

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2016-127

Approving the Acquisition of Certain Real Property Interests for the NE Sandy Boulevard Road Project.

The Multnomah County Board of Commissioners Finds:

- a. By Resolution No. 2015-084, this Board authorized the Department of Community Services Transportation Division (Transportation) to begin negotiations to acquire certain real property interests necessary for a road improvement project along NE Sandy Boulevard in the Cities of Wood Village and Fairview (the Project).
- b. Transportation has reached proposed settlements with several abutting property owners, whose property were identified in Resolution No. 2015-084 to acquire certain Easements necessary for the Project.
- c. Attached as Exhibit 1 is a copy of the original fully signed and acknowledged Easements which have been signed and accepted by the County Engineer as well.
- d. These Easements are necessary for the Project, and it is in the best interest of the public and Multnomah County to approve the acquisition of these property interests.

The Multnomah County Board of Commissioners Resolves:

1. The Board approves the acquisition of these necessary Easements, copies of which are attached as Exhibit 1, and the County Engineer's acceptance of said Easements is hereby ratified and Transportation is directed to record said Easements.

ADOPTED this 8th day of December, 2016.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Courtney Lords*
Courtney Lords, Assistant County Attorney

SUBMITTED BY: Kim Peoples, Director, Department of Community Services.

Original

Grantor:

Robert L. Danielson
Ronald L. Danielson
Steven D. Danielson
7885 NW 214TH PL
HILLSBORO OR 97124-8518

After recording return to:

Grantee: Multnomah County; attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-44-02

EXHIBIT 1

TEMPORARY EASEMENT

Robert L. Danielson, Ronald L. Danielson, Steven D. Danielson, Trustees of the Danielson Family Irrevocable Trust, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", a temporary easement (Beginning on September 1, 2016 and expiring on August 31, 2018) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining a driveway, installations and appurtenances (hereinafter "the Work") through, under, across, over and along the following described real property:

See the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant this temporary easement of the property described in Exhibit A (the "Property"). During the easement term, Grantor shall not grant or allow any uses or activities in the Property, which would interfere with the Grantee's use of the Property and the temporary easement as provided herein.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all information relating to any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. That there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

During the easement term, Grantee or Grantee's contractor shall not be responsible for the repair or replacement of any damage to the driveway, installations and appurtenances on the Property, (collectively referred to herein as "the Improvements").

All Work performed or caused to be performed by Grantee in the easement area shall be constructed and installed in compliance with the Oregon Department of Transportation's "Oregon Standard Specifications for Construction", 2015 edition ("ODOT Specifications"); specifically the Work shall be performed in compliance with the applicable sections within Parts 00300, 00400, 00600 and 00700 of said ODOT Specifications or as said applicable sections have been modified or supplemented by Grantee by contract for the purposes of the Road Project, including the Work in said easement area.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-44-02

On August 31, 2018 at 12 AM, this temporary easement shall expire and Grantors shall take full possession and ownership of the Improvements; and shall be responsible for the repair, maintenance and replacement of said Improvements from that expiration date forward; and Grantee shall be relieved of any further responsibility or liability arising from or relating to said Improvements or the Work.

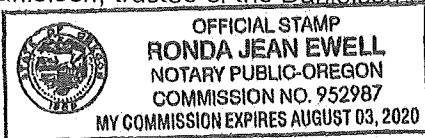
The true consideration paid for this grant stated in terms of dollars is \$1,735.00.

Dated this 12th day of September, 2016

By: [Signature]
Robert L. Danielson, trustee

STATE OF OREGON)
)
)
County of Multnomah)

This record was acknowledged before me on 9-12-2016, 2016, by Robert L. Danielson, trustee of the Danielson Family Irrevocable Trust.

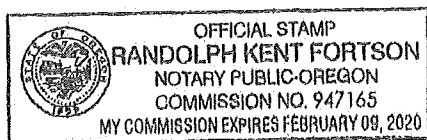


[Signature]
Notary Public for Oregon
My Commission Expires: 8-3-2020

By: [Signature]
Ronald L. Danielson, trustee

STATE OF OREGON)
)
)
County of ~~Multnomah~~ WASHINGTON)

This record was acknowledged before me on SEPTEMBER 07, 2016, by Ronald L. Danielson, trustee of the Danielson Family Irrevocable Trust.



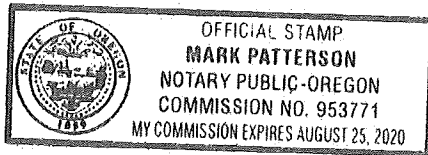
[Signature]
Notary Public for Oregon
My Commission Expires: FEB 09, 2020

NE Sandy Blvd.
County Road No. 917
Item No. 2015-44-02

By: [Signature]
Steven D. Danielson, trustee

STATE OF OREGON)
)
County of Washington) ss
)
County of ~~Multnomah~~ ny

This record was acknowledged before me on September 19th, 2016, by Steven D. Danielson, trustee of the Danielson Family Irrevocable Trust.



[Signature]
Notary Public for Oregon
My Commission Expires: 8-25-2020

The described property is accepted for use in conjunction with NE Sandy Blvd., County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 11-14-2016 day of _____, 2016

By: [Signature]
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: [Signature]
Assistant County Attorney

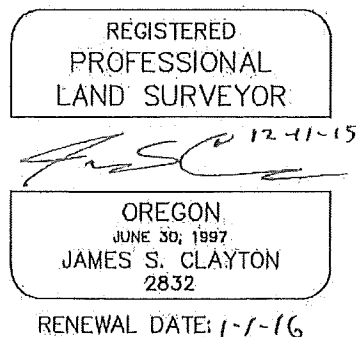
EXHIBIT "A"

Temporary Construction Easement

A portion of that tract of land described in Bargain & Sale Deed to Robert L. Danielson, Ronald L. Danielson and Steven D. Danielson, trustees of the Danielson Family Irrevocable Trust, recorded on February 24, 1989 in Book 2181, Page 293, Multnomah County Deed Records, situated in the Northeast One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Wood Village, Multnomah County, Oregon.

Commencing at the centerline intersection of NE 230th Ave., a public road with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N86°49'20"E, along the centerline of said NE Sandy Blvd., a distance of 748.02 feet; thence S03°10'40"E, a distance of 25.00 feet to the southerly right-of-way line of said NE Sandy Blvd., also being the point of beginning of the herein described tract of land; thence N86°49'20"E, along said southerly right-of-way line, a distance of 6.03 feet to a point of tangent curve; thence continuing along said southerly right-of-way line, along the arc of a 794.00 foot radius curve to the right, through a central angle of 03°50'10" (the long chord of which bears N88°44'25"E, 53.15 feet) an arc distance of 53.16 feet; thence S53°31'55"W, a distance of 11.69 feet; thence S00°19'15"W, a distance of 29.86 feet; thence S88°31'26"W, a distance of 40.00 feet; thence N00°18'20"E, a distance of 29.86 feet; thence N56°29'03"W, a distance of 11.72 feet to the point of beginning.

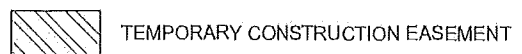
Containing 1,548 square feet more or less.



This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-44-02



MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

Grantor:
Roy Saydi
840 NW RIVERVIEW AVE
GRESHAM OR 97030-4918

After recording return to:

Grantee: Multnomah County; attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-43-02

TEMPORARY EASEMENT

Roy Saydi, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", Parcel 1 and Parcel 2, temporary easements (Beginning on September 1, 2016 and expiring on August 31, 2018) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining a driveway, installations and appurtenances through, under, across, over and along the following described real property:

See the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant this temporary easement of the property described in Exhibit A ("Parcels 1-2" or collectively the "Property"). During the easement term, Grantor shall not grant or allow any uses or activities in the Property, which would interfere with the Grantee's use of the Property and the temporary easement as provided herein.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all information relating to any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. That there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

During the easement term, Grantee or Grantee's contractor shall not be responsible for the repair or replacement of any damage to the driveway, installations and appurtenances on the Property, (collectively referred to herein as "the Improvements").

All Work performed or caused to be performed by Grantee related to or resulting from the above granted Parcels 1 & 2 (the "Work") shall be constructed and installed in compliance with the Oregon Department of Transportation's "Oregon Standard Specifications for Construction", 2015 edition ("ODOT Specifications"); specifically the Work shall be performed in compliance with the applicable sections within Parts 00300, 00400, 00600 and 00700 of said ODOT Specifications or as said applicable sections have been modified or supplemented by Grantee by contract for the purposes of the Road Project, including the Work in said Parcels 1 & 2.

