

URA AGENDA

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

**OCTOBER 15, 2018
7:00 P.M.**

**CITY HALL
29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON**

Immediately Following the City Council Meeting

Chair Tim Knapp

Board Member Scott Starr
Board Member Susie Stevens

Board Member Kristin Akervall
Board Member Charlotte Lehan

CALL TO ORDER

- A. Roll Call

CITIZEN INPUT

PUBLIC HEARING

- A. **URA Resolution No. 289** (*Legislative Hearing*) **Page 2**
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2018-19.

NEW BUSINESS

- A. **URA Resolution No. 280** **Page 9**
A Resolution Approving The Year 2000 Urban Renewal Plan 12th Amendment To Add Property, Delete Property And Identify Property To Be Acquired For The 5th Street / Kinsman Road Extension Project. (Kraushaar)
- B. **URA Resolution No. 281** **Page 43**
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The 5th Street / Kinsman Road Extension Project. (Adams)
- C. **URA Resolution No. 286** **Page 180**
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Amending The 26755 SW 95th Avenue Tax Increment Finance (TIF) Zone. (Vance / Kraushaar)
- D. **URA Resolution No. 287** **Page 186**
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Amending The 27255 SW 95th Avenue Tax Increment Finance (TIF) Zone. (Vance / Kraushaar)
- E. **URA Resolution No. 288** **Page 189**
A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Amending The Building 83- 26440 SW Parkway Avenue Tax Increment Finance (TIF) Zone. (Vance / Kraushaar)

ADJOURN



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: October 15, 2018	Subject: URA Resolution No. 289 Supplemental Budget Adjustment Staff Member: Cathy Rodocker, Finance Director Department: Finance	
Action Required	Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: October 15, 2018 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:	
Staff Recommendation: Staff recommends the Urban Renewal Agency (URA) adopt URA Resolution No. 289.		
Recommended Language for Motion: I move to approve URA Resolution No. 289.		
Project / Issue Relates To:		
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

A supplemental budget resolution for the FY2018-19 budget year.

EXECUTIVE SUMMARY:

Oregon’s Local Budget Law allows the URA Board to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. The Fiscal Year 2018-19 Budget was adopted by the Agency on June 18, 2018.

Budget Adjustment Resolution

The following adjustments will rollover unspent CIP budget from FY2017-18 for the Town Center Concept Planning Project. This rollover is for Project Management fees that are recorded in the Material and Services category. The rollover of funds does not increase the overall project budget but aligns the budget authority for the current fiscal year.

In addition, a request for funding a new project for the Boeckman Dip Bridge, in the amount of \$440,000 (\$400,000 in Capital Costs and \$40,000 in Project Management Fees) will allow staff to begin the design phase of project.

The total requests of \$512,050 will be funded through available contingencies.

EXPECTED RESULTS:

The Urban Renewal Districts are required to amend their respective annual budget in accordance with Oregon local budget law. It is required to have the supplemental budget adjustment approved by the Board during a public hearing at a regularly scheduled meeting.

TIMELINE:

A public notice for the Urban Renewal meeting was published as required. The notice was published in the Spokesman on October 10, 2018. Oregon Budget Law requires all budget adjustments and transfers be approved prior to the end of the fiscal year, June 30, 2019.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: CAR Date: 9/26/2018

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 10/9/2018

COMMUNITY INVOLVEMENT PROCESS:

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice has also been published on the City’s website. As the accompanying resolution is a budget adjustment, a public hearing must be part of the adoption process.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The amended budget provides for the delivery of services and construction of capital projects throughout the community.

ALTERNATIVES:

Not approving the attached supplemental budget could result in overspending current budget appropriations. The City is required to disclose all excess of expenditures over appropriations in the Comprehensive Annual Financial report.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- A. Attachment #1-Supplemental Budget Adjustments
- B. URA Resolution No. 289

Attachment #1-Supplemental Budget Adjustments

Budget Requests - Capital Projects	Total	
Eastside Urban Renewal		
Rollover available funds from FY2018		
3004-Town Center Concept Planning	\$ 72,050	Rollover unused funds for CIP project from FY2018
Request for New Funding		
4212-Boeckman Dip Bridge	440,000	Funding Source for project identified after Budget process
Total Urban Renewal Requests	\$ 512,050	

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 289

**A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET
ADJUSTMENT FOR FISCAL YEAR 2018-19.**

WHEREAS, the Urban Renewal Agency adopted a budget and appropriated funds for fiscal year 2018-19 by Resolution 283; and,

WHEREAS, unanticipated revenues and expenditures are expected to exceed the original adopted budget in some of the Agency's funds and budgetary changes are necessary within these funds to provide increased appropriation levels to expend the unforeseen revenues; and,

WHEREAS, ORS 294.480 provides that a government may increase the current year adopted budget through supplemental appropriations provided publication notice is met and a public hearing is held; and,

WHEREAS, all transfers from contingencies within the fiscal year to date aggregate have exceeded fifteen percent (15%) of the fund's total appropriations; and,

WHEREAS, all expenditure transfers within the fiscal year to date aggregate to not more than ten percent (10%) of the fund's total expenditures; and,

WHEREAS, to facilitate clarification of the adjustments in this resolutions Attachment A to this resolution provides a summary by fund of the appropriation categories affected by the proposed adjustments of budget appropriation and the purpose of the expenditure.

WHEREAS, consistent with local budget law and based upon the foregoing, the staff report in this matter and public hearing input, the public interest is served in the proposed supplemental budget adjustment.

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

The Agency adopts the Supplemental Budget to the Fiscal Year 2018-19 adopted budget by amending the estimated revenues and appropriations within the funds and categories as delineated and explained in Attachment A, attached hereto and incorporated by reference as if fully set forth herein.

This resolution becomes effective upon adoption.

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Attachments:

A. Attachment A - Need, Purpose and Amount: Detail by Fund & Category

ATTACHMENT A
NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	<u>Current Appropriations</u>	<u>Change in Appropriations</u>	<u>Amended Appropriations</u>
Year 2000 Capital Projects Fund			
Capital Outlay	\$ 750,000	\$ 400,000	\$ 1,150,000
Material and Services	561,774	112,050	673,824
Contingency	<u>2,198,093</u>	(512,050)	<u>1,686,043</u>
Net change in requirements	\$ 3,509,867	\$ -	\$ 3,509,867
<p>Capital outlay increase is to begin the design phase of the Boeckman Dip Bridge. Materials and Services increase is for the project management fees for both the Boeckman Dip Bridge and Town Center Concept Plan.</p>			



URBAN RENEWAL AGENCY MEETING STAFF REPORT

<p>Meeting Date: October 15, 2018</p>	<p>Subject: URA Resolution No. 280 Approving the Year 2000 Urban Renewal Plan 12th Amendment to Add Property, Delete Property and Identify Property to be Acquired for the 5th Street and Kinsman Road Extension Project</p> <p>Staff Member: Nancy Kraushaar, PE, Community Development Director</p> <p>Department: Community Development</p>	
<p>Action Required</p>	<p>Advisory Board/Commission Recommendation</p>	
<p><input checked="" type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input checked="" type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p>	<p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input type="checkbox"/> Not Applicable</p> <p>Comments:</p>	
<p>Staff Recommendation: Staff recommends the Urban Renewal Agency (URA) adopt URA Resolution No. 280.</p>		
<p>Recommended Language for Motion: I move to approve URA Resolution No. 280.</p>		
<p>Project / Issue Relates To:</p>		
<p><input checked="" type="checkbox"/> Council Goals/Priorities:</p>	<p><input checked="" type="checkbox"/> Adopted Master Plan(s)</p>	<p><input type="checkbox"/> Not Applicable</p>

ISSUE BEFORE AGENCY:

The Wilsonville Urban Renewal Agency is being asked to adopt a resolution approving the 12th amendment to the Year 2000 Urban Renewal Plan to reduce acreage, add acreage, and identify property to be acquired.

EXECUTIVE SUMMARY:

In February of 2016, the City of Wilsonville City Council adopted the Tenth Amendment to the Year 2000 Urban Renewal Plan authorizing the Old Town Escape project of which the 5th Street / Kinsman Road Extension Project is a phase. The alignment was established by the City Council and approved by the Urban Renewal Agency in December 2016. Project design has advanced sufficiently to:

1. Identify properties needed for acquisition of future right-of-way and easements.
2. Amend the Year 2000 boundary to reflect the project alignment.

The Year 2000 Urban Renewal Plan needs to be amended to:

1. Include the properties that may be impacted and portions of which may be acquired for the project.
2. Refine the Year 2000 Urban Renewal Area boundary to reflect the selected alignment.

This type of amendment is considered a Minor Amendment pursuant to Section 1200 of the Year 2000 Urban Renewal Plan. URA Resolution No. 280 will adopt the proposed minor amendment to the Year 2000 Urban Renewal Plan and Report on the Plan (Exhibits 1 and 2 to the Resolution).

EXPECTED RESULTS:

Upon adoption, property acquisition as needed for the 5th Street / Kinsman Road Extension project may proceed and the boundary of the Year 2000 Urban Renewal Area will be modified to remove and add property to reflect the designed project alignment rather than the previous approximate alignment. These actions will allow the project to move forward.

TIMELINE:

This amendment will be effective upon adoption by the Agency.

CURRENT YEAR BUDGET IMPACTS:

The adopted FY 2018-19 budget focuses on right-of-way and easement acquisitions for this transportation project which is a multi-year project funded partially with System Development Charges (Water, Sewer, and Parks) and Year 2000 Urban Renewal funds. Construction will not proceed until funding is identified in an adopted budget.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 10/9/2018

Current year budget to be reviewed as the acquisition process progresses.

LEGAL REVIEW / COMMENT:

Reviewed by: ARGH Date: 10/9/2018

COMMUNITY INVOLVEMENT PROCESS:

The alignment selection and design phase for the new multi-modal roadway connection between Old Town and Kinsman Road, a parallel alternative to Wilsonville Road, were accompanied by robust public involvement including open houses, stakeholder meetings, and public hearings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: The 5th Street / Kinsman Road Extension project will provide additional connectivity in south Wilsonville with a new route between Old Town and Kinsman Road that parallels Wilsonville Road and an alternate to using the Wilsonville Road / Boones Ferry Road intersection which experiences frequent congestion when I-5 approaches capacity.

ALTERNATIVES:

Do not approve the amendment and put the Project on hold.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 280 – Year 2000 Urban Renewal Plan 12th Amendment

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 280

A RESOLUTION APPROVING THE YEAR 2000 URBAN RENEWAL PLAN 12TH AMENDMENT TO ADD PROPERTY, DELETE PROPERTY AND IDENTIFY PROPERTY TO BE ACQUIRED FOR THE 5TH STREET / KINSMAN ROAD EXTENSION PROJECT.

WHEREAS, the Year 2000 Urban Renewal Plan (“Original Plan”) was adopted by the Wilsonville City Council (the “City Council”) on August 29, 1990 by Ordinance No. 373 to provide tax increment funding and urban renewal authority to foster the development and redevelopment to protect the public health, safety, and welfare of the City of Wilsonville; and

WHEREAS, the Original Plan has been subsequently amended by the City Council eleven times (as amended, the "Plan"); and

WHEREAS, the Wilsonville City Council adopted the 10th Amendment to the Plan to add the “Old Town Escape” project to the Y2000 Plan of which the 5th Street / Kinsman Road Extension is one phase; and

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

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

WHEREAS, the Wilsonville Urban Renewal Agency (“Agency”), the duly organized and acting urban renewal agency of the City of Wilsonville has prepared an amendment to the Plan (the "12th Amendment") to add to the Plan properties or portions thereof to be acquired to complete the 5th Street / Kinsman Road Extension project; and

WHEREAS, the properties or portions thereof to be acquired to complete the 5th Street / Kinsman Road Extension project are identified in the Report on the Year 2000 Plan – 12th Amendment, attached hereto and incorporated herein; and

WHEREAS, the 12th Amendment also establishes a new Year 2000 Urban Renewal Area boundary that results from removing and adding property that is not necessary and necessary for the 5th Street / Kinsman Road Extension project; and

WHEREAS, the new boundary is detailed (legal description and maps) in Exhibit A to The Report on the Year 2000 Plan – 12th Amendment, attached hereto as **Exhibit 1** and incorporated herein; and

WHEREAS, the Report Accompanying the Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment is attached hereto as **Exhibit 2** and incorporated herein; and

WHEREAS, the 12th Amendment is being adopted as a Minor Amendment pursuant to Section 1200 of the Plan; and

WHEREAS, the property being added is less than 1% of the existing area of the Plan and the amendment can be processed as a Minor Amendment per the acreage limitations of ORS 457.085; and

WHEREAS, Section 1200 of the Plan requires the Agency include a finding that the Minor Amendment is not a significant alteration to the Goals and Objectives of the Plan; and

WHEREAS, the 10th Amendment modified the Plan Goals and Objectives to include this project in the Plan; and

WHEREAS, the project is not being changed, and neither are the Goals and Objectives and therefore is not a significant alteration to the Goals and Objectives of the Plan; and

WHEREAS, the Agency has complied with all the requirements for adoption of the Minor Amendment under the Plan; and

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

1. Based on the above recitals, the City of Wilsonville Urban Renewal Agency does hereby adopt the Twelfth Amendment to the Year 2000 Urban Renewal Plan and Report attached hereto and incorporated herein as **Exhibits 1 and 2**.

2. This Resolution is effective upon adoption.

3. Upon adoption, a copy of this Resolution, Amendment and Report shall be sent to the County Assessor for their files.

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Exhibits:

Exhibit 1 – Year 2000 Urban Renewal Plan 12th Amendment

Exhibit 2 – Report on the Year 2000 Plan 12th Amendment

Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment

The following changes are made to the Year 2000 Urban Renewal Plan. Deletions are shown in ~~crossout~~ and additions are shown in *italics*.

PART ONE

SECTION 100 - INTRODUCTION

The 12th Amendment added property to allow for the completion of the Old Town Escape Project, deleted property not necessary for the construction of the Old Town Escape Project and identified the properties to be acquired for this project.

SECTION 300 - LEGAL DESCRIPTION BOUNDARY - Exhibit A

301 ~~Exhibit A—Narrative~~ Legal Description of Urban Renewal Area with Maps

Replaced in its entirety *by Exhibit A.*

302 ~~Exhibit B—~~ Graphic (Map) Description of Urban Renewal Area

Replaced in its entirety *by Exhibit A.*

SECTION 600 – URBAN RENEWAL ACTIVITIES

602 Acquisition of Real Property

E)(2) In order to construct the first phase of the 5th Street / Kinsman Road Extension project (aka Old Town Escape), acquisition for right-of-way and easements will be required from the following properties – all located within the City of Wilsonville, Clackamas County, Oregon:

<i>Property</i>	<i>Tax Lot</i>
Property A	3 1W 23AB 01800
Property B	3 1W 23AB 01900
Property C	3 1W 23AB 02000
Property D	3 1W 23AB 02100
Property E	3 1W 23AC 03400
Property F	3 1W 23AC 03800
Property G	3 1W 23AC 04000
Property H	3 1W 23B 00100
Property I	3 1W 23B 00101
Property J	3 1W 23B 00600
Property K	3 1W 23B 00700-00790
Property L	3 1W 23B 00800
Property M	3 1W 23B 00900
Property N	3 1W 23B 01300
Property O	3 1W 23B 01700
Property P	3 1W 23BD 00101

Property Q	3 1W 23BD 00102
Property R	3 1W 23BD 00103
Property S	3 1W 23BD 00104
Property Y	3 1W 23BD 00200
Property U	3 1W 23BD 00300
Property V	3 1W 23BD 00400
Property W	3 1W 23BD 00600
Property X	3 1W 23BD

PART TWO

EXHIBITS – YEAR 2000 PLAN

8. 5TH STREET TO KINSMAN ROAD EXTENSION PROPERTY ACQUISITION

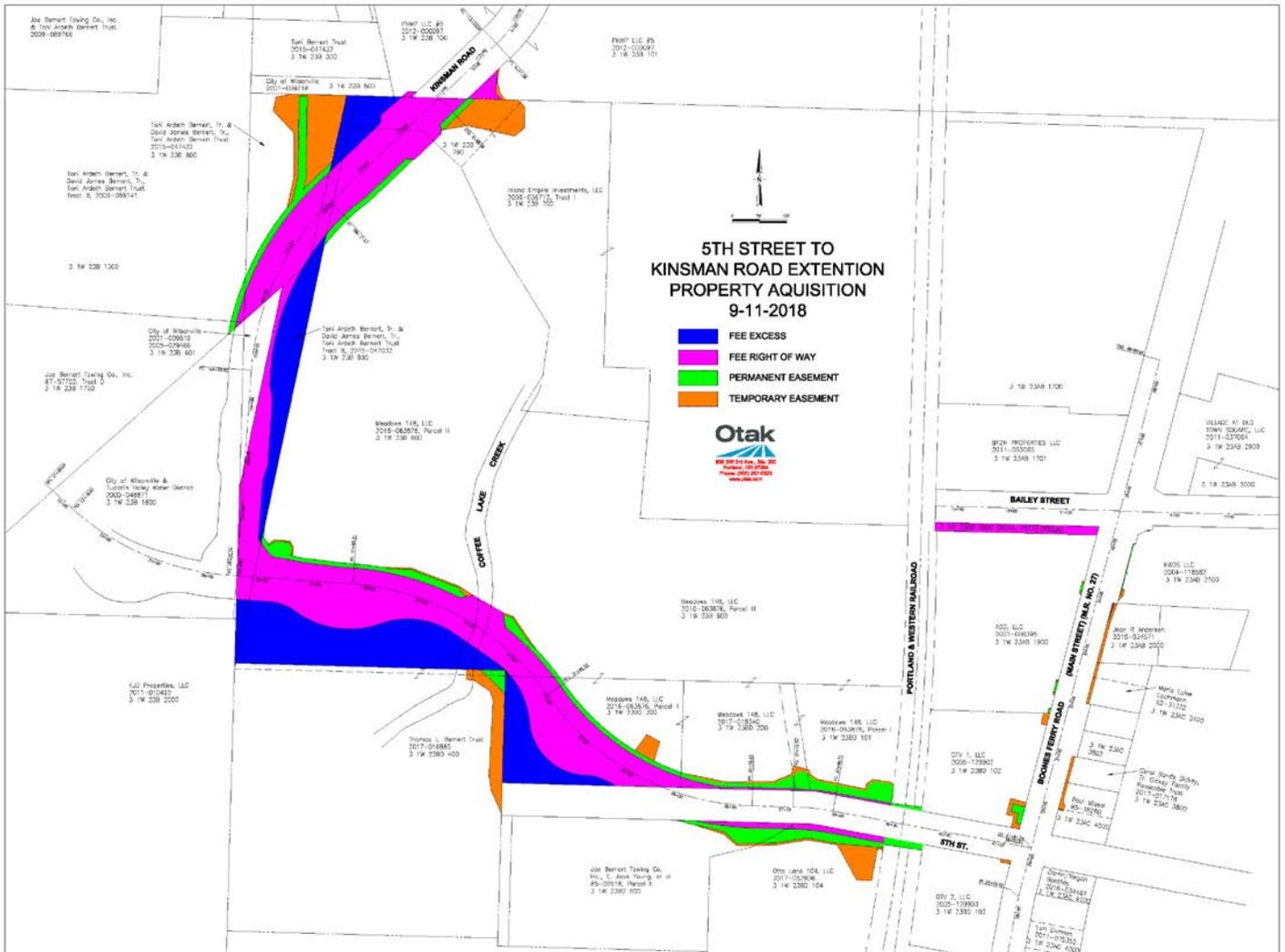


Exhibit 1 – Year 2000 Urban Renewal Plan 12th Amendment
 Page 2



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #4658

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

Year 2000 Urban Renewal Area
Wilsonville, Oregon

A tract of land located in Sections 11, 12, 13, 14, 23, and 24 of Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Beginning at the Section corner common to Sections 1, 2, 11, and 12 of Township 3 South, Range 1 West, Willamette Meridian, in the City of Wilsonville, Clackamas County, Oregon (Assessor's Map 3 1W 12):

1. Thence along the north section line of said Section 12, Easterly 990 feet, more or less, to the intersection of the northerly extension of the west line of Partition Plat Number 1991-159, being the True Point of Beginning (Assessor's Map 3 1W 12);
2. Thence continuing along said north section line, Easterly 1672 feet, more or less, to the north one-quarter corner of said Section 12 (Assessor's Map 3 1W 12);
3. Thence along the north-south centerline of said Section 12, Southerly 1289 feet, more or less, to the northerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 12);
4. Thence along said northerly right-of-way line and the westerly extension thereof, Westerly 821 feet, more or less, to the northerly extension of the easterly right-of-way line of Canyon Creek Road North (Assessor's Map 3 1W 12);
5. Thence along said easterly right-of-way line and the northerly extension thereof, Southerly 1128 feet, more or less, to the westerly northwest corner of Lot 1 of the Plat of "Canyon Creek Estates," also being on the southerly right-of-way line of Roanoke Drive South (Assessor's Map 3 1W 12BD);
6. Thence along said southerly right-of-way line, Easterly 506 feet, more or less, to the southerly extension of the easterly right-of-way line of McLeod Street (Assessor's Map 3 1W 12BD);
7. Thence along said easterly right-of-way line and the southerly extension thereof, Northerly 465 feet, more or less, to the southerly right-of-way line of Roanoke Drive North (Assessor's Map 3 1W 12BD);
8. Thence along said southerly right-of-way line, Southeasterly 159 feet, more or less, to the most northerly corner of Lot 72 of said Plat (Assessor's Map 3 1W 12BD);
9. Thence Northeasterly 39 feet, more or less, to the intersection of the northerly right-of-way line of Roanoke Drive North and the most southerly corner of Tract 'M' of said plat (Assessor's Map 3 1W 12BD);
10. Thence along the southerly line of said Tract 'M', Northeasterly 122 feet, more or less, to the most northerly corner of Lot 28 of said Plat (Assessor's Map 3 1W 12BD);

11. Thence along the easterly line of said Lot 28 and the easterly lines of Lots 27, 26, and 25 of said Plat, Southerly 210 feet, more or less, to the southeasterly corner of said Lot 25 (Assessor's Map 3 1W 12BD);
12. Thence along the southwesterly line of said Lot 25, Southwesterly 90 feet, more or less, to the easterly right-of-way line of Roanoke Drive North (Assessor's Map 3 1W 12BD);
13. Thence along said easterly right-of-way line, Southeasterly 15 feet, more or less, to the northwesterly corner of Lot 24 of said Plat (Assessor's Map 3 1W 12BD);
14. Thence along the northwesterly line of said Lot 24, Northeasterly 90 feet, more or less, to the northeasterly corner of said Lot 24 (Assessor's Map 3 1W 12BD);
15. Thence along the northeasterly line of said Lot 24 and the northeasterly lines of Lots 23, 22, and 21, Southeasterly 225 feet, more or less, to the north-south centerline of said Section 12 (Assessor's Map 3 1W 12BD);
16. Thence along said north-south centerline, Southerly 1008 feet, more or less, to the easterly southeast corner of Tract 'R' of the Plat of "Canyon Creek Meadows" (Assessor's Map 3 1W 12CA);
17. Thence along the southeasterly line of said Tract 'R', Southwesterly 196 feet, more or less, to the south line of said Plat (Assessor's Map 3 1W 12CA);
18. Thence along said south line, Westerly 771 feet, more or less, to the easterly right-of-way line of Canyon Creek Road North (Assessor's Map 3 1W 12CA);
19. Thence along said easterly right-of-way line, Southerly 1691 feet, more or less, to the northerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 12D);
20. Thence along said northerly right-of-way line and the easterly extension thereof, Easterly 3576 feet, more or less, to the east line of said Section 12 (Assessor's Map 3 1W 12D);
21. Thence along said east line, Southerly 30 feet, more or less, to the section corner common to Sections 12 and 13, Township 3 South, Range 1 West, and Sections 7 and 18, Township 3 South, Range 1 East (Assessor's Map 3 1W 13);
22. Thence along the east line of Section 13, Township 3 South, Range 1 West, Southerly 1317 feet, more or less, to the North 1/16th corner common to said Sections 13 and 18 (Assessor's Map 3 1W 13AA);
23. Thence along the south line of the Northeast One-Quarter of the Northeast One-Quarter of said Section 13, Westerly 479 feet, more or less, to the westerly line of Lot 44 of the plat of "Landover" (Assessor's Map 3 1W 13AA);
24. Thence along said westerly line, Northerly 86 feet, more or less, to the southerly right-of-way line of SW Wagner Street (Assessor's Map 3 1W 13AA);
25. Thence along said southerly right-of-way line, Southwesterly 26 feet, more or less, to the easterly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 13AA);
26. Thence along said easterly right-of-way line and the southerly right-of-way lines of Wilsonville Road, Southwesterly 5871 feet, more or less, to the easterly right-of-way line of Kolbe Lane (Assessor's Map 3 1W 24);
27. Thence along said easterly right-of-way line, Southerly 141 feet, more or less, to the most northerly corner of Document Number 92-076392 (Assessor's Map 3 1W 24);
28. Thence along the easterly lines of said Deed, Southerly 286 feet, more or less, to the northerly right-of-way line of said Kolbe Lane (Assessor's Map 3 1W 24);

29. Thence along said northerly right-of-way line, Easterly 407 feet, more or less, to the point of tangency of said right-of-way line (Assessor's Map 3 1W 24);
30. Thence Southerly 56 feet, more or less, to the southwesterly corner of Document Number 2017-023602, being on the southerly right-of-way line of said Kolbe Lane (Assessor's Map 3 1W 24A);
31. Thence along said southerly right-of-way line, Westerly 1089 feet, more or less, to the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 24);
32. Thence along said southerly right-of-way line, Westerly 580 feet, more or less, to the easterly right-of-way line of Memorial Drive (Assessor's Map 3 1W 24);
33. Thence along the easterly and southerly right-of-way lines of Memorial Drive, Southwesterly 3337 feet, more or less, to the northwesterly corner of Parcel 1 of Partition Plat Number 1999-017 (Assessor's Map 3 1W 24CB);
34. Thence Westerly 592 feet, more or less, to the intersection of the east line of the Thomas Bailey Donation Land Claim No. 45 and the southerly right-of-way line of 5th Street (Assessor's Map 3 1W 23AC);
35. Thence along said east Donation Land Claim line, Southerly 616 feet, more or less, to the southeast corner of Document Number 96-084506 (Assessor's Map 3 1W 23AC);
36. Thence along the southerly line of said Deed and the northerly line of Document Number 71-32182 and Document Number 93-64436, Westerly 592 feet, more or less, to the easterly right-of-way line of Magnolia Avenue (Assessor's Map 3 1W 23DB);
37. Thence along said easterly right-of-way line, Southerly 271 feet, more or less, to the northerly line of Document Number 2005-093982 (Assessor's Map 3 1W 23DB);
38. Thence along said northerly line, Easterly 110 feet, more or less, to the northeast corner of said Deed (Assessor's Map 3 1W 23DB);
39. Thence along the easterly line of said Deed, Southerly 333 feet, more or less, to the northerly right-of-way line of Tauchman Street (Assessor's Map 3 1W 23DB);
40. Thence along said northerly right-of-way line, Southeasterly 245 feet, more or less, to the westerly line of Document Number 71-32182 (Assessor's Map 3 1W 23DB);
41. Thence along said westerly line, Southerly 33 feet, more or less, to the southerly right-of-way line of said Tauchman Street (Assessor's Map 3 1W 23DB);
42. Thence along said southerly right-of-way line, Northwesterly 665 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Main Street, Market Road No. 27) (Assessor's Map 3 1W 23DB);
43. Thence along said easterly right-of-way line, Southeasterly 643 feet, more or less, to the Ordinary High Water Line of the Willamette River (Assessor's Map 3 1W 23DB);
44. Thence along said Ordinary High Water Line, Westerly 63 feet, more or less, to the westerly right-of-way line of said Boones Ferry Road (Assessor's Map 3 1W 23DB);
45. Thence along said westerly right-of-way line, Northwesterly 848 feet, more or less, to the southerly right-of-way line of 2nd Street (Assessor's Map 3 1W 23CA);
46. Thence along said southerly right-of-way line, Westerly 177 feet, more or less, to the northwest corner of Lot 2, Block J of the plat of "Wilsonville" (Assessor's Map 3 1W 23CA);
47. Thence Northerly 48 feet, more or less, to the intersection of northerly right-of-way line of said 2nd Street and the southerly extension of the westerly line of Lot 2, Block H of the plat of "Wilsonville" (Assessor's Map 3 1W 23BD);

48. Thence along said northerly right-of-way line, Easterly 181 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23BD);
49. Thence along said westerly right-of-way line, Northerly 938 feet, more or less, to the southerly right-of-way line of 5th Street (Assessor's Map 3 1W 23BD);
50. Thence along said southerly right-of-way line and the westerly extension thereof, Westerly 954 feet, more or less, to the easterly line of Document Number 90-020013 (Assessor's Map 3 1W 23BD);
51. Thence along said easterly line, Northerly 60 feet, more or less, to the southerly line of Document Number 2016-063876 (Assessor's Map 3 1W 23BD);
52. Thence along said southerly line, Easterly 212 feet, more or less, to the southwesterly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23BD);
53. Thence along said southwesterly right-of-way line, Northwesterly 1181 feet, more or less, to the southerly line of an existing service road (Assessor's Map 3 1W 23B);
54. Thence along said southeasterly line, Southwesterly 91 feet, more or less, to a point which bears easterly 80 feet, more or less, from a service bridge (Assessor's Map 3 1W 23B);
55. Thence leaving said southerly line, Northerly 26 feet, more or less, to the northerly line of said service road (Assessor's Map 3 1W 23B);
56. Thence along said northerly line, Northeasterly 170 feet, more or less, to the northeasterly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23B);
57. Thence along said northeasterly right-of-way line, Easterly 201 feet, more or less, to the westerly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
58. Thence along said westerly right-of-way line, Northeasterly 755 feet, more or less, to a line parallel with and 30.00 feet westerly of the most westerly line of Parcel 1 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
59. Thence along said parallel line, Southerly 173 feet, more or less, to the easterly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
60. Thence along said easterly right-of-way line, Southerly 541 feet, more or less to the northerly right-of-way line of the 5th Street extension (Assessor's Map 3 1W 23B);
61. Thence along said northerly right-of-way line, and the northerly right-of-way line of 5th Street, Easterly 1555 feet, more or less to the westerly right-of-way line of the Boones Ferry Road (Assessor's Map 3 1W 23B);
62. Thence along said westerly right-of-way line, Northerly 897 feet, more or less, to the southerly right-of-way line of Bailey Street (Assessor's Map 3 1W 23BD);
63. Thence along said southerly right-of-way line, Easterly 98 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
64. Thence along said easterly right-of-way line, Southerly 295 feet, more or less to the north line of the plat of "Wilsonville" (Assessor's Map 3 1W 23AC);
65. Thence along said north line, Easterly 743 feet, more or less, to the westerly line of a 25 foot wide Public Road per Document Number 2003-04532 (Assessor's Map 3 1W 23AC);
66. Thence along the west line of said Public Road, Southerly 435 feet, more or less, to the northerly right-of-way line of 5th Street (Assessor's Map 3 1W 23AC);

