



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner : Urban Renewal Agency of Oregon City
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 02800
Parcel Number : 05022762
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Commercial Oregon City
Land Use : 200 Vacant, Commercial Land
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 1
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$2,830,760
Mkt Structure :
Mkt Total : \$2,830,760
% Improved :
14-15 Taxes :
Exempt Amount : \$2,471,540
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$2,471,540

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 4.43
Full Baths :	Upper Finished SF :	Lot SqFt : 192,937
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego :	:	:	:	:	:	:
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Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03000
Parcel Number : 05022764
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Apartments Oregon City
Land Use : 700 Vacant, Multiple Residences
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 3
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,297,759
Mkt Structure :
Mkt Total : \$1,297,759
% Improved :
14-15 Taxes :
Exempt Amount : \$979,845
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$979,845

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 2.82
Full Baths :	Upper Finished SF :	Lot SqFt : 122,864
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego :	:	:	:	:	:	:
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Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner : Urban Renewal Agency of Oregon City
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03100
Parcel Number : 05022767
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Apartments Oregon City
Land Use : 700 Vacant, Multiple Residences
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 4
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$419,275
Mkt Structure :
Mkt Total : \$419,275
% Improved :
14-15 Taxes :
Exempt Amount : \$316,564
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$316,564

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : .92
Full Baths :	Upper Finished SF :	Lot SqFt : 39,908
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego :	:	:	:	:	:	:
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Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner : Urban Renewal Agency of Oregon City
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03200
Parcel Number : 05022769
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Commercial Oregon City
Land Use : 200 Vacant, Commercial Land
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 5
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$592,005
Mkt Structure :
Mkt Total : \$592,005
% Improved :
14-15 Taxes :
Exempt Amount : \$525,032
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$525,032

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 1.00
Full Baths :	Upper Finished SF :	Lot SqFt : 43,417
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego :	:	:	:	:	:	:
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OWNERSHIP INFORMATION

Owner : **Urban Renewal Agency of Oregon City**
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03300
Parcel Number : 05022771
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Apartments Oregon City
Land Use : 700 Vacant, Multiple Residences
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 6
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$419,275
Mkt Structure :
Mkt Total : \$419,275
% Improved :
14-15 Taxes :
Exempt Amount : \$316,564
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$316,564

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : .90
Full Baths :	Upper Finished SF :	Lot SqFt : 39,317
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego :	:	:	:	:	:	:
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Owner : **Urban Renewal Agency of Oregon City**
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03400
Parcel Number : 05022773
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Apartments Oregon City
Land Use : 700 Vacant, Multiple Residences
Legal : SUBDIVISION CLACKAMETTE COVE 4289
: LT 7
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,457,482
Mkt Structure :
Mkt Total : \$1,457,482
% Improved :
14-15 Taxes :
Exempt Amount : \$1,100,441
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$1,100,441

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 3.13
Full Baths :	Upper Finished SF :	Lot SqFt : 136,175
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:	:	:	:	:	:
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Today's Date : 7/8/2015

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Owner : Urban Renewal Agency of Oregon City
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03600
Parcel Number : 05022776
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Commercial Oregon City
Land Use : 200 Vacant, Commercial Land
Legal : SUBDIVISION CLACKAMETTE COVE 4289
TRACT B SEE IMPROVEMENT ONLY ACCT
03600A1

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$2,417,716
Mkt Structure :
Mkt Total : \$2,417,716
% Improved :
14-15 Taxes :
Exempt Amount : \$2,144,209
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$2,144,209

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 53.47
Full Baths :	Upper Finished SF :	Lot SqFt : 2,329,220
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:	:	:	:	:	:
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62

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After recording return to:
Oregon City Urban Renewal Agency
320 Warner Milne Rd
Oregon City, OR 97045

Until a change is requested all tax statements
shall be sent to the following address:
Oregon City Urban Renewal Agency
320 Warner Milne Rd
Oregon City, OR 97045

File No.: 7011-1234634 (mah)
Date: January 05, 2010

Clackamas County Official Records
Sherry Hall, County Clerk

2010-002582



\$52.00

01372678201000025820020023

01/12/2010 02:59:37 PM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$10.00 \$16.00 \$16.00

