

THOMAS H. BURTON ENGINEERING & SURVEYING

302 TIGARD PLAZA · PORTLAND, OREGON 97223

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

OREGON
JANUARY 15, 1937
DANIEL T. BURTON
#2248

SEPTEMBER 15, 1987

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 18 SEP. 1987
by David H. Present
W LE 9-87
Land Development Section
MULT CO ENVIRON SERVICES

18 SEPT. 1986

LEGAL DESCRIPTION
FOR: LAUREN WIENER
JOB NO. 87-233

PARCEL I

A tract of land in the Southeast quarter of Section 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, being Lots 1, 2, 3, 12, and a part of Lots 10 and 11, Block 1, ARMONA, a duly recorded plat in Multnomah County, said tract more particularly described as follows:

Beginning at the most Northerly corner of said Lot 3; thence South 40° 14' 14" East along the Northeasterly line of said Block 1 a distance of 53.95 feet to the beginning of a tangent 1385.39 foot radius curve to the right; thence continuing along said Block 1 Northeasterly line, along the arc of said 1385.39 foot radius curve to the right, through a central angle of 4° 23' 06" (the chord of which bears South 38° 02' 41" East, 106.00 feet) an arc distance of 106.03 feet to a point of continuous curve; thence continuing along Block 1 boundary line, along the arc of a 32.00 foot radius curve to the right, through a central angle of 87° 13' 18" (the chord of which bears South 7° 45' 31" West, 44.14 feet) an arc distance of 48.71 feet to the point of tangency on the Southeasterly line of said Block 1; thence along said Block 1 Southeasterly line 123.62 feet to the beginning of a 38.00 foot radius curve to the right; thence continuing along said Block 1 boundary line, along the arc of said 38.00 foot radius curve to the right, through a central angle of 88° 20' 50" (the chord of which bears North 84° 27' 25" West, 52.96 feet) an arc distance of 58.59 feet to the point of tangency on the Southwesterly line of said Block 1; thence North 40° 17' 00" West along said Block 1 Southwesterly line 22.74 feet; thence North 0° 33' 47" East 82.69 feet to a point on the Southeasterly line of said Lot 10 that bears South 49° 43' 00" West along said line 46.00 feet from the most Easterly corner of said Lot 10; thence North 12° 27' 01" East 57.00 feet to a point on the Northeasterly line of said Lot 10; thence North 40° 17' 00" West along said Lot 10 Northeasterly line 27.55 feet to the most Northerly corner of said Lot 10; thence North 49° 43' 00" East along the Northwesterly line of said Lot 3 a distance of 97.40 feet to the point of beginning.

Containing 7146 square feet.

28 2N 1W



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SEPTEMBER 15, 1987

LEGAL DESCRIPTION
FOR: LAUREN WIENER
JOB NO. 87-233

PARCEL II

A tract of land in the Southeast quarter of Section 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, being a part of Lots 10 and 11, Block 1, ARMONA, a duly recorded plat in Multnomah County, said tract more particularly described as follows:

Beginning at the most Northerly corner of said Lot 10; thence South 49° 43' 00" West along the Northwesterly line of said Lot 10 a distance of 100.08 feet to the most Westerly corner of said Lot 10; thence South 40° 17' 00" East along the Southwesterly lines of Lots 10 and 11 a distance of 125.10 feet to the most Southerly corner of said Lot 11; thence North 0° 33' 47" East 82.69 feet to a point on the Southeasterly line of said Lot 10 that bears South 49° 43' 00" West along said line 46.00 feet from the most Easterly corner of said Lot 10; thence North 12° 27' 01" East 57.00 feet to a point on the Northeasterly line of said Lot 10; thence North 40° 17' 00" West along said Lot 10 Northeasterly line 27.55 feet to the most Northerly corner of said Lot 10, and the point of beginning.

Containing 29,101 square feet.

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 18 SEP. 1987
by *David H. Probst*
WLE 9-87
Land Development Section
MULT CO ENVIRON SERVICES



OREGON STEEL MILLS

P.O. BOX 2760 • PORTLAND, OREGON 97208

TELEPHONE (503) 286-9651

TWX: 910 464 1549

January 15, 1982

Mr. Lawrence Epstein
Program Manager
Environmental Services
Division of Planning & Development
2115 SE Morrison Street
Portland, Oregon 97214

Dear Mr. Epstein:

Reference is made to a telephone conversation between you and Mr. Bill Donner on January 14, 1982, relating to the submittal of "tentative plan map" covering a proposed land exchange between Gilmore Steel Corporation "Gilmore" and the Port of Portland "Port." The overall land exchange is necessitated by the Port's desire to develop lands lying north of the Gilmore land. The exchange consists of parcels one through four showing on the attached Drawing RG, which stands for Rivergate, 81-43, sheets one and two, which constitutes our preliminary "tentative plan map" and has been so notated above the title blocks. A larger scale drawing or an 8-1/2" x 11" submittal would be impractical, as discussed with you yesterday, because the land mass covers 2,800 feet on a north-south axis and over 2,200 feet on an east-west axis. The land exchange by the Port to Gilmore is to compensate for other lands and the relocation costs Gilmore would incur in relocating railroads and other improvements.