67. Thence Southeasterly 43 feet, more or less, to the southwest corner of Parcel 2 of Partition Plat Number 2000-83 (Assessor's Map 3 1W 23AC);
68. Thence along the south line of said plat and the easterly extension thereof, Easterly 528 feet, more or less, to the easterly right-of-way line of Interstate 5 (Assessor's Map 3 1W 23A);
69. Thence along said easterly right-of-way line, Northerly 1312 feet, more or less, to the northwest corner of Document Number 96-027391 (Assessor's Map 3 1W 23AA);
70. Thence along the westerly extension of the northerly line of Document Number 96-027391, Westerly 339 feet, more or less, to the westerly right-of-way line of said Interstate 5 (Assessor's Map 3 1W 23AB);
71. Thence along said westerly right-of-way line, Northerly 529 feet, more or less, to the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 23AB);
72. Thence westerly along said southerly right-of-way line, Westerly 569 feet, more or less, to the easterly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
73. Thence along said easterly right-of-way line, Southerly 1073 feet, more or less, to the northerly right-of-way line of Bailey Street (Assessor's Map 3 1W 23AB);
74. Thence along said northerly right-of-way line, Westerly 105 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 23AB);
75. Thence along said westerly right-of-way line, Northerly 1022 feet, more or less, to the southerly right-of-way line of SW Wilsonville Road (Assessor's Map 3 1W 23AB);
76. Thence along said southerly right-of-way line, Westerly 1235 feet, more or less, to the easterly right-of-way line of Kinsman Road (Assessor's Map 3 1W 23AB);
77. Thence along said easterly and southeasterly right-of-way line, Southwesterly 888 feet, more or less, to a line parallel with and 30.00 feet easterly of the most westerly line of Parcel 1 of Partition Plat Number 1990-092 (Assessor's Map 3 1W 23B);
78. Thence along said parallel line, Northerly 132 feet, more or less, to the northwesterly right-of-way line of the Kinsman Road extension (Assessor's Map 3 1W 23B);
79. Thence along said northwesterly right-of-way line, northeasterly 594 feet, more or less, to the intersection of the westerly right-of-way line of Kinsman Road and the southerly right-of-way line of SW Wilsonville Road (Assessor's Map 3 1W 23B);
80. Thence Northerly 99 feet, more or less, to the intersection of the northerly right-of-way line of said Wilsonville Road and the westerly right-of-way line of said Kinsman Road (Assessor's Map 3 1W 14C);
81. Thence along said northerly right-of-way line, Easterly 1043 feet, more or less, to the southwesterly corner of Document Number 2011-056296 (Assessor's Map 3 1W 14D);
82. Thence along the westerly line of said Deed, Northerly 131 feet, more or less, to the northwesterly corner of said Deed (Assessor's Map 3 1W 14D);
83. Thence along the northerly and easterly lines of said Deed, Easterly 200 feet, more or less, to the northwesterly corner of Document Number 2014-044714 (Assessor's Map 3 1W 14D);
84. Thence along the northerly and easterly lines of said Deed, Southeasterly 156 feet, more or less, to the northerly right-of-way line of said Wilsonville Road (Assessor's Map 3 1W 14D);

85. Thence along said northerly right-of-way line, Easterly 193 feet, more or less, to the westerly right-of-way line of Boones Ferry Road (Assessor's Map 3 1W 14D);
86. Thence along said westerly right-of-way line, Northeasterly 291 feet, more or less, to the easterly southeast corner of Parcel 2 of Partition Plat Number 2003-082 (Assessor's Map 3 1W 14D);
87. Thence along a line perpendicular to the said westerly right-of-way line, Southeasterly 82 feet, more or less, to the easterly right-of-way line of said Boones Ferry Road (Assessor's Map 3 1W 14D);
88. Thence along said easterly right-of-way line, Southerly 259 feet, more or less, to the northerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 14D);
89. Thence along said northerly right-of-way line, Easterly 125 feet, more or less, to the southeasterly corner of Document Number 96-020104 (Assessor's Map 3 1W 14D);
90. Thence along the southeasterly line of said Deed, Northeasterly 274 feet, more or less, to the southwesterly corner of Parcel 2 of Partition Plat Number 2007-121 (Assessor's Map 3 1W 14D);
91. Thence along the southerly line of said Parcel 2, Easterly 28 feet, more or less, to the westerly right-of-way line of Interstate 5 (Assessor's Map 3 1W 14D);
92. Thence Easterly 631 feet, more or less, to the easterly right-of-way line of said Interstate 5 and the southerly corner of Document Number 2013-033879, also being the northerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 14D);
93. Thence along said northerly right-of-way line, Easterly 543 feet, more or less, to the westerly right-of-way line of Town Center Loop Road West (Assessor's Map 3 1W 14D);
94. Thence along said westerly right-of-way line, Northwesterly 1227 feet, more or less, to the southerly line of Parcel 3 of Partition Plat Number 1991-202 (Assessor's Map 3 1W 14D);
95. Thence along said southerly line, Westerly 82 feet, more or less, to the easterly right-of-way line of said Interstate 5 (Assessor's Map 3 1W 14D);
96. Thence along said easterly right-of-way line, Northerly 1672 feet, more or less, to the southerly line of Partition Plat Number 2011-058 (Assessor's Map 3 1W 14A);
97. Thence along said southerly line, Easterly 1082 feet, more or less, to the westerly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 14A);
98. Thence along said westerly right-of-way line, Northerly 3106 feet, more or less, to the southeast corner of Document Number 2017-004284 (Assessor's Map 3 1W 11);
99. Thence Easterly 72 feet, more or less, to the most westerly northwest corner of Parcel 1 of Partition Plat Number 2005-022, being on the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 12);
100. Thence along said easterly right-of-way line, Southerly 414 feet, more or less, to the northerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 12);
101. Thence along said northerly right-of-way line, Easterly 2015 feet, more or less, to the westerly right-of-way line of Canyon Creek Road (Assessor's Map 3 1W 12);
102. Thence along said westerly right-of-way line, Northerly 2570 feet, more or less, to the intersection of the east-west centerline of Section 12 (Assessor's Map 3 1W 12);
103. Thence leaving said right-of-way line, along a line parallel with the west line of Parcel 4 of Document Number 2000-000158, North 01°30'22" East 1278 feet, more

- or less, to the southerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 12);
104. Thence along said southerly right-of-way line, Westerly 2810 feet, more or less, to the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 11);
 105. Thence along said easterly right-of-way line, Southerly 1371 feet, more or less, to the northerly line of Partition Plat Number 2002-047 (Assessor's Map 3 1W 11D);
 106. Thence along the northerly lines of Parcel 3 and Parcel 5 of said Partition Plat, Southeasterly 1965 feet, more or less, to the most easterly corner of said Parcel 5 (Assessor's Map 3 1W 11D);
 107. Thence along the southeasterly line of said Parcel 5, Southwesterly 433 feet, more or less, to the northeasterly corner of Parcel 2 of Partition Plat Number 2005-022 (Assessor's Map 3 1W 12);
 108. Thence along the easterly and southerly lines of said Parcel 2, Southwesterly 1243 feet, more or less, to the southeasterly corner of Document Number 2010-076176 (Assessor's Map 3 1W 11);
 109. Thence along the easterly line of said Deed, Northerly 378 feet, more or less, to the westerly south line of Parcel 2 of Partition Plat Number 2005-022 (Assessor's Map 3 1W 12);
 110. Thence along said southerly line and the westerly extension thereof, Westerly 455 feet, more or less, to the westerly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 11D);
 111. Thence along said westerly right-of-way line, Northerly 3026 feet, more or less, to the westerly extension of the northerly right-of-way line of Wiedemann Road (Assessor's Map 3 1W 11);
 112. Thence along said northerly right-of-way line and the westerly extension thereof, Easterly 2156 feet, more or less, to the southwest corner of Parcel 1 of Partition Plat Number 1993-133 (Assessor's Map 3 1W 12);
 113. Thence along the west line of said Parcel 1 and the west line of Parcel 1 of Partition Plat Number 1991-159 and the northerly extension thereof, Northerly 1287 feet, more or less, to the True Point of Beginning.

Excepting the following parcels:

Parcel 1:

Beginning at the northwest corner of Lot 21 of the Plat of "Sundial" (Assessor's Map 3 1W 13BD):

150. Thence along the northerly line of said Plat, Easterly 656 feet, more or less, to the easterly right-of-way line of Canyon Creek Road South (Assessor's Map 3 1W 13BD);
151. Thence along said easterly right-of-way line, Northerly 1970 feet, more or less, to the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B);
152. Thence along said southerly right-of-way line, Easterly 2932 feet, more or less, to the northwesterly corner of Lot 86 of the plat of "Landover No. 2" (Assessor's Map 3 1W 13AA);

153. Thence along the westerly line of said Lot 86, Southerly 28 feet, more or less, to a point on the westerly line of the vacated right-of-way line of Wilsonville Road per Document Number 96-012470 (Assessor's Map 3 1W 13AA);
154. Thence along said westerly line, Southerly 1103 feet, more or less to the south line of Lot 111 of said Plat (Assessor's Map 3 1W 13AA);
155. Thence along said southerly line, Southeasterly 5 feet, more or less, to the westerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 13AA);
156. Thence along said westerly right-of-way line, Southwesterly 5567 feet, more or less, to the southeasterly corner of Parcel 2 of Partition Plat Number 2009-072 (Assessor's Map 3 1W 13CD);
157. Thence along the easterly line of said Parcel 2, Northerly 426 feet, more or less, to the northeasterly corner of said Parcel 2 (Assessor's Map 3 1W 13CD);
158. Thence along the northerly line of said Parcel 2 and the northerly line of Parcel 1 of said Plat, Westerly 599 feet, more or less, to the easterly right-of-way line of Town Center Loop Road East (Assessor's Map 3 1W 13CD);
159. Thence along said easterly right-of-way line, Northerly 1291 feet, more or less, to the most southerly southwest corner of Partition Plat Number 1991-166 (Assessor's Map 3 1W 13CB);
160. Thence along the southerly and easterly line of said plat, Northeasterly 318 feet, more or less, to the northwesterly corner of Parcel 3 of Partition Plat Number 1990-114 (Assessor's Map 3 1W 13CB);
161. Thence along the northerly line of said Parcel 3, Easterly 185 feet, more or less, to the westerly line of the Plat of "Courtside Estates" (Assessor's Map 3 1W 13CB);
162. Thence along said westerly line and the northerly extension thereof, Northerly 556 feet, more less, to the northerly right-of-way line of Vlahos Drive (Assessor's Map 3 1W 13BD);
163. Thence along said northerly right-of-way line, Westerly 167 feet, more or less, to the southwest corner of Lot 21 of the plat of "Sundial" (Assessor's Map 3 1W 13BD);
164. Thence along the westerly line of said Lot 21, Northerly 633 feet, more or less, to the Point of Beginning.

Parcel 2:

Beginning at northeast corner of Lot 5 of the Plat of "Main Street Village," also being on the southerly right-of-way line of Wilsonville Road (Assessor's Map 3 1W 24):

175. Thence along said southerly right-of-way line, Easterly 383 feet, more or less, to the westerly right-of-way line of Memorial Drive (Assessor's Map 3 1W 24);
176. Thence along said westerly right-of-way line, Southwesterly 660 feet, more or less, to the northerly line of the Plat of "Village Estates Condominium Stage 2" (Assessor's Map 3 1W 23AD-2);
177. Thence along said northerly line, Northwesterly 125 feet, more or less, to the southerly extension of the easterly line of said Lot 5 (Assessor's Map 3 1W 23A);
178. Thence along the easterly line of said Lot 5 and the southerly extension thereof, Northerly 509 feet, more or less, to the Point of Beginning.

Parcel 3:

Beginning at the southeast corner of Parcel 1 of Partition Plat Number 1990-129 (Assessor's Map 3 1W 23B):

- 180. Thence along the easterly line of said Parcel, and the northerly extension thereof, Northerly 883 feet, more or less, to the southerly right-of-way line of Town Center Loop Road East (Assessor's map 3 1W 13CB);
- 181. Thence along the southerly right-of-way line and the southwesterly right-of-way line of Town Center Loop Road East, Southeasterly 1395 feet, more or less, to the southerly line of Document Number 2009-085920 (Assessor's Map 3 1W 13CB);
- 182. Thence along said southerly line, Westerly 867 feet, more or less, to the Point of Beginning;

Parcel 4:

Beginning at the northeast corner of Parcel 2 of Partition Plat Number 2006-013, also being on the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B):

- 200. Thence along the easterly line of said Parcel 2, Southerly 577 feet, more or less, to the westerly right-of-way line of Canyon Creek Road (Assessor's Map 3 1W 13B);
- 201. Thence along said westerly right-of-way line, Southerly 2635 feet, more or less, to the northerly right-of-way line of Town Center Loop Road East (Assessor's Map 3 1W 13CB);
- 202. Thence along said northerly right-of-way line, Westerly 688 feet, more or less, to the easterly right-of-way line of Parkway Avenue (Assessor's Map 3 1W 13CB);
- 203. Thence along said easterly right-of-way line, Northerly 2918 feet, more or less, to the southerly right-of-way line of Boeckman Road (Assessor's Map 3 1W 13B);
- 204. Thence along said southerly right-of-way line, Easterly 1643 feet, more or less, to the Point of Beginning.

Parcel 5:

Beginning at the westerly southwest corner of Parcel 1 of Partition Plat Number 2009-072 (Assessor's Map 3 1W 13CD);

- 210. Thence along the southwesterly, westerly and southerly lines of said Parcel, Southeasterly 475 feet, more or less, to the westerly line of Parcel 2 of said Partition Plat (Assessor's Map 3 1W 13CD);
- 211. Thence along said westerly line, South 155 feet, more or less, to the northerly line of Wilsonville Road (Assessor's Map 3 1W 13CD);
- 212. Thence along said northerly right-of-way line, Westerly 612 feet, more or less, to the easterly line of Town Center Loop Road East (Assessor's Map 3 1W 13CD);
- 213. Thence along said easterly right-of-way line, Northerly 528 feet, more or less, to the Point of Beginning.

The above described tract of land contains 455 acres, more or less.

08/15/2018

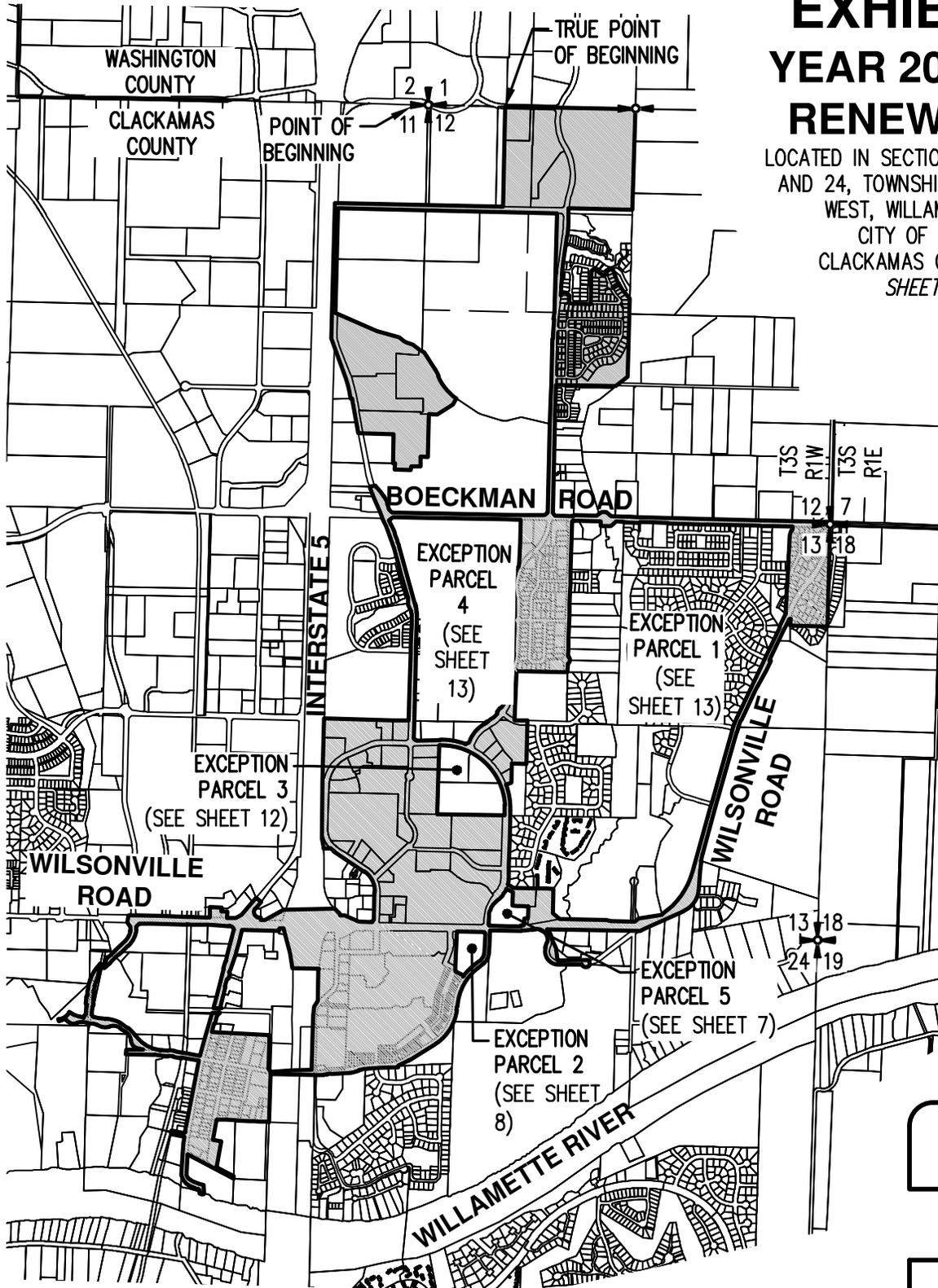


Michael S. Kalina



EXHIBIT MAP YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23,
AND 24, TOWNSHIP 3 SOUTH, RANGE 1
WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
SHEET 1 OF 14



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

LEGEND

- DN. DOCUMENT NUMBER
 - PP NO. PARTITION PLAT NUMBER
 - P. PARCEL NUMBER
 -  URBAN RENEWAL AREA
- SCALE 1" = 2000 FEET



AREA = 455 ACRES±

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com



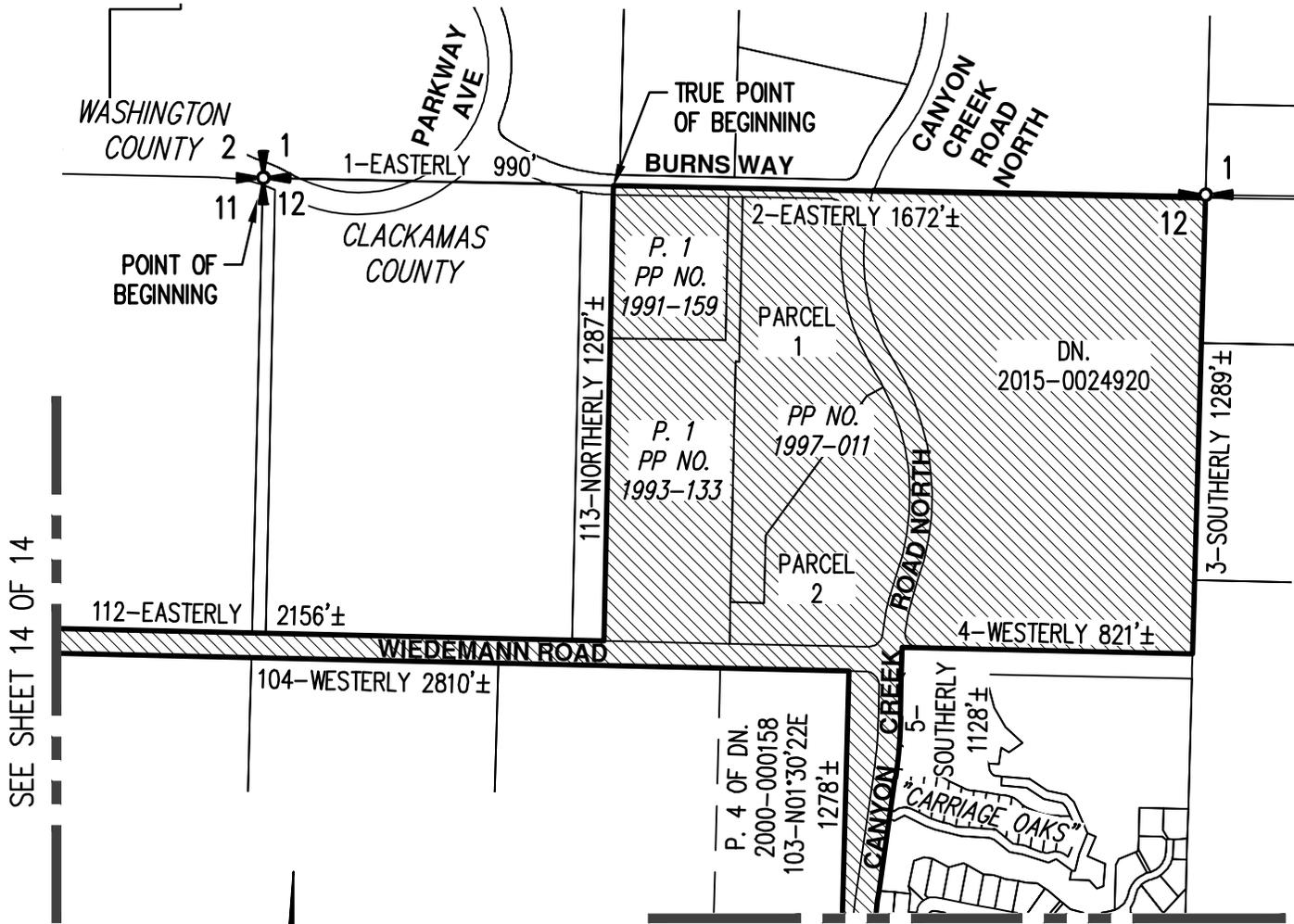
EXHIBIT
B

DRWN: MSK
CHKD: NSW
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 2 OF 14



SEE SHEET 14 OF 14

SEE SHEET 3 OF 14



SCALE 1" = 500 FEET



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658

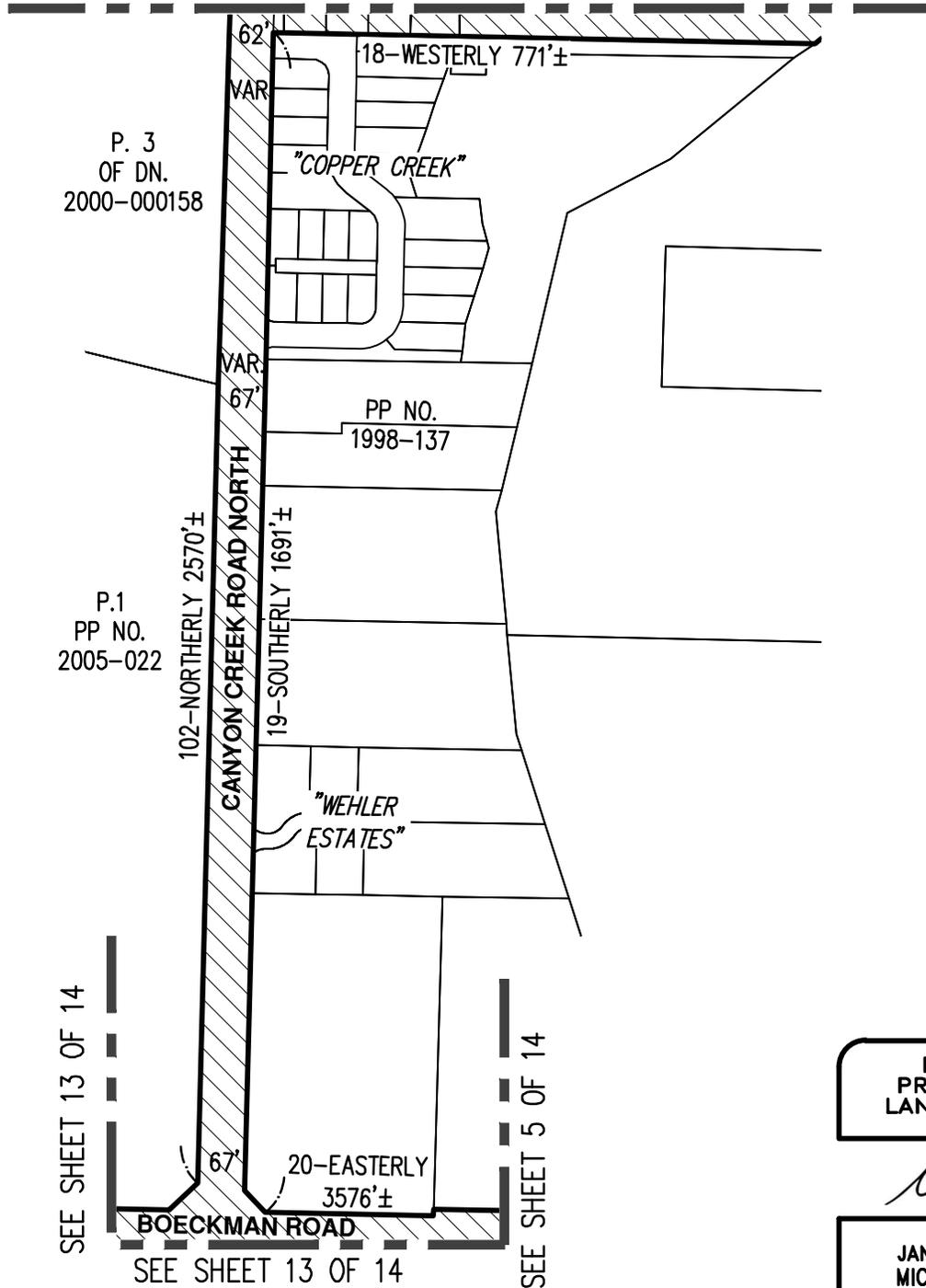


EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 4 OF 14

SEE SHEET 3 OF 14



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 250 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT
B

DRWN: MSK
CHKD: NSW

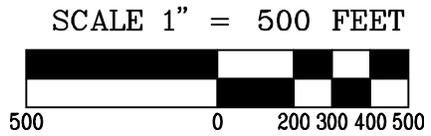
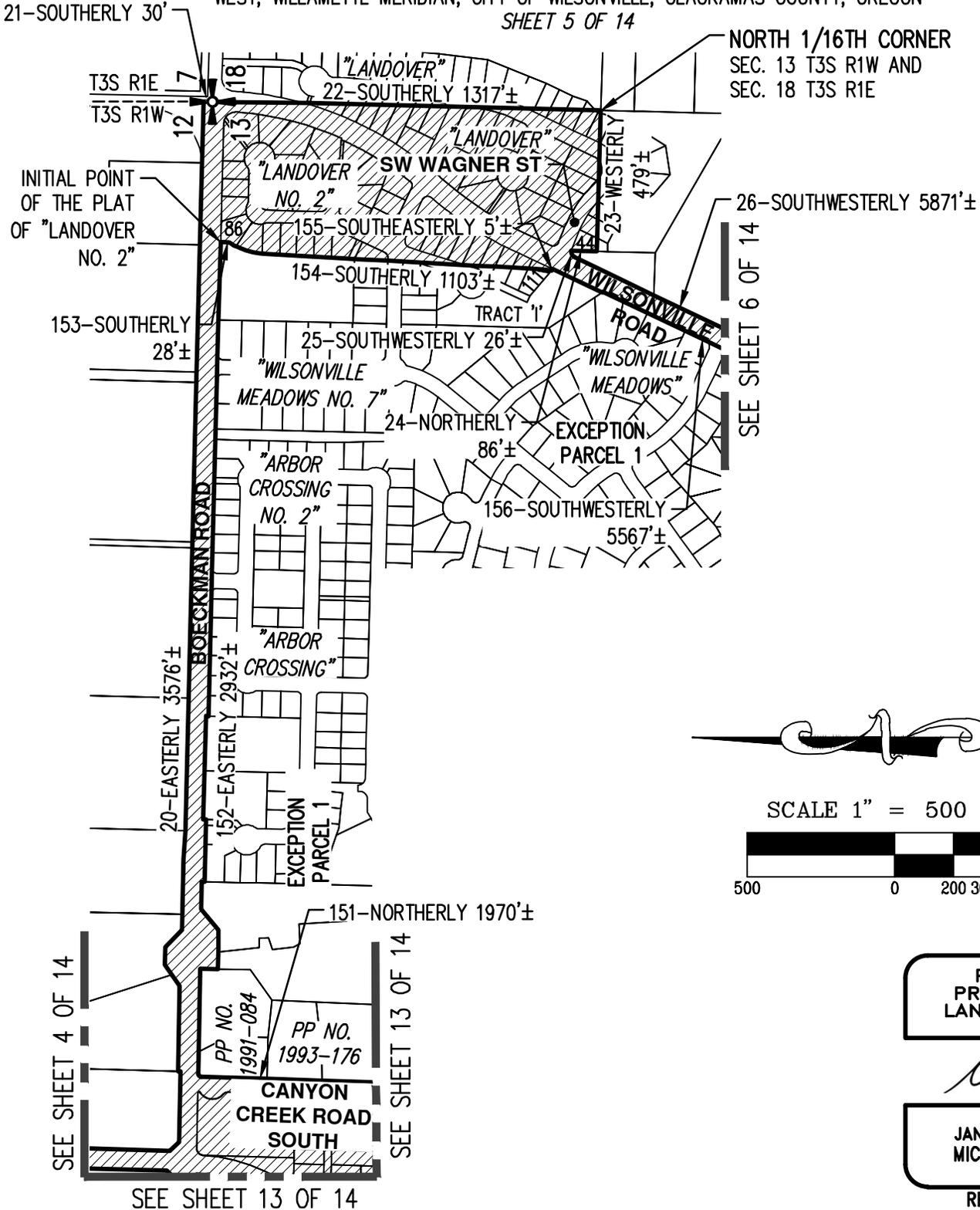
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 5 OF 14