Recorded By
First American Title Insurance Company of Oregon
No. 1234634- MN

STATUTORY WARRANTY DEED

Northwest Aggregates Co., an Oregon Corporation, which acquired title as Oregon City Leasing Co., Inc., Grantor, conveys and warrants to **Oregon City Urban Renewal Agency**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL 2, PARTITION PLAT 1994-139, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$750,000.00**. (Here comply with requirements of ORS 93.030)

APN: 00560093

Statutory Warranty Deed
- continued

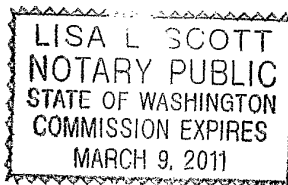
File No.: 7011-1234634 (mah)
Date: 01/05/2010

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 6 day of JANUARY, 2010.

Northwest Aggregates Co., an Oregon
corporation

By: Mark Leatham
VP



STATE OF Washington)
)ss.
County of King)

This instrument was acknowledged before me on this 6th day of January, 2010
by Mark Leatham as Vice President of Northwest Aggregates Co., on
behalf of the corporation.

Lisa L. Scott
Lisa L. Scott
Notary Public for Washington
My commission expires: 3/9/2011

(2)



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Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03500
Parcel Number : 05022775
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Commercial Oregon City
Land Use : 200 Vacant, Commercial Land
Legal : SUBDIVISION CLACKAMETTE COVE 4289
TRACT A
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$61,022
Mkt Structure :
Mkt Total : \$61,022
% Improved :
14-15 Taxes :
Exempt Amount : \$53,279
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$53,279

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 1.40
Full Baths :	Upper Finished SF :	Lot SqFt : 60,895
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
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Owner : Urban Renewal Agency of Oregon City
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E29 03700
Parcel Number : 05022778
T: 02S R: 02E S: 29 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Commercial Oregon City
Land Use : 200 Vacant, Commercial Land
Legal : SUBDIVISION CLACKAMETTE COVE 4289
TRACT C

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$117,493
Mkt Structure :
Mkt Total : \$117,493
% Improved :
14-15 Taxes :
Exempt Amount : \$104,201
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$104,201

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 2.65
Full Baths :	Upper Finished SF :	Lot SqFt : 115,453
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