A summary of the land exchange proposed is as follows:

- 1) Parcel 1 would be transferred from the Port to Gilmore. Future development of this parcel would be for Oregon Steel Mills' expansion consistent with existing on-site improvements including streets and utility grids.
- 2) Parcel 2 and 4 are lands within the City of Portland currently leased by the Port to Inter-City Metals "ICM", a division of Gilmore. Parcel 2 under the proposal would be transferred by the Port to Gilmore with the Port retaining Parcel 4 for future railroad right-of-way requirements. These two parcels currently have intensive development including streets, railroads, utilities and other improvements required for the continued operations of ICM in the processing of scrap metal.

Mr. Lawrence Epstein
Environmental Services
Division of Planning & Development
Portland, Oregon
January 15, 1982
Page Two

- 3) Parcel 3 is the proposed exchange Gilmore to Port for railroad right-of-way and other Port planned development in connection with the coal exporting facility proposal.

Your comments on the adequacy of the preliminary "tentative plan map" and any improvements hereto you may require is desired at your earliest possible convenience.

Sincerely,

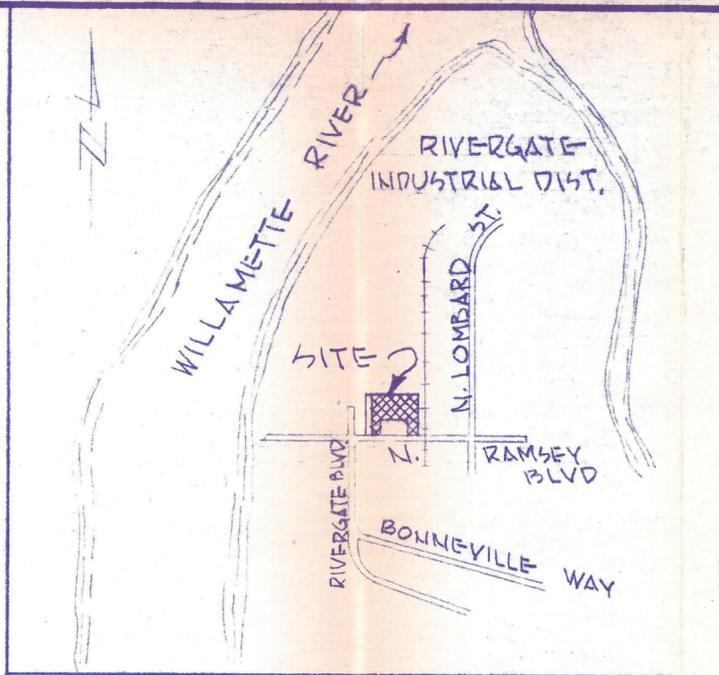


R. C. Bird, P.E.
Chief Engineer

Attachment

CC: Newcomb, Sabin, Meyer & Schwartz
Commonwealth Building, Suite 1212
421 SW 6th Avenue
Portland, Oregon 97204

