North), a distance of 1675.09 feet to the true point of beginning; thence along a 16° curve

to the left, a distance of 473.47 feet; thence long chord of which bears North 36°16'27" West (Deed North 37°54'40" West), a distance of 439.73 feet; thence North 74°09'07" West (Deed North 75°45'20" West), a distance of 1359.35 feet to the Ordinary High Water Line of the Right Bank of the Willamette River; thence North 09°59'25" East (Deed North 08°23'12" East), a distance of 300 feet along said Ordinary High Water Line; thence North 06°09'59" West, a distance of 87.70 feet; thence North 09°08'50" East, a distance of 303.51 feet; thence North 23°52'08" East, a distance of 992.10 feet; thence North 26°52'42" East, a distance of 110.38 feet; thence North 31°22'10" East, a distance of 237.90 feet; thence leaving Ordinary High Water Line South 76°46'58" East, a distance of 487.92 feet; thence North 23°31'32" East, a distance of 219.45 feet to the Southwest corner of Book 1576, page 614, recorded January 29, 1982, Multnomah County Deed Records; thence in a Southeasterly direction, the following courses: South 78°23'11" East, 1335.79 feet; thence South 63°24'14" East 230.42 feet; thence South 36°30'07" East, 174.24 feet; thence South 25°03'42" East, 195.89 feet; thence South 14°42'43" East, 192.38 feet to a point, 7.5 feet West of the West line of Tract "C" RIVERGATE INDUSTRIAL DISTRICT; thence South, on a line parallel to and 7.5 feet west of said Westerly line of said Tract "C"; 1,415.72 feet to the South line of Gilmore Steel Company tract, Book 586, page 1355, recorded October 13, 1967; thence Westerly along said South line, North 88°23'47" West, 1,332.46 feet to the Northerly extension of the East line of a tract of land conveyed to Ashgrove Lime and Portland Cement Company by deed recorded April 3, 1963 in Book 2161, page 237; thence South 01°36'13" West, 399.84 feet to the point of beginning.