NE Sandy Blvd.
County Road No. 917
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On August 31, 2018 at 12 AM, Parcels 1 & 2, temporary easements, shall expire and Grantors shall take full possession and ownership of the Improvements; and shall be responsible for the repair, maintenance and replacement of said Improvements from that expiration date forward; and Grantee shall be relieved of any further responsibility or liability arising from or relating to said Improvements or the Work.

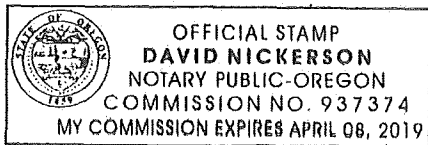
The true consideration paid for this grant stated in terms of dollars is \$1,110.00.

Dated this 8th day of November, 2016

By: [Signature]
Roy Saydi

STATE OF OREGON)
) ss
County of Multnomah)

This record was acknowledged before me on November 8, 2016, by Roy Saydi.



[Signature]
Notary Public for Oregon
My Commission Expires: 4-8-19

The described property is accepted for use in conjunction with NE Sandy Blvd., County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 14 day of November, 2016

By: [Signature]
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: Courtney L. Loefer
Assistant County Attorney

EXHIBIT "A"

Parcel 1: Temporary Construction Easement

A portion of Parcel III as described in Statutory Bargain & Sale Deed to Rami Milad Nammour, recorded as Document No. 2012-136900, Multnomah County Deed Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Wood Village, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N86°49'20"E, along the centerline of said NE Sandy Blvd., a distance of 356.17 feet; thence S03°10'40"E, a distance of 45.00 feet to the point of beginning of the herein described tract of land; thence N86°49'20"E, parallel with the centerline of said NE Sandy Blvd., a distance of 28.00 feet; thence S03°10'40"E, a distance of 9.00 feet; thence S86°49'20"W, parallel with the centerline of said NE Sandy Blvd., a distance of 28.00 feet; thence N03°10'40"W, a distance of 9.00 feet to the point of beginning.

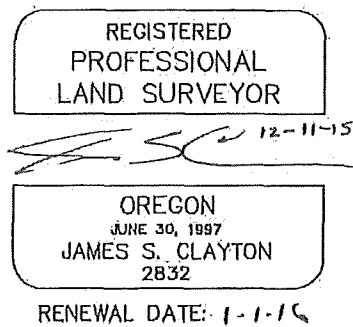
Containing 252 square feet more or less.

Parcel 2: Temporary Construction Easement

A portion of Parcel III as described in Statutory Bargain & Sale Deed to Rami Milad Nammour, recorded as Document No. 2012-136900, Multnomah County Deed Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Wood Village, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N86°49'20"E, along the centerline of said NE Sandy Blvd., a distance of 425.17 feet; thence S03°10'40"E, a distance of 45.00 feet to the point of beginning of the herein described tract of land; thence N86°49'20"E, parallel with the centerline of said NE Sandy Blvd., a distance of 34.00 feet; thence S03°10'40"E, a distance of 13.00 feet; thence S86°49'20"W, parallel with the centerline of said NE Sandy Blvd., a distance of 34.00 feet; thence N03°10'40"W, a distance of 13.00 feet to the point of beginning.

Containing 442 square feet more or less.

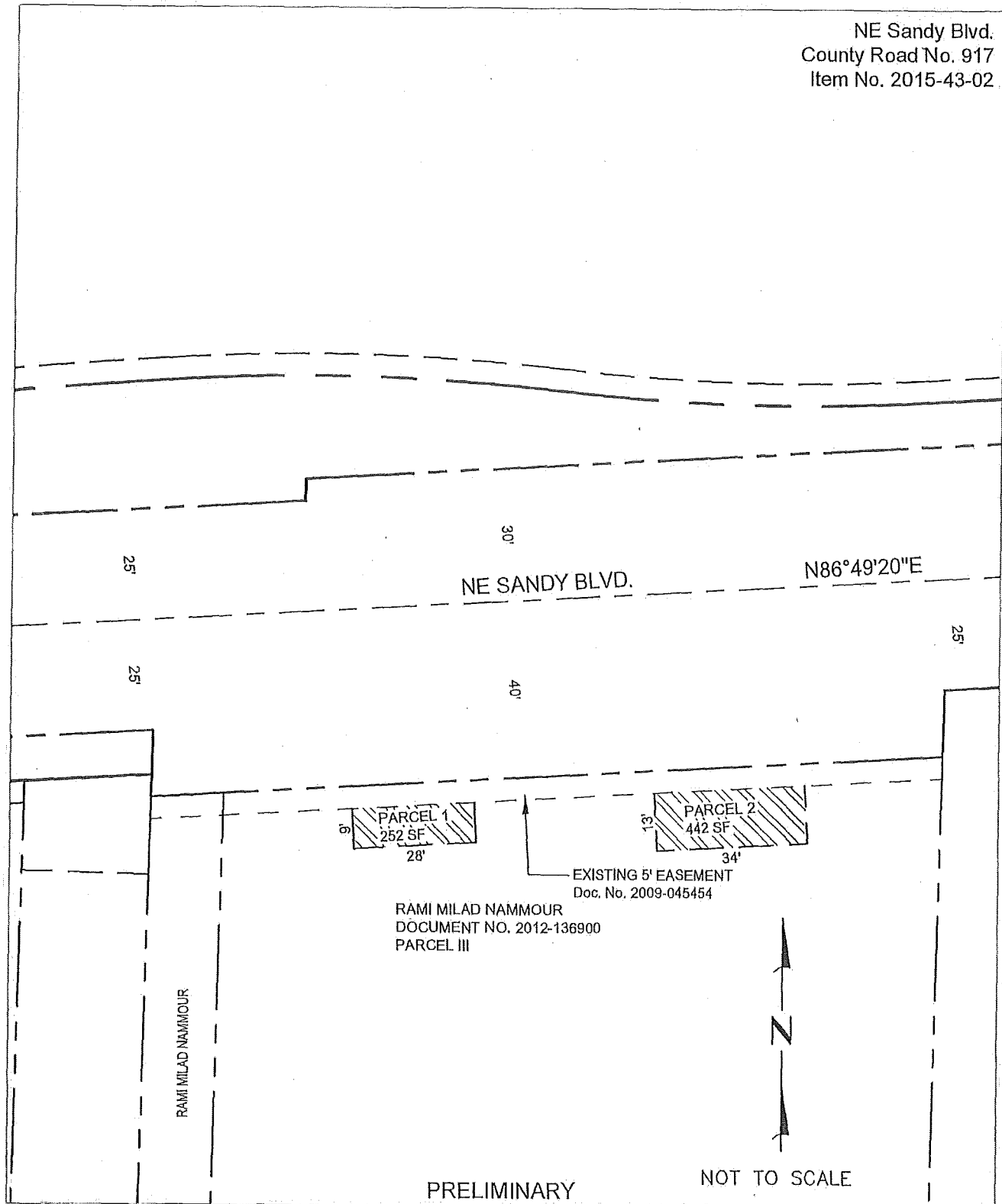


This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

EXHIBIT MAP

NE Sandy Blvd.
County Road No. 917
Item No. 2015-43-02



TEMPORARY CONSTRUCTION EASEMENT



MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

original

Grantor:

Townsend Farms, Inc.
Michael E. Townsend
23400 NE Townsend Way
Fairview, OR 97024-4626

After recording return to:

Grantee: Multnomah County; Attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-39

ROAD PURPOSES EASEMENT

Townsend Farms, Inc., an Oregon corporation, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", a permanent, exclusive easement for road purposes in the real property described in the attached Exhibit A (the Property). Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all knowledge of any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. Grantor represents and warrants that Grantor has the authority to do this grant.
5. Grantor shall not grant or allow any subsequent uses or activities in the easement area described in Exhibit A which would interfere with the Grantee's use of said easement.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-39

The true consideration paid for this grant stated in terms of dollars is \$66,965.00.

Dated this 29 day of August, 2016

For Townsend Farms, Inc.:

Michael E. Townsend
Michael E. Townsend, President

STATE OF OREGON)
) ss
County of Multnomah)



This instrument was acknowledged before me on 8-29, 2016, by Michael E. Townsend, President of Townsend Farms, Inc., an Oregon corporation.