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		
DRWN: MSK CHKD: NSW AKS JOB: 4658		

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 6 OF 14

8/16/2018

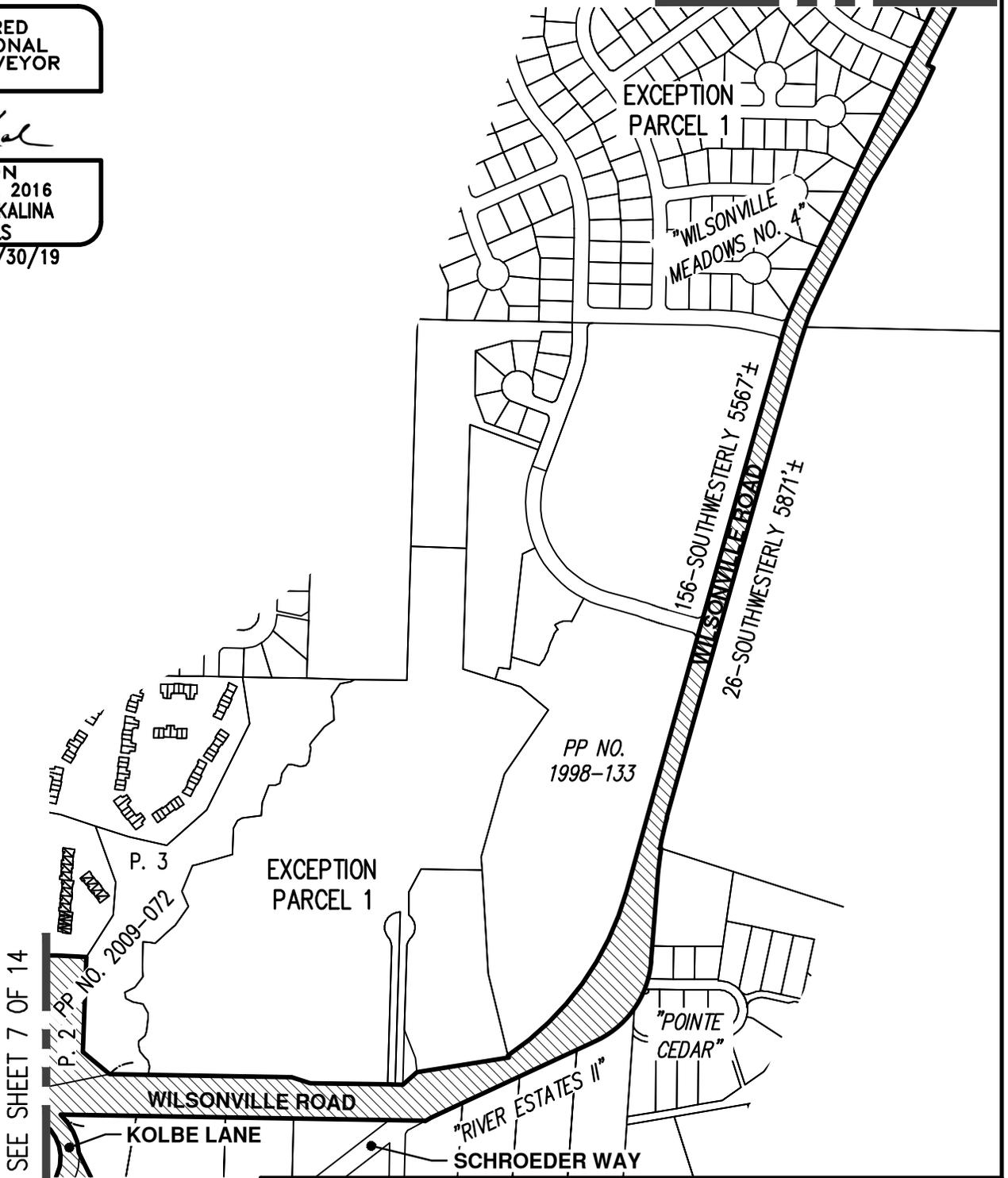
SEE SHEET 5 OF 14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19



SEE SHEET 7 OF 14

SCALE 1" = 500 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT
B

DRWN: MSK
CHKD: NSW
AKS JOB:
4658

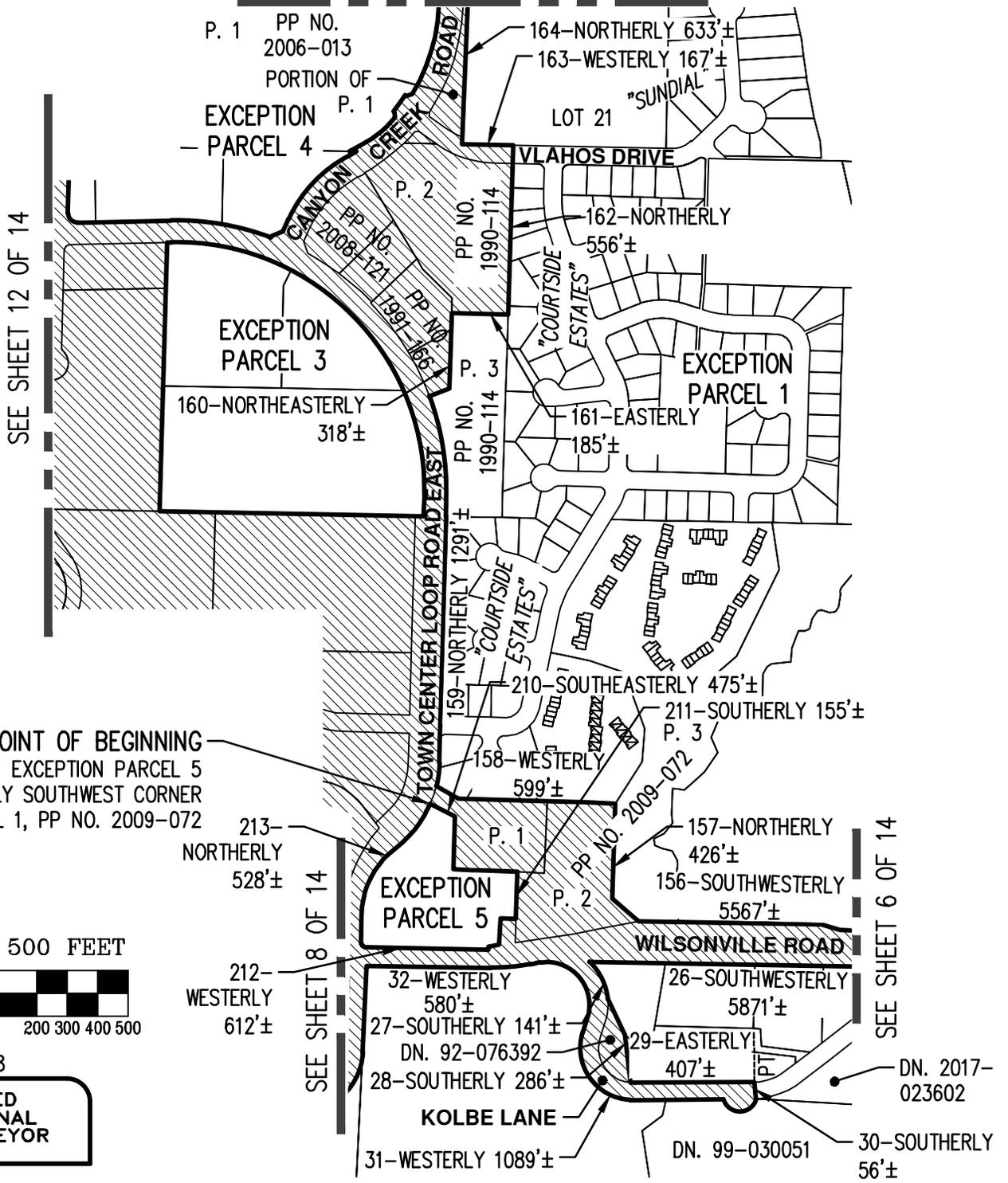
EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

SHEET 7 OF 14

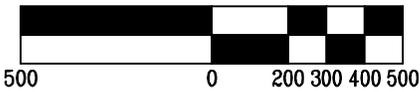
SEE SHEET 13 OF 14



SEE SHEET 12 OF 14

POINT OF BEGINNING
EXCEPTION PARCEL 5
WESTERLY SOUTHWEST CORNER
PARCEL 1, PP NO. 2009-072

SCALE 1" = 500 FEET



8/16/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/19

SEE SHEET 8 OF 14

SEE SHEET 6 OF 14

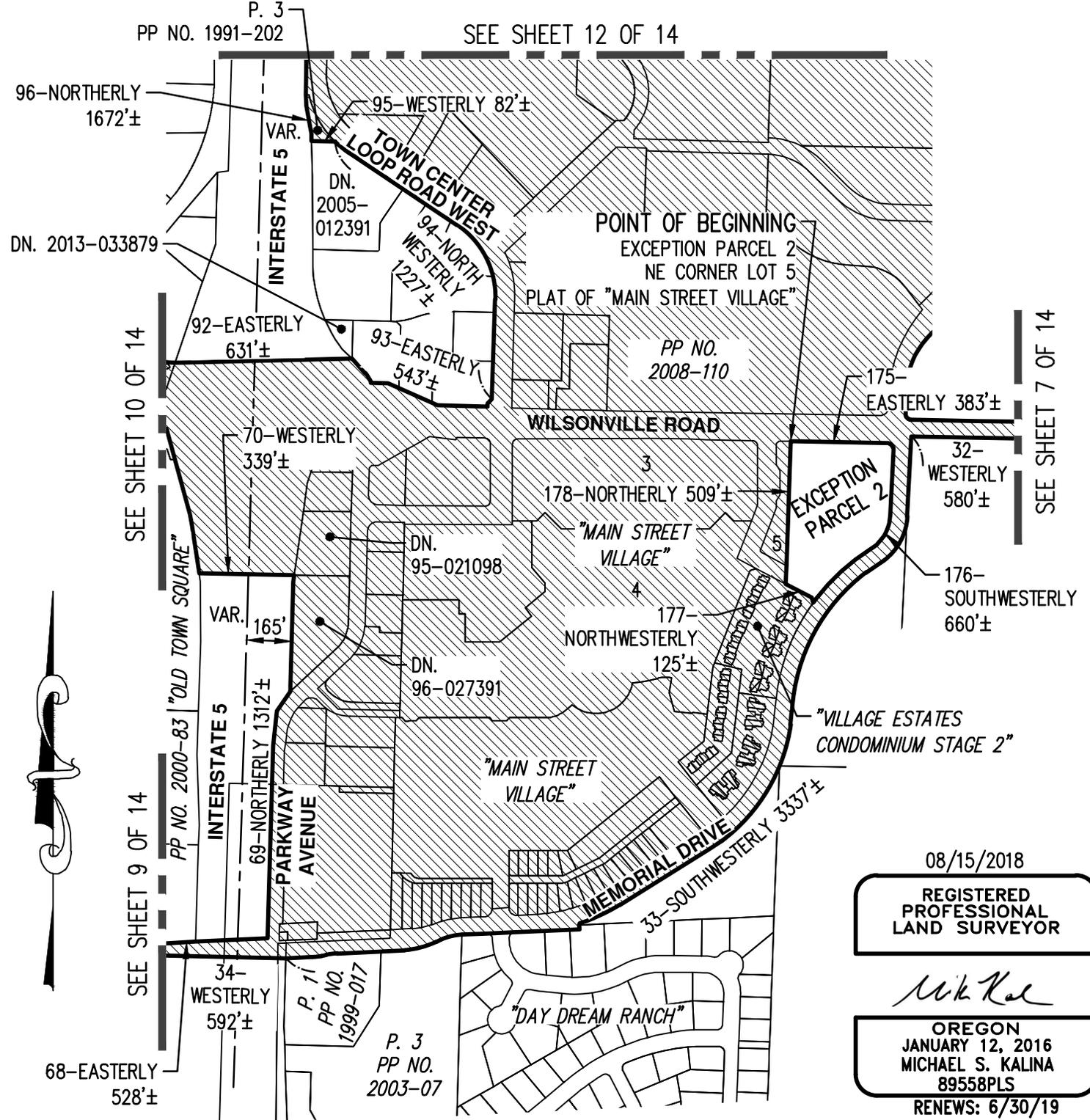
CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658



EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 8 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 500 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
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AKS

EXHIBIT
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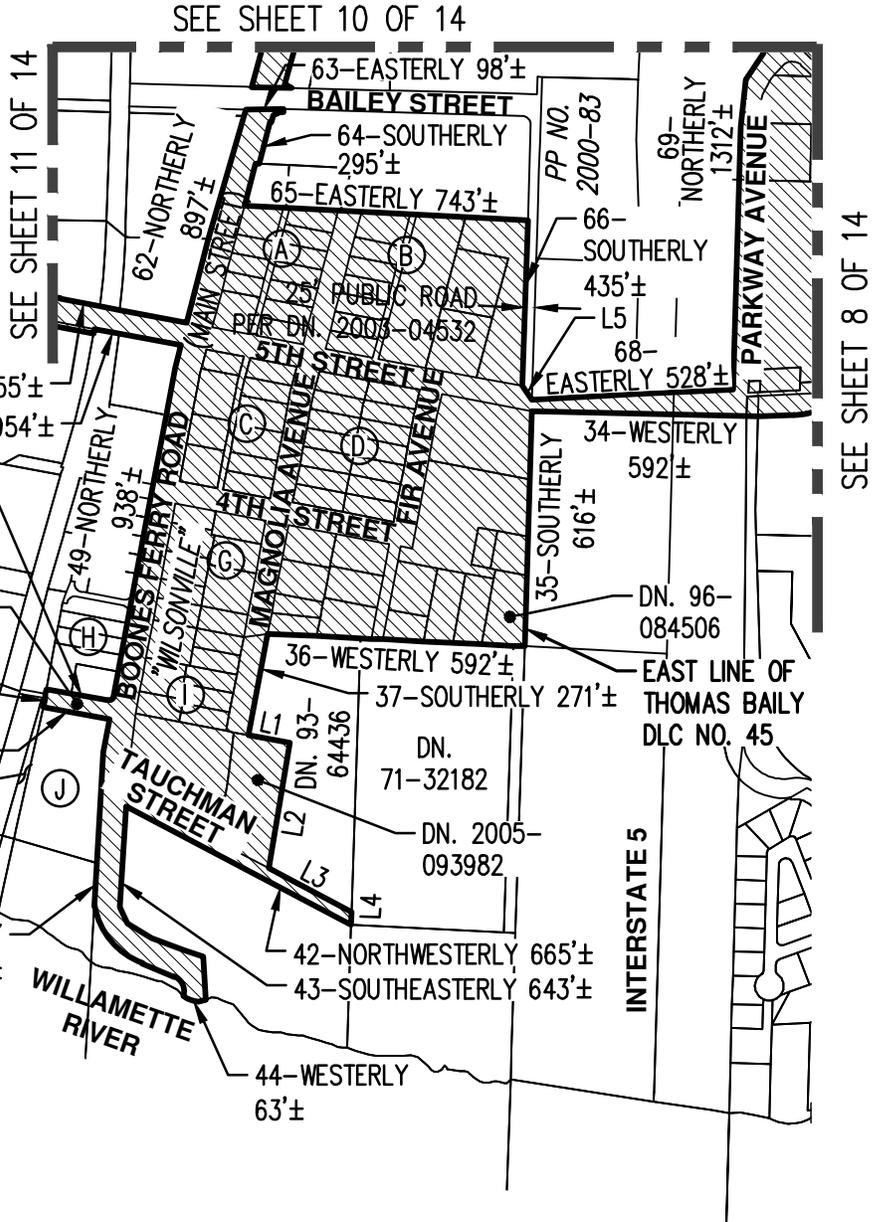
DRWN: MSK
CHKD: NSW
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 9 OF 14

LINE TABLE	
LINE	DIRECTION AND LENGTH
38-L1	EASTERLY 110'±
39-L2	SOUTHERLY 333'±
40-L3	SOUTHEASTERLY 245'±
41-L4	SOUTHERLY 33'±
67-L5	SOUTHEASTERLY 43'±



SCALE 1" = 500 FEET



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
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TUALATIN, OR 97062
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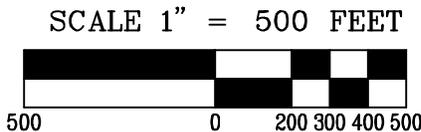
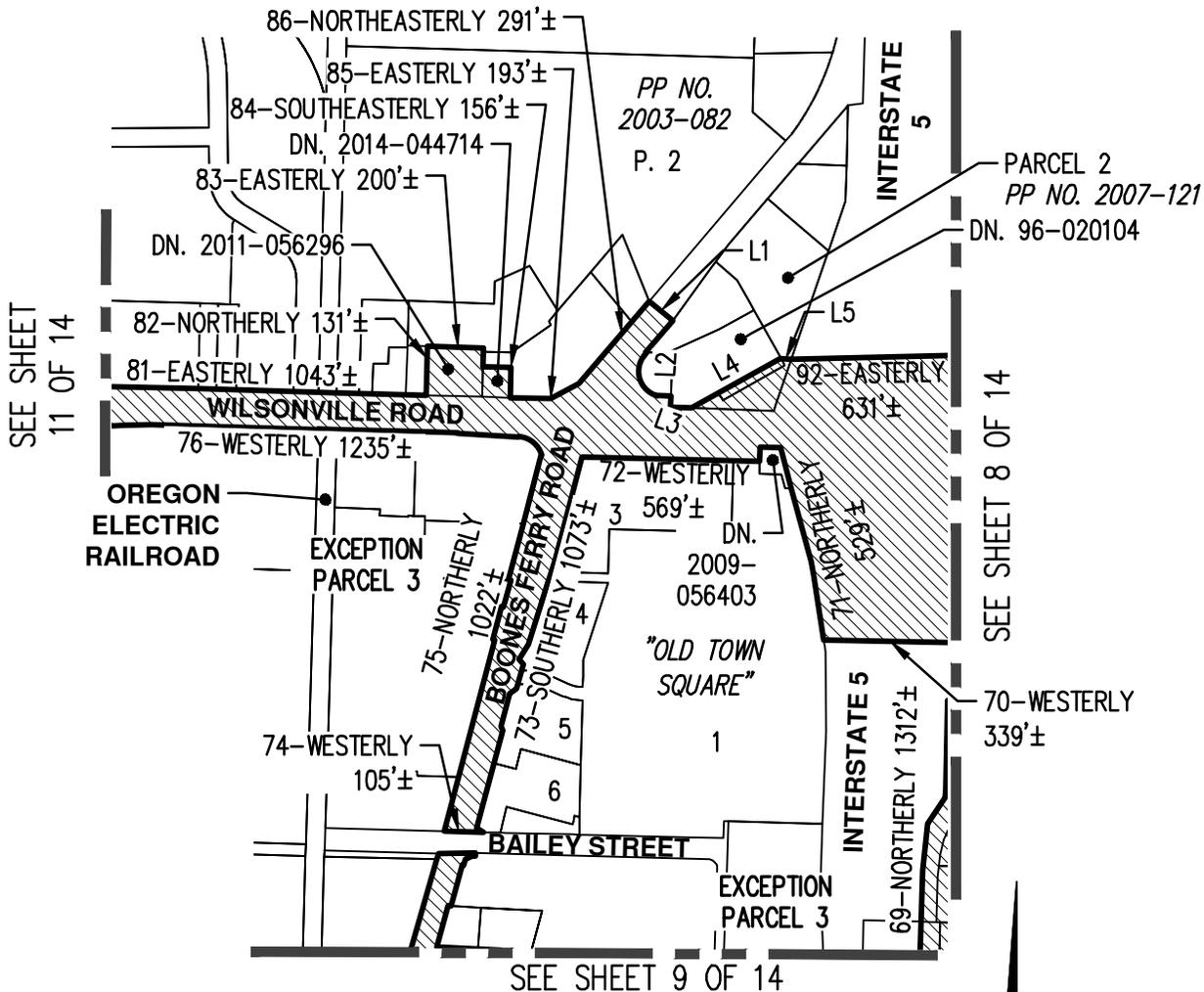
EXHIBIT
B

DRWN: MSK
CHKD: NSW
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 10 OF 14



LINE TABLE	
LINE	DIRECTION AND LENGTH
87-L1	SOUTHEASTERLY 82'±
88-L2	SOUTHERLY 259'±
89-L3	EASTERLY 125'±
90-L4	NORTHEASTERLY 274'±
91-L5	EASTERLY 28'±

08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
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EXHIBIT
B

DRWN: MSK
CHKD: NSW
AKS JOB:
4658

EXHIBIT MAP YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23,
AND 24, TOWNSHIP 3 SOUTH, RANGE 1
WEST, WILLAMETTE MERIDIAN, CITY OF
WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 11 OF 14

80-NORTHERLY -Page 36 of 191
99'±

81-EASTERLY
1043'±

WILSONVILLE
ROAD

76-WESTERLY
1235'±

PP NO.
2012-057

P. 1

79-NORTHEASTERLY
594'±

KINSMAN ROAD

PP NO.
2012-057

P. 2

77-SOUTHWESTERLY
888'±

SEE SHEET
10 OF 14

NORTH LINE OF THE
THOMAS BAILEY
DLC NO. 45

30'

78-NORTHERLY
132'±

PP NO.
1990-092

59-SOUTHERLY
173'±

P. 2

55-NORTHERLY 26'±

DN.
87-57703

58-NORTHEASTERLY
755'±

60-SOUTHERLY 541'±

57-EASTERLY
201'±

30'

5TH STREET

54-SOUTHWESTERLY 91'±

53-NORTHWESTERLY 1181'±

DN.
2016-063876

52-EASTERLY 212'±

61-EASTERLY 1555'±

51-NORTHERLY 60'±

DN.
90-020013

50-WESTERLY
954'±

5TH STREET

OREGON ELECTRIC RAILROAD

SEE SHEET 9 OF 14

08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 250 FEET



CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
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EXHIBIT
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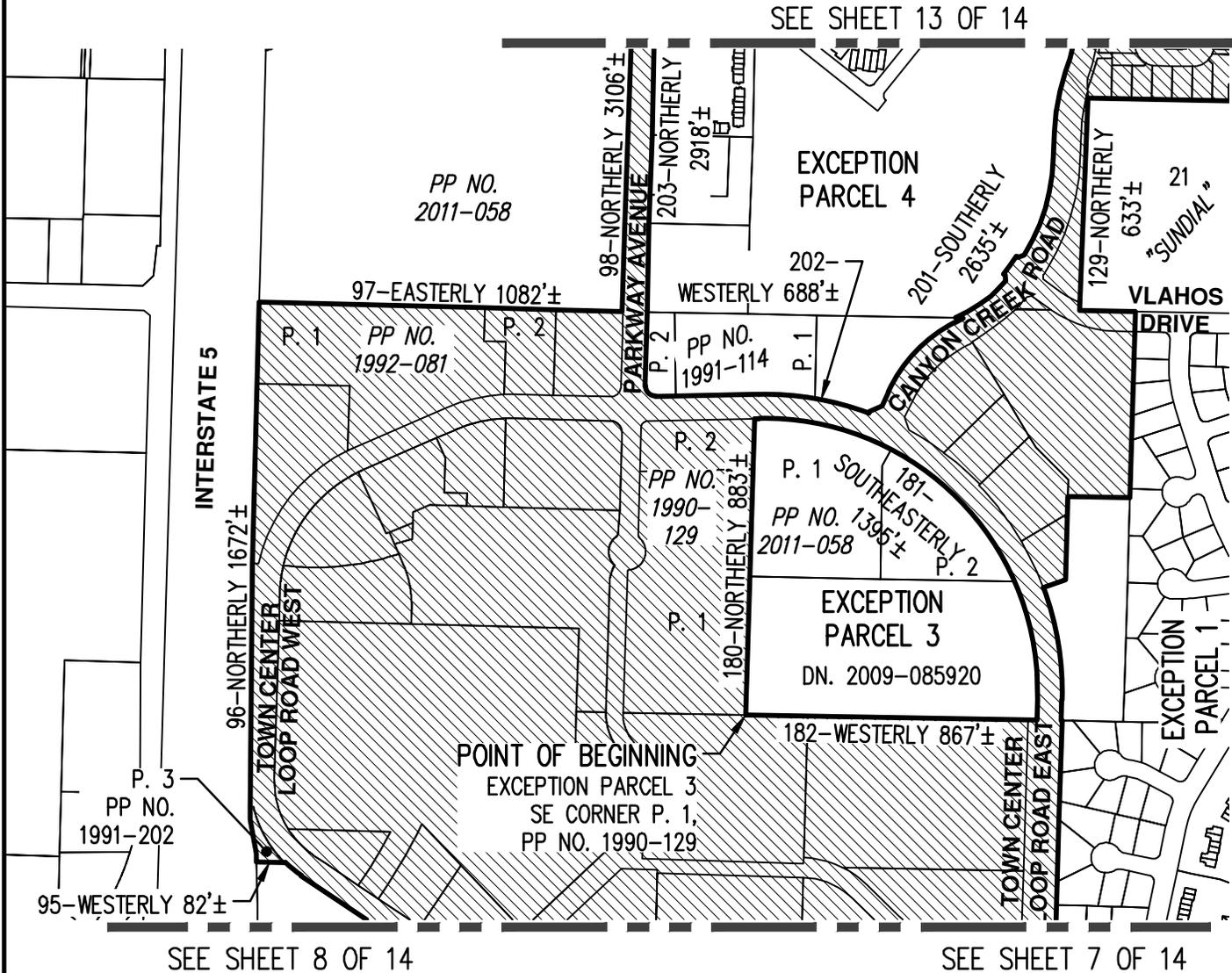
DRWN: MSK
CHKD: NSW

AKS JOB:
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SHEET 12 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M. Kal

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 500 FEET



500 0 200 300 400 500

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062

P: 503.563.6151 F: 503.563.6152 aks-eng.com

AKS

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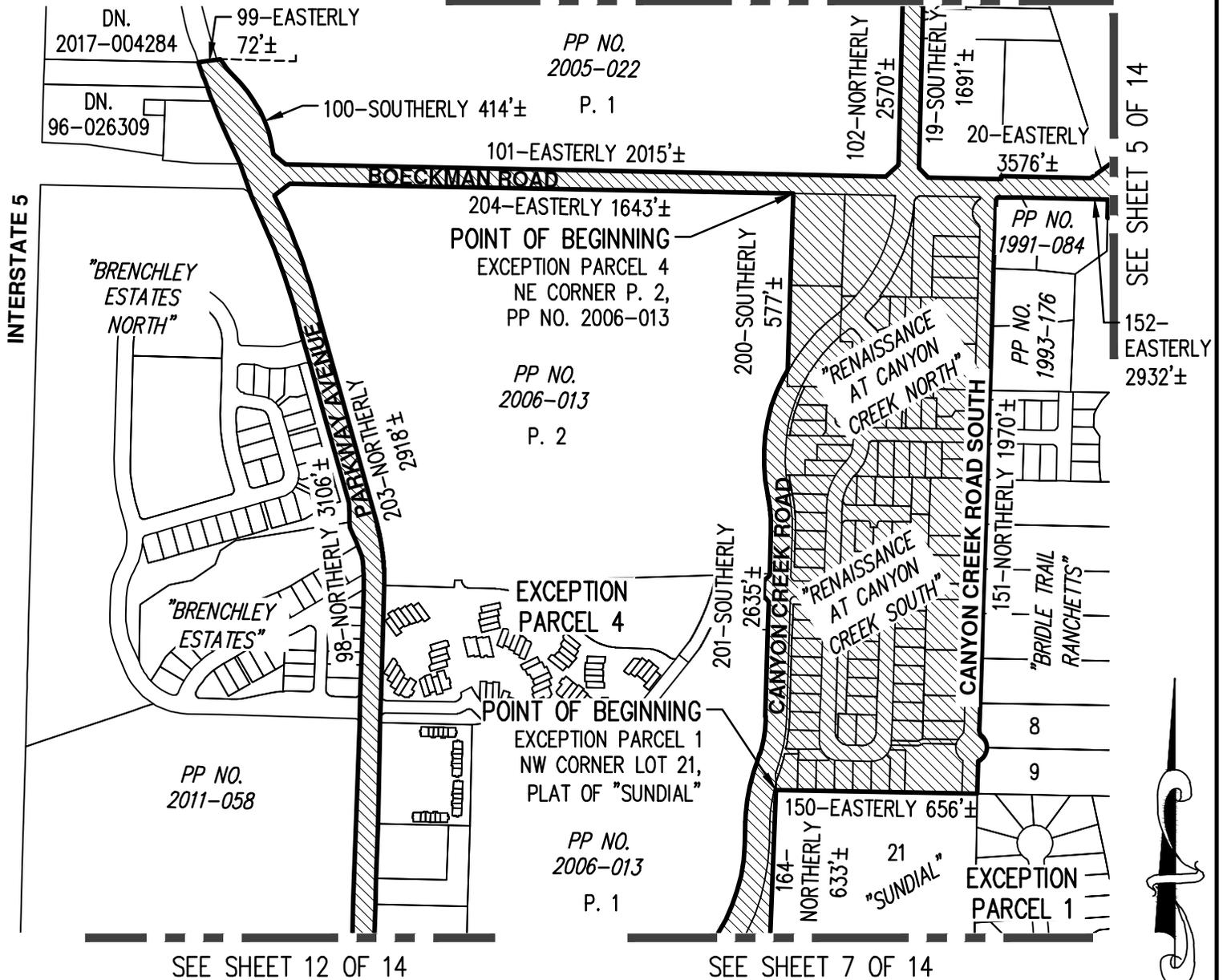
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