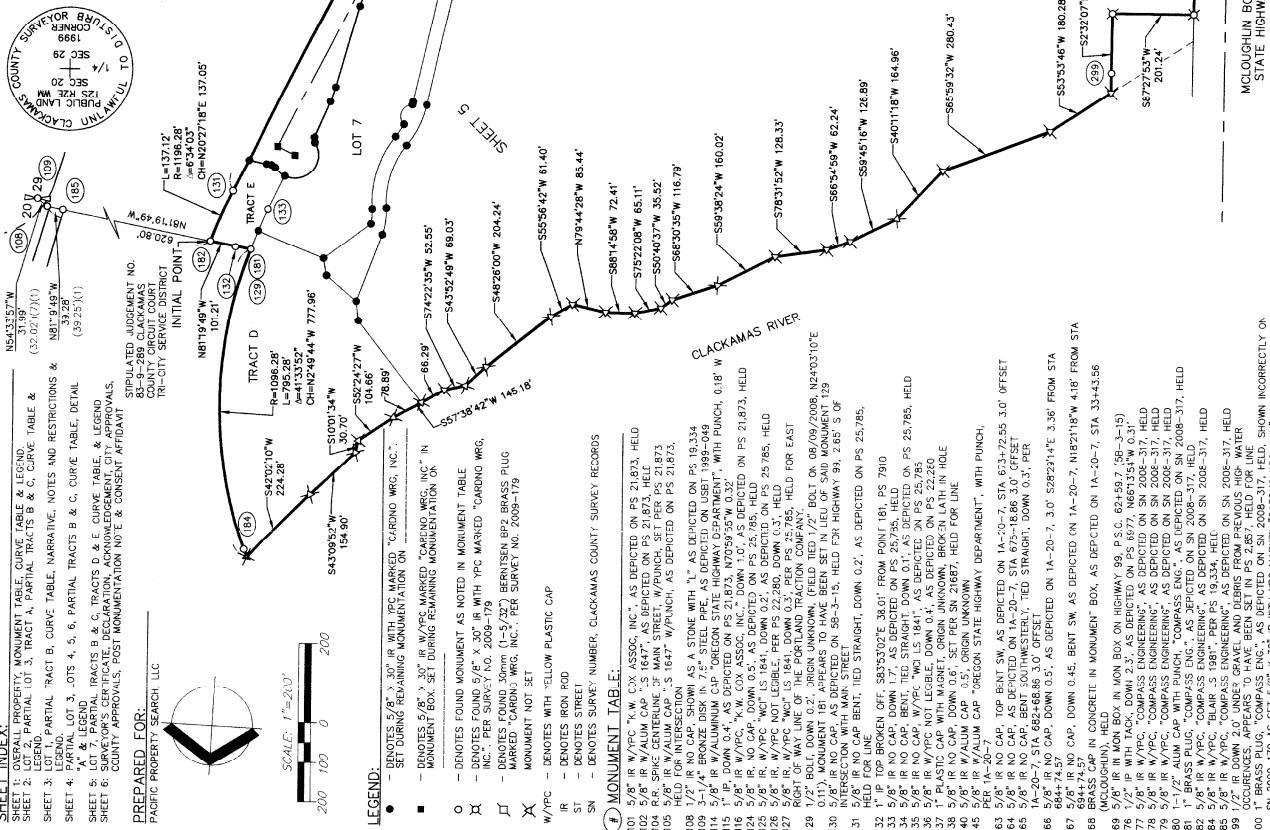
Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:	:	:	:	:	:
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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	107.48'	3164.48'	192°77'39"	106.96'	S41°39'18"E
C22	412.22'	2784.79'	85°27'03"	411.85'	N28°19'27"E
C23	110.43'	378.31'	151°21'37"	100.14'	N26°25'33"E
C105	452.45'	570.00'	41°08'53"	442.79'	N71°57'30"W
C115	443.36'	570.00'	41°08'53"	400.62'	N71°57'30"W
C133	233.15'	256.46'	52°05'00"	225.20'	N25°20'33"W



HEET 1 OF 6
GAM 10/26/2000

HEET 1 OF 6
GAM

PAP5926

2:7.09

804° S2° N

A small line graph with a single data series represented by a straight line with a positive slope, indicating a linear increase over time or across categories.

(9)