Kathleen Mae Miller
Notary Public for Oregon
My Commission Expires: 9-14-18

The described property is accepted for use in conjunction with NE Sandy Blvd, County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 14th day of November, 2016

By [Signature]
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: Courtney Lorde
Assistant County Attorney

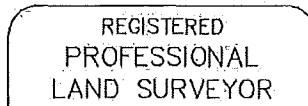
EXHIBIT "A"

Road Purpose

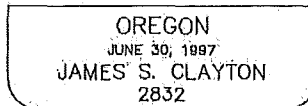
A portion of that tract of land described in Bargain & Sale Deed to TOWNSEND FARMS, INC, ("Townsend Farms") an Oregon corporation, recorded as Document No. 2008-111783, Multnomah County Deed Records, together with a portion of Tract A, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the Northwest One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N01°21'03"E, along the centerline of said NE 230th Ave., a distance of 22.70 feet; thence N88°38'57"W, a distance of 30.00 feet to the Southeast corner of said Tract A and the point of beginning of the herein described tract of land; thence N01°21'03"E, along the West right-of-way line of said NE 230th Ave., a distance of 71.56 feet; thence S43°34'24"W, a distance of 89.52 feet to a point that is 35.00 feet northerly of, when measured at right angles to, the centerline of said NE Sandy Blvd.; thence S86°49'20"W, parallel with the centerline of said NE Sandy Blvd., a distance of 282.22 feet to the West line of said Townsend Farms tract; thence S01°25'20"W, along said West line, a distance of 10.03 feet to the North right-of-way line of said NE Sandy Blvd.; thence N86°49'20"E, along said North-right-of-way line, a distance of 342.58 feet to the point of beginning.

Containing 5,276 square feet more or less.



James S. Clayton 12-11-15



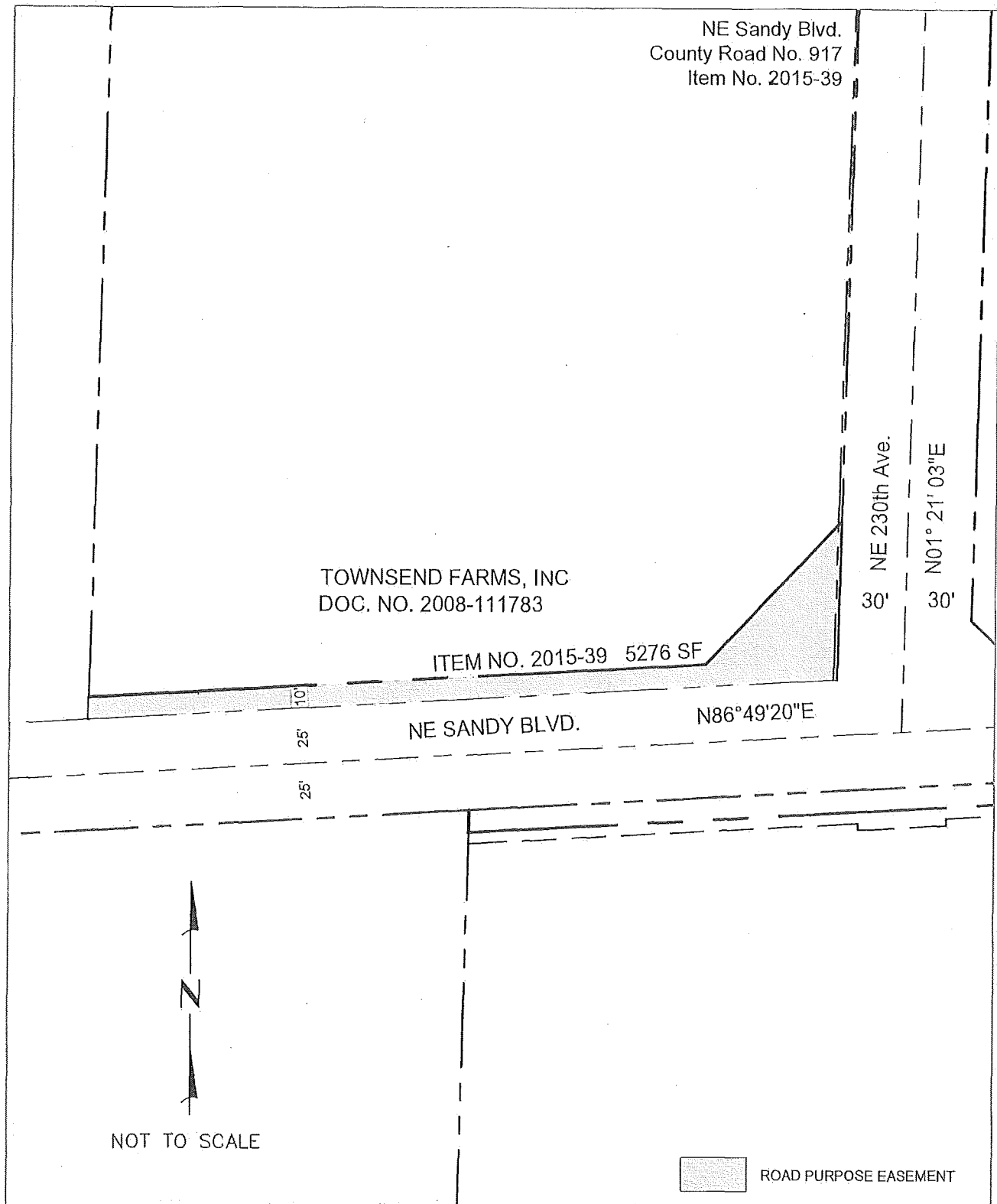
RENEWAL DATE: 1-1-16

This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-39

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

EXHIBIT MAP



Original

Grantor:

Townsend Farms, Inc.
Michael E. Townsend
23400 NE Townsend Way
Fairview, OR 97024-4626

After recording return to:

Grantee: Multnomah County; Attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-41

EASEMENTS

Townsend Farms, Inc., an Oregon corporation, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following easements:

Parcel 1: A permanent, exclusive easement for road purposes through, under, across, over and along the real property as more particularly described in the attached Exhibit A; and

Parcel 2: A perpetual easement for slope, drainage, utility, sidewalk, landscaping and traffic control devices including but not limited to the construction or installation of said facilities as determined by grantee for the maintenance and operation of the public right-of-way under, on, over and across the real property as more particularly described in the attached Exhibit A; and

Parcel 3: A temporary easement (Beginning on September 1, 2016 and expiring on August 31, 2018) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining a driveway, installations and appurtenances through, under, across, over and along the real property as more particularly described in the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant said easements described in Exhibit A ("Parcels 1-3" or collectively the "Property"). During the temporary easement term, Grantor shall not grant or allow any uses or activities in Parcel 3, which would interfere with the Grantee's use of the Property and the temporary easement as provided herein.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all information relating to any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. That there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

During the temporary easement term, Grantee or Grantee's contractor shall not be responsible for the repair or replacement of any damage to the driveway, installations and appurtenances on the Property, (collectively referred to herein as "the Improvements").

All Work performed or caused to be performed by Grantee related to or resulting from the above granted easement in Parcel 3 (the "Work") shall be constructed and installed in compliance with the Oregon Department of Transportation's "Oregon Standard Specifications for Construction", 2015 edition ("ODOT Specifications"); specifically the Work shall be performed in compliance with the applicable sections within Parts 00300, 00400, 00600 and 00700 of said ODOT Specifications or as said applicable sections

NE Sandy Blvd.
County Road No. 917
Item No. 2015-41

have been modified or supplemented by Grantee by contract for the purposes of the Road Project, including the Work in said Parcel 3.

On August 31, 2018 at 12 AM, Parcel 3, the temporary easement, shall expire and Grantor shall take full possession and ownership of the Improvements; and shall be responsible for the repair, maintenance and replacement of said Improvements from that expiration date forward; and Grantee shall be relieved of any further responsibility or liability arising from or relating to said Improvements or the Work.

The true consideration paid for this grant stated in terms of dollars is \$9,850.00.

Dated this 29 day of August, 2016

For Townsend Farms, Inc.:

Michael E. Townsend
Michael E. Townsend, President

STATE OF OREGON)
) ss
County of Multnomah)



This instrument was acknowledged before me on 8-29, 2016, by Michael E. Townsend, President of Townsend Farms, Inc., an Oregon corporation.