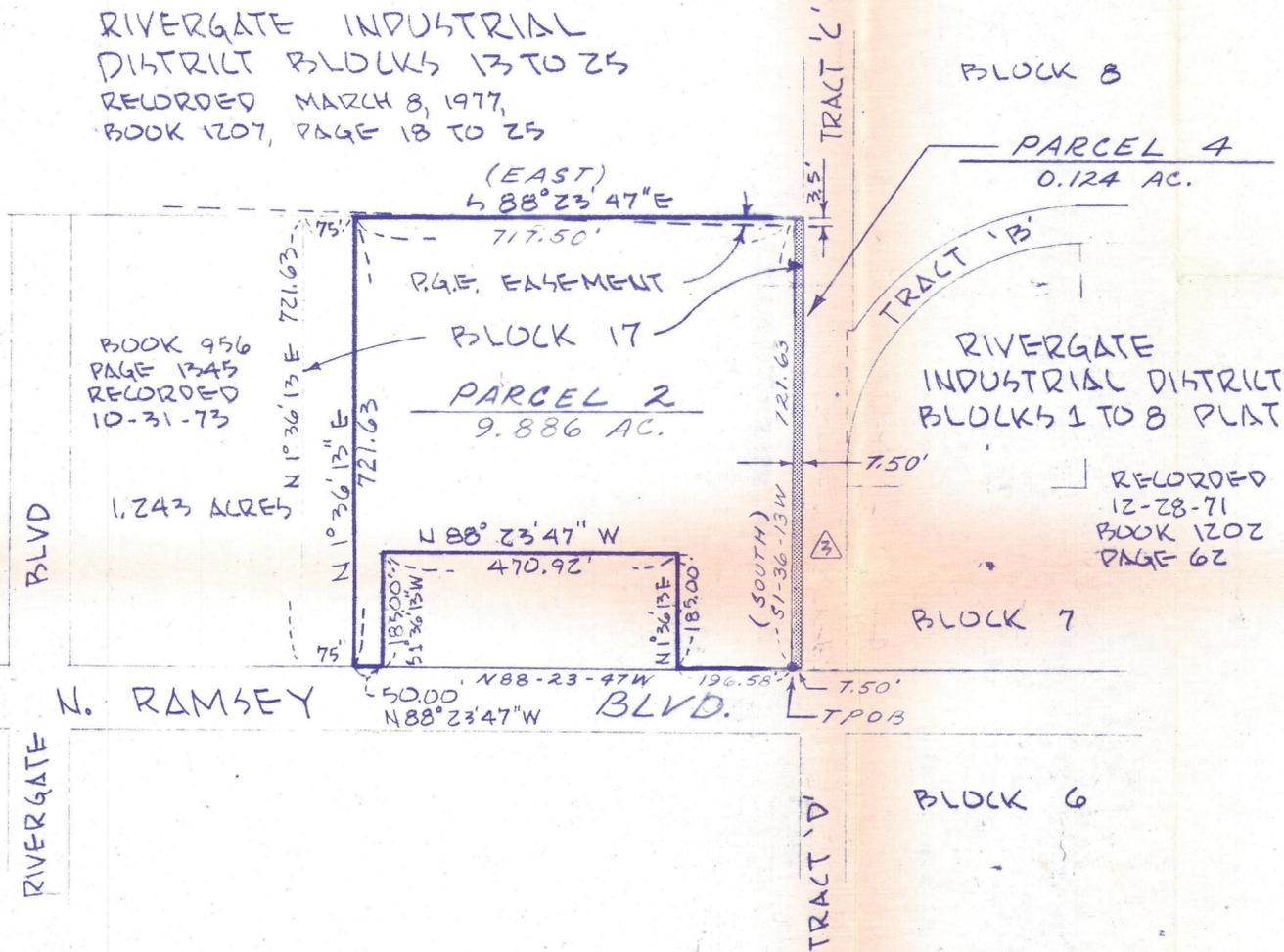
Port of Portland
P. O. Box 3529
Portland, Oregon 97208



VICINITY MAP

NO SCALE

RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25 RECORDED MARCH 8, 1977, BOOK 1207, PAGE 13 TO 25



BOOK 956 PAGE 1245 RECORDED 10-31-73

1.243 ACRES

(EAST) 58° 23' 47" E 717.50'

R.G.E. EASEMENT

BLOCK 17

PARCEL 2 9.886 AC.

N 88° 23' 47" W 470.92'

N 1° 36' 13" E 721.63'

50.00' N 88° 23' 47" W 196.58'

N 88° 23' 47" W 7.50'

BLOCK 8

PARCEL 4 0.124 AC.

TRACT 'B'

RIVERGATE INDUSTRIAL DISTRICT BLOCKS 1 TO 8 PLAT

RECORDED 12-28-71 BOOK 1202 PAGE 62

BLOCK 7

BLOCK 6

PARCEL 2

A TRACT OF LAND IN BLOCK 17 "RIVERGATE INDUSTRIAL DISTRICT BLOCK 13 TO 25" A SUBDIVISION IN SECTION 26, T.2.N., R.1.W., W.M. MULTNOMAH COUNTY OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF BLOCK 17 OF SAID SUBDIVISION; THENCE N 88-23-47W 750 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 88-23-47W 196.58 FT.; THENCE N. 1° 36' 13" E. 185.00 FT.; THENCE N. 88° 23' 47" W. 470.92 FT.; THENCE S. 1° 36' 13" W. 185.00 FT.; THENCE N. 88° 23' 47" W. 50.00 FT.; THENCE N. 1° 36' 13" E. 721.63 FT.; THENCE S. 88° 23' 47" E. 717.50 FT.; THENCE S. 1° 36' 13" W. 721.63 FT. TO THE TRUE POINT OF BEGINNING, CONTAINING 9.886 ACRES. SUBJECT TO R.G.E. EASEMENT.