C. $62+59.7$

ON HIGHWAY
DESIGNED

HELD
IN BOX IN
TACK DOWN

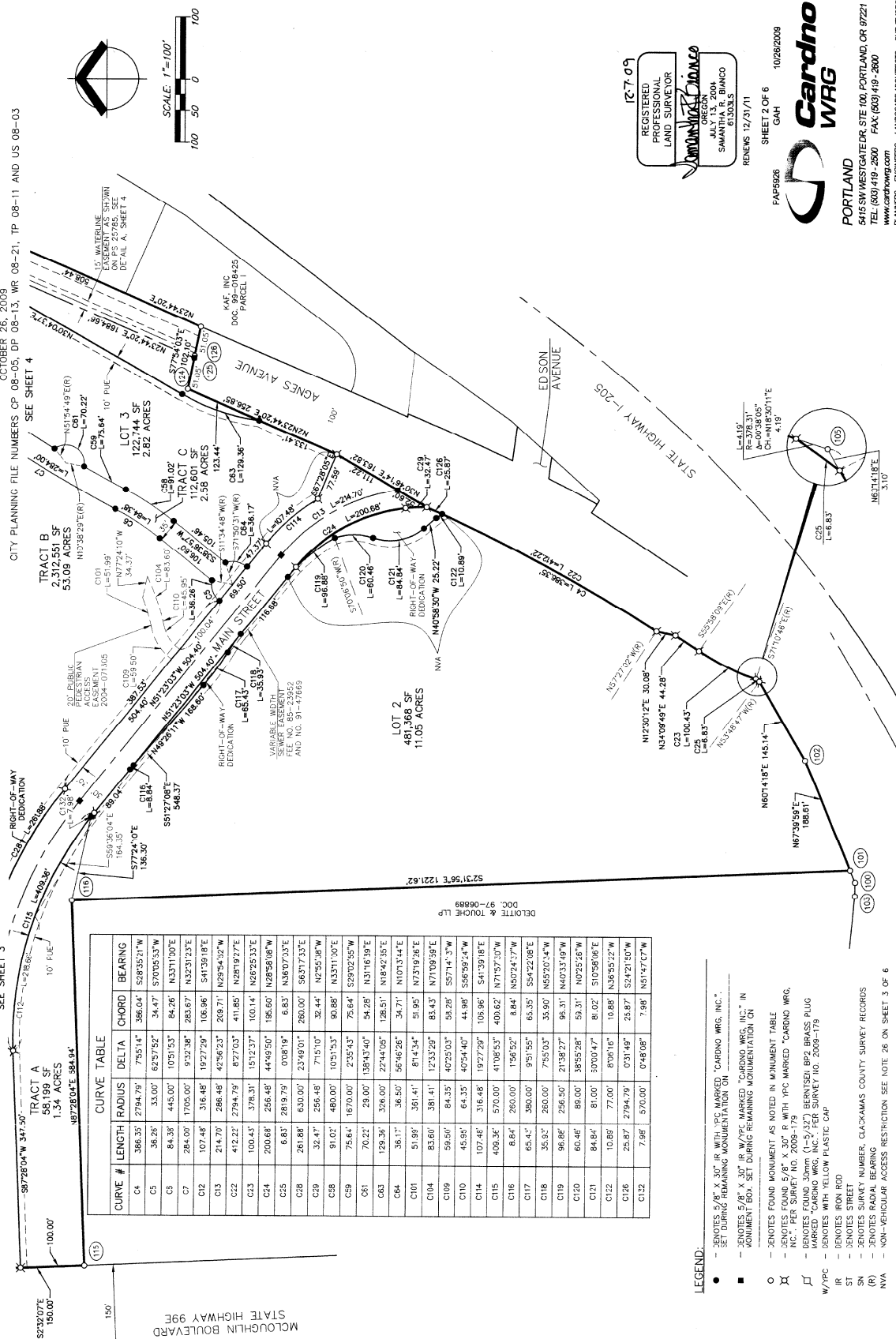
169	5/8"	(MCL)
176	5/8"	(MCL)

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WRG

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www.carlinoust.com

NEWS 12/31/11

LOCATED IN THE SOUTHWEST ONE-QUARTER AND
NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION
20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER
OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009

17.7.09

PROFESSIONAL
AND SURVEYOR

ORIGON
JULY 13, 2004
MANTHA R. BIANCO

RENEWS 12/31/11

PAP5926

120F6
SAH
10/26/2009

G

PORTI AND

415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL: (503) 419-2500 FAX: (503) 419-2600