Kathleen Mae Miller
Notary Public for Oregon
My Commission Expires: 9-14-18

The described property is accepted for use in conjunction with NE Sandy Blvd, County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 14th day of November, 2016

By [Signature]
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: Courtney J. Loebs
Assistant County Attorney

EXHIBIT "A"

Parcel 1: Road Purpose

A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the Northeast One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10; thence N01°16'31"E, along the East line of said Lot 10, a distance of 10.00 feet; thence westerly and parallel with the centerline of said NE Sandy Blvd, along the arc of an 859.00 foot radius curve to the left, through a central angle of 02°00'04" (the long chord of which bears N89°22'21"W, 30.00 feet) an arc distance of 30.00 feet to the West line of that tract of land described in Bargain & Sale Deed to Townsend Farms, Inc, an Oregon corporation, recorded as Document No. 2007-139041, Multnomah County Deed Records; thence S01°16'31"W, parallel with the East line of said Lot 10, a distance of 10.00 feet to the North right-of-way line of said NE Sandy Blvd.; thence easterly along said North right-of-way line along the arc of an 849.00 foot radius curve to the right, through a central angle of 02°01'29" (the long chord of which bears S89°22'48"E, 30.00 feet) an arc distance of 30.00 feet to the point of beginning.

Containing 300 square feet more or less.

Parcel 2: Slope, Utility, Drainage, Sidewalk, Landscaping & Traffic Control Devices

A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, together with a portion of Lot 18, TOWNSEND BUSINESS PARK NO. 3, recorded in Book 1283, Pages 88-89, Multnomah County Plat Records, situated in the Northeast One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of that tract of land described in Bargain & Sale Deed to Townsend Farms, Inc, an Oregon corporation, recorded as Document No. 2007-139041, Multnomah County Deed Records, with a line 40.00 feet northerly of, when measured at right angles to, and parallel with the centerline of NE Sandy Blvd., County Road No. 917; thence N01°16'31"E, along said West line, a distance of 5.00 feet; thence easterly and parallel with the centerline of said NE Sandy Blvd as follows: along the arc of an 864.00 foot radius curve to the right, through a central angle of 06°58'05" (the long chord of which bears S86°52'46"E, 105.01 feet) an arc distance of 105.07 feet to a point of tangency; and S83°23'44"E, a distance of 64.07 feet; thence S06°36'16"W, a distance of 5.00 feet to the North right-of-way line of said NE Sandy Blvd.; thence N83°23'44"W, along said North right-

NE Sandy Blvd.
County Road No. 917
Item No. 2015-41

of-way line, a distance of 64.07 feet to a point of tangent curve; thence continuing along said North right-of-way line and the westerly extension thereof along the arc of an 859.00 foot radius curve to the left, through a central angle of 06°58'39" (the long chord of which bears N86°53'03"W, 104.54 feet) an arc distance of 104.61 feet to the point of beginning.

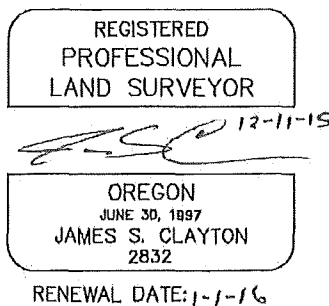
Containing 845 square feet more or less.

Parcel 3: Temporary Construction

A portion of Lot 18, TOWNSEND BUSINESS PARK NO. 3, recorded in Book 1283, Pages 88-89, Multnomah County Plat Records, situated in the Northeast One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Lot 18; thence N83°23'44"W, along the North right-of-way line of NE Sandy Blvd. County Road No. 917, a distance of 95.00 feet to the point of beginning of the herein described tract of land; thence N83°23'44"W, continuing along said North right-of-way line, a distance of 42.00 feet; thence N06°36'16"E, a distance of 12.00 feet; thence S83°23'44"E, a distance of 42.00 feet; thence S06°36'16"W, a distance of 12.00 feet to the point of beginning.

Containing 504 square feet more or less.

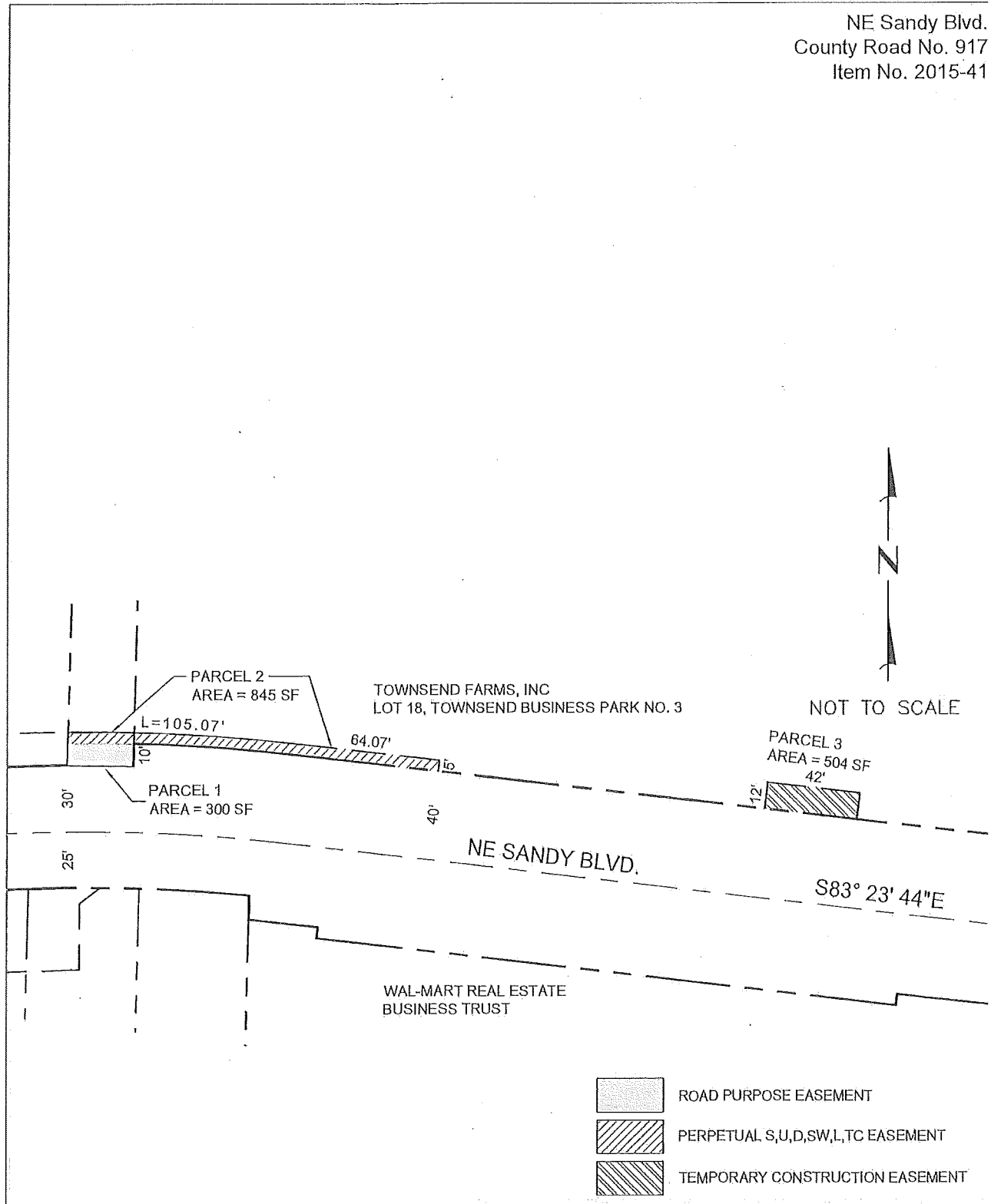


This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

EXHIBIT MAP

NE Sandy Blvd.
County Road No. 917
Item No. 2015-41



MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

original

Grantor:
Townsend Enterprises, LLC
23400 NE Townsend Way
Fairview, OR 97024-4626
After recording return to:
Grantee: Multnomah County; Attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-42-02

EASEMENTS

Townsend Enterprises, LLC, an Oregon limited liability company, who took title as Townsend Brothers Investments, LLC, an Oregon limited liability company, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following two easements:

1. Parcel 1, a permanent, exclusive easement for road purposes through, under, across, over and along the following described real property more particularly described in the attached Exhibit A; and
2. Parcel 2, a temporary easement (**Beginning on September 1, 2016 and expiring on August 31, 2018**) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining a driveway, installations and appurtenances through, under, across, over and along the following described real property more particularly described in the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant said easements described in Exhibit A ("Parcels 1 -2" or collectively the "Property"). During the temporary easement term, Grantor shall not grant or allow any uses or activities in Parcel 2, which would interfere with the Grantee's use of the Property and the temporary easement as provided herein.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all information relating to any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. That there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

During the temporary easement term, Grantee or Grantee's contractor shall not be responsible for the repair or replacement of any damage to the driveway, installations and appurtenances on the Property, (collectively referred to herein as "the Improvements").