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SHEET 13 OF 14

SEE SHEET 4 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mike Kal

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SCALE 1" = 500 FEET



500 0 200 300 400 500

CITY OF WILSONVILLE
URBAN RENEWAL DISTRICTS

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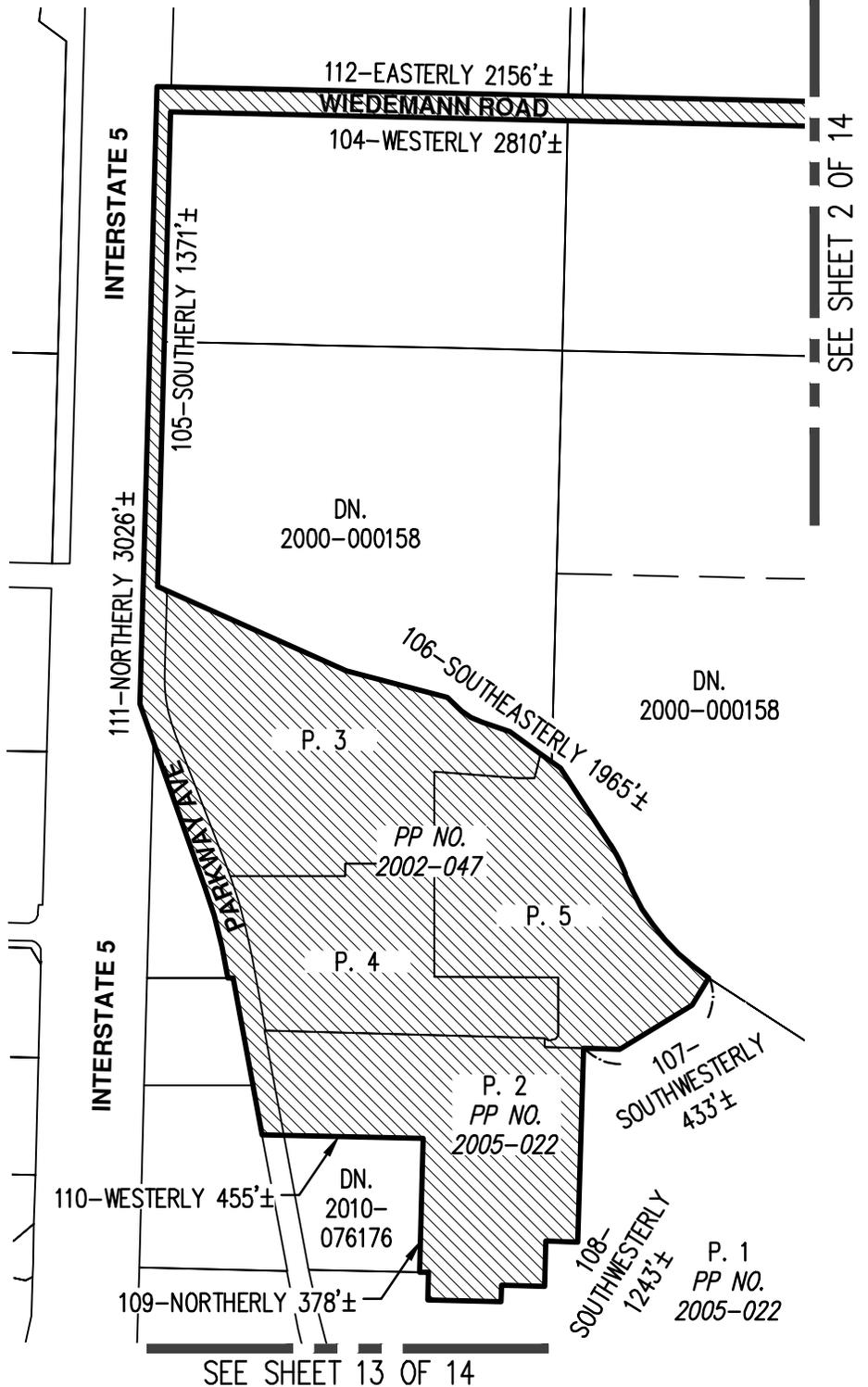
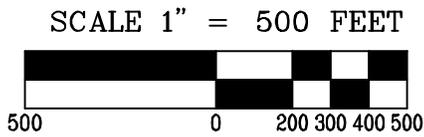
EXHIBIT
B

DRWN: MSK
CHKD: NSW
AKS JOB:
4658

EXHIBIT MAP

YEAR 2000 URBAN RENEWAL AREA

LOCATED IN SECTIONS 11, 12, 13, 14, 23, AND 24,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SHEET 14 OF 14



08/15/2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/19

SEE SHEET 13 OF 14

CITY OF WILSONVILLE URBAN RENEWAL DISTRICTS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: NSW AKS JOB: 4658



Report Accompanying the Year 2000 Urban Renewal Plan 12th Amendment – A Minor Amendment

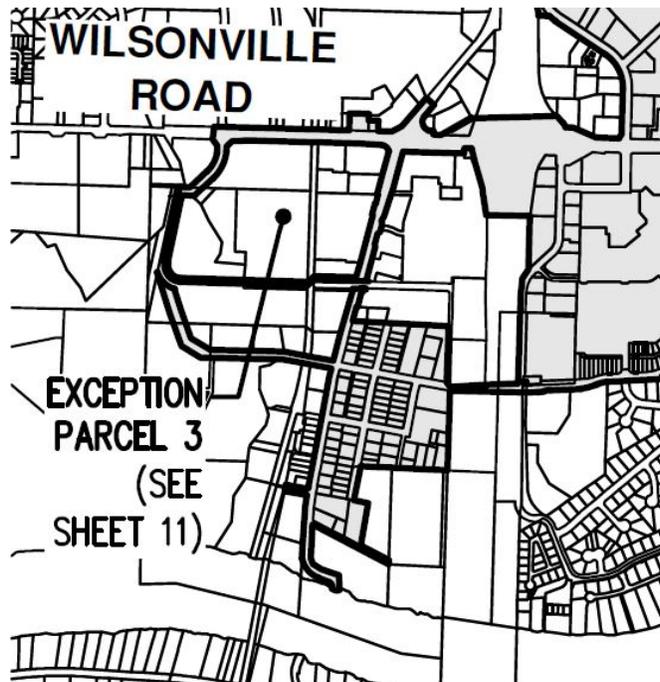
This amendment is a Minor Amendment per Section 1200 of the Y2000 Urban Renewal Plan. Since this is not a substantial amendment, a full Report accompanying the Plan amendment is not required. However, to aid in understanding the additions, a partial report is included with this amendment.

I. Existing Physical, Social and Economic Conditions

The limited acreage to be added is approximately 1 acre of partially-developed land. The boundary change clarifies the designed alignment for the 5th Street/ Kinsman Road Extension, the first phase of the Old Town Escape project and corrects the previous boundary that provided only an estimated alignment. There is limited public infrastructure serving the parcels and limited urban development on the parcels. The county assessor will determine the assessed value of the parcels upon adoption of the amendment and transmission to the assessor's office. The new boundary is provided in the Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A.

The focus area for the boundary change is shown in Figure 1. This boundary includes two potential routes for the new east-west connector that parallels Wilsonville Road to the south (between Old Town (Boones Ferry Road) and Kinsman which then connects to Wilsonville Road). A final location for the connector had not been determined - two potential routes included a Bailey Street extension and a 5th Street extension to the west.

Figure 1 – Boundary Change Area – Before 12th Amendment



The 10th Amendment to the Year 2000 Plan boundary change clarifies the location of the new east-west connector based on the City Council decision that it be a 5th Street extension (see Figure 2 below). The new boundary description (see Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A) incorporates the most recent design for the road and Ice Age Tonquin Trail.

Figure 2 – Boundary Change Area – After 12th Amendment



The boundary change results in a 1-acre increase in the overall acreage of the Year 2000 Urban Renewal Area (details presented in Year 2000 Urban Renewal Plan 12th Amendment - Exhibit A).

II. Reasons for Selection of Each Urban Renewal Area

The acreage to be added was selected to correct the previous boundary that was based on potential project alignments. The new acreage is blighted and will allow for the future construction of the 5th Street / Kinsman Road Extension transportation project.

III. The Relationship Between the Urban Renewal Projects and the Existing Conditions in the Urban Renewal Area.

No changes

IV. The Estimated Total Cost of Each Project and the Sources of Money to pay for Such Costs

Based on the 90% design plans, the cost estimate is \$16.6 million for the 5th Street / Kinsman Road Extension (aka Old Town Escape and Old Town Streets). The urban renewal participation is budgeted at \$12,745,551. Other City funds, such as System Development Charges be used to fully fund the project.

V. The Anticipated Completion Date for Each Project

The alignment for the Old Town Escape was adopted by the City of Wilsonville City Council in 2016. The first construction phase of the project is expected to occur between 2018 and 2020.

VI. Financial Analysis

No increased maximum indebtedness is planned. There is sufficient maximum indebtedness capacity to fund the \$12,745,551 budgeted for the 5th Street / Kinsman Road Extension (aka Old Town Escape and Old Town Streets). The project does not change the life of the district beyond the currently anticipated closure in FY 2023/24 and will not impact the Agency's ability to continue to under-levy tax increment revenue in the district.

VII. Impact of the Tax Increment Financing

No changes

VIII. Compliance with Statutory Limits on Assessed Value and Size of Urban Renewal Area

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. The Area complies with both the acreage and assessed value limitations. These estimates are based on changes after both the West Side and Year 2000 Amendments are adopted.

Table 2 - Urban Renewal Area Conformance with Assessed Value and Area Limits

Urban Renewal Area	Frozen Base/AV	Acres
West Side URA	\$16,526,288*	415
Year 2000 URA	\$44,087,806*	455
Coffee Creek URA	\$90,000,000*	258
TIF Zones		
277255 SW 95 th Ave	\$17,938,434	26.07
26440 SW Parkway	\$12,582,201	24.98
26755 SW 95 th Ave	\$7,675,439	9.76
Total in URAs	\$198,743,491	1,189
City of Wilsonville – 06-30-2017	\$3,403,012,022*	4,975
Percent of Total	5.8%	23.9%

Source: City of Wilsonville, Actual Audited FY16-17 Budget for Washington and Clackamas Counties



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: October 15, 2018		Subject: URA Resolution No. 281 Authorizing Acquisition of Property and Property Interests Related to Construction of the 5 th Street / Kinsman Road Extension Project (CIP #s 1139, 2099, 4196, and 9155).	
		Staff Member: Steve R. Adams, PE, Development Engineering Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Staff recommends the Urban Renewal Agency (URA) adopt URA Resolution No. 281.			
Recommended Language for Motion: I move to approve URA Resolution No. 281.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Multimodal Transportation Network		<input checked="" type="checkbox"/> Adopted Master Plan(s): 2013 TSP (Updated in 2016)	
		<input type="checkbox"/> Not Applicable	

ISSUE BEFORE URBAN RENEWAL AGENCY:

Should the Urban Renewal Agency acquire properties, with the potential for eminent domain procedures, needed to construct the extension of 5th Street from Boones Ferry Road to Arrowhead Creek Lane, Kinsman Road from Wilsonville Road to the future 5th Street, make improvements to Boones Ferry Road between Bailey Street and 5th Street, and construct the Tonquin Trail from Arrowhead Creek Lane to the railroad crossing at 5th Street. The properties consist of approximately 217,990 square feet (SF) for right-of-way, 52,865 SF for permanent easements, and 36,726 SF for temporary easements.

EXECUTIVE SUMMARY:

In response to Council Goals and past and current adopted Wilsonville Transportation System Plans (TSPs), Community Development staff completed the Boones Ferry Road to Brown Road Connector Corridor Study in 2016. The Urban Renewal Agency approved the eastern roadway connection being at 5th Street at their December 19, 2016 meeting, and subsequently approved the contract for Otak Inc. as the project design engineer at their March 20, 2017 meeting.

This project is identified in the City's 2018-19 Adopted Budget and is funded through CIP #s 1139, 2099, 4196, and 9155. The project is identified in the 2013 Transportation Systems Plan (TSP, amended in 2016) as Project RE-04B, and the Year 2000 Urban Renewal Plan.

In order to construct the project, the City needs to acquire right-of-way and easements as identified in the following table.

Property Owner	Tax Lot	Acquisition Type	Approx. Area
<u>Property A</u>			
Meadows 148, LLC	3 1W 23AB 01800	Fee – Right-of-Way	4,810 SF
<u>Property B</u>			
ADD LLC	3 1W 23AB 01900	Easement – Sidewalk	39 SF
ADD LLC	3 1W 23AB 01900	Easement – Drainage	142 SF
ADD LLC	3 1W 23AB 01900	Easement – temporary	32 SF
<u>Property C</u>			
Jean R Anderson	3 1W 23AB 02000	Fee – Right-of-way	45 SF
Jean R Anderson	3 1W 23AB 02000	Easement – Wall	36 SF
Jean R Anderson	3 1W 23AB 02000	Easement – temporary	584 SF
<u>Property D</u>			
KWDS LLC	3 1W 23AB 02100	Easement – Wall	107 SF
KWDS LLC	3 1W 23AB 02100	Easement – Wall	10 SF
KWDS LLC	3 1W 23AB 02100	Easement – temporary	93 SF
<u>Property E</u>			
Maria Luise Lochmann	3 1W 23AC 03400	Easement – temporary	390 SF
<u>Property F</u>			
Carol Bonds Dickey, Tr. Dickey Family Revocable Trust	3 1W 23AC 03800	Easement – temporary	250 SF
<u>Property G</u>			
Paul Missal	3 1W 23AC 04000	Easement – temporary	332 SF
<u>Property H</u>			
PNWP LLC #5	3 1W 23B 00100	Fee – Right-of-way	183 SF
<u>Property I</u>			
PNWP LLC #5	3 1W 23B 00101	Fee – Right-of-way	1,459 SF
PNWP LLC #5	3 1W 23B 00101	Easement – temporary	226 SF

Property J

Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	19,834 SF
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	27,058 SF
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	37,542 SF
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	14,610 SF
Meadows 148, LLC	3 1W 23B 00600	Fee – Right-of-way	1,357 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope	5,552 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – Utilities	4,337 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – Electrical, Slope	792 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope, Utilities	2,156 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – Slope, Utilities	694 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – temporary	202 SF
Meadows 148, LLC	3 1W 23B 00600	Easement – temporary	840 SF

Property K

Inland Empire Investments, LLC			
	3 1W 23B 00700-00790	Fee – Right-of-way	7,659 SF
Inland Empire Investments, LLC			
	3 1W 23B 00700-00790	Fee – Right-of-way	3,719 SF
Inland Empire Investments, LLC			
	3 1W 23B 00700-00790	Easement – Slope, Utilities	255 SF
Inland Empire Investments, LLC			
	3 1W 23B 00700-00790	Easement – Slope, Utilities	777 SF
Inland Empire Investments, LLC			
	3 1W 23B 00700-00790	Easement – temporary	6,746 SF

Property L

Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00800	Fee – Right-of-way	14,811 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00800	Fee – Right-of-way	72 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00800	Easement – Slope, Utilities	2,706 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00800	Easement – Sanitary Sewer	3,050 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00800	Easement – temporary	14,738 SF

Property M

Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	13,434 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	1,910 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	2,293 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	17,643 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	2,573 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.			
	3 1W 23B 00900	Fee – Right-of-way	1,176 SF

Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Fee – Right-of-way	1,461 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Easement – Slope, Utilities	5,627 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 00900	Easement – Slope, Utilities	323 SF

Property N

Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 01300	Fee – Right-of-way	412 SF
Toni Ardeth Bernert and David James Bernert, Trustees, Toni Ardeth Bernert Trust, et al.	3 1W 23B 01300	Easement – Slope, Utilities	710 SF

Property O

Joe Bernert Towing Co., Inc.	3 1W 23B 01700	Fee – Right-of-way	69 SF
Joe Bernert Towing Co., Inc.	3 1W 23B 01700	Easement – Slope, Utilities	192 SF

Property P

Meadows 148, LLC	3 1W 23BD 00101	Fee – Right-of-way	502 SF
Meadows 148, LLC	3 1W 23BD 00101	Easement – Slope	2,350 SF
Meadows 148, LLC	3 1W 23BD 00101	Easement – Utilities	1,230 SF
Meadows 148, LLC	3 1W 23BD 00101	Easement – Electrical, Slopes	1,248 SF
Meadows 148, LLC	3 1W 23BD 00101	Easement – temporary	534 SF

Property Q

OTV 1 LLC	3 1W 23BD 00102	Easement – Drainage	507 SF
OTV 1 LLC	3 1W 23BD 00102	Easement – temporary	237 SF

Property R

OTV 2 LLC	3 1W 23BD 00103	Easement – temporary	114 SF
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Property S

Otto Lane 104 LLC	3 1W 23BD 00104	Fee – Right-of-way	1,869 SF
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – Slope	3,299 SF
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – Utilities	1,505 SF
Otto Lane 104 LLC	3 1W 23BD 00104	Easement – temporary	3,904 SF

Property Y

Meadows 148, LLC	3 1W 23BD 00200	Fee – Right-of-way	1,338 SF
Meadows 148, LLC	3 1W 23BD 00200	Easement – Slope	2,893 SF
Meadows 148, LLC	3 1W 23BD 00200	Easement – Utilities	1,919 SF
Meadows 148, LLC	3 1W 23BD 00200	Easement – Drainage	458 SF
Meadows 148, LLC	3 1W 23BD 00200	Easement – temporary	782 SF

Property U

Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	9,477 SF
Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	16,049 SF
Meadows 148, LLC	3 1W 23BD 00300	Fee – Right-of-way	13,143 SF
Meadows 148, LLC	3 1W 23BD 00300	Easement – Slope, Utilities	2,366 SF
Meadows 148, LLC	3 1W 23BD 00300	Easement – temporary	1,236 SF

Property V

Thomas L. Bernert, Trustee - Thomas L. Bernert Revocable Trust date May 27, 2003	3 1W 23BD 00400	Easement – Slope	976 SF
Thomas L. Bernert, Trustee - Thomas L. Bernert Revocable Trust date May 27, 2003	3 1W 23BD 00400	Poss. TCE	5,854 SF

Property W

Sherilynn J. Young, et al.	3 1W 23BD 00600	Fee – Right-of-way	1,482 SF
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Slope	3,018 SF
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Utilities	1,444 SF
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – Drainage	173 SF
Sherilynn J. Young, et al.	3 1W 23BD 00600	Easement – temporary	414 SF

Property X

Portland & Western Railroad Company			
	3 1W 23BD	Easement – Street	1,192 SF

Attachments 1 and 2 to URA Resolution No. 281 include the legal descriptions for all property interests to be acquired and a map illustrating them, respectively. The legal descriptions reflect the least amount of property necessary for the construction of the roads, the Tonquin Trail and the sanitary sewer pipeline. Additional property must be acquired from tax lots 31W23B 00600 and 31W23BD00300 because there are remnant parcels of land lying south and west of the right-of-way rendered unusable to the land owner.

Please note that the Attachment 1 legal descriptions include best estimates of areas to be acquired based on the most recent design plans. They are considered to be reasonably accurate at this time, although modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer;

EXPECTED RESULTS:

Staff expects to begin appraisals in the fall of 2018 and initiate negotiations as soon as appraisal work is complete. If settlement has not been achieved by the end of the mandatory 40-day consideration period, staff will notify the Council regarding the status of negotiations and any recommendations to proceed with condemnation proceedings. Construction is anticipated to begin in May 2019.

TIMELINE:

The initiation of acquisitions at this time should allow construction to begin as planned in May 2019.

CURRENT YEAR BUDGET IMPACTS:

Through design, permitting, property acquisition and construction oversight the 5th Street to Kinsman Road Extension project is funded through the following sources in the FY 2018/19 budget:

CIP 1139	\$113,500
CIP 2099	\$113,500
CIP 4196	\$797,500
CIP 9155	\$227,000

Totals for overall project expenditures including past, current and future fiscal years:

CIP 1139	5 th /Kinsman Water Line	\$1,775,707
CIP 2099	5 th /Kinsman SS Line	\$1,748,285
CIP 4196	Year 2000 UR Plan	\$12,745,551
CIP 9155	Ice Age Tonquin Trail	TBD

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 10/4/2018

Current budget year impacts will be reviewed once the negotiations are underway.

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 10/9/2018

I have reviewed the staff report and resolution but have not reviewed any of the legal descriptions, being advised that all have been reviewed and approved by the City Engineer. I have noted in both that due to the magnitude of this project and because it is not in final design, legal descriptions and the amount of takings for each of the several properties may change. Negotiation of price will be based on appraisals yet to be made. If litigation over need or price is required, I will come to City Council before initiating any such action.

COMMUNITY INVOLVEMENT PROCESS:

The Boones Ferry Road to Brown Road Connector Corridor Plan included an extensive community involvement process with multiple stakeholder meetings, two public meetings, an on-line survey, and hearings before both City Council and the Planning Commission.

During the 2017 design phase of the 5th Street to Kinsman Road Extension project we have held three public open houses and have met with several of the landowners, presented information and updates at two City Council meetings, and regular informational updates on the project website.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Design and construction of the 5th Street / Kinsman Road Extension project will provide additional connectivity in south Wilsonville with a new route between Old Town and Kinsman Road that parallels Wilsonville Road and provides an alternate to using the Wilsonville Road / Boones Ferry Road intersection which experiences frequent congestion when I-5 approaches capacity. Parcels of land will be impacted by right-of-way and easement acquisition and construction of the new roadway. This project will also provide infrastructure and access to serve future industrial and residential development in the Arrowhead Creek Planning Area.

Along with constructing the roadway, both water and sanitary sewer will be extended within the road right-of-way. The project will construct a significant segment of Ice Age Tonquin Trail providing bicycle and pedestrian connectivity between the residential neighborhoods in southwest Wilsonville to commercial businesses along Boones Ferry Road, to Boones Ferry Park and Memorial Park, and to the neighborhoods east of I-5 and south of Wilsonville Road.

ALTERNATIVES:

Council made the decision for this alternate alignment that connects from Kinsman Road to 5th Street at Boones Ferry Road. The Council could choose to not move forward with the project at this time.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

- A. URA Resolution 281

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 281

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Attachments:

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

CIP 4196, 5th Steet to Kinsman Road Extension**Attachment 1**

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

CIP 4196, 5th Steet to Kinsman Road Extension**Attachment 1**

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

CIP 4196, 5th Steet to Kinsman Road Extension

Attachment 1

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

EXHIBIT A

Property A

Page 1 of 2



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

LEGAL DESCRIPTION

FEE

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

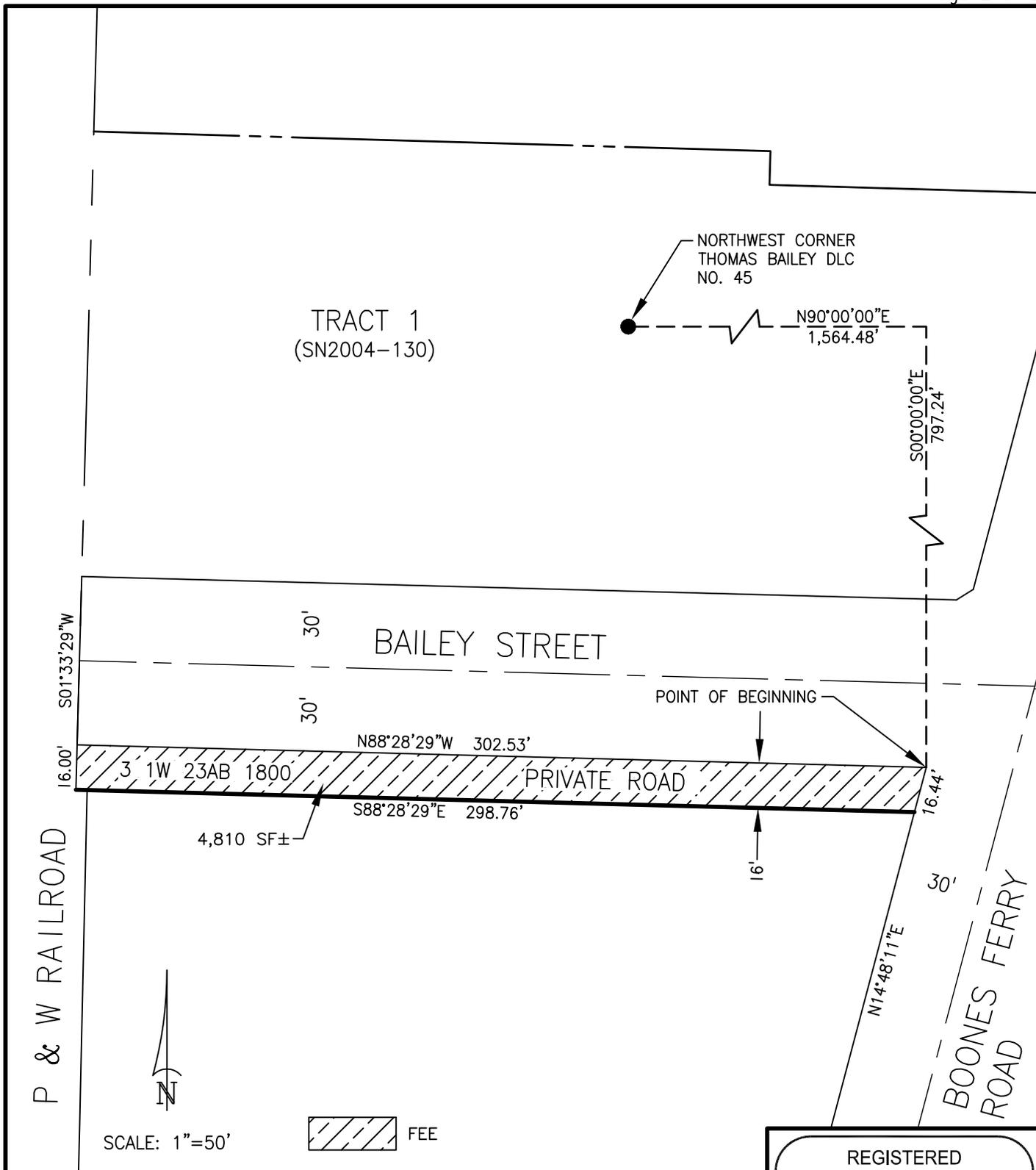
Property Vested in:

3 1W 23AB 01800

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Fee
5TH STREET TO KINSMAN EXTENSION
3 1W 23AB 01800



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property B

Page 1 of 4



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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

Property Vested in:
 ADD, LLC
 3 1W 23AB 01900

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

Property Vested in:

ADD, LLC
3 1W 23AB 01900

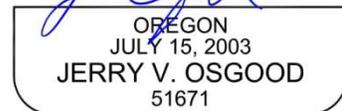
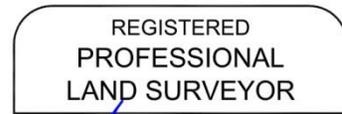
EXHIBIT A

LEGAL DESCRIPTION

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

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

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



RENEWAL 12/31/18

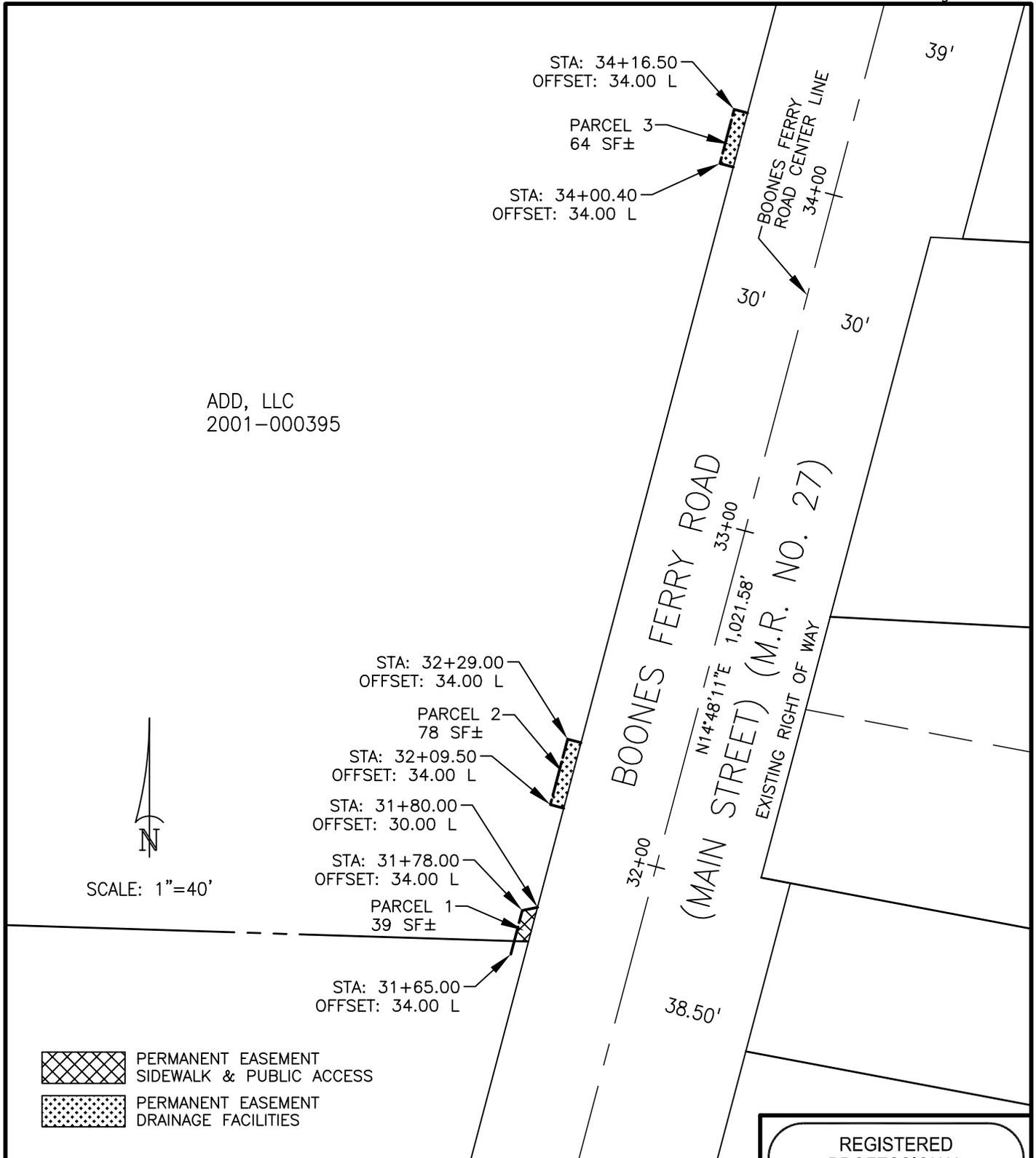
Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT B