PARCEL 4

A tract of land in Block 17 Rivergate Industrial District Blocks 13 to 25, a subdivision in Section 26, Township 1 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, described as follows:

Beginning at the southeast corner of Block 17 of said subdivision; thence North 01° 36' 13" East along the east line of said Block 721.63 feet; thence North 88° 23' 47" West 7.50 feet; thence South 01° 36' 13" West 721.63 feet; thence South 88° 23' 47" East 7.50 feet to the POINT OF BEGINNING, containing 0.124 acre.

NOTES:

1. BASIS OF BEARINGS, RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25, A SUBDIVISION.
2. BEARINGS IN PARENTHESIS ARE FROM GILMORE STEEL CO. DEED. SEE SHEET 2.

PRELIMINARY

EXHIBIT A SHT. 10/2

NO	DATE	BY	REVISIONS	APP'VD
1	11/81	KJM	ADDED PARCEL 4 DESC.	[Signature]
2	1/23-81	D.A.	LINE "A" REMOVED	[Signature]
3	9/14/81		REVISED DIMENSION AND ACREAGE.	[Signature]
4	9/2/81	KJM	REVISED DIMENSION AND ACREAGE.	[Signature]

DESIGNED BY D. CONWELL
 DRAWN BY D. ADKINS
 CHECKED BY D. CONWELL
 DATE SEPT. 1981
 SCALE 1" = 200'

WILLIAMSON
 DIR., ECONOMIC SERVICES



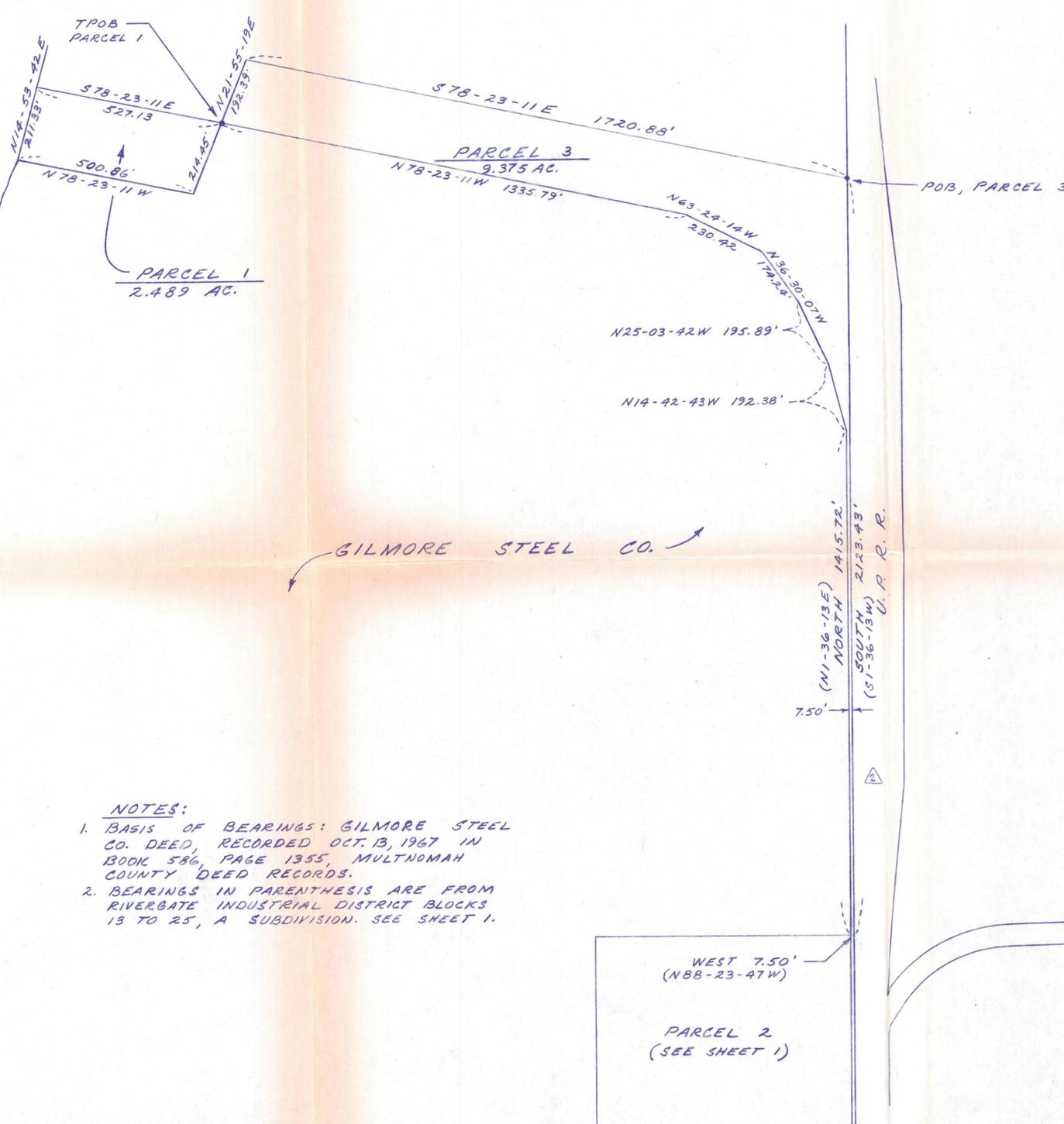
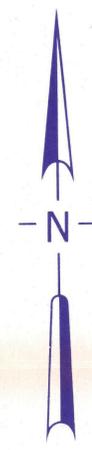
THE PORT OF PORTLAND
 PORTLAND, OREGON