All Work performed or caused to be performed by Grantee related to or resulting from the above granted easement in Parcel 2 (the "Work") shall be constructed and installed in compliance with the Oregon Department of Transportation's "Oregon Standard Specifications for Construction", 2015 edition ("ODOT Specifications"); specifically the Work shall be performed in compliance with the applicable sections within Parts 00300, 00400, 00600 and 00700 of said ODOT Specifications or as said applicable sections have been modified or supplemented by Grantee by contract for the purposes of the Road Project, including the Work in said Parcel 2.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-42-02

On August 31, 2018 at 12 AM, Parcel 2, the temporary easement, shall expire and Grantor shall take full possession and ownership of the Improvements; and shall be responsible for the repair, maintenance and replacement of said Improvements from that expiration date forward; and Grantee shall be relieved of any further responsibility or liability arising from or relating to said Improvements or the Work.

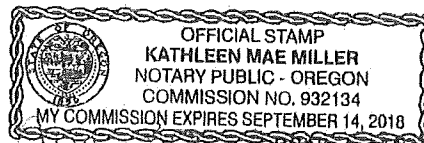
The true consideration paid for this grant stated in terms of dollars is \$75,170.00.

Dated this 30 day of August, 2016

For Townsend Enterprises, LLC:

By: Michael E. Townsend
Michael Townsend, member and manager

STATE OF OREGON)
) ss
County of Multnomah)



This instrument was acknowledged before me on August 30, 2016, by Michael Townsend, as member and manager of Townsend Enterprises, LLC, an Oregon limited liability company.

Kathleen Mae Miller
Notary Public for Oregon
My Commission Expires: 9-14-18

The described property is accepted for use in conjunction with NE Sandy Blvd., County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 14th day of November, 2016

By: Ian B. Cannon
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: Courtney Woods

EXHIBIT "A"

Parcel 1: Road Purpose Easement

A portion of Parcels 2 and 3 as described in Bargain & Sale Deed to Townsend Farms Inc., an Oregon Corporation, recorded as Document No. 2006-127832, Multnomah County Deed Records, situated in the Northwest One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Those portions of said Parcels 2 and 3 that lie northerly of a line that is 35.00 feet southerly of, when measured at right angles to, and parallel with the centerline of NE Sandy Blvd., County Road No. 917.

Containing 5,104 square feet more or less.

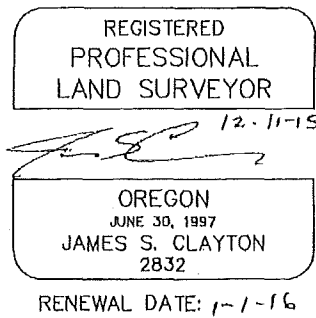
Parcel 2: Temporary Construction Easement

A portion of Parcel 2 and 3 as described in Bargain & Sale Deed to Townsend Farms Inc., an Oregon Corporation, recorded as Document No. 2006-127832, Multnomah County Deed Records, situated in the Northwest One-quarter of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence S86°49'20"W, along the centerline of said NE Sandy Blvd., a distance of 199.71 feet; thence S03°10'40"E, a distance of 35.00 feet to a point on the West line of said Parcel 2, and the point of beginning of the herein described tract of land; thence N86°49'20"E, along a line that is 35.00 feet southerly of, when measured at right angles to, and parallel with the centerline of said NE Sandy Blvd., a distance of 510.42 feet to the East line of said Parcel 3; thence S01°21'20"W, along said East line, a distance of 22.49 feet; thence N88°33'40"W, a distance of 28.57 feet to the West line of said Parcel 3; thence N01°26'20"E, along said West line, a distance of 15.17 feet to a point that is 40.00 feet southerly of, when measured at right angles to, the centerline of said NE Sandy Blvd.; thence S86°49'20"W, parallel with said centerline, a distance of 263.65 feet; thence S03°10'40"E, a distance of 3.00 feet; thence S86°49'20"W, parallel with the centerline of said NE Sandy Blvd., a distance of 40.00 feet; thence N03°10'40"W, a distance of 3.00 feet; thence S86°49'20"W, parallel with the centerline of said NE Sandy Blvd., a distance of 178.13 feet to the West line of said Parcel 2; thence N01°21'20"E, along said West line, a distance of 5.02 feet to the point of beginning.

Containing 3,138 square feet more or less.

NE Sandy Blvd.
County Road No. 917
Item No. 2015-42-02

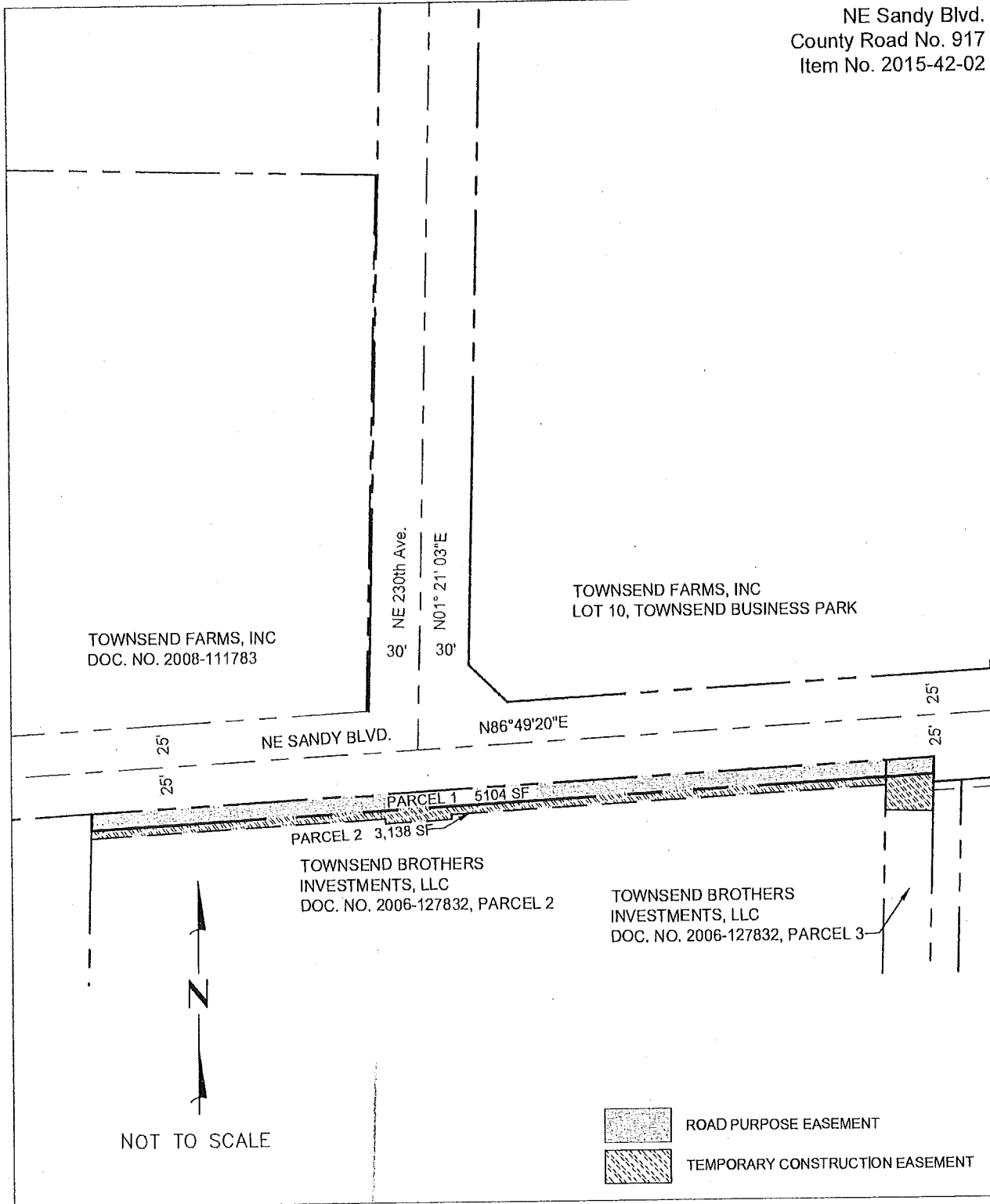


This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

EXHIBIT MAP

NE Sandy Blvd.
County Road No. 917
Item No. 2015-42-02



MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

Grantor:

Townsend Farms, Inc.
Michael E. Townsend
23400 NE Townsend Way
Fairview, OR 97024-4626

After recording return to:

Grantee: Multnomah County; Attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-40-Acquisition

EASEMENTS

Townsend Farms, Inc., an Oregon corporation, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following easements:

Parcel 1: A permanent, exclusive easement for road purposes through, under, across, over and along the real property as more particularly described in the attached Exhibit A; and

Parcel 2: A perpetual easement for slope, drainage, utility, sidewalk, landscaping and traffic control devices including but not limited to the construction or installation of said facilities as determined by grantee for the maintenance and operation of the public right-of-way under, on, over and across the real property as more particularly described in the attached Exhibit A.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all knowledge of any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. Grantor represents and warrants that Grantor has the authority to do this grant.
5. Grantor shall not grant or allow any subsequent uses or activities in the easement area described in Exhibit A which would interfere with the Grantee's use of said easement.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any. Grantor retains all responsibility and liability for preexisting release of hazardous substances onto or from the Property.