Page 2 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Permanent Easements – Drainage Facilities,
 Sidewalk & Public Access
 5TH STREET TO KINSMAN EXTENSION

Property Vested in:

ADD, LLC

3 IW 23AB 01900



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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

EXHIBIT A

Property B

Page 1 of 2



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

LEGAL DESCRIPTION

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

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

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

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

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

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

Property Vested in:

ADD, LLC
3 1W 23AB 01900

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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



Property Vested in:
ADD, LLC
3 1W 23AB 01900

EXHIBIT A

Property C

Page 1 of 3



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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

Property Vested in:

Jean R Anderson
3 1W 23AB 02000

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 1.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

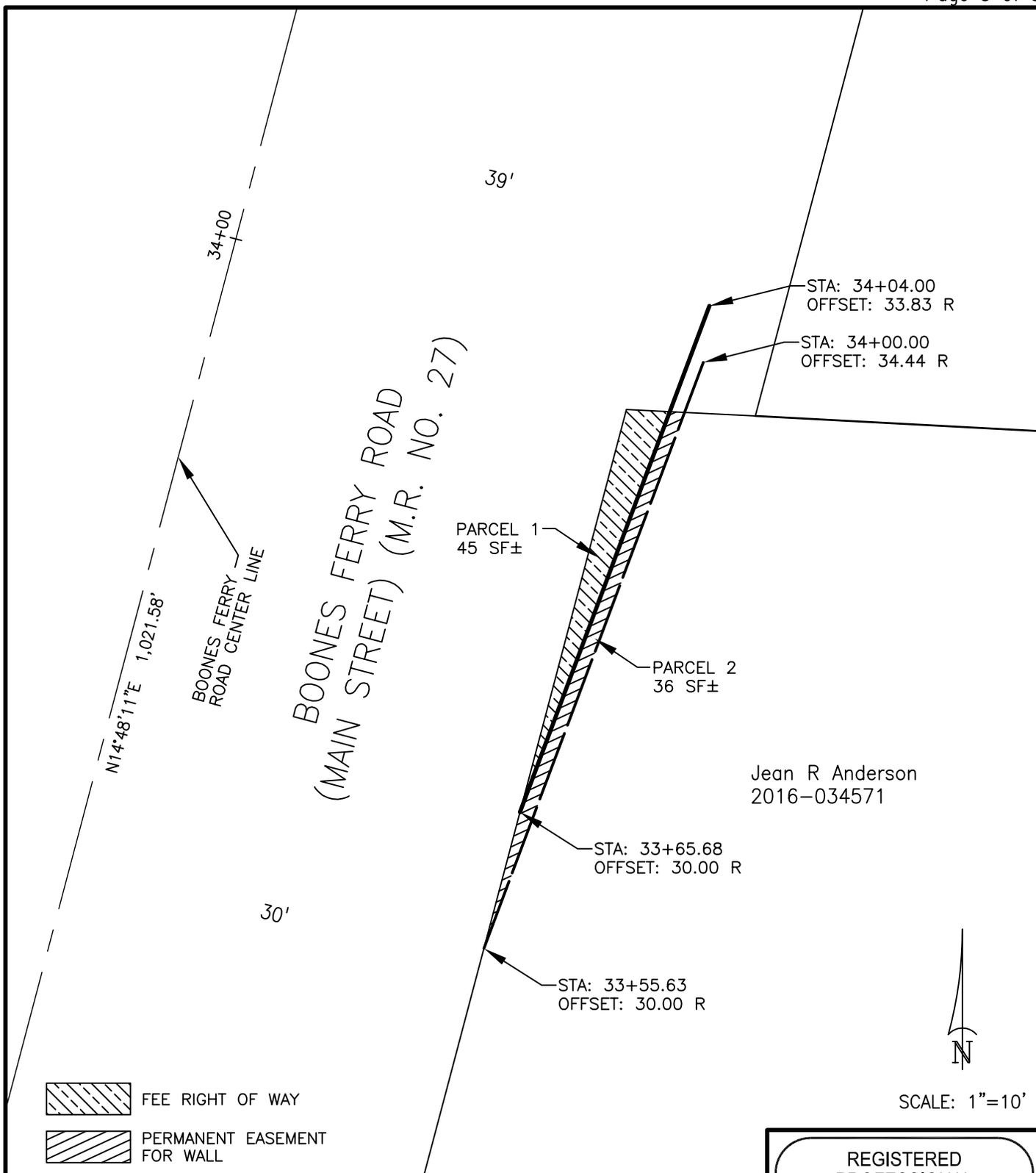
Property Vested in:

Jean R Anderson
3 1W 23AB 02000

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Jean R Anderson
2016-034571

- FEE RIGHT OF WAY
- PERMANENT EASEMENT FOR WALL

Property Vested in:
Jean R Anderson

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property C

Page 1 of 1



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

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

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

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

Property Vested in:

Jean R Anderson
3 1W 23AB 02000

EXHIBIT A

Property D

Page 1 of 3



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LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

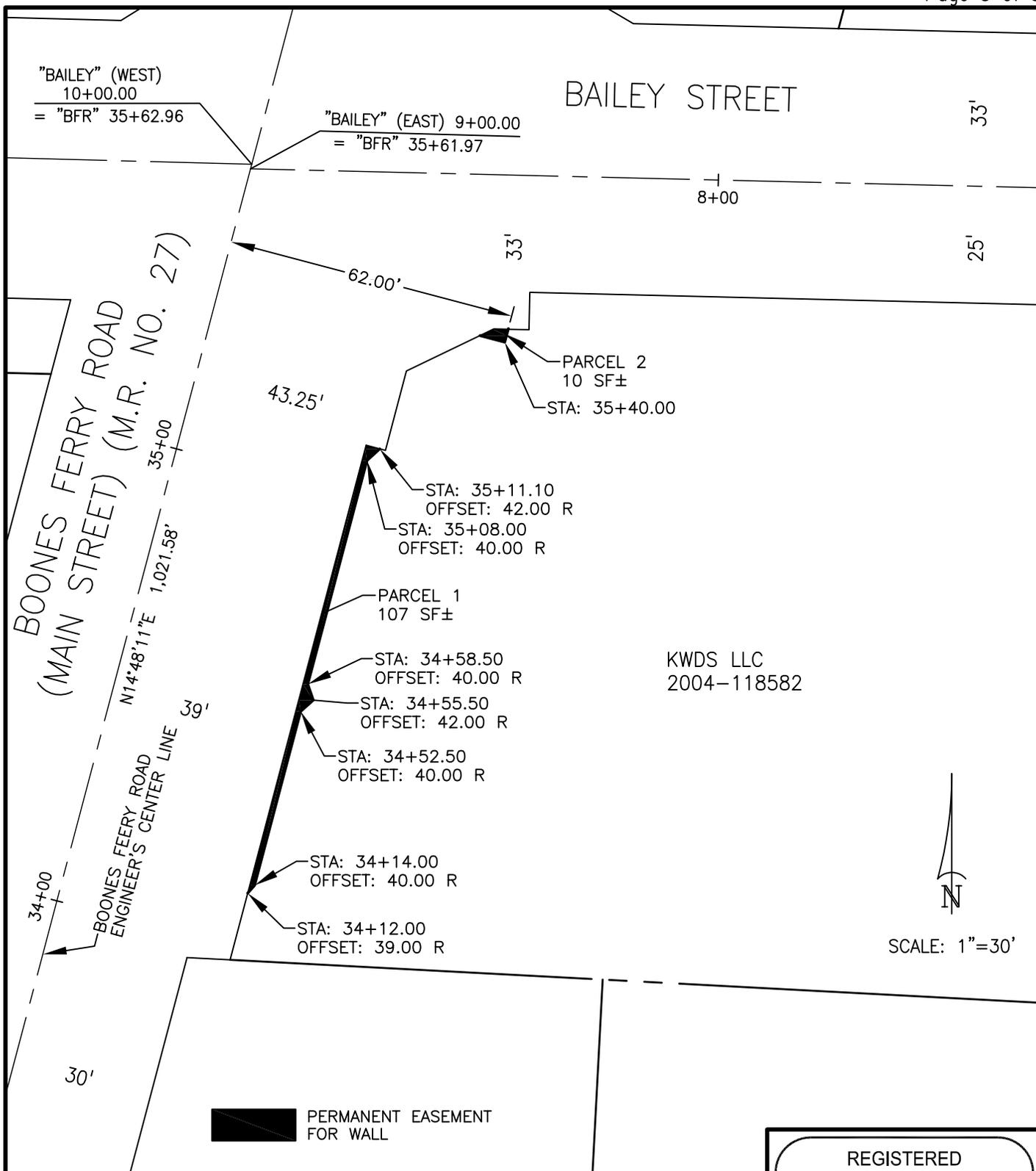


Property Vested in:
KWDS LLC
3 1W 23AB 02100

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



KWDS LLC
2004-118582

Property Vested in:
KWDS LLC

Permanent Easement - Wall
5TH STREET TO KINSMAN EXTENSION
3 IW 23AB 02100

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT A

Property D



808 sw third avenue, suite 300
portland, oregon 97204
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www.otak.com

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

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

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

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

EXHIBIT A

Property E

Page 1 of 1



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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:
Maria Luise Lochmann
3 1W 23AC 03400

EXHIBIT A

Property F

Page 1 of 1



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

LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23AC 03800

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

Property Vested in:

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

EXHIBIT A

Property G

Page 1 of 1



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

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

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

Property Vested in:

Paul Missal
3 1W 23AC 04000

EXHIBIT A

Property H

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
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www.otak.com

LEGAL DESCRIPTION

FEE

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

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

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

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

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

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

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

Property Vested in:
PNWP LLC #5
3 1W 23B 00100

REGISTERED
PROFESSIONAL
LAND SURVEYOR

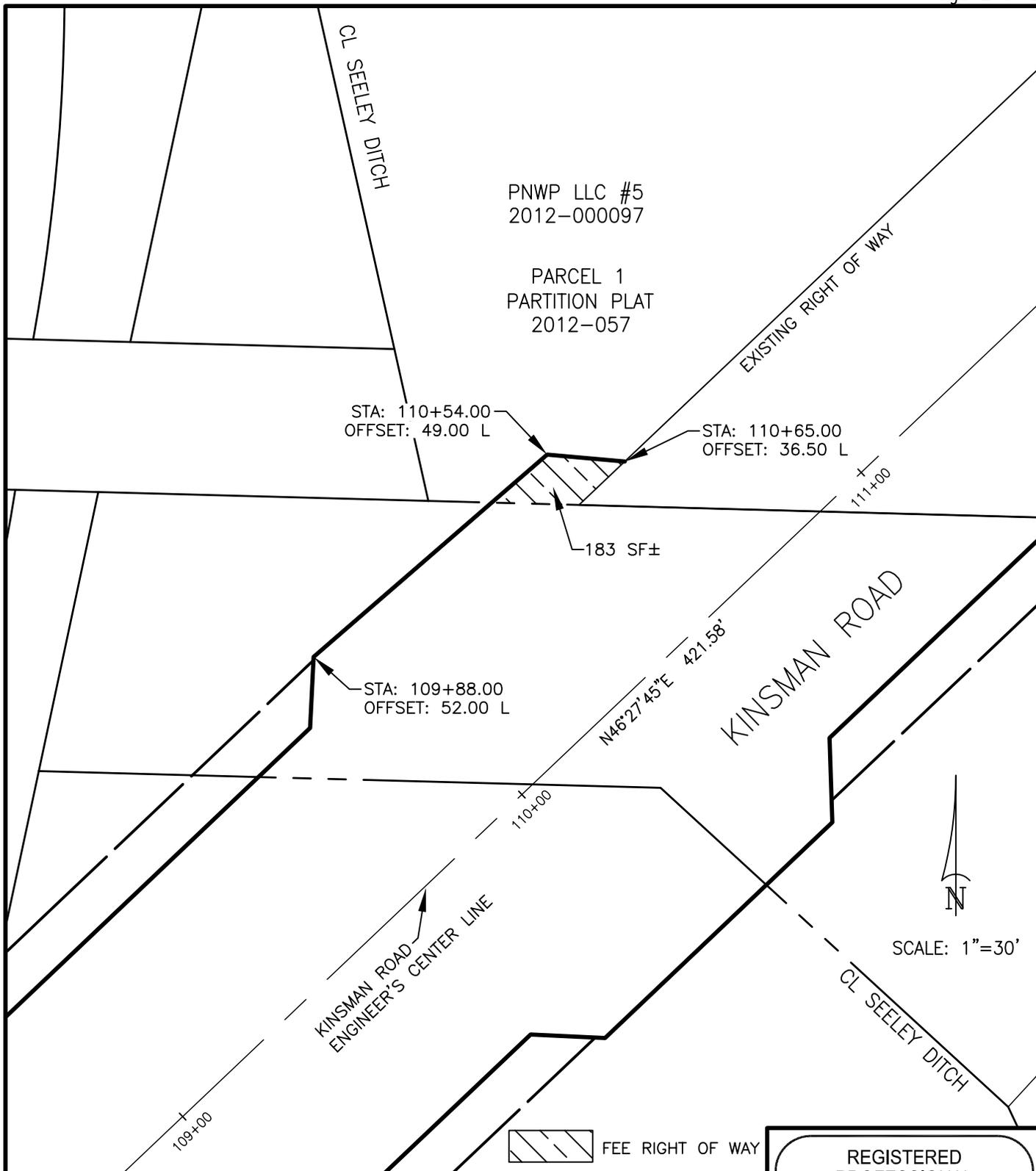
J. Osgood
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT B

Page 2 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

PNWP LLC #5

Fee
5TH STREET TO KINSMAN EXTENSION

3 IW 23B 00100



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property I



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

LEGAL DESCRIPTION

FEE

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

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

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

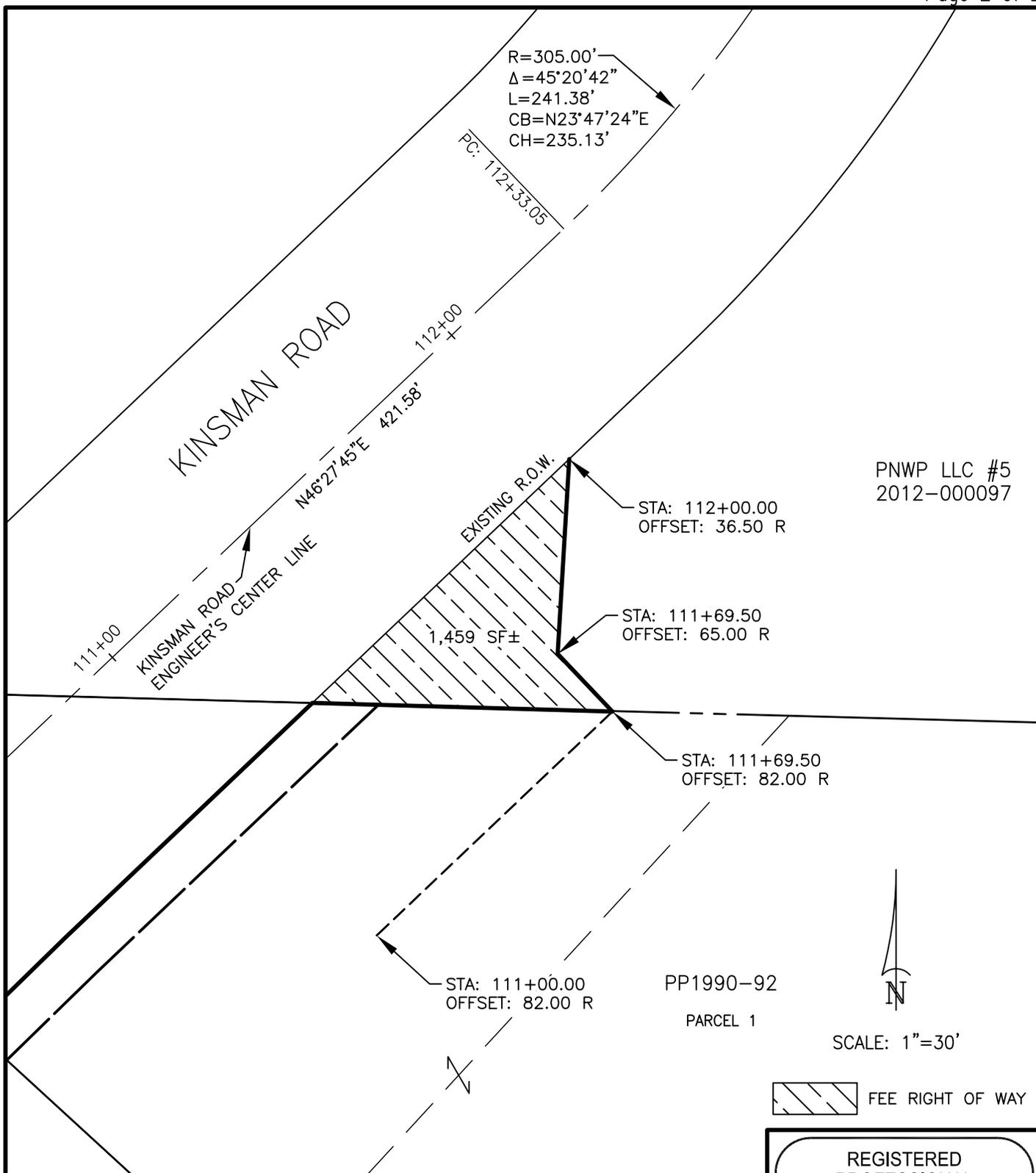
J. Osgood
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT B

Page 2 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PNWP LLC #5
2012-000097

Property Vested in: Fee
5TH STREET TO KINSMAN EXTENSION
PNWP LLC #5 3 IW 23B 00101



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

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

EXHIBIT A

Property I



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
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LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT 5th STREET TO KINSMAN EXTENSION 3 1W 23B 00101

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

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

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

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

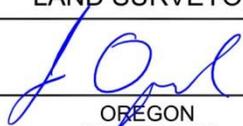
EXCEPT therefrom that Fee parcel concurrently acquired for this project.

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR



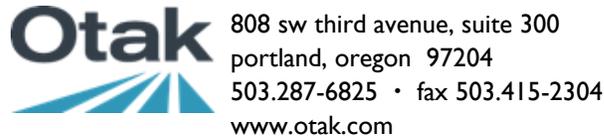
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT A

Property J

Page 1 of 16

**LEGAL DESCRIPTION**

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00600

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

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

Property Vested in:

Meadows 148, LLC
 3 1W 23B 00600

EXHIBIT A

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

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00600

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

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00600

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

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

EXHIBIT A

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A**LEGAL DESCRIPTION****PARCEL 6 – PERMANENT EASEMENT FOR SLOPES**

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

5th STREET TO KINSMAN EXTENSION**3 1W 23B 00600**

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Meadows 148, LLC

3 1W 23B 00600

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcels 1, 6 and 7.

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 4.

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

Property Vested in:

Meadows 148, LLC
 3 1W 23B 00600

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 4.

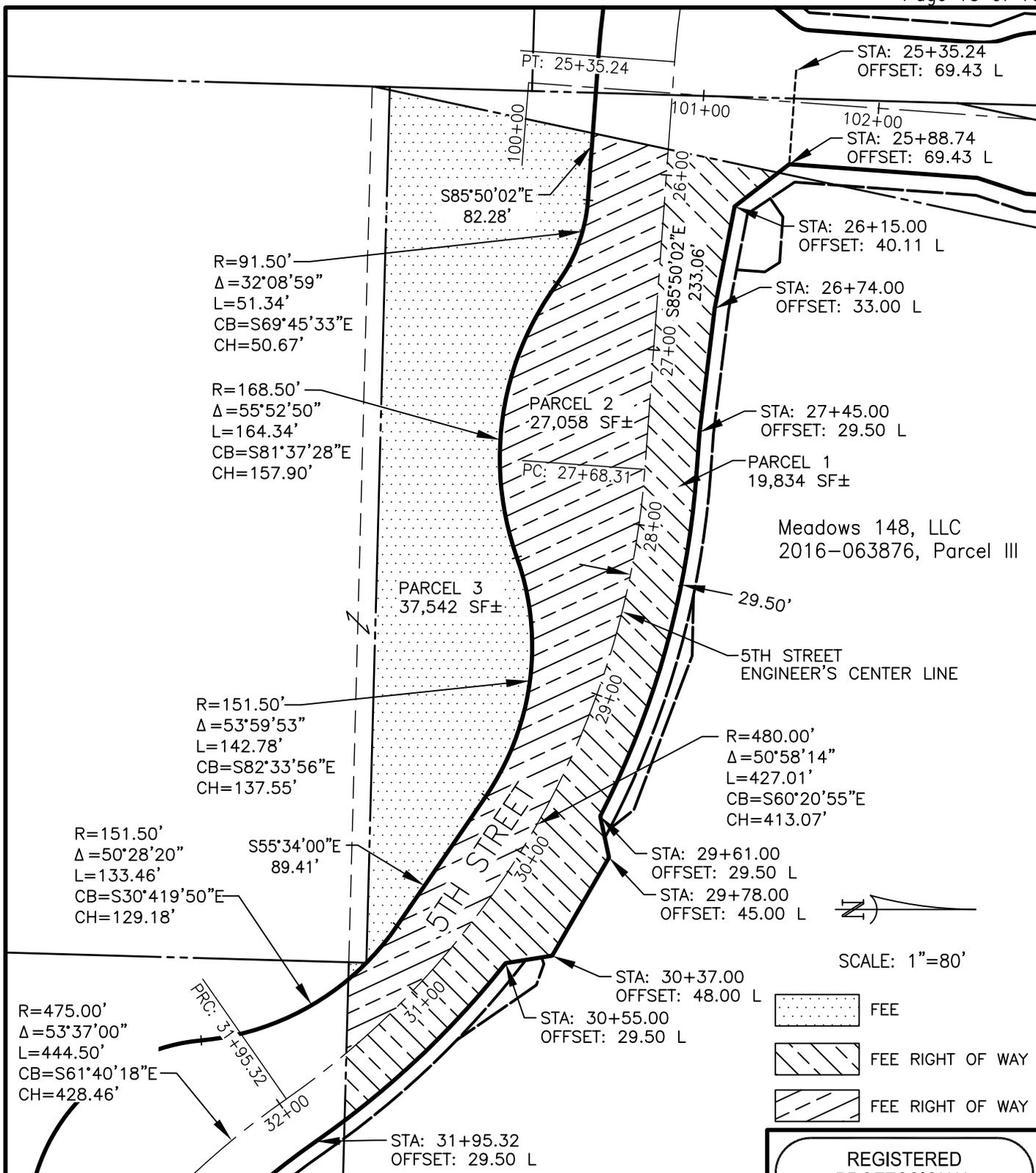
The above described parcel of land contains 694 square feet, more or less. This Parcel lies entirely within Parcel 5.



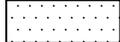
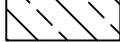
Property Vested in:
Meadows 148, LLC
3 1W 23B 00600

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=80'

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

Property Vested in:
Meadows 148, LLC

Fee
5TH STREET TO KINSMAN EXTENSION
3 IW 23B 00600



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

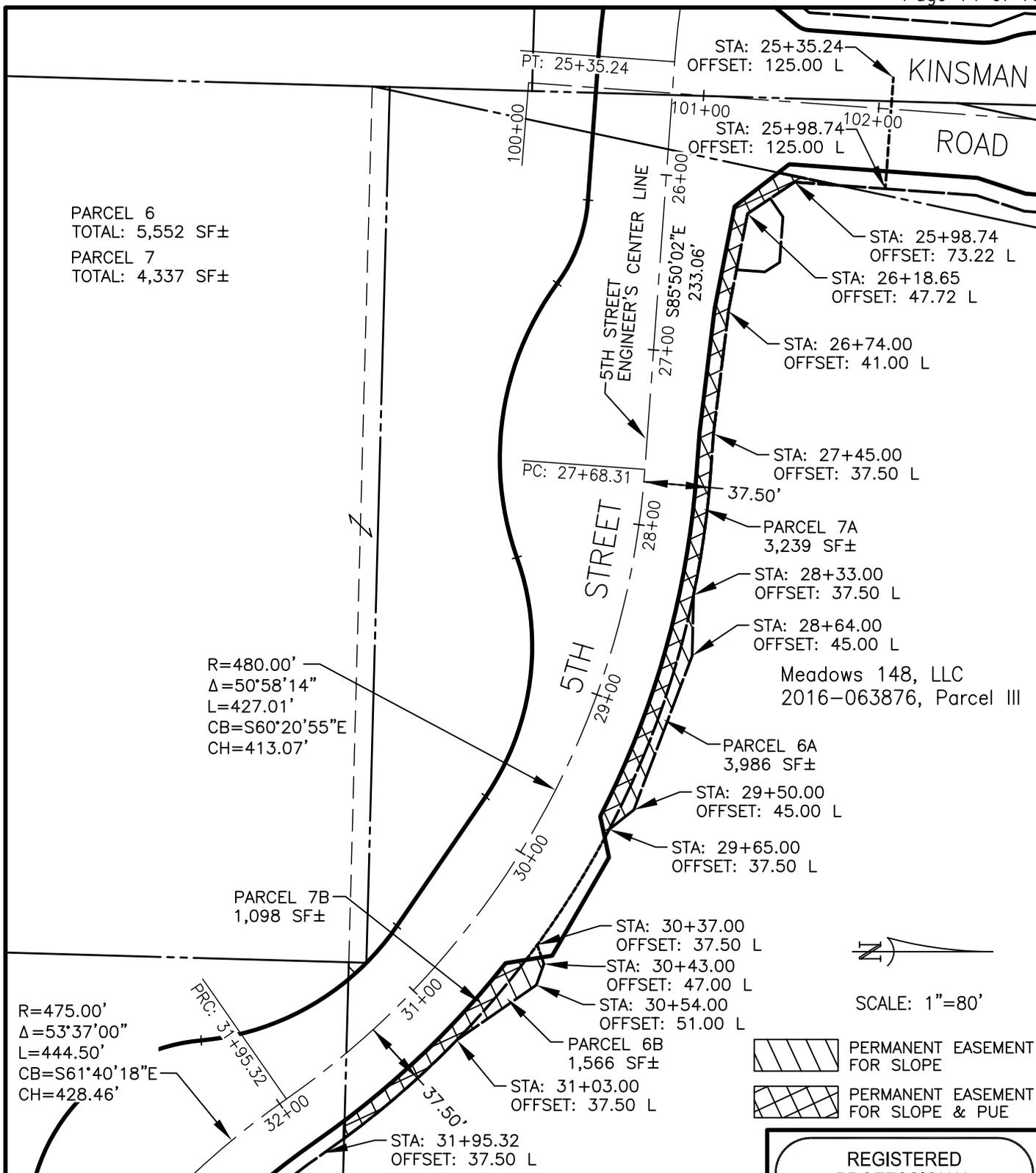
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
Meadows 148, LLC