RIVERGATE INDUSTRIAL DISTRICT
 EXHIBIT PLAT
 INTERCITY METALS

SUBMITTED BY [Signature]

DRAWING NO. RG 81-43 1/2

WILLAMETTE RIVER
LOW WATER LINE



- NOTES:**
1. BASIS OF BEARINGS: GILMORE STEEL CO. DEED, RECORDED OCT. 13, 1967 IN BOOK 586, PAGE 1355, MULTNOMAH COUNTY DEED RECORDS.
 2. BEARINGS IN PARENTHESIS ARE FROM RIVERGATE INDUSTRIAL DISTRICT BLOCKS 13 TO 25, A SUBDIVISION. SEE SHEET 1.



VICINITY MAP
NO SCALE

PARCEL 3

A parcel of land located in Section 26, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, 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 South along the east line of said deed 2,123.43 feet to the southeast corner of said deed; thence West along the south line of said deed 7.50 feet; thence leaving said south line North 1,415.72 feet; thence North 14° 42' 43" West 192.38 feet; thence North 25° 03' 42" West 195.89 feet; thence North 36° 30' 07" West 174.24 feet; thence North 63° 24' 14" West 230.42 feet; thence North 78° 23' 11" West 1,335.79 feet to the east line of the tract of land deeded to Port of Portland by deed recorded October 30, 1973, in Book 956, Page 1045, Multnomah County deed records; thence North 21° 55' 19" East along the east line of said deed 192.39 feet to the north line of the said tract deeded to Gilmore Steel Company; thence South 78° 23' 11" East along said north line 1,720.88 feet to the POINT OF BEGINNING, containing 9.375 acres.

Parcel 1

A parcel of land located in Section 26, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, 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" East 1,720.88 feet to the northeast corner of that tract of land deeded to Port of Portland by deed recorded October 30, 1973, in Book 956, Page 1,045, 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 said tract and the Low Water Line of the Willamette River; thence North 14° 53' 42" East along said Low Water Line 211.33 feet; thence South 78° 23' 11" East 527.13 feet to the TRUE POINT OF BEGINNING, containing 2.489 acres.

EXHIBIT A / slt 2 of 2 PRELIMINARY

NO	DATE	BY	REVISIONS	CK'D	APP'VD
1	11/81	KJM	REVISED PARCELS 1 & 3	REC	MKB
2	11-3-81	D.A.	LINE 'A' REMOVED		
3	10-81	KJM	REVISED DESCRIPTIONS		MKB

THE PORT OF PORTLAND
PORTLAND, OREGON

Donald L. Conwell
DIRECTOR, ECONOMIC SERVICES

M.J. Bunting
PROJECT MANAGER

REGISTERED PROFESSIONAL LAND SURVEYOR

Donald L. Conwell

OREGON
JULY 27, 1979
DONALD L. CONWELL
924

DESIGNED BY D. CONWELL

DRAWN BY K. McDONALD

CHECKED BY D. CONWELL

DATE SEPT. 1981

SCALE 1" = 200'

RIVERGATE INDUSTRIAL DISTRICT
EXHIBIT PLAT
GILMORE STEEL CO.
PROPERTY EXCHANGE

SUBMITTED BY R.J. Helms
MANAGER, TECH. SERVICES

DRAWING NO. RG 81-43 2/2