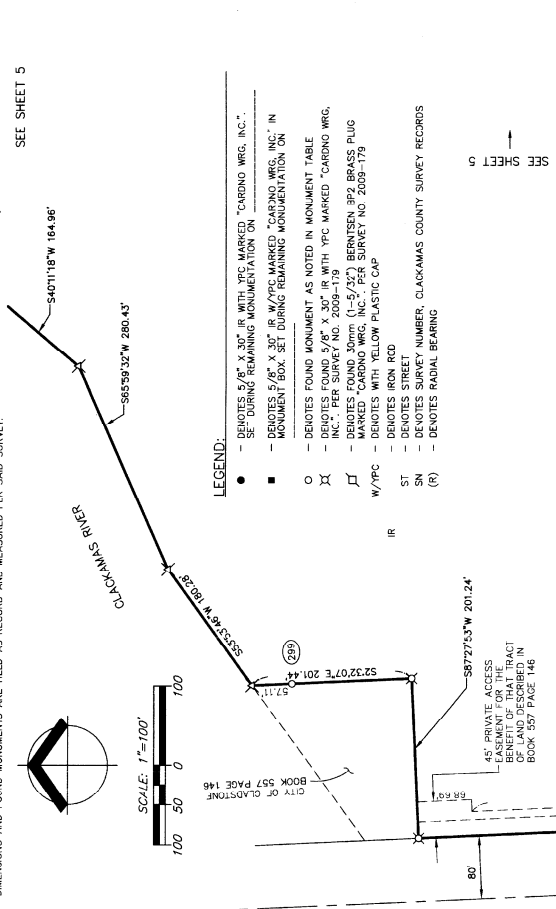
www.cardnow.org

CLACKAMETTE COVE

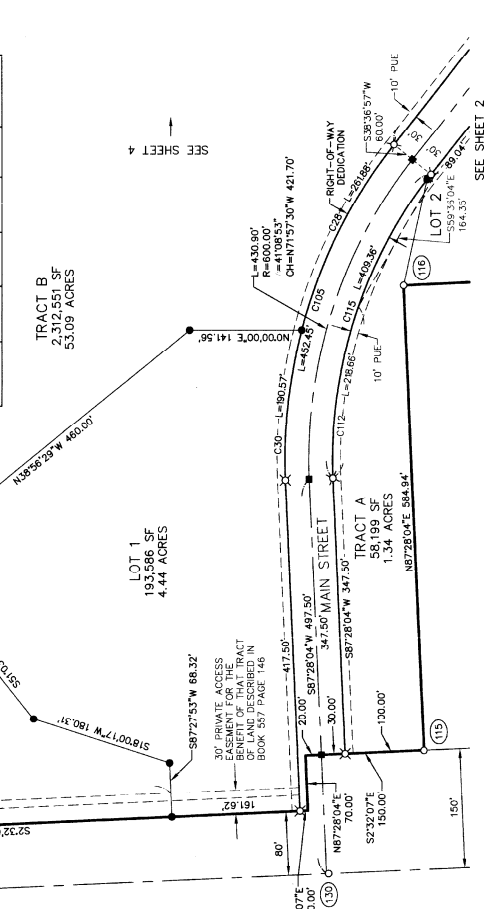
LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY THE BASIS OF BEARINGS OF 42344.20"E WAS DETERMINED BY THE FOLLOWING MONUMENTS: 27-131 AND RECORD INFORMATION PER SURVEY NUMBER 2009-179, CLACKAMAS COUNTY SURVEY RECORDS. SEE SHEET 5



CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C28	261.86'	630.00'	22°48'01"	260.00'	S63°17'33"E
C30	190.57'	630.00'	17°15'52"	189.94'	N85°52'00"W
C105	452.45'	630.00'	41°08'53"	442.79'	N71°57'30"W
C112	218.66'	570.00'	21°56'47"	217.32'	S81°32'33"E
C115	409.36'	570.00'	41°08'53"	406.62'	N71°57'30"W



NOTES AND RESTRICTIONS:

- 1.) BOUNDARY DETERMINATION AND BASIS OF BEARINGS IS PER SURVEY NUMBER 2009-179.
- 2.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF OREGON CITY CASE FILE NO. 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03.
- 3.) A TEN FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF LOTS AND TRACTS ADJACENT TO PUBLIC HIGHWAY, AS SHOWN HEREON.
- 4.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING AND UP-GRATE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED, AND A PUBLIC EASEMENT LICENSES FOR IRVING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO BELONG TO THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, REPAIR, AND OPERATE SUCH UTILITIES.
- 5.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING AND UP-GRATE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED, AND A PUBLIC EASEMENT LICENSES FOR IRVING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO BELONG TO THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, REPAIR, AND OPERATE SUCH UTILITIES.
- 6.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING AND UP-GRATE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED, AND A PUBLIC EASEMENT LICENSES FOR IRVING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO BELONG TO THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, REPAIR, AND OPERATE SUCH UTILITIES.
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- 8.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING AND UP-GRATE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED, AND A PUBLIC EASEMENT LICENSES FOR IRVING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO BELONG TO THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, REPAIR, AND OPERATE SUCH UTILITIES.
- 9.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING AND UP-GRATE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED, AND A PUBLIC EASEMENT LICENSES FOR IRVING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO BELONG TO THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, REPAIR, AND OPERATE SUCH UTILITIES.
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- 21.) TRACT A IS FOR ENTRY, SIGN AND WATER FEATURE AND SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY.
- 22.) TRACT B IS FOR PUBLIC OPEN SPACE AND SHALL BE OWNED BY THE OREGON CITY URBAN RENEWAL AGENCY. SEE NOTES 5 AND 6.
- 23.) TRACT C SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, AND IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
- 24.) TRACT D SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, AND IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
- 25.) TRACT E SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, AND IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
- 26.) THE RECORDING OF THIS PLAT THESE ACCESS RESTRICTIONS ARE LOCATED AS NOTED ON SHEET 2 OF 6 AND SHEET 5 OF 6.
- 27.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 376 PAGE 180, CLACKAMAS COUNTY DEED RECORDS.
- 28.) THIS PLAT IS SUBJECT TO PROVISIONS FOR ACCESS ROAD AS RECORDED IN FEE NO. 86-004577, CLACKAMAS COUNTY DEED RECORDS.
- 29.) THIS PLAT IS SUBJECT TO A WATER EASEMENT AS RECORDED IN FEE NO. 86-004577, CLACKAMAS COUNTY DEED RECORDS.
- 30.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 84-10-35.
- 31.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 84-10-35.
- 32.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 86-7-369 AND NO. 86-7-388.
- 33.) THIS PLAT IS SUBJECT TO A WATER LINE EASEMENT AS RECORDED IN FEE NO. 78-38099, CLACKAMAS COUNTY DEED RECORDS. EXACT RECORDS.
- 34.) THIS PLAT IS SUBJECT TO ACCEPTANCE OF ZONING CONDITIONS AS RECORDED IN FEE NO. 72-31596, CLACKAMAS COUNTY DEED RECORDS.
- 35.) THIS PLAT IS SUBJECT TO MINERAL RESERVATIONS AS RECORDED IN FEE NO. 85-036288, FEE NO. 86-32834, AND FEE NO. 86-32835, CLACKAMAS COUNTY DEED RECORDS.
- 36.) THIS PLAT IS SUBJECT TO THE DOWNTOWN/NORTH END URBAN RENEWAL PLAN PER CITY OF OREGON CITY ORDINANCE NO. 90-1062, CLACKAMAS COUNTY DEED RECORDS.
- 37.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 86, PAGE 332, CLACKAMAS COUNTY DEED RECORDS.

PAP5926
SHEET 3 OF 6
GNT
10/26/2009

Cardno WRG

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 2004
SAMANTHA R. BIANCO
610315
RENEWS 12/31/11

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CLACKAMETTE COVE

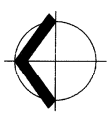
LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NUMBERS 3P 08-05, DP 08-13, MR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009
PAGE 473