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

3 IW 23B 00600



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

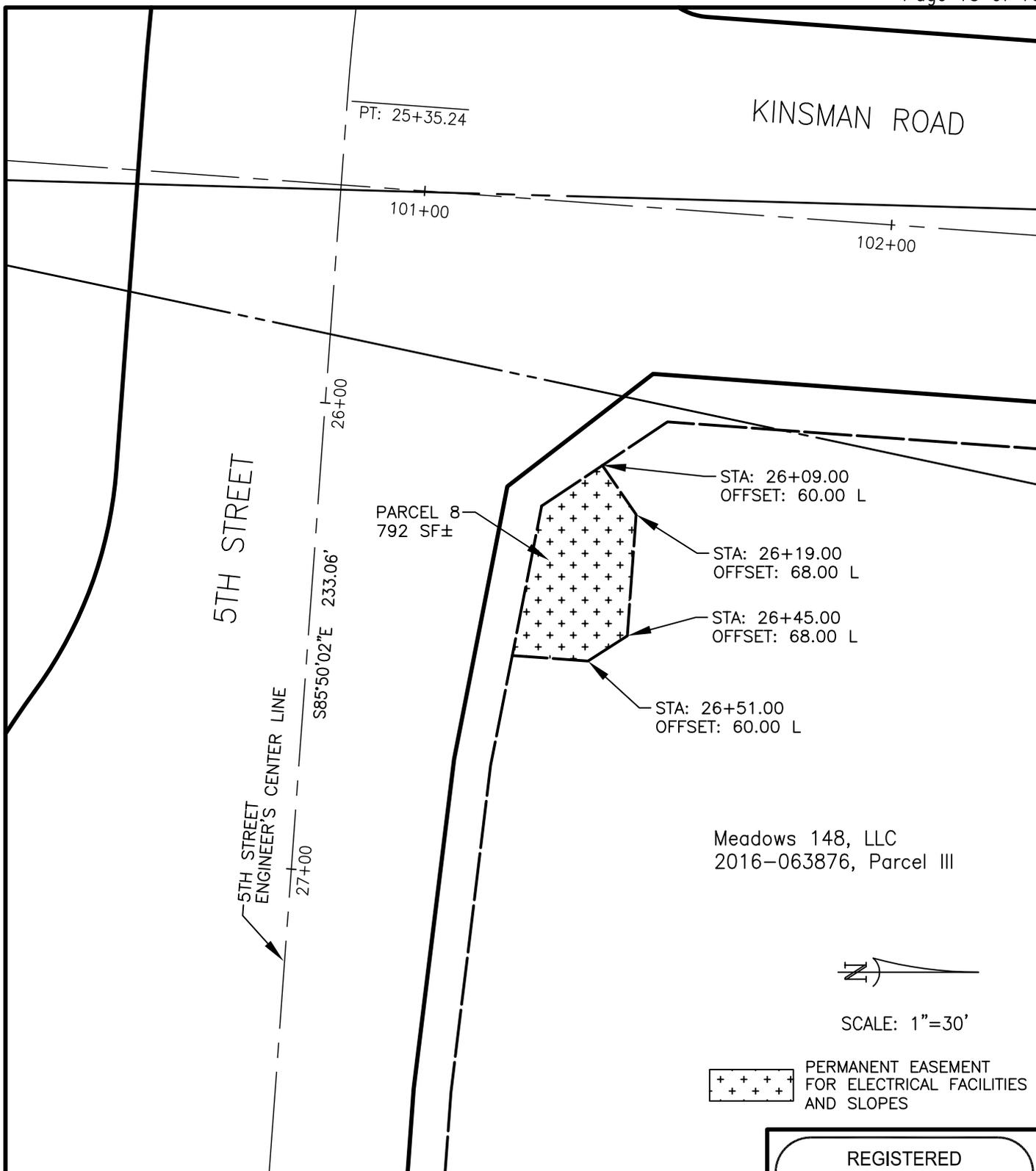
RENEWS: 12/31/18

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

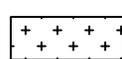
Page 15 of 16



Meadows 148, LLC
2016-063876, Parcel III



SCALE: 1"=30'



PERMANENT EASEMENT
FOR ELECTRICAL FACILITIES
AND SLOPES

Property Vested in:
Meadows 148, LLC

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

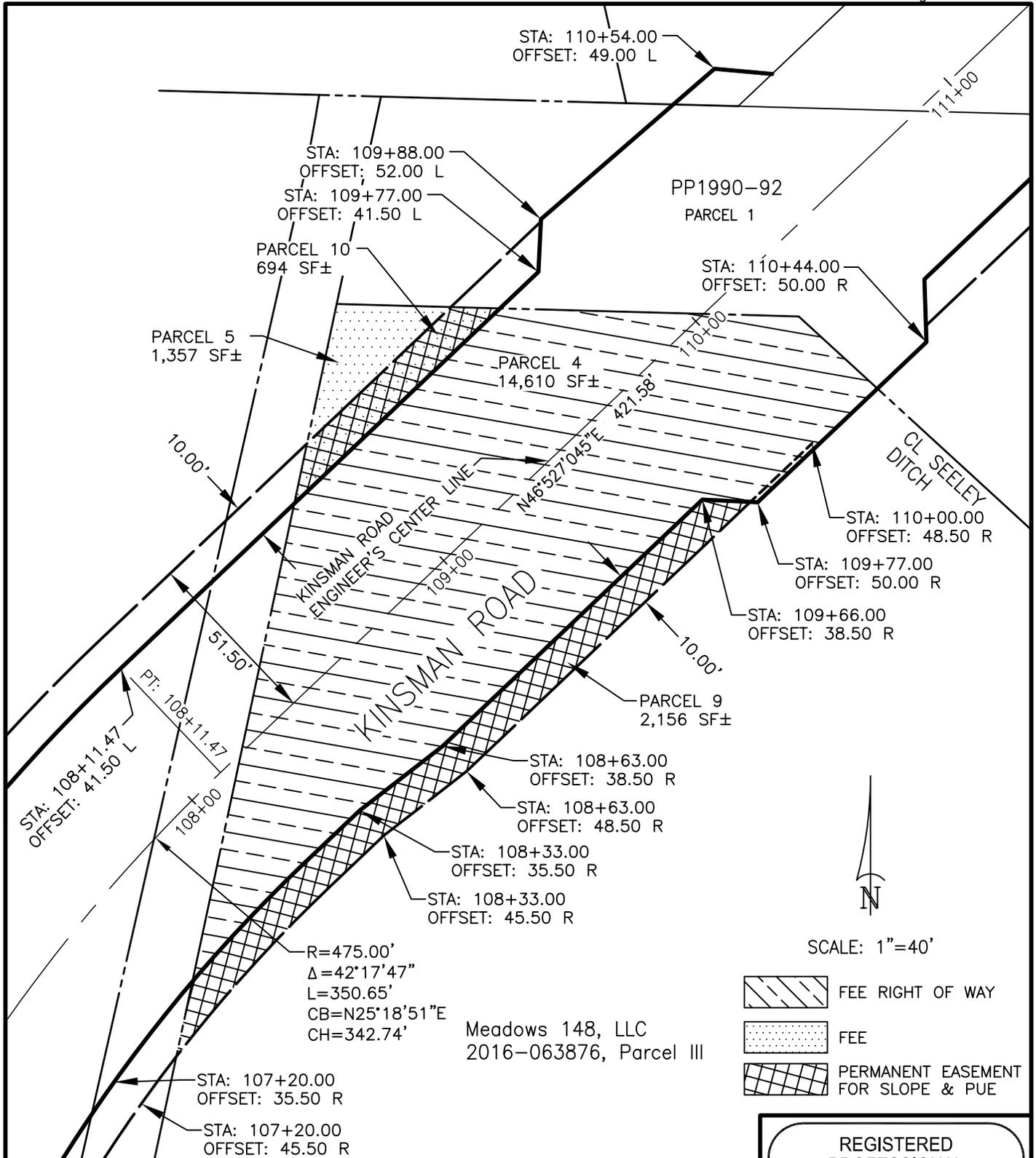
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

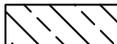
EXHIBIT B

Page 98 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=40'

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

Meadows 148, LLC
2016-063876, Parcel III

Property Vested in:

Meadows 148, LLC

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

3 IW 23B 00600



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property J



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

LEGAL DESCRIPTION

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

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

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

Property Vested in:

Meadows 148, LLC
3 1W 23B 00600

EXHIBIT A

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

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

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

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

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

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

EXHIBIT A

Property K

Page 1 of 2



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

LEGAL DESCRIPTION

FEE

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

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

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



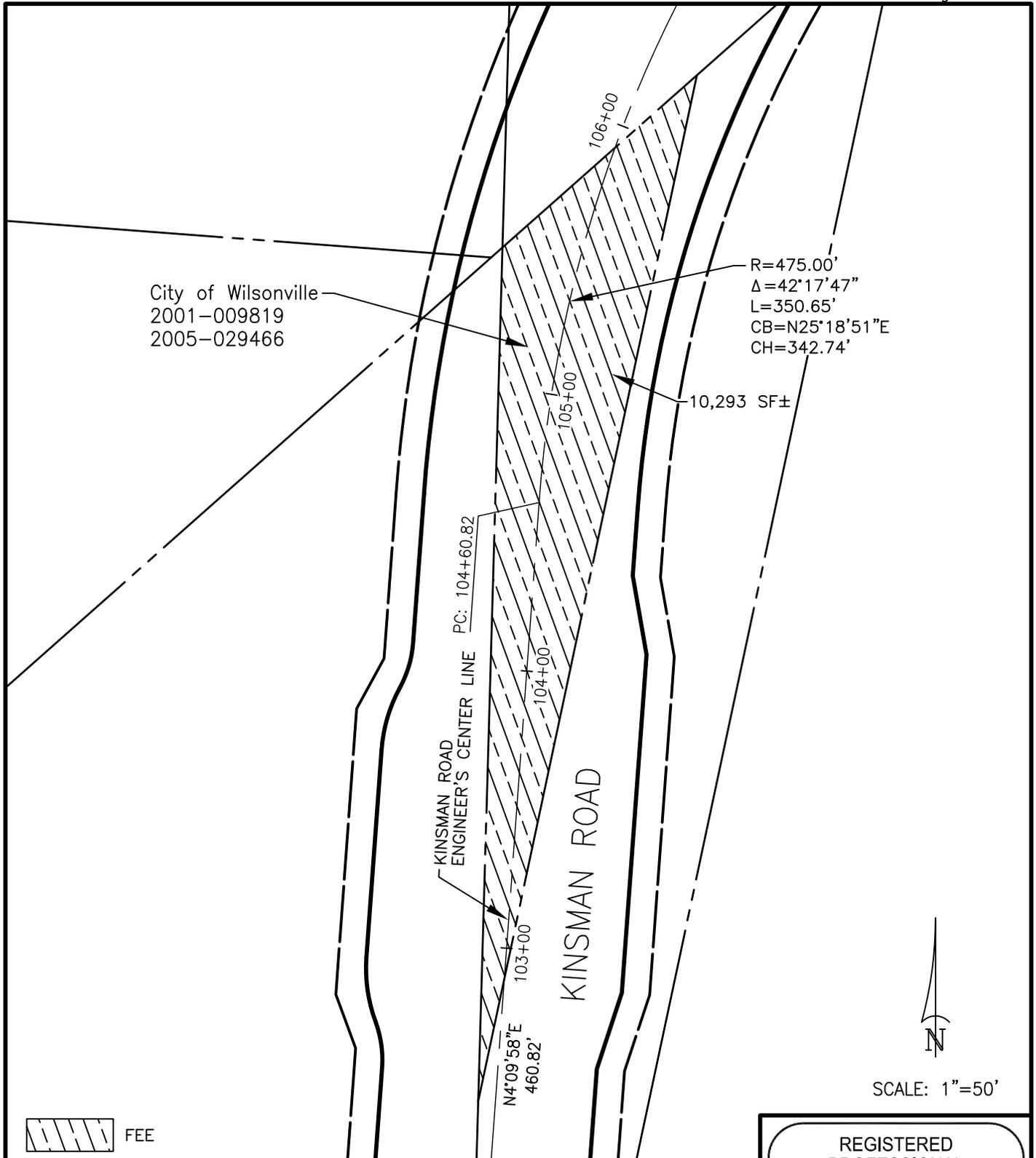
Property Vested in:

City of Wilsonville
3 1W 23B 00601

EXHIBIT B

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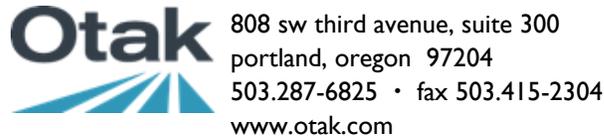
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



 FEE

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

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

EXHIBIT A**LEGAL DESCRIPTION**

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00700-00790

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

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

Property Vested in:

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

EXHIBIT A

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

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

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00700-00790

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

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

Property Vested in:

Inland Empire Investments, LLC

3 1W 23B 00700-00790

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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



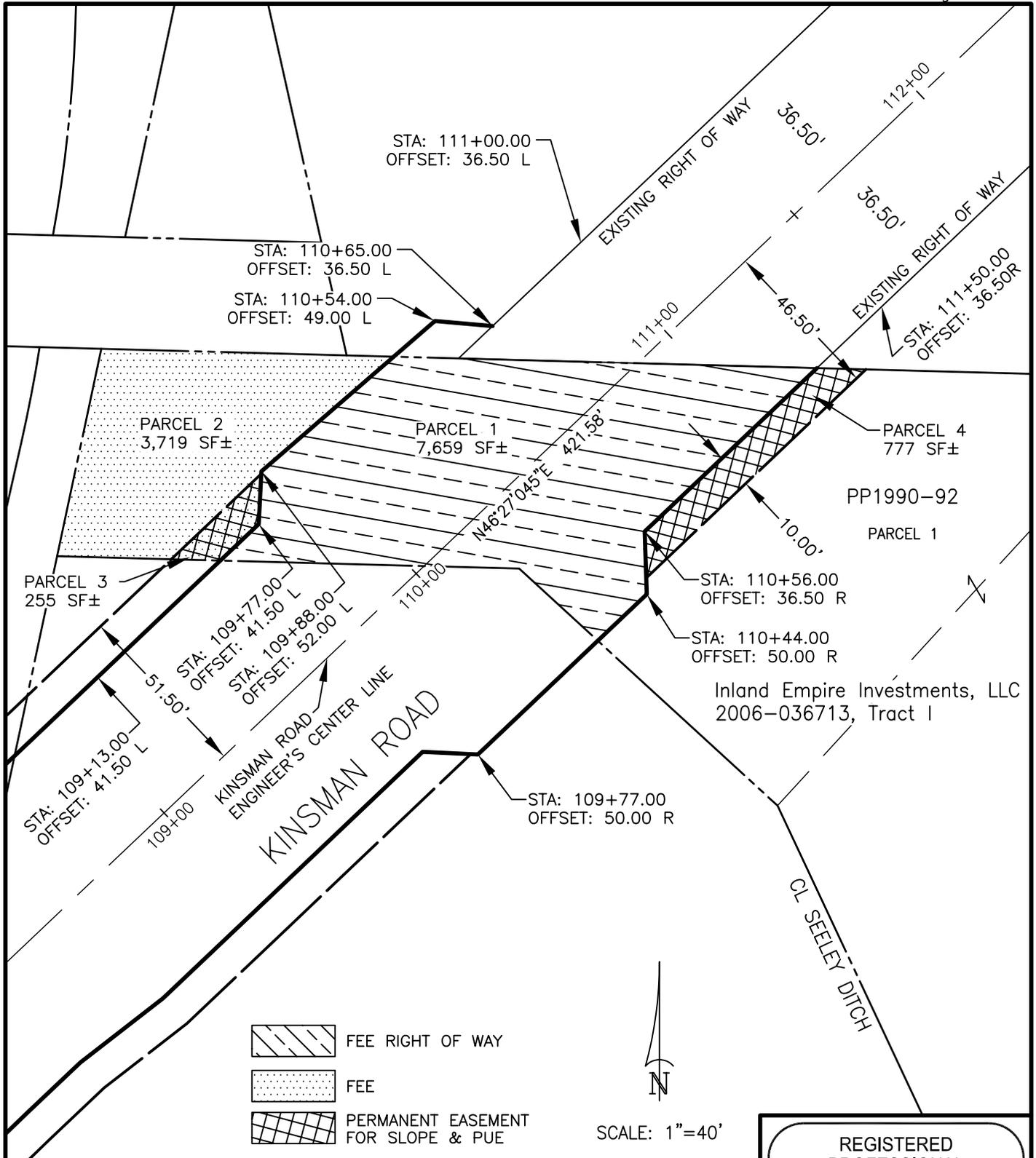
Property Vested in:

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

EXHIBIT B

Page 106 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Inland Empire Investments, LLC

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

3 IW 23B 00700-00790



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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property K

Page 1 of 1



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

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

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

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

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

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

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

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

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

Property Vested in:

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

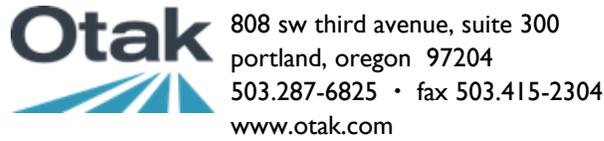
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

RENEWAL 12/31/18

EXHIBIT A

Property L



LEGAL DESCRIPTION

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

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

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00800

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

EXCEPT therefrom Parcel 1.

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

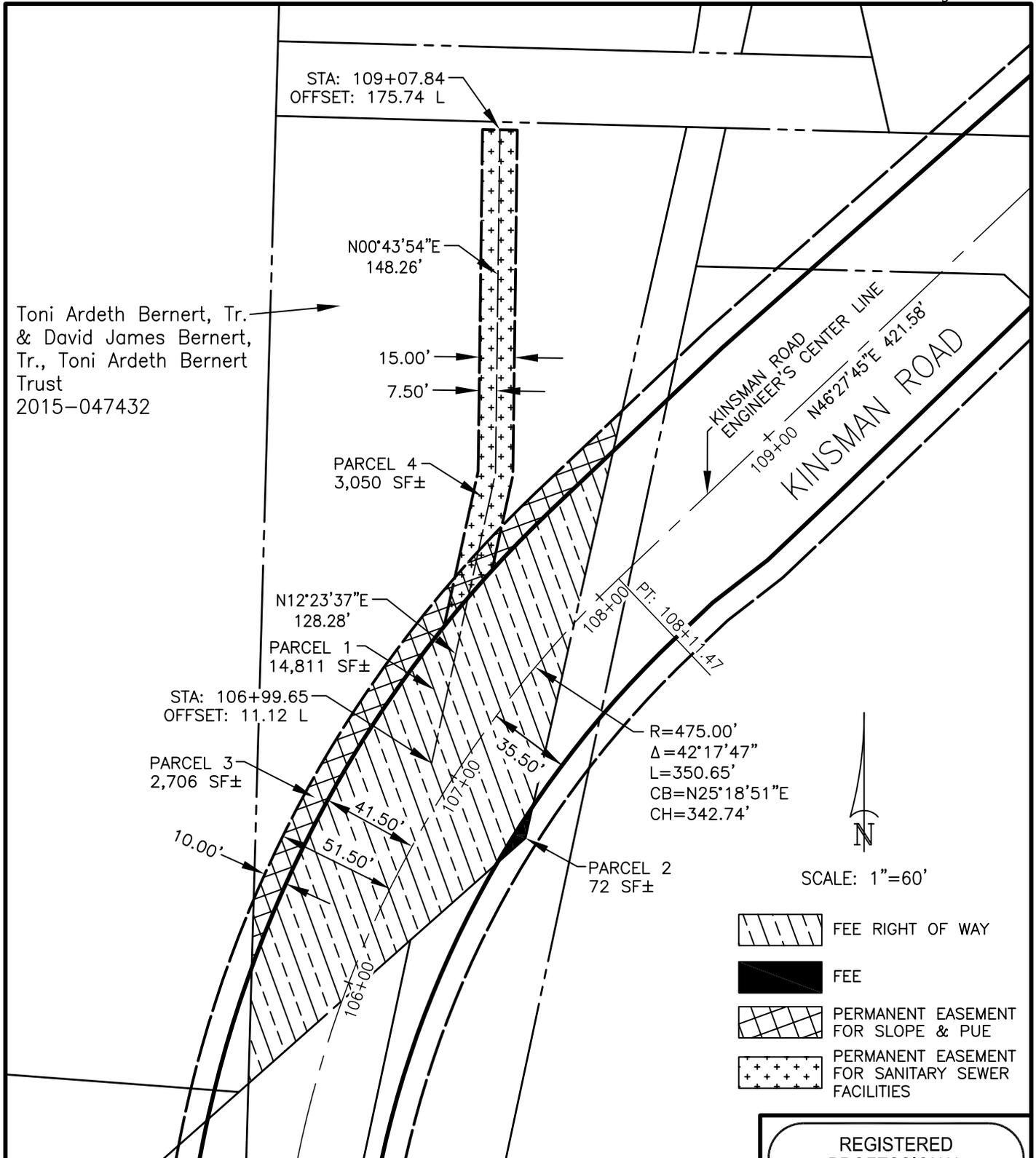


Property Vested in:

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

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Property Vested in:

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

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

3 IW 23B 00800

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

EXHIBIT A

Property L

Page 1 of 2



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

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

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

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

Property Vested in:

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

EXHIBIT A

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

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

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

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

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



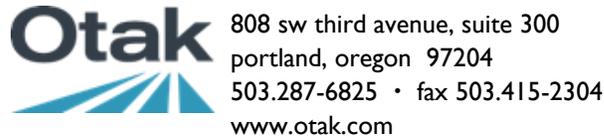
Property Vested in:

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

EXHIBIT A

Property M

Page 1 of 13

**LEGAL DESCRIPTION**

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

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

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

Property Vested in:

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

EXHIBIT A

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

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00900

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 4 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00900

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 5 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00900

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

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

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

EXCEPT therefrom Parcel 4.

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 6 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00900

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 7 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23B 00900

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

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

Property Vested in:

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

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

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

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

Property Vested in:

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

EXHIBIT A

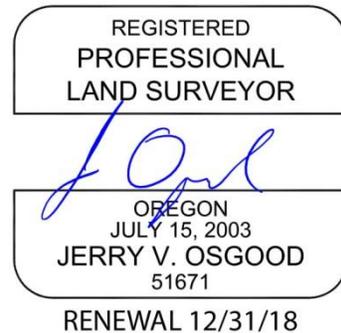
LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 2B.

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



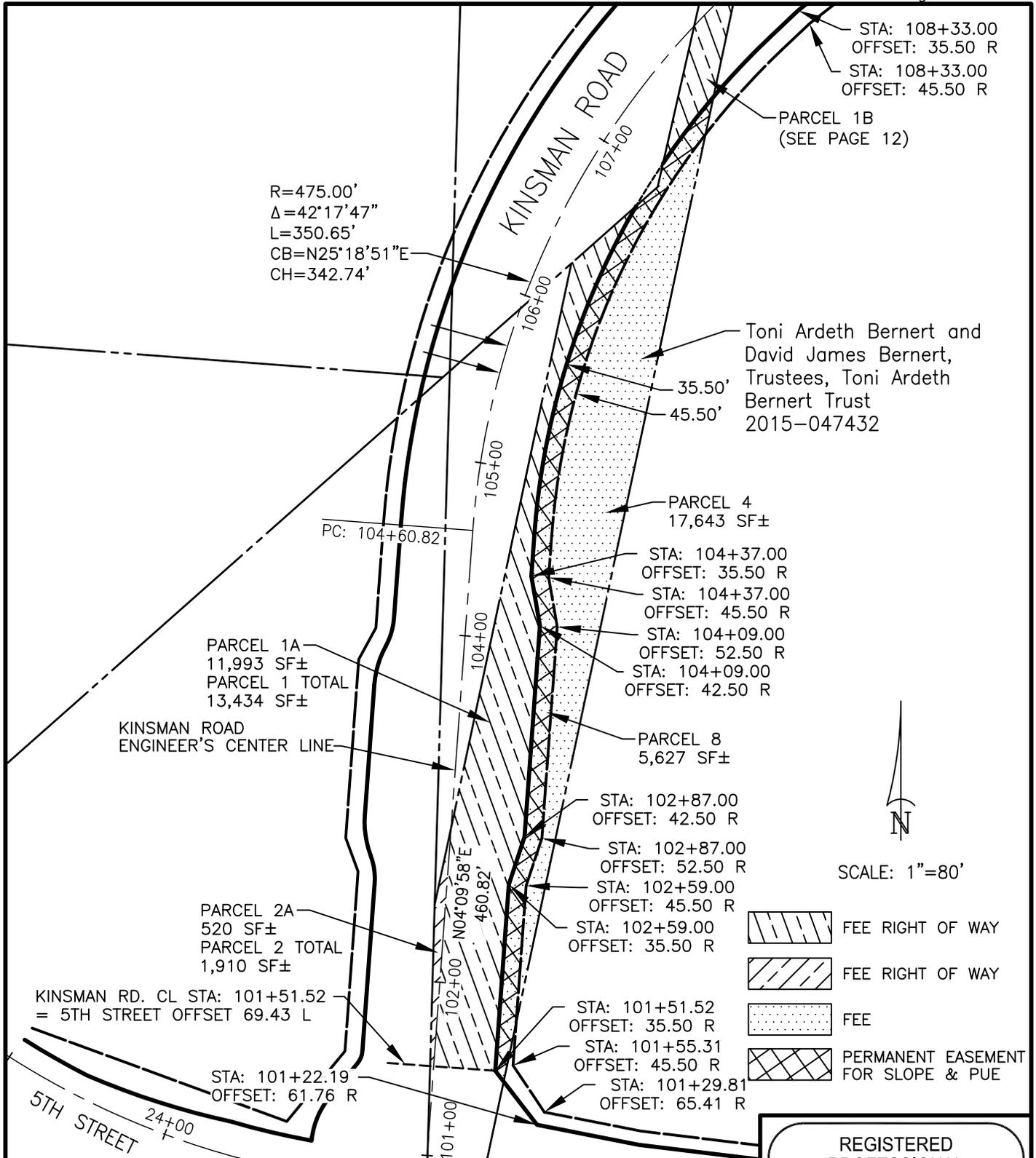
Property Vested in:

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

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

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

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

3 IW 23B 00900



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

REGISTERED PROFESSIONAL LAND SURVEYOR

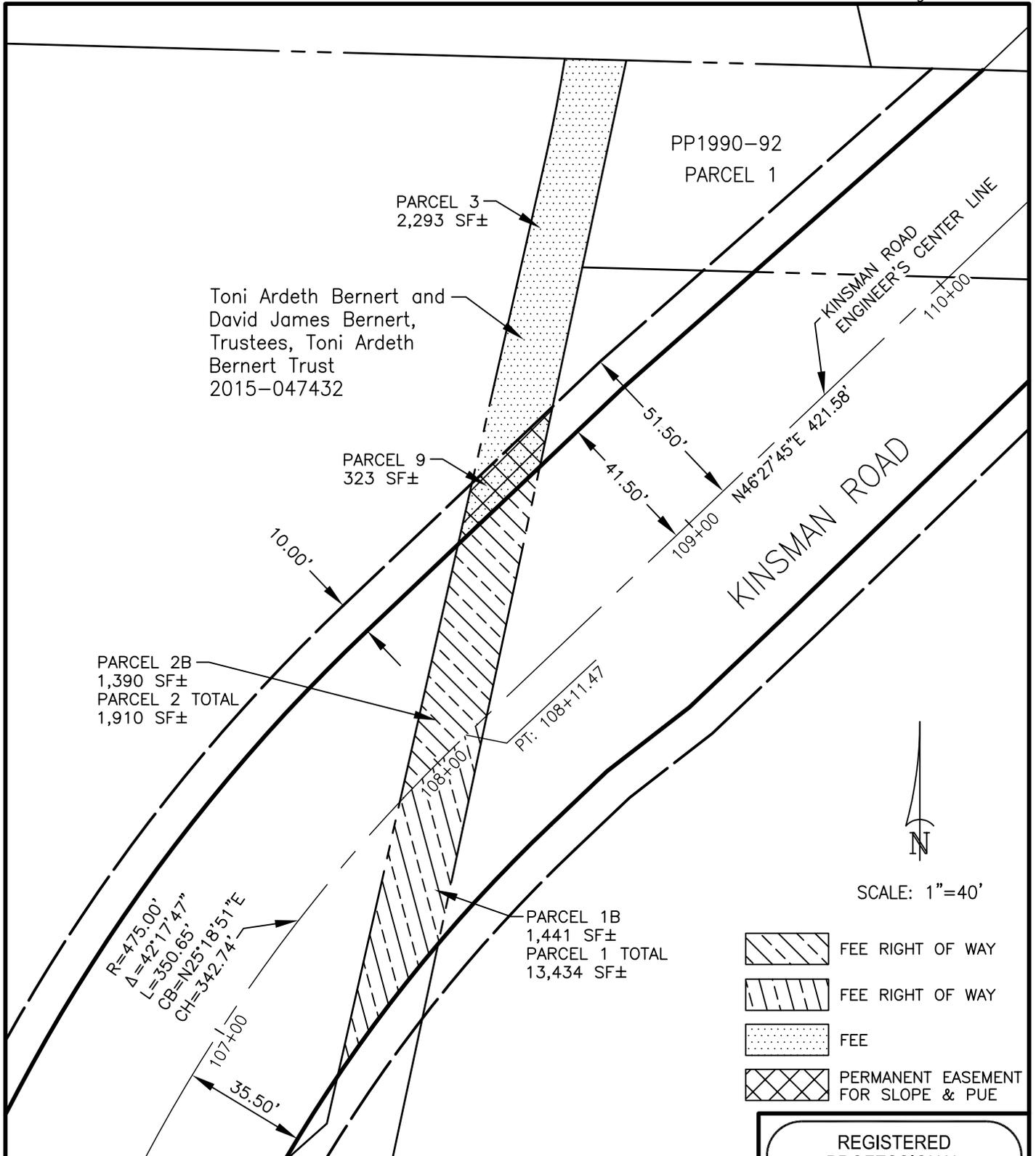
OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT B

Page 12 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

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

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

3 1W 23B 00900

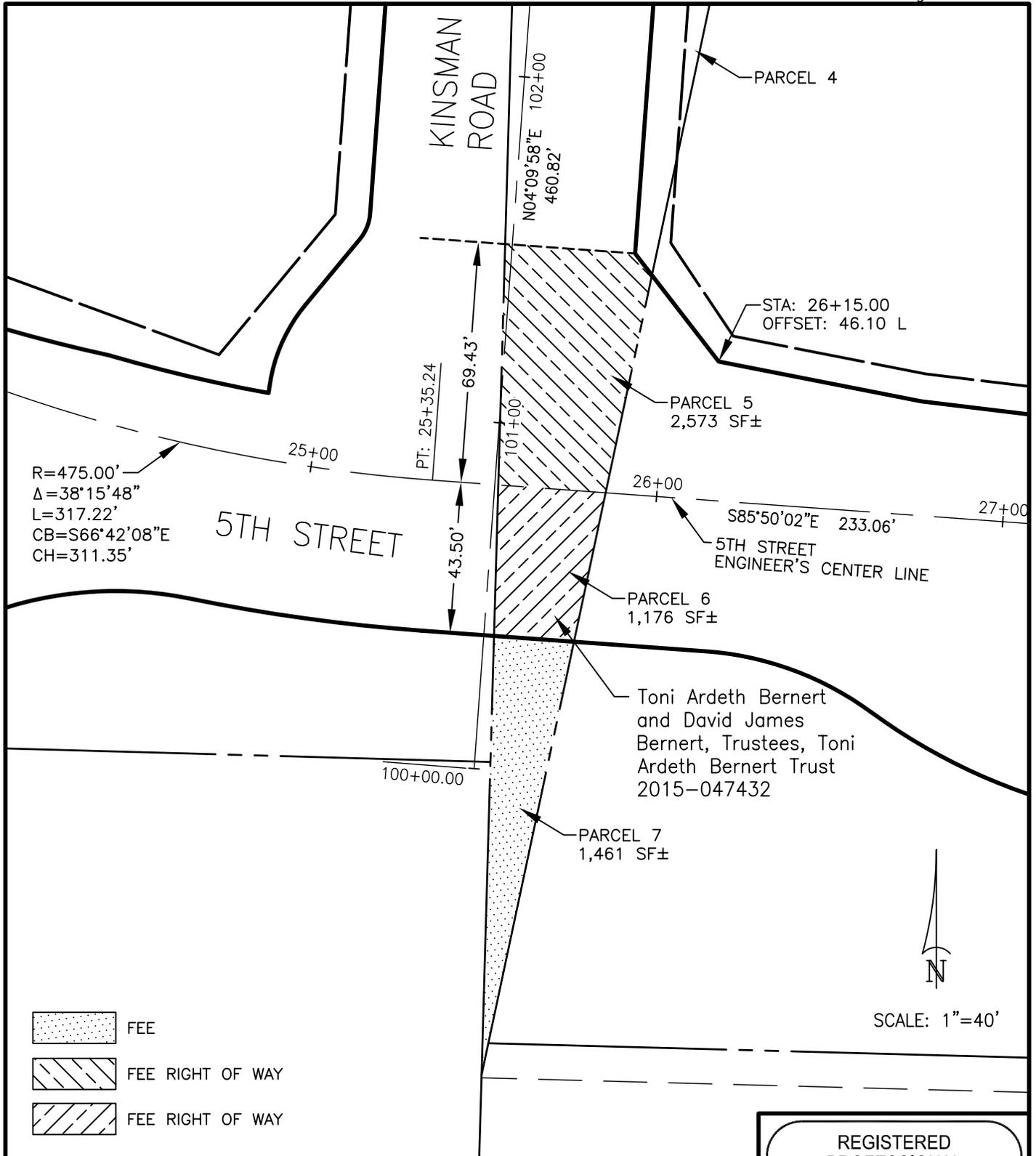


808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825

EXHIBIT B

Page 127 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
 Toni Ardeth Bernert & David
 James Bernert, Trustees,
 Toni Ardeth Bernert Trust, et al.