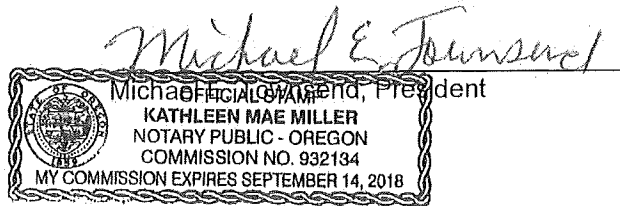
NE Sandy Blvd.
County Road No. 917
Item No. 2015-40-Acquisition

The true consideration paid for this grant stated in terms of dollars is \$123,195.00.

Dated this 5th day of August, 2016

For Townsend Farms, Inc.:

STATE OF OREGON)
) ss
County of Multnomah)



This instrument was acknowledged before me on Aug 5, 2016, by Michael E. Townsend, President of Townsend Farms, Inc., an Oregon corporation.

Kathleen Mae Miller
Notary Public for Oregon
My Commission Expires: Sept 14, 2018

The described property is accepted for use in conjunction with NE Sandy Blvd, County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 6th day of SEPTEMBER, 2016

By I.B. Cannon
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:

By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By Courtney Lords
Assistant County Attorney

EXHIBIT "A"

Parcel 1: Road Purpose

A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N01°21'03"E, along the centerline of said NE 230th Ave., a distance of 51.00 feet; thence S88°38'57"E, a distance of 30.00 feet to a point on the East right-of-way line of said NE 230th Ave., being an angle point in the westerly line of said Lot 10, and the point of beginning of the herein described tract of land; thence N01°21'03"E, along the East right-of-way line of said NE 230th Ave., a distance of 55.47 feet to a point of non-tangent curvature; thence along the arc of a 193.00 foot radius curve to the left, through a central angle of 13°15'16" (the long chord of which bears S15°28'27"E, 44.55 feet) an arc distance of 44.65 feet to a point of compound curve; thence along the arc of a 48.00 foot radius curve to the left, through a central angle of 70°58'14" (the long chord of which bears S57°34'59"E, 55.73 feet) an arc distance of 59.46 feet to a point of tangency; thence N86°55'54"E, a distance of 2.40 feet to a point of tangent curvature; thence along the arc of a 1018.00 foot radius curve to the left, through a central angle of 06°18'19" (the long chord of which bears N83°46'44"E, 111.97 feet) an arc distance of 112.03 feet to a point of reverse curve; thence along the arc of a 1071.00 foot radius curve to the right, through a central angle of 06°11'46" (the long chord of which bears N83°43'28"E, 115.76 feet) an arc distance of 115.82 feet to a point of tangency and also being a point that is 40.00 feet northerly of, when measured at right angles to, the centerline of said NE Sandy Blvd.; thence N86°49'20"E, parallel with said centerline, a distance of 431.13 feet to a point of tangent curve; thence along the arc of a 859.00 foot radius curve to the right, through a central angle of 02°48'17" (the long chord of which bears N88°13'29"E, 42.04 feet) an arc distance of 42.05 feet to a point on the West line of that tract of land described in Bargain & Sale Deed to Townsend Farms, Inc, an Oregon corporation, recorded as Document No. 2007-139041, Multnomah County Deed Records; thence S01°16'31"W, along said West line, a distance of 10.00 feet to the North right-of-way line of said NE Sandy Blvd.; thence westerly along said North right-of-way line as follows: along the arc of an 849.00 foot radius curve to the left, through a central angle of 02°47'07" (the long chord of which bears S88°12'54"W, 41.27 feet) an arc distance of 41.27 feet to a point of tangency; S86°49'20"W, a distance of 405.04 feet; S00°34'45"W, a distance of 5.01 feet; and S86°49'20"W, a distance of 292.85 feet; thence N46°11'19"W, leaving said North right-of-way line, a distance of 32.10 feet to the point of beginning.

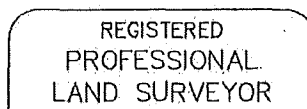
Containing 7,881 square feet more or less.

Parcel 2: Slope, Utility, Drainage, Sidewalk, Landscaping & Traffic Control Devices

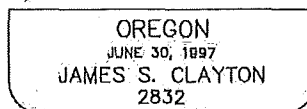
A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N86°49'20"E, along the centerline of said NE Sandy Blvd., a distance of 419.63 feet; thence N03°10'40"W, a distance of 45.00 feet to the point of beginning of the herein described tract of land; thence N86°49'20"E, parallel with said centerline, a distance of 334.42 feet to a point of tangent curve; thence along the arc of a 864.00 foot radius curve to the right, through a central angle of 02°48'51" (the long chord of which bears N88°13'46"E, 42.43 feet) an arc distance of 42.44 feet to a point on the West line of that tract of land described in Bargain & Sale Deed to Townsend Farms, Inc, an Oregon corporation, recorded as Document No. 2007-139041, Multnomah County Deed Records; thence S01°16'31"W, along said West line, a distance of 5.00 feet to a point that is 40.00 feet northerly of, when measured at right angles to, the centerline of said NE Sandy Blvd. and a point of non-tangent curvature; thence westerly parallel with said centerline as follows: along the arc of an 859.00 foot radius curve to the left, through a central angle of 02°48'17" (the long chord of which bears S88°13'29"W, 42.04 feet) an arc distance of 42.05 feet to a point of tangency; and S86°49'20"W, a distance of 264.38 feet to point of tangent curve; thence along the arc of a 493.00 foot radius curve to the right, through a central angle of 08°10'02" (the long chord of which bears N89°05'39"W, 70.21 feet) an arc distance of 70.27 feet to the point of beginning.

Containing 1,767 square feet more or less.