Fee
 5TH STREET TO KINSMAN EXTENSION

3 1W 23B 00900



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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT A

Property N

Page 1 of 3



LEGAL DESCRIPTION

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

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

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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



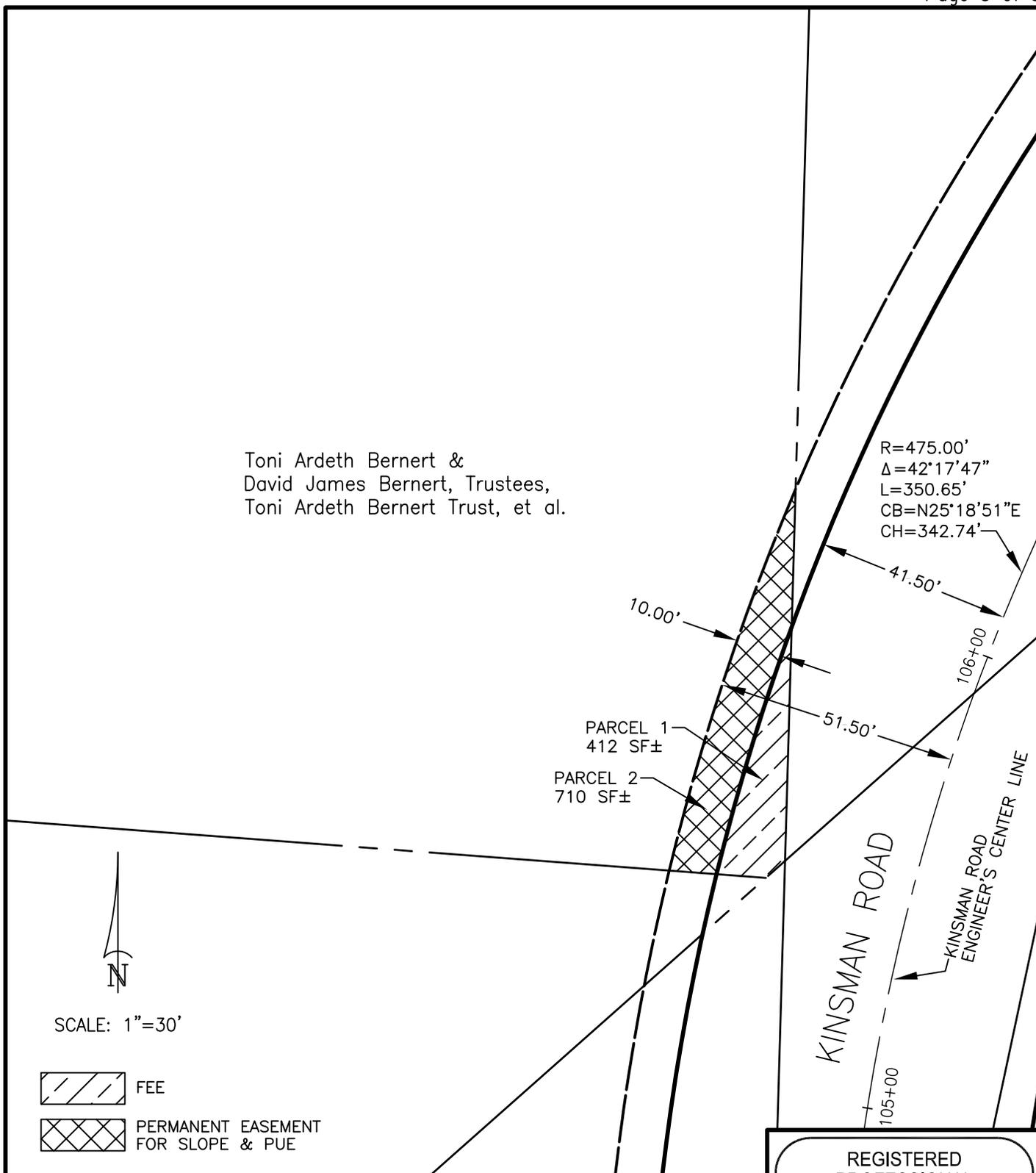
Property Vested in:

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

EXHIBIT B

Page 100 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

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

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

3 1W 23B 01300



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

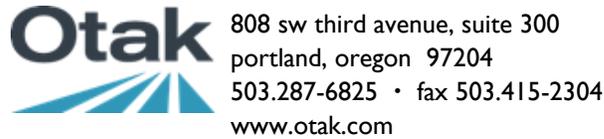
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property O

Page 1 of 3



LEGAL DESCRIPTION

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

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

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

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

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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



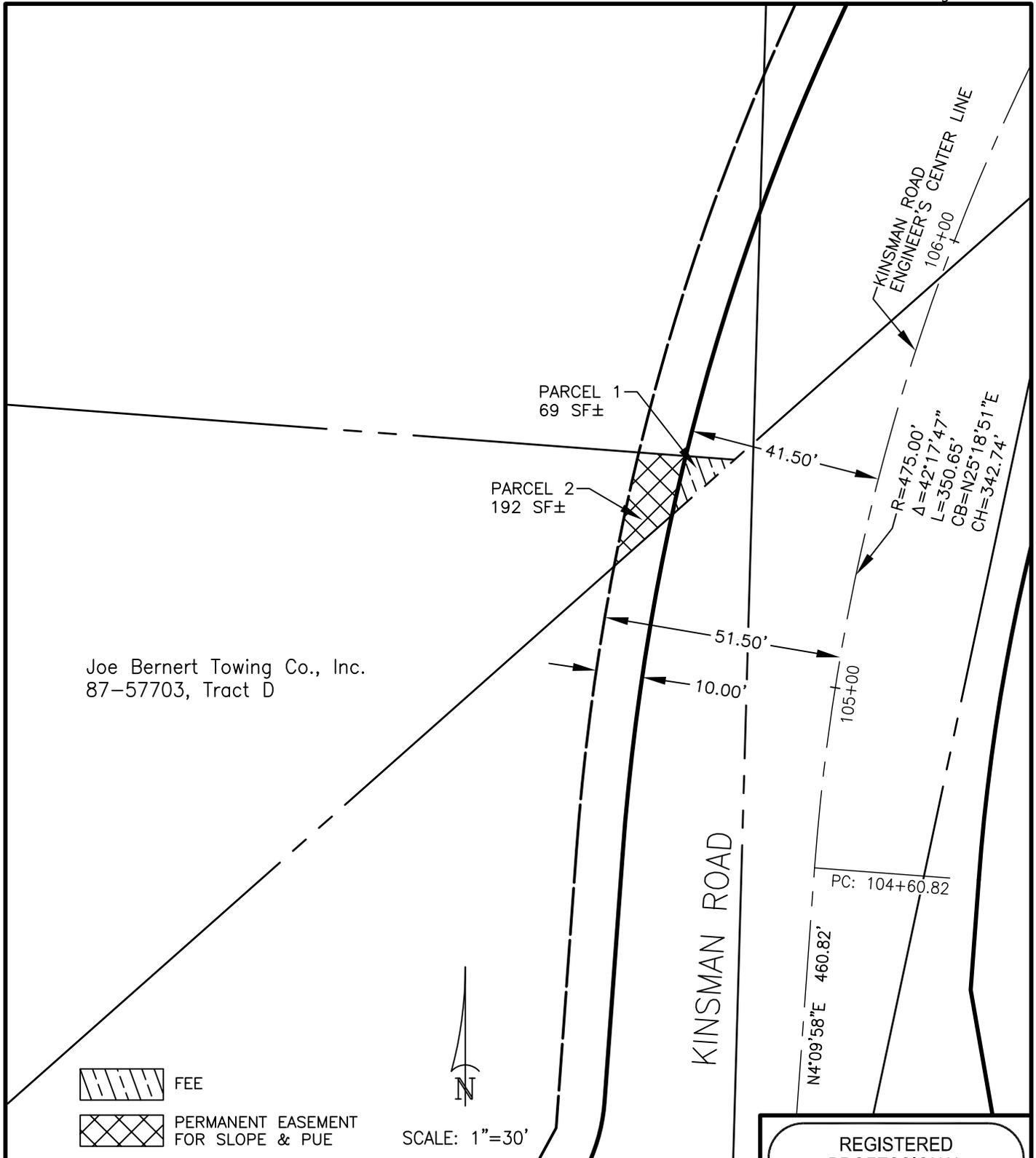
Property Vested in:

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

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

JOE BERNERT TOWING CO., INC

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

3 1W 23B 01700



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property P



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

LEGAL DESCRIPTION

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

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

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

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

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

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 1.

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcels 1 and 3.

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

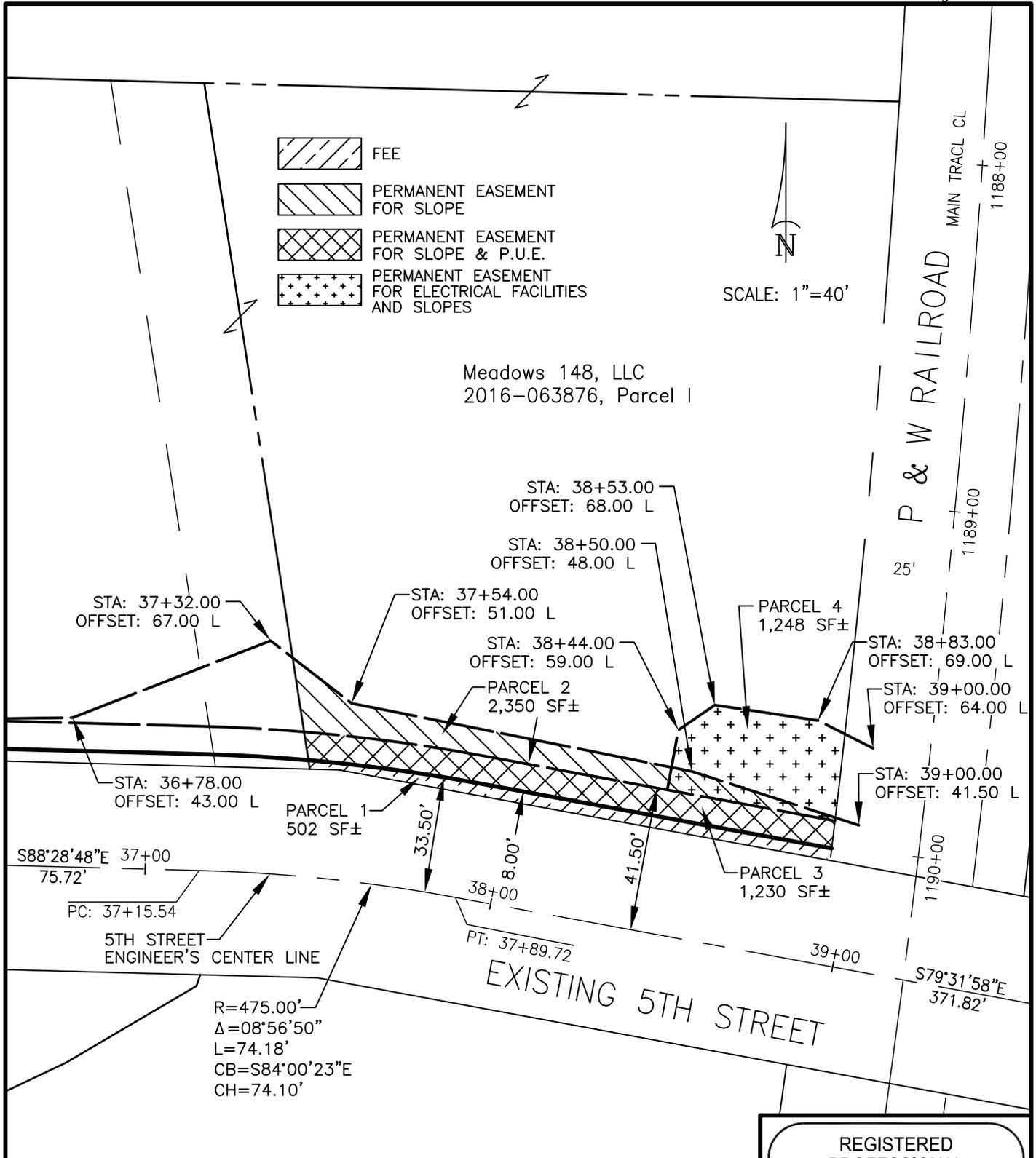


Property Vested in:
 Meadows 148, LLC
 3 1W 23BD 00101

EXHIBIT B

Page 108 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Meadows 148, LLC

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

3 1W 23BD 00101



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT A

Property P

Page 1 of 2



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

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

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

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

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00101

EXHIBIT A

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

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

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

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

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

**Property Vested in:**

Meadows 148, LLC
3 1W 23BD 00101

EXHIBIT A

Property Q

Page 1 of 2



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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

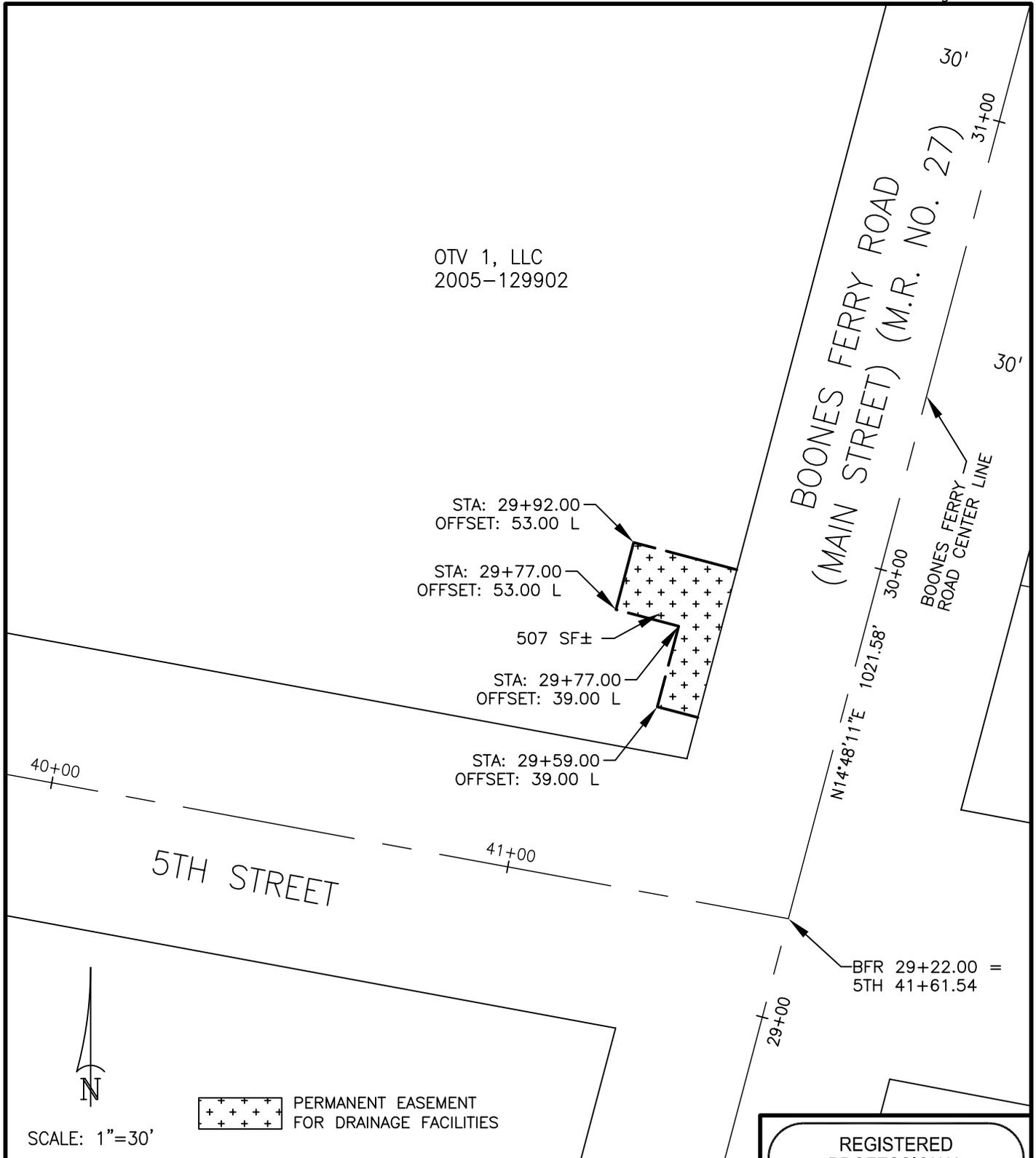
J. Osgood
OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

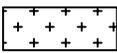
EXHIBIT B

Page 1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=30'



PERMANENT EASEMENT FOR DRAINAGE FACILITIES

Property Vested in:

OTV 1 LLC

Permanent Easement – Drainage Facilities
5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00102



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

Property Q

Page 1 of 2



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

LEGAL DESCRIPTION

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

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

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

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

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

Property Vested in:

OTV 1 LLC
3 1W 23BD 00102

EXHIBIT A

LEGAL DESCRIPTION

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

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

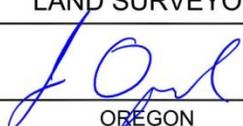
The width in feet of said strip of land is as follows:

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

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

EXHIBIT A

Property R

Page 1 of 1



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

LEGAL DESCRIPTION TEMPORARY EASEMENT FOR CONSTRUCTION 5th STREET TO KINSMAN EXTENSION 3 1W 23BD 00103

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

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

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

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

EXHIBIT A

808 sw third avenue, suite 300
 portland, oregon 97204
 503.287-6825 • fax 503.415-2304
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LEGAL DESCRIPTION

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00104

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

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

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

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

Property Vested in:

Otto Lane 104 LLC
 3 1W 23BD 00104

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 1.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

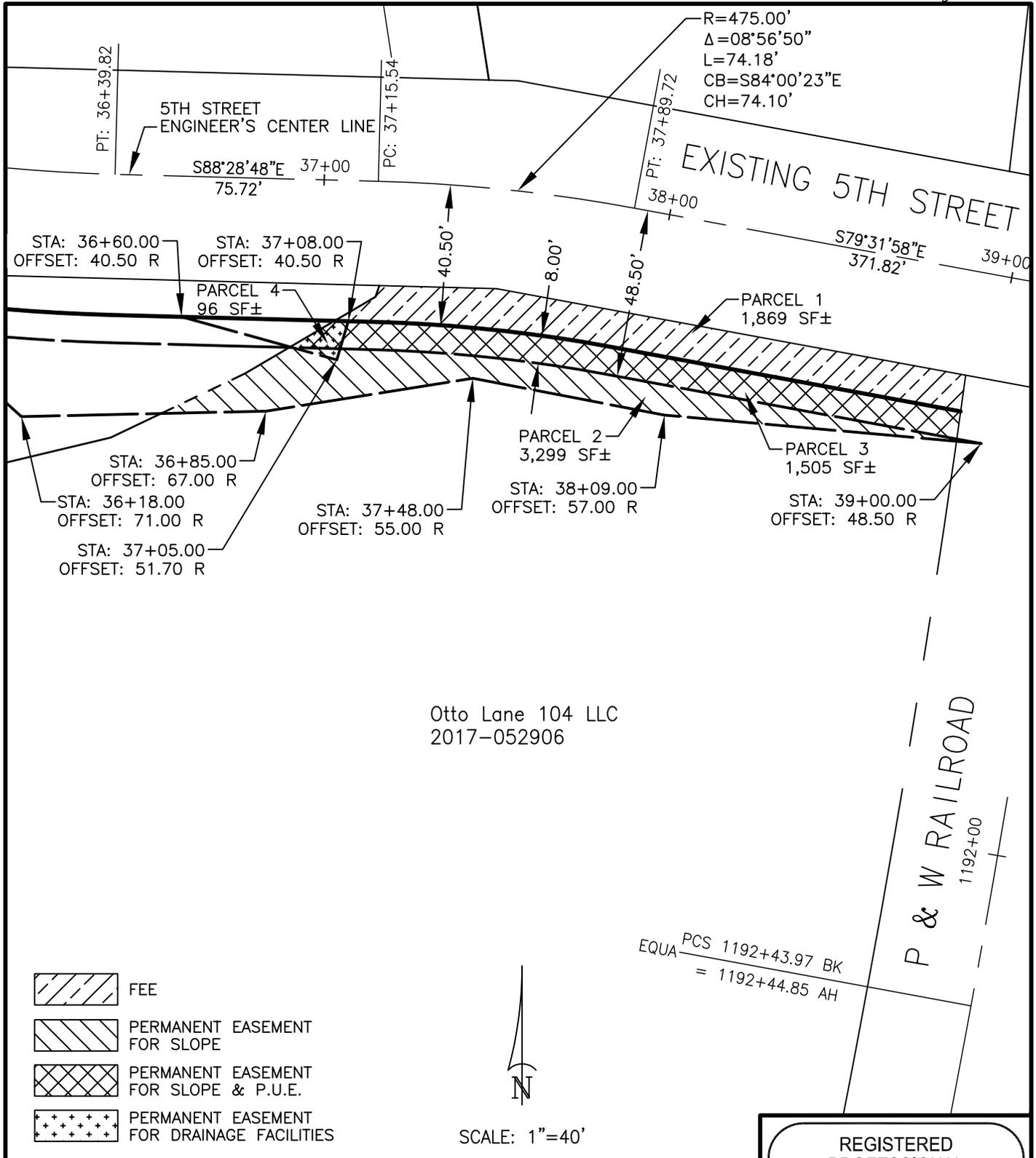
Property Vested in:

Otto Lane 104 LLC
3 1W 23BD 00104

EXHIBIT B

Page 150 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Otto Lane 104 LLC
2017-052906

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

SCALE: 1"=40'

Property Vested in:

Otto Lane LLC

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

3 1W 23BD 00104



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

EXHIBIT A

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

LEGAL DESCRIPTION

**TEMPORARY EASEMENT FOR CONSTRUCTION
 5th STREET TO KINSMAN EXTENSION
 3 1W 23BD 00104**

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

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

Property Vested in:

Otto Lane 104 LLC
 3 1W 23BD 00104

EXHIBIT A

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

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

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

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

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



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

EXHIBIT A

Property T

Page 1 of 6

**LEGAL DESCRIPTION**

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00200

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

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

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00200

EXHIBIT A

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

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

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

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

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

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00200

EXHIBIT A

LEGAL DESCRIPTION

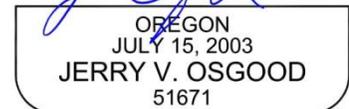
PARCEL 4 – PERMANENT EASEMENT FOR DRAINAGE FACILITIES
5th STREET TO KINSMAN EXTENSION
3 1W 23BD 00200

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

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

EXCEPT therefrom Parcel 1.

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



RENEWAL 12/31/18

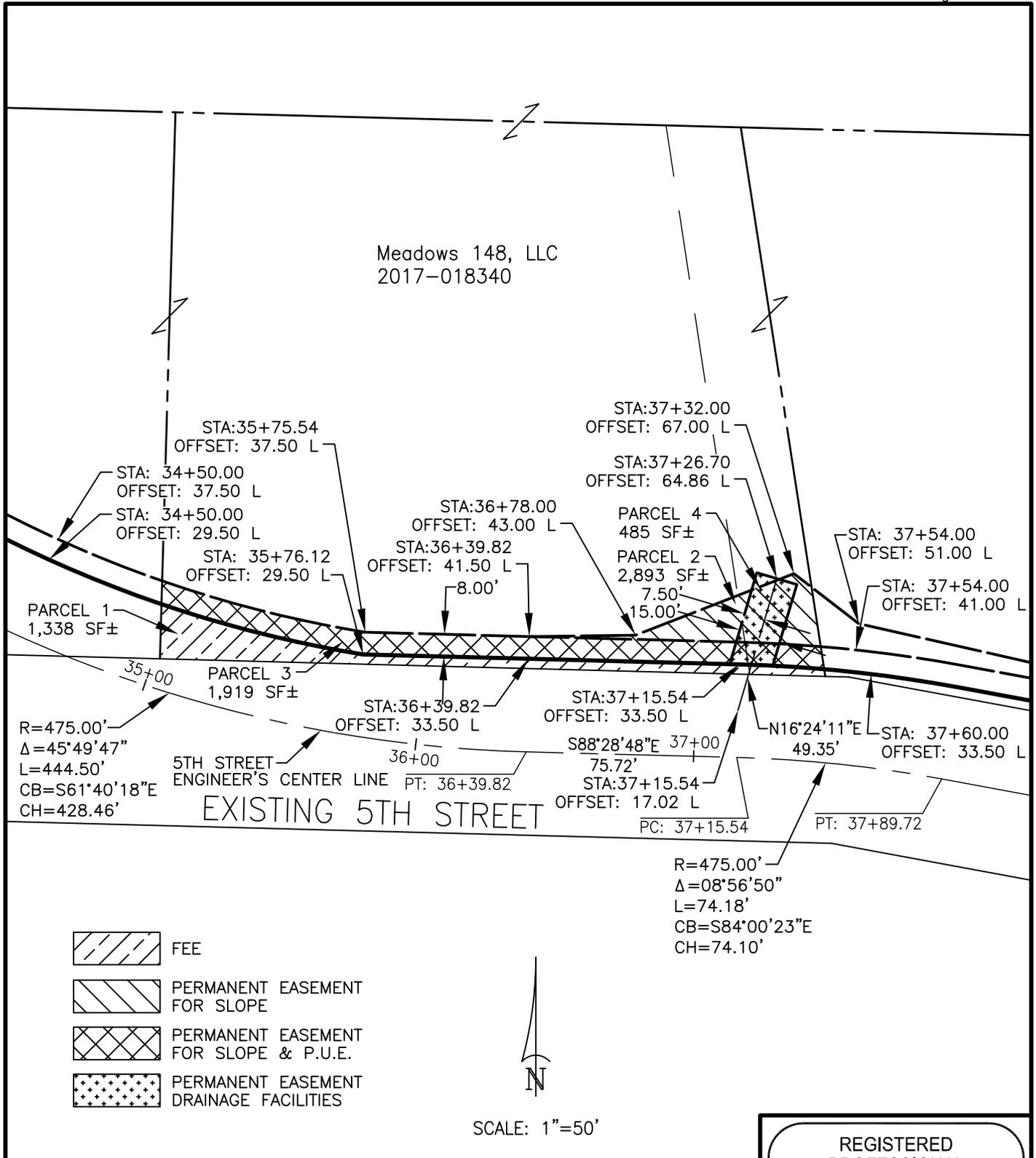
Property Vested in:

Meadows 148, LLC
3 1W 23BD 00200

EXHIBIT B

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
Meadows 148, LLC

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT A

Property T

Page 1 of 2



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

LEGAL DESCRIPTION

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

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

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

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00200

EXHIBIT A

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

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

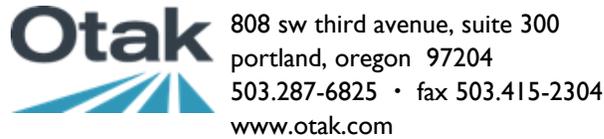
EXCEPT therefrom those Fee and Permanent Easement parcels concurrently acquired for this project.