[Signature] 7-11-16

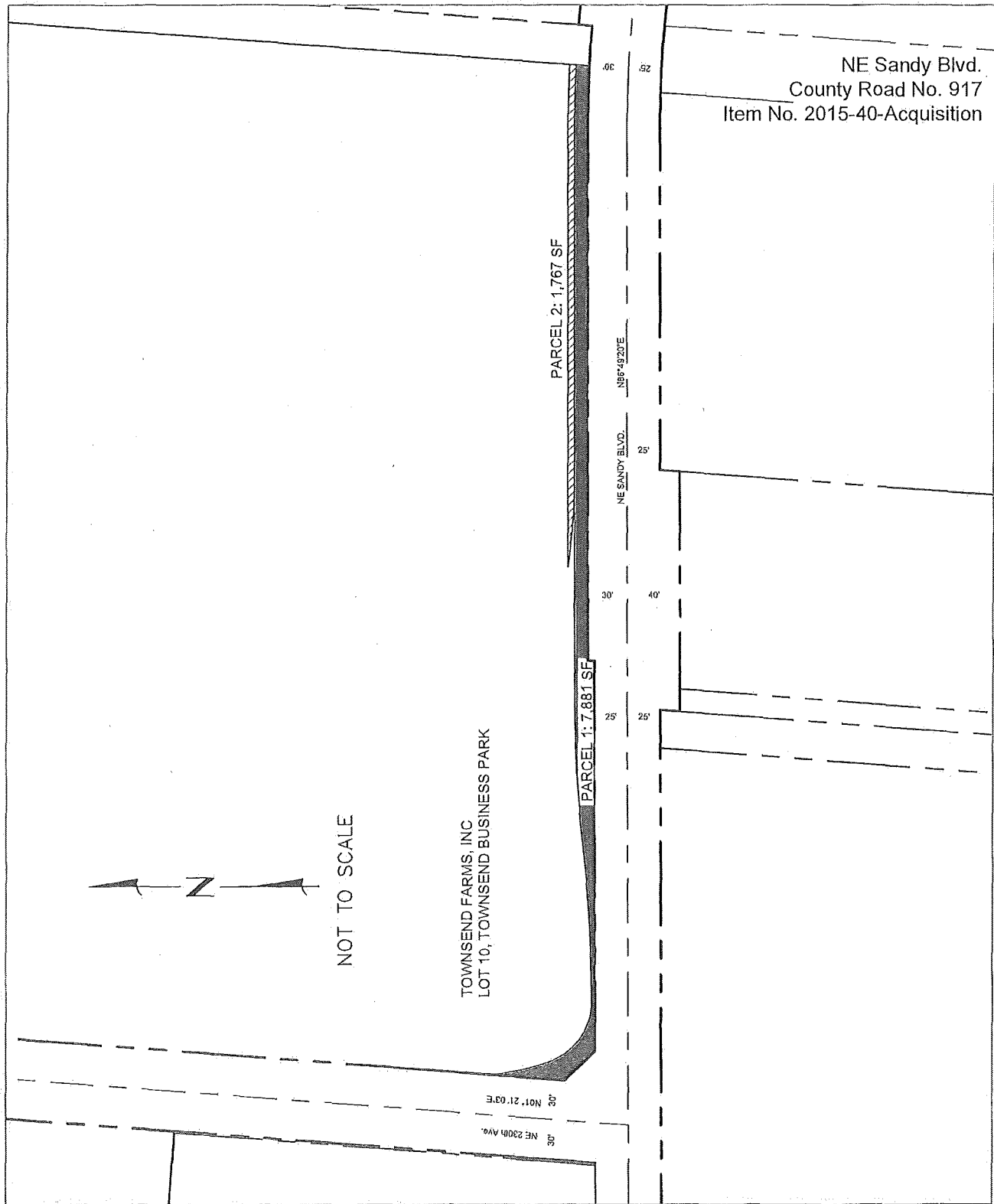


RENEWAL DATE: 1-1-18

This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

PURCHASE EXHIBIT MAP



- ROAD PURPOSE EASEMENT
- PERPETUAL S,U,D,SW,L,TC EASEMENT



MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
1620 S.E. 190th AVE, PORTLAND, ORE. 97233-5999

Grantor:

Townsend Farms, Inc.
Michael E. Townsend
23400 NE Townsend Way
Fairview, OR 97024-4626

After recording return to:

Grantee: Multnomah County; Attn: Patrick Hinds
Land Use & Transportation Division, Bldg. #425

NE Sandy Blvd.
County Road No. 917
Item No. 2015-40-Donation

EASEMENTS

Townsend Farms, Inc., an Oregon corporation, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following easements:

Parcel 1: A permanent, exclusive easement for road purposes through, under, across, over and along the real property as more particularly described in the attached Exhibit A; and

Parcel 2: A perpetual easement for slope, drainage, utility, sidewalk, landscaping and traffic control devices including but not limited to the construction or installation of said facilities as determined by grantee for the maintenance and operation of the public right-of-way under, on, over and across the real property as more particularly described in the attached Exhibit A.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all knowledge of any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. Grantor represents and warrants that Grantor has the authority to do this grant.
5. Grantor shall not grant or allow any subsequent uses or activities in the easement area described in Exhibit A which would interfere with the Grantee's use of said easement.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any. Grantor retains all responsibility and liability for preexisting release of hazardous substances onto or from the Property.

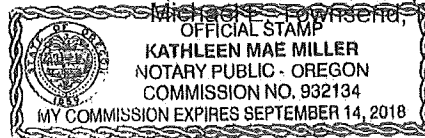
NE Sandy Blvd.
County Road No. 917
Item No. 2015-40-Donation

The true consideration paid for this grant stated in terms of dollars is \$0.00, but consists of other value given, which is the whole consideration.

Dated this 5th day of August, 2016

For Townsend Farms, Inc.:

STATE OF OREGON)
) ss
County of Multnomah)



Michael E. Townsend
Michael E. Townsend, President

This instrument was acknowledged before me on Aug 5, 2016, by Michael E. Townsend, President of Townsend Farms, Inc., an Oregon corporation.

Kathleen Mae Miller
Notary Public for Oregon
My Commission Expires: Sept 14, 2018

The described property is accepted for use in conjunction with NE Sandy Blvd, County Road No. 917, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 6th day of SEPTEMBER, 2016

By I.B. Cannon
Ian B. Cannon, P.E., County Engineer
for Multnomah County, Oregon

REVIEWED:
By Jenny M. Madkour, County Attorney
For Multnomah County, Oregon

By: Courtney L. Ladd
Assistant County Attorney

EXHIBIT "A"

Parcel 1: Road Purpose

A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence N01°21'03"E, along the centerline of said NE 230th Ave., a distance of 51.00 feet; thence S88°38'57"E, a distance of 30.00 feet to a point on the East right-of-way line of said NE 230th Ave., being an angle point in the westerly line of said Lot 10; thence N01°21'03"E, along the East right-of-way line of said NE 230th Ave., a distance of 55.47 feet to the point of beginning of the herein described tract of land; thence N01°21'03"E, continuing along said East right-of-way line, a distance of 20.30 feet to a point of non-tangent curve; thence along the arc of a 113.00 foot radius curve to the left, through a central angle of 31°25'17" (the long chord of which bears S27°41'25"E, 61.20 feet) an arc distance of 61.97 feet to a point of compound curve; thence along the arc of a 63.00 foot radius curve to the left, through a central angle of 49°46'36" (the long chord of which bears S68°17'22"E, 53.03 feet) an arc distance of 54.73 feet to a point of tangency; thence N86°49'20"E, a distance of 27.35 feet to a point of tangent curve; thence along the arc of a 1093.00 foot radius curve to the left, through a central angle of 04°54'44" (the long chord of which bears N84°21'58"E, 93.68 feet) an arc distance of 93.71 feet to a point of reverse curve; thence along the arc of a 1085.00 foot radius curve to the right, through a central angle of 04°29'29" (the long chord of which bears N84°09'20"E, 85.03 feet) an arc distance of 85.05 feet to a point of compound curve; thence along the arc of a 507.00 foot radius curve to the right, through a central angle of 10°00'52" (the long chord of which bears S88°35'30"E, 88.50 feet) an arc distance of 88.62 feet to a point of reverse curve; thence along the arc of a 493.00 foot radius curve to the left, through a central angle of 09°35'36" (the long chord of which bears S88°22'52"E, 82.45 feet) an arc distance of 82.55 feet to a point that lies 40.00 feet northerly of, when measured at right angles to, the centerline of said NE Sandy Blvd.; thence S86°49'20"W, parallel with said centerline, a distance of 166.75 feet to a point of tangent curve; thence along the arc of a 1071.00 foot radius curve to the left, through a central angle of 06°11'46" (the long chord of which bears S83°43'28"W, 115.76 feet) an arc distance of 115.82 feet to a point of reverse curve; thence along the arc of a 1018.00 foot radius curve

to the right, through a central angle of $06^{\circ}18'19''$ (the long chord of which bears $S83^{\circ}46'44''W$, 111.97 feet) an arc distance of 112.03 feet to a point of tangency; thence $S86^{\circ}55'54''W$, a distance of 2.40 feet to a point of tangent curvature; thence along the arc of a 48.00 foot radius curve to the right, through a central angle of $70^{\circ}58'14''$ (the long chord of which bears $N57^{\circ}34'59''W$, 55.73 feet) an arc distance of 59.46 feet to a point of compound curve; thence along the arc of a 193.00 foot radius curve to the right, through a central angle of $13^{\circ}15'16''$ (the long chord of which bears $N15^{\circ}28'27''W$, 44.55 feet) an arc distance of 44.65 feet to the point of beginning.

Containing 6,340 square feet more or less.

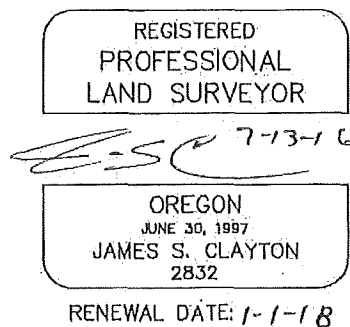
Parcel 2: Slope, Utility, Drainage, Sidewalk, Landscaping & Traffic Control Devices

A portion of Lot 10, TOWNSEND BUSINESS PARK, recorded in Book 1263, Pages 88-90, Multnomah County Plat Records, situated in the North One-half of Section 27, Township 1 North, Range 3 East, W.M., City of Fairview, Multnomah County, Oregon, more particularly described as follows:

Commencing at the centerline intersection of NE 230th Ave., a public road, with NE Sandy Blvd., County Road No. 917, being centerline station 404+17.61 of said NE Sandy Blvd. per Survey No. 64739, Multnomah County Survey Records; thence $N01^{\circ}21'03''E$, along the centerline of said NE 230th Ave., a distance of 51.00 feet; thence $S88^{\circ}38'57''E$, a distance of 30.00 feet to a point on the East right-of-way line of said NE 230th Ave., being an angle point in the westerly line of said Lot 10; thence $N01^{\circ}21'03''E$, along the East right-of-way line of said NE 230th Ave., a distance of 75.76 feet to the point of beginning of the herein described tract of land; thence $N01^{\circ}21'03''E$, continuing along said East right-of-way line, a distance of 26.05 feet; thence $S88^{\circ}37'57''E$, a distance of 1.96 feet to a point of non-tangent curvature; thence along the arc of a 108.00 foot radius curve to the left, through a central angle of $44^{\circ}45'07''$ (the long chord of which bears $S21^{\circ}01'30''E$, 82.23 feet) an arc distance of 84.36 feet to a point of compound curve; thence along the arc of a 58.00 foot radius curve to the left, through a central angle of $49^{\circ}46'36''$ (the long chord of which bears $S68^{\circ}17'22''E$, 48.82 feet) an arc distance of 50.39 feet to a point of tangency; thence $N86^{\circ}49'20''E$, a distance of 27.35 feet to a point of tangent curvature; thence along the arc of a 1088.00 foot radius curve to the left, through a central angle of $04^{\circ}54'44''$ (the long chord of which bears $N84^{\circ}21'58''E$, 93.25 feet) an arc distance of 93.28 feet to a point of reverse curve; thence along the arc of a 1090.00 foot radius curve to the right, through a central angle of $04^{\circ}29'29''$ (the long chord of which bears $N84^{\circ}09'20''E$, 85.42 feet) an arc distance of 85.44 feet to a point of compound curve; thence along the arc of a 512.00 foot radius curve to the right, through a central angle of $10^{\circ}00'52''$ (the long chord of which bears $S88^{\circ}35'30''E$, 89.38 feet) an arc

distance of 89.49 feet to a point of reverse curve; thence along the arc of a 488.00 foot radius curve to the left, through a central angle of 09°35'36" (the long chord of which bears S88°22'52"E, 81.61 feet) an arc distance of 81.71 feet to a point that is 45.00 feet northerly of, when measured at right angles to, the centerline of said NE Sandy Blvd.; thence S86°49'20"W, parallel with said NE Sandy Blvd., a distance of 70.04 feet to a point of non-tangent curve; thence along the arc of a 493.00 foot radius curve to the right, through a central angle of 01°25'34" (the long chord of which bears N84°17'51"W, 12.27 feet) an arc distance of 12.27 feet to a point of reverse curve; thence along the arc of a 507.00 foot radius curve to the left, through a central angle of 10°00'52" (the long chord of which bears N88°35'30"W, 88.50 feet) an arc distance of 88.62 feet to a point of compound curve; thence along the arc of a 1085.00 foot radius curve to the left, through a central angle of 04°29'29" (the long chord of which bears S84°09'20"W, 85.03 feet) an arc distance of 85.05 feet to a point of reverse curve; thence along the arc of a 1093.00 foot radius curve to the right, through a central angle of 04°54'44" (the long chord of which bears S84°21'58"W, 93.68 feet) an arc distance of 93.71 feet to a point of tangency; thence S86°49'20"W, a distance of 27.35 feet to a point of tangent curvature; thence along the arc of a 63.00 foot radius curve to the right, through a central angle of 49°46'36" (the long chord of which bears N68°17'22"W, 53.03 feet) an arc distance of 54.73 feet to a point of compound curve; thence along the arc of a 113.00 foot radius curve to the right, through a central angle of 31°25'17" (the long chord of which bears N27°41'25"W, 61.20 feet) an arc distance of 61.97 feet to the point of beginning.

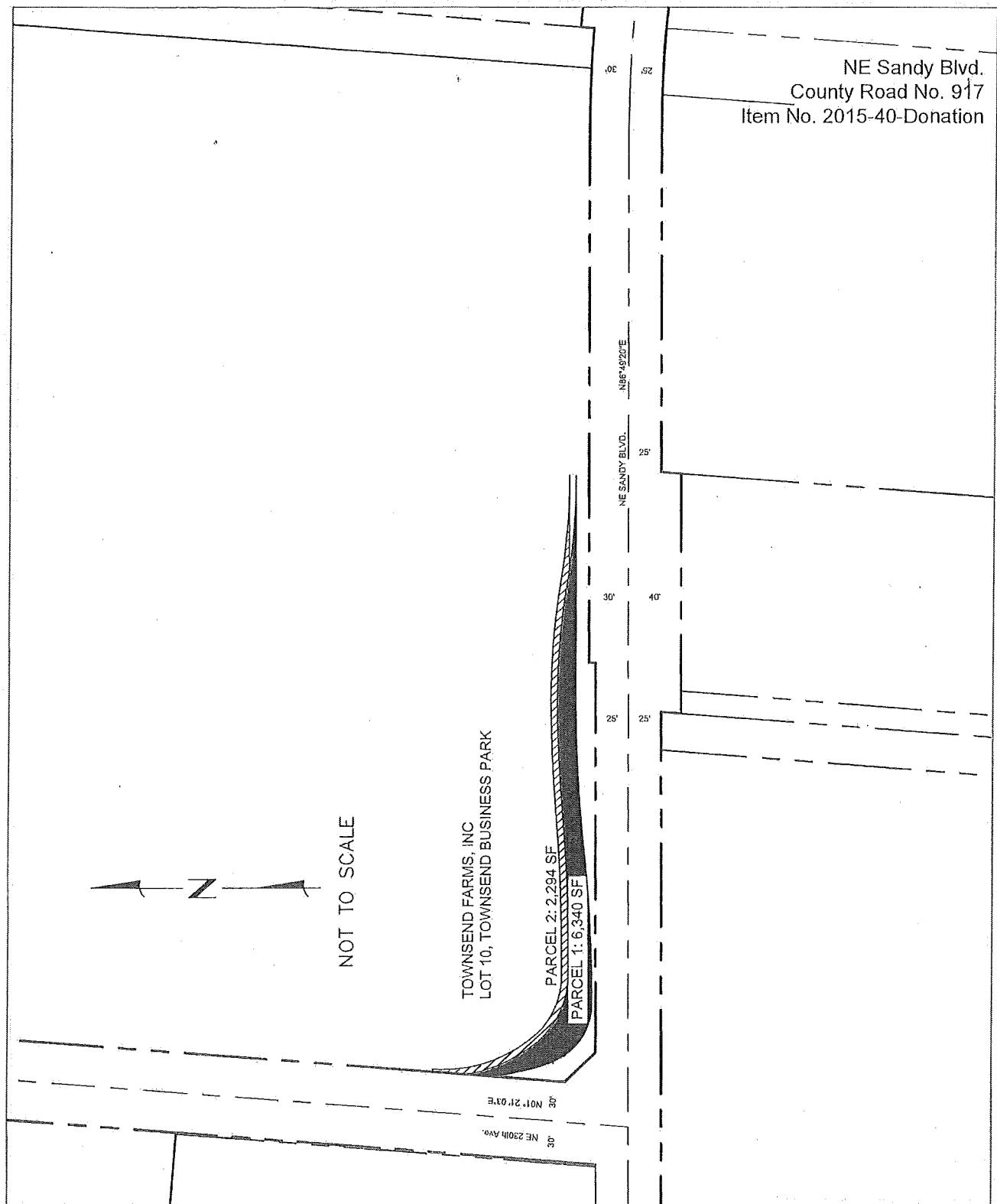
Containing 2,294 square feet more or less.





This legal description along with the basis of bearings thereof, was prepared based on that Survey recorded as Survey Number 64739, Multnomah County Survey Records.

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

DONATION EXHIBIT MAP



-  ROAD PURPOSE EASEMENT
-  PERPETUAL S,U,D,SW,L,TC EASEMENT



MULTNOMAH COUNTY
 DEPARTMENT OF COMMUNITY SERVICES
 LAND USE AND TRANSPORTATION PROGRAM
 1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999