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

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



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

EXHIBIT A**LEGAL DESCRIPTION****PARCEL 1 - FEE****5th STREET TO KINSMAN EXTENSION****3 1W 23BD 00300**

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

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23BD 00300

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00300

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

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

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23BD 00300

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 3 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00300

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

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

Property Vested in:

Meadows 148, LLC

3 1W 23BD 00300

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

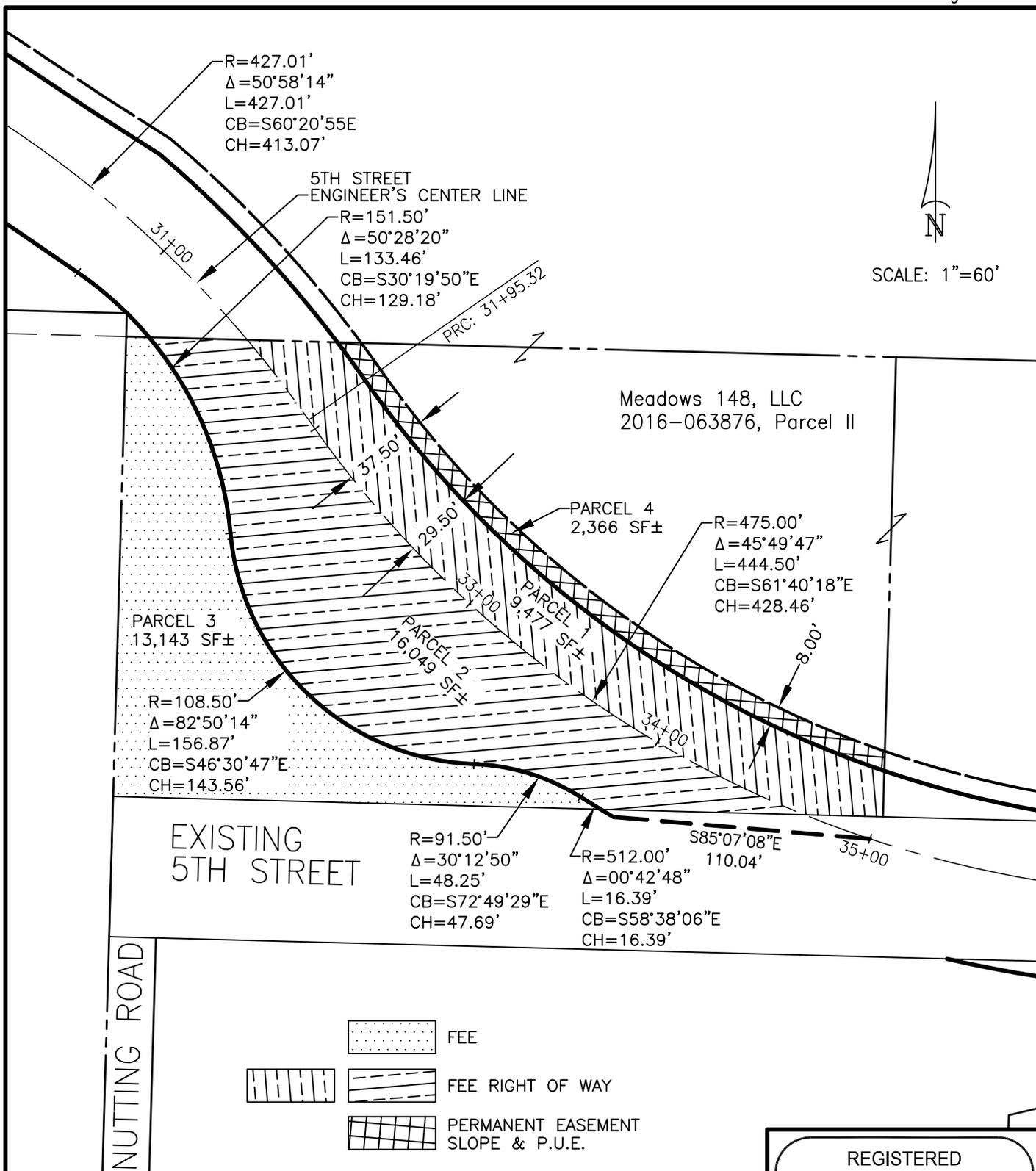


Property Vested in:

Meadows 148, LLC
3 1W 23BD 00300

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:
 Meadows 148, LLC

Fee & Permanent Easement Slope/PUE
 5TH STREET TO KINSMAN EXTENSION
 3 1W 23BD 00300



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

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT A

Property U

Page 1 of 2



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

**TEMPORARY EASEMENT FOR CONSTRUCTION
 5th STREET TO KINSMAN EXTENSION
 3 1W 23BD 00300**

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

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

Property Vested in:

Meadows 148, LLC
 3 1W 23BD 00300

EXHIBIT A

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

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

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

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

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



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

EXHIBIT A

Property V

Page 1 of 2



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 • fax 503.415-2304
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LEGAL DESCRIPTION PERMANENT EASEMENT FOR SLOPES 5th STREET TO KINSMAN EXTENSION 3 1W 23BD 00400

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

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

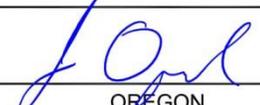
Bearings are based on County Survey No. 2017-241, filed October 26, 2017, Clackamas County, Oregon.

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

Property Vested in:

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

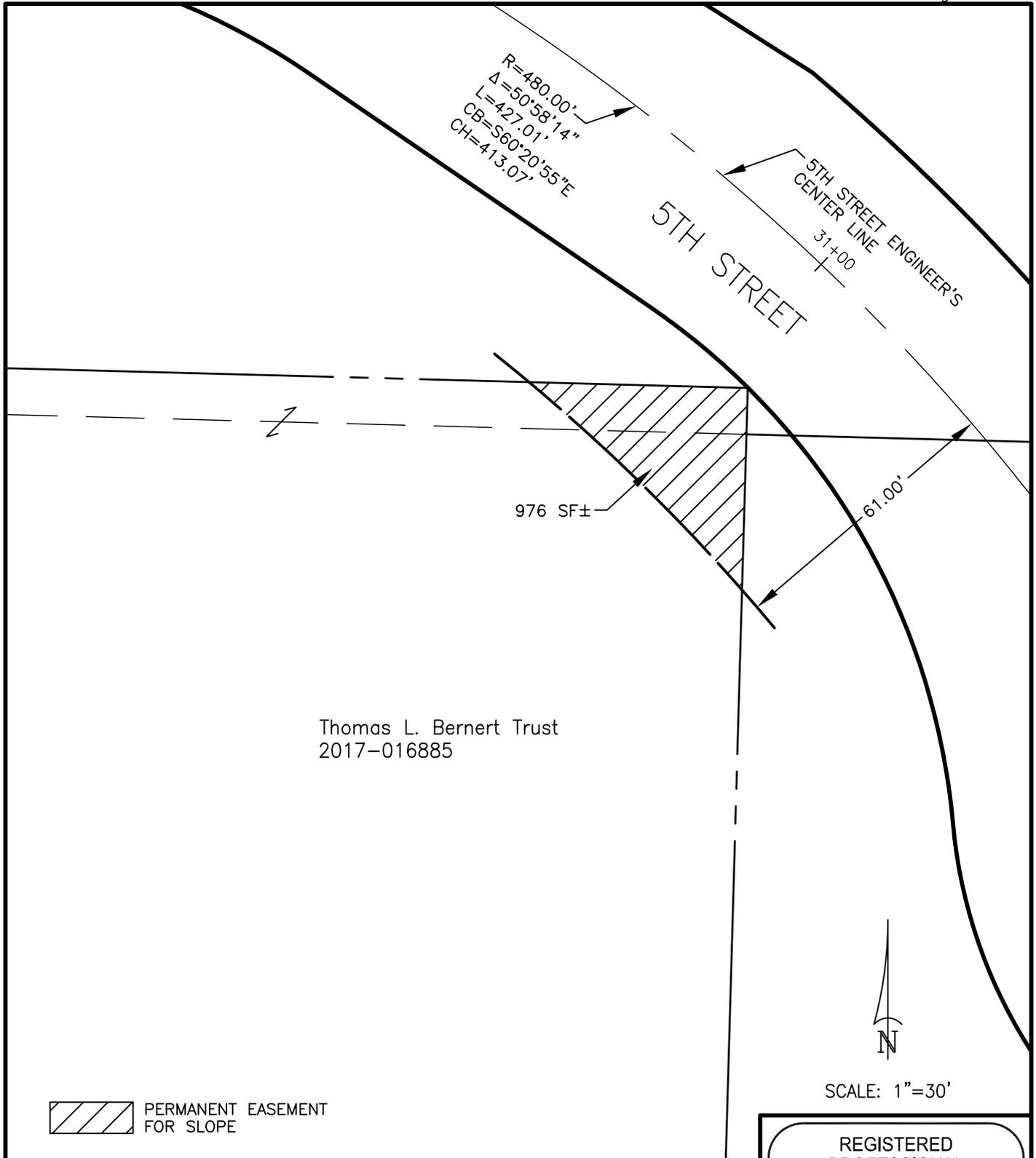

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671

RENEWAL 12/31/18

EXHIBIT B

Page 100 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Thomas L. Bernert Trust
2017-016885

SCALE: 1"=30'

 PERMANENT EASEMENT FOR SLOPE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 15, 2003
JERRY V. OSGOOD
51671LS

RENEWS: 12/31/18

Property Vested in:

Permanent Easement - Slopes
5TH STREET TO KINSMAN EXTENSION

3 1W 23BD 00400

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



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

EXHIBIT A

Property V



808 sw third avenue, suite 300
portland, oregon 97204
503.287-6825 · fax 503.415-2304
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LEGAL DESCRIPTION

TEMPORARY EASEMENT FOR ACCESS AND CONSTRUCTION

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00400

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

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

Property Vested in:

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

EXHIBIT A

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

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

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

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

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



Property Vested in:

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

EXHIBIT A

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

LEGAL DESCRIPTION

PARCEL 1 - FEE

5th STREET TO KINSMAN EXTENSION

3 1W 23BD 00600

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

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

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

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

Property Vested in:

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

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

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

EXHIBIT A

LEGAL DESCRIPTION

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

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

EXCEPT therefrom Parcel 1.

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

Property Vested in:

Sherilynn J. Young, et al.

3 1W 23BD 00600

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

EXCEPT therefrom Parcel 1.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18

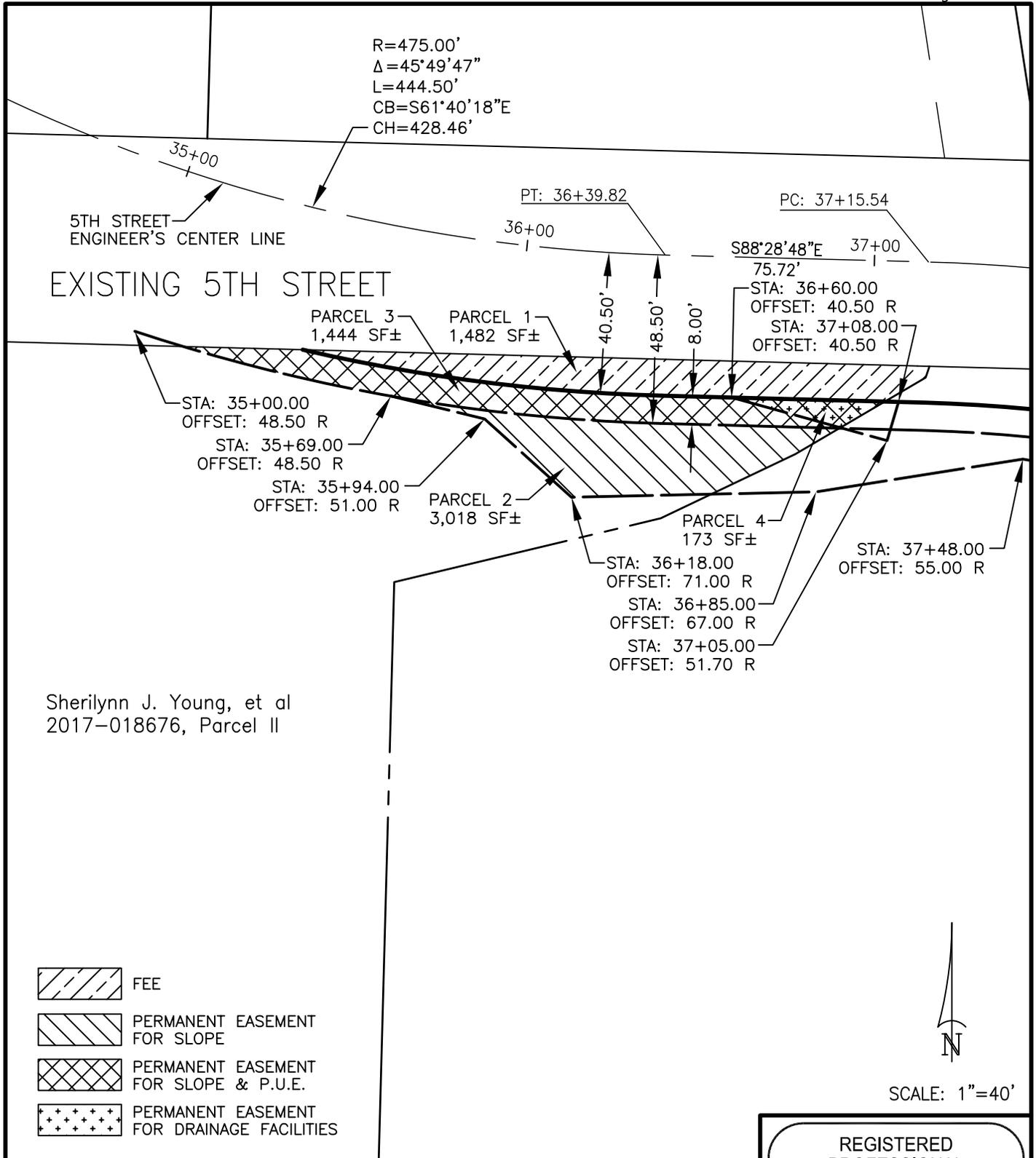
Property Vested in:

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

EXHIBIT B

Page 126 of 191

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Property Vested in:

Sherilynn J. Young, et al.

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

3 1W 23BD 00600



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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 15, 2003
 JERRY V. OSGOOD
 51671LS

RENEWS: 12/31/18

EXHIBIT A

Property W



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

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

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

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

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

EXHIBIT A

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

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

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

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



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

EXHIBIT A



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

LEGAL DESCRIPTION

PERMANENT EASEMENT FOR STREET RIGHT OF WAY

5th STREET TO KINSMAN EXTENSION

3 1W 23BD - PORTLAND & WESTERN RAILROAD COMPANY

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

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

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

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

Property Vested in:

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL 12/31/18



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: October 15, 2018		Subject: URA Resolution Nos. 286, 287 & 288 Resolutions of the Urban Renewal Agency of the City of Wilsonville Amending the Three Tax Increment Finance Zones.	
		Staff Member: Jordan Vance, Economic Development Manager; Nancy Kraushaar, PE, Community Development Director	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: The resolutions extends the termination date of the TIF Zone incentive package for three sites in Wilsonville by one year to allow for further analysis of potential changes to facilitate high-value development.	
Staff Recommendation: Staff recommends the Urban Renewal Agency (URA) adopt URA Resolution Nos. 286, 287 and 288.			
Recommended Language for Motion: Three separate motions: I move to approve URA Resolution No. 286. I move to approve URA Resolution No. 287. I move to approve URA Resolution No. 288.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities		<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

Resolutions to extend termination date of Tax Increment Finance (TIF) Zone incentive package for three sites in Wilsonville by one year to allow for further analysis of potential changes to facilitate high-value development.

EXECUTIVE SUMMARY:

In 2013, the Wilsonville City Council approved the designation of six separate properties within city limits as individual urban renewal districts (aka TIF zones). The TIF zone concept uses a similar funding mechanism as a standard urban renewal district but it also provides property tax incentives for companies who invest in one of the six properties and create above-average wage jobs. The program was designed in a recession environment to incent development on vacant or under-utilized industrial warehouses and convert the spaces to higher-value manufacturing facilities.

The TIF zones differ from urban renewal in one important way: there is no true debt involved. Under a standard urban renewal funding scheme, bonds are sold to finance infrastructure projects. The increase in assessed property value following that development is then used to repay bond debt. A TIF zone, by contrast, uses the promise of future property tax rebates as the “debt” needed to allow for an urban renewal-style tax increment arrangement under state law. None of these TIF Zones have taken any division of taxes as they have not been implemented. The authority exists to implement them, but it has not been used.

As presently designed, each TIF zone would rebate up to 75 percent of increased property tax increment for three years for companies that invest at least \$25 million in capital improvements or equipment and create 75 or more new full-time jobs paying at least 125 percent of the average Clackamas County wage. Each zone could last up to 10 years.

By 2014, three of the TIF Zones had been leased or purchased by businesses who would not benefit from the TIF Zone program within the program’s time frame. Consequently, the City Council eliminated those three TIF Zones in the fall of 2014, leaving the following three remaining TIF Zones. These TIF zones are illustrated on a map included with each amendment:

1. 26755 SW 95th Avenue
2. 27255 SW 95th Avenue
3. Building 83 - 26440 SW Parkway Avenue

The adopted TIF Zone program established that they will terminate within five years of the effective date of the plan, November 4, 2018, if no qualifying investment has been made in the area.

In 2018, staff analyzed performance of program and found that only 1 of the 3 sites that developed converted the space into a higher-value manufacturing facility (Microsoft), while Pacific Foods is used for warehouse and Building 83 at 26440 is partially occupied by a battery manufacturer, Energy Storage Systems (ESS) Inc., and still has over 100,000 square feet available in the eastern portion of the building. None of the projects utilized the TIF incentive program.

Staff seeks to extend termination date by one year to allow for analysis of potential changes to TIF Zone incentive program to more effectively facilitate development of higher-value advanced manufacturing in applicable vacant facilities.

EXPECTED RESULTS:

The result of the Resolution is the ability to renew the TIF Zone incentive program for one year to allow for analysis of potential changes to the program. Renewal will also keep the incentive available for current vacant TIF sites – 26755 SW 95th Avenue (former Microsoft facility) and Building 83, 26440 SW Parkway Avenue (partially vacant).

TIMELINE:

Once enacted, staff could pursue modifications to the program and bring back to the Council for review in early 2019.

CURRENT YEAR BUDGET IMPACTS:

No budget impacts. None of these TIF Zones have taken any division of taxes as they have not been implemented.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 10/3/2018

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 10/5/2018

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

TIF Zone incentive program has potential to bring more high-wage jobs to Wilsonville.

ALTERNATIVES:

Allow TIF Zone sites to terminate.

CITY MANAGER COMMENT:

N/A.

ATTACHMENTS:

1. URA Resolution No. 286 – 26755 SW 95th Avenue TIF Zone – First Amendment
2. URA Resolution No. 287 – 27255 SW 95th Avenue TIF Zone – First Amendment
3. URA Resolution No. 288 – Building 83 26440 SW Parkway Avenue TIF Zone – First Amendment

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 286

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AMENDING THE 26755 SW 95TH AVENUE TAX INCREMENT FINANCE (TIF) ZONE.

WHEREAS, the Wilsonville Urban Renewal Agency (the “Agency”), pursuant to the requirements of ORS Chapter 457, caused the preparation of the 26755 SW 95th Avenue TIF Zone Urban Renewal Plan (the “Plan”); and,

WHEREAS, the Wilsonville City Council adopted Ordinance No. 725 that created the Plan on November 4, 2013.

WHEREAS, the Plan authorizes urban renewal activities within the 26755 SW 95th Avenue TIF Zone Area (the “Area”); and,

WHEREAS, Section I. Introduction and Section V. Urban Renewal Projects of the Plan establish that the Plan will terminate within five years of the effective date of the Plan if no qualifying investment has been made in the Area; and,

WHEREAS, the Agency desires to extend this termination date by one year to allow for analysis of potential changes to this Plan to facilitate development within the Area; and

WHEREAS, this action is a minor amendment as designated in Section X. Future Amendments to the Plan;

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

1. The property designated in the 26755 SW 95th Avenue TIF Zone is still underdeveloped.
2. The termination date of the 26755 SW 95th Avenue TIF Zone is November 4, 2018.
3. There is a desire to review the 26755 SW 95th Avenue TIF Zone to revise the project as presently described and this review can be accomplished within a one-year extension of the 26755 SW 95th Avenue TIF Zone.
4. The Wilsonville Urban Renewal Agency amends Section I. Introduction and Section V. Urban Renewal Projects to provide a one-year extension of the 26755 SW 95th Avenue TIF Zone to allow for further analysis of the project description as shown in Exhibit A, 26755 SW 95th Avenue TIF Zone – First Amendment.

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Exhibits:

A. Exhibit A: 26755 SW 95th Avenue TIF Zone Amendment

Exhibit A – 26755 SW 95th Avenue TIF Zone – First Amendment

Deletions are shown in ~~crossout~~ and additions in *italics*.

1. Section II Introduction

(Final Paragraph of Section II Introduction)

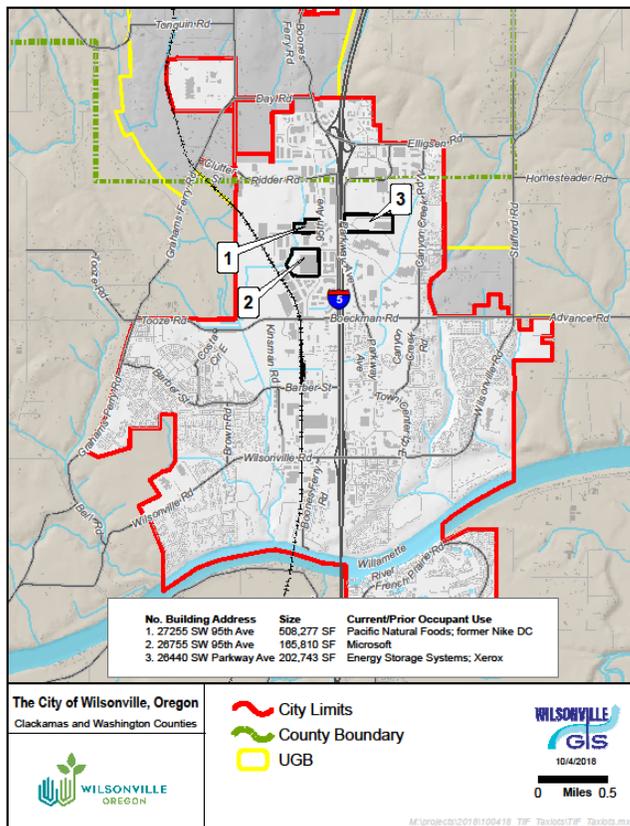
If no qualifying investment occurs in the Area that uses the Plan project incentives within ~~five~~ *six* years after the effective date of the Plan, then the Plan will immediately be terminated.

2. Section V Urban Renewal Projects Section A.

(Paragraph 3 of Section V.A.)

Again, however, qualified investment needs to be made within ~~five~~ *six* years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within ~~five~~ *six* years of the effective date of the Plan, the Area will be dissolved.

FIGURE 1 - TIF ZONE MAP



THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 287

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AMENDING THE 27255 SW 95th AVENUE TAX INCREMENT FINANCE (TIF) ZONE.

WHEREAS, the Wilsonville Urban Renewal Agency (the “Agency”), pursuant to the requirements of ORS Chapter 457, caused the preparation of the 27255 SW 95th Avenue TIF Zone Urban Renewal Plan (the “Plan”); and,

WHEREAS, the Wilsonville City Council adopted Ordinance No. 728 that created the Plan on November 4, 2013.

WHEREAS, the Plan authorizes urban renewal activities within the 27255 SW 95th Avenue TIF Zone Area (the “Area”); and,

WHEREAS, Section I. Introduction and Section V. Urban Renewal Projects of the Plan establish that the Plan will terminate within five years of the effective date of the Plan if no qualifying investment has been made in the Area; and,

WHEREAS, the Agency desires to extend this termination date by one year to allow for analysis of potential changes to this Plan to facilitate development within the Area.

WHEREAS, this action is a minor amendment as designated in Section X. Future Amendments to the Plan;

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

1. The property designated in the 27255 SW 95th Avenue TIF Zone is still underdeveloped.
2. The termination date of the 27255 SW 95th Avenue TIF Zone is November 4, 2018.
3. There is a desire to review the 27255 SW 95th TIF Zone to revise the project as presently described and this review can be accomplished within a one-year extension of the 27255 SW 95th Avenue TIF Zone.
4. The Wilsonville Urban Renewal Agency amends Section I. Introduction and Section V. Urban Renewal Projects to provide a one-year extension of the 27255 SW 95th Avenue TIF Zone to allow for further analysis of the project description as shown in Exhibit A, 27255 SW 95th Avenue TIF Zone – First Amendment.

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Exhibits:

A. Exhibit A: 27255 SW 95th Avenue TIF Zone Amendment

Exhibit A - 27255 SW 95th Avenue TIF Zone – First Amendment

Deletions are shown in ~~crossout~~ and additions in *italics*.

1. Section II Introduction

(Final Paragraph of Section II Introduction)

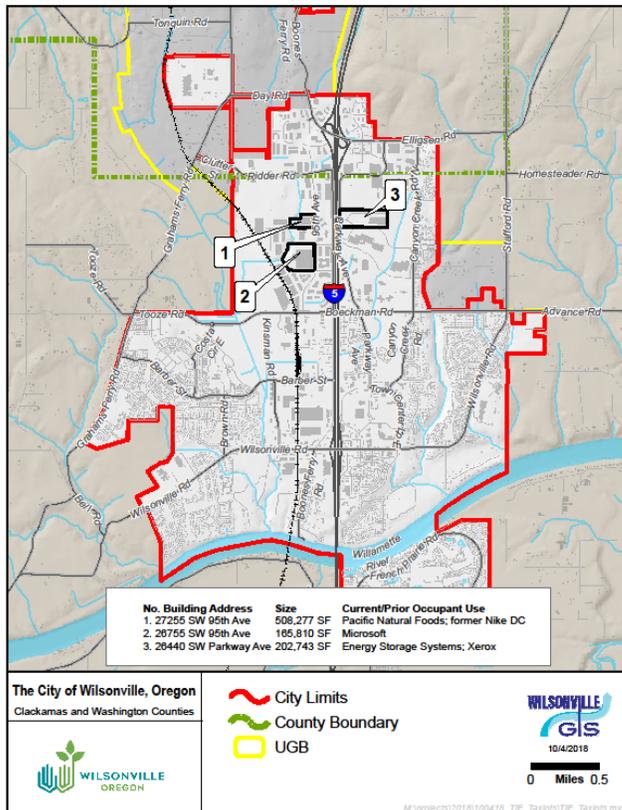
If no qualifying investment occurs in the Area that uses the Plan project incentives within ~~five~~ *six* years after the effective date of the Plan, then the Plan will immediately be terminated.

2. Section V Urban Renewal Projects
Section A.

(Paragraph 3 of Section V.A.)

Again, however, qualified investment needs to be made within ~~five~~ *six* years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within ~~five~~ *six* years of the effective date of the Plan, the Area will be dissolved.

FIGURE 1 - TIF ZONE MAP



THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 288

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AMENDING THE BUILDING 83- 26440 SW PARKWAY AVENUE TAX INCREMENT FINANCE (TIF) ZONE.

WHEREAS, the Wilsonville Urban Renewal Agency (the “Agency”), pursuant to the requirements of ORS Chapter 457, caused the preparation of the Building 83- 26440 SW Parkway Avenue TIF Zone Urban Renewal Plan (the “Plan”); and,

WHEREAS, the Wilsonville City Council adopted Ordinance No. 730 that created the Plan on November 4, 2013.

WHEREAS, the Plan authorizes urban renewal activities within the Building 83- 26440 SW Parkway Avenue TIF Zone Area (the “Area”); and,

WHEREAS, Section I. Introduction and Section V. Urban Renewal Projects of the Plan establish that the Plan will terminate within five years of the effective date of the Plan if no qualifying investment has been made in the Area; and,

WHEREAS, the Agency desires to extend this termination date by one year to allow for analysis of potential changes to this Plan to facilitate development within the Area.

WHEREAS, this action is a minor amendment as designated in Section X. Future Amendments to the Plan;

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

1. The property designated in the Building 83- 26440 SW Parkway Avenue TIF Zone is still underdeveloped.
2. The termination date of the Building 83- 26440 SW Parkway Avenue TIF Zone is November 4, 2018.
3. There is desire to review the Building 83- 26440 SW Parkway Avenue TIF Zone to revise the project as presently described and this review can be accomplished within a one-year extension of the Building 83- 26440 SW Parkway Avenue TIF Zone.
4. The Wilsonville Urban Renewal Agency amends Section I. Introduction and Section V. Urban Renewal Projects to provide a one-year extension of the Building 83- 26440 SW Parkway Avenue TIF Zone to allow for further analysis of the project description as shown in Exhibit A, Building 83- 26440 SW Parkway Avenue TIF Zone – First Amendment.

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

TIM KNAPP, BOARD CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Board Chair Knapp

Board Member Starr

Board Member Lehan

Board Member Akervall

Board Member Stevens

Exhibits:

- A. Exhibit A: Building 83- 26440 SW Parkway TIF Zone Amendment

Exhibit A – Bldg.83- 26440 SW Parkway TIF Zone – First Amendment

Deletions are shown in ~~crossout~~ and additions in *italics*.

1. Section II Introduction

(Final Paragraph of Section II Introduction)

If no qualifying investment occurs in the Area that uses the Plan project incentives within ~~five~~ *six* years after the effective date of the Plan, then the Plan will immediately be terminated.

2. Section V Urban Renewal Projects Section A.

(Paragraph 3 of Section V.A.)

Again, however, qualified investment needs to be made within ~~five~~ *six* years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within ~~five~~ *six* years of the effective date of the Plan, the Area will be dissolved.

FIGURE 1 - TIF ZONE MAP