15' +/- OVERHEAD
UTILITY EASEMENT
UNDER ALL
LINES BOOK 488
PAGE 473

SEE SHEET 5

TRACT B
2,312,551 SF
53.08 ACRES



SCALE: 1"=100'
0 50 100

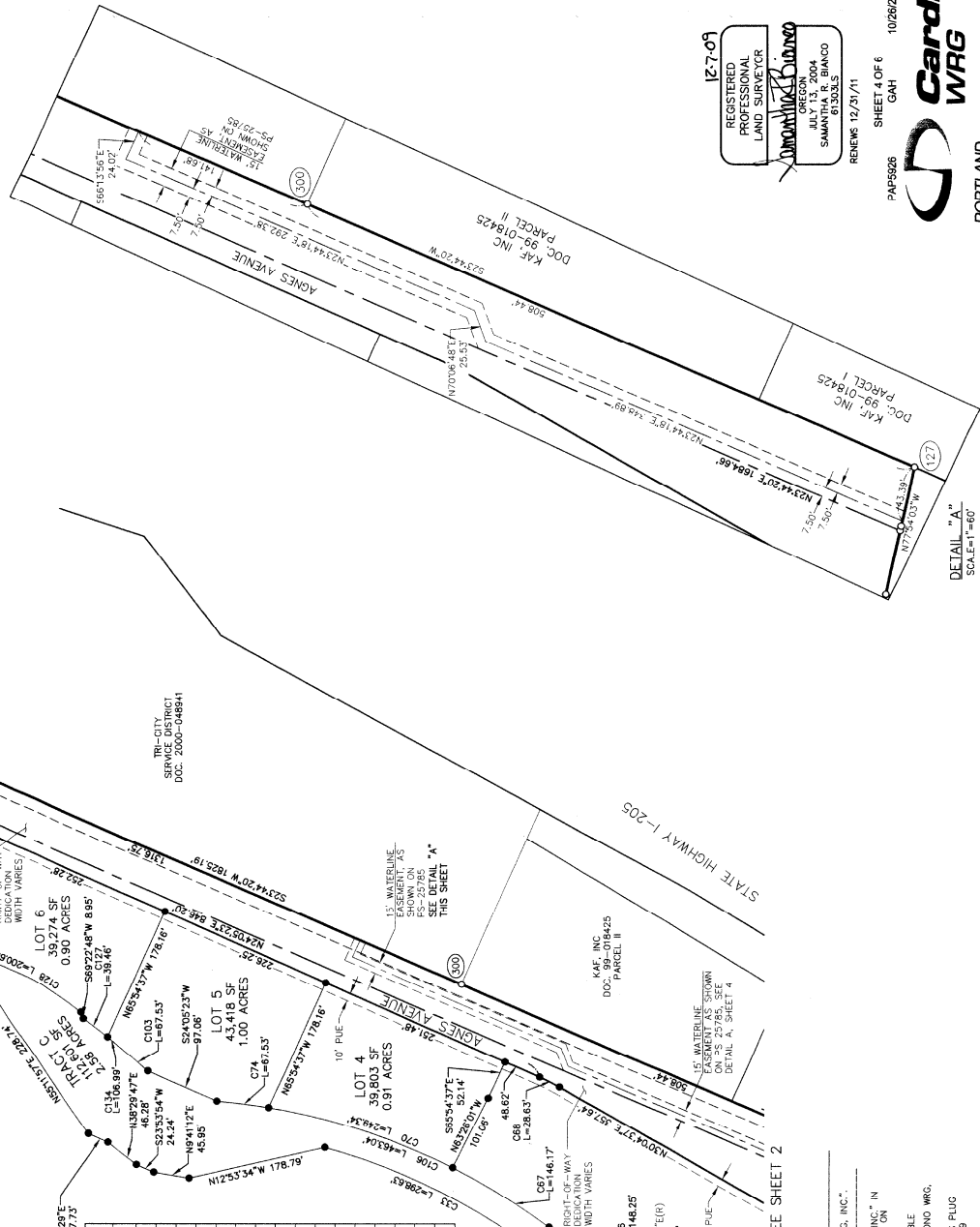
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA CHORD BEARING
C6	84.38'	445.00'	105°15'3" N37°11'00"E
C7	264.00'	1705.00'	93°2'38" N32°31'23"E
C33	218.63'	781.93'	21°52'54" N26°21'15"E
C38	48.95'	382.68'	105°3'34" S15°21'45"W
C59	75.64'	1870.00'	2°35'43" S29°02'55"W
C61	70.22'	29.00'	138°43'40" N3°16'39"E
C66	148.25'	1670.00'	5°05'10" S34°45'08"W
C67	146.17'	816.93'	10°15'06" S32°10'09"W
C68	18.63'	274.00'	5°59'14" N27°05'00"E
C70	249.34'	816.93'	17°29'16" S48°38'18"W
C74	67.53'	816.93'	4°44'10" S71°11'15"W
C103	67.53'	816.93'	4°44'10" S40°59'30"W
C106	443.04'	816.93'	32°28'32" S27°03'26"E
C127	39.46'	816.93'	2°46'04" S37°14'23"W
C128	20.69'	397.68'	28°54'50" S24°22'23"W
C134	106.99'	816.93'	7°30'14" N35°36'28"E

SEE SHEET 3

SEE SHEET 2

LEGEND:

- DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC."
- SET DURING REMAINING ADJUDICATION ON
- DENOTES 1/2" X 3/4" YPC MARKED "CARDNO WRG, INC." IN REMAINING ADJUDICATION ON
- DENOTES 1/2" X 3/4" SET DURING REMAINING ADJUDICATION ON
- DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
- ⌵ DENOTES FOUND 30mm (1-5/32") BURNITSEN BP2 BRASS PLUG
- W/PC DENOTES WITH YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- ST DENOTES STREET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) DENOTES RADIAL BEARING



DETAIL "A"
SCALE=1"=60'

12-7-09

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA L. BIAKO
61303.S

RENEW 12/31/11

PAP5926
SHEET 4 OF 6
GAH
10/26/2009

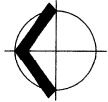


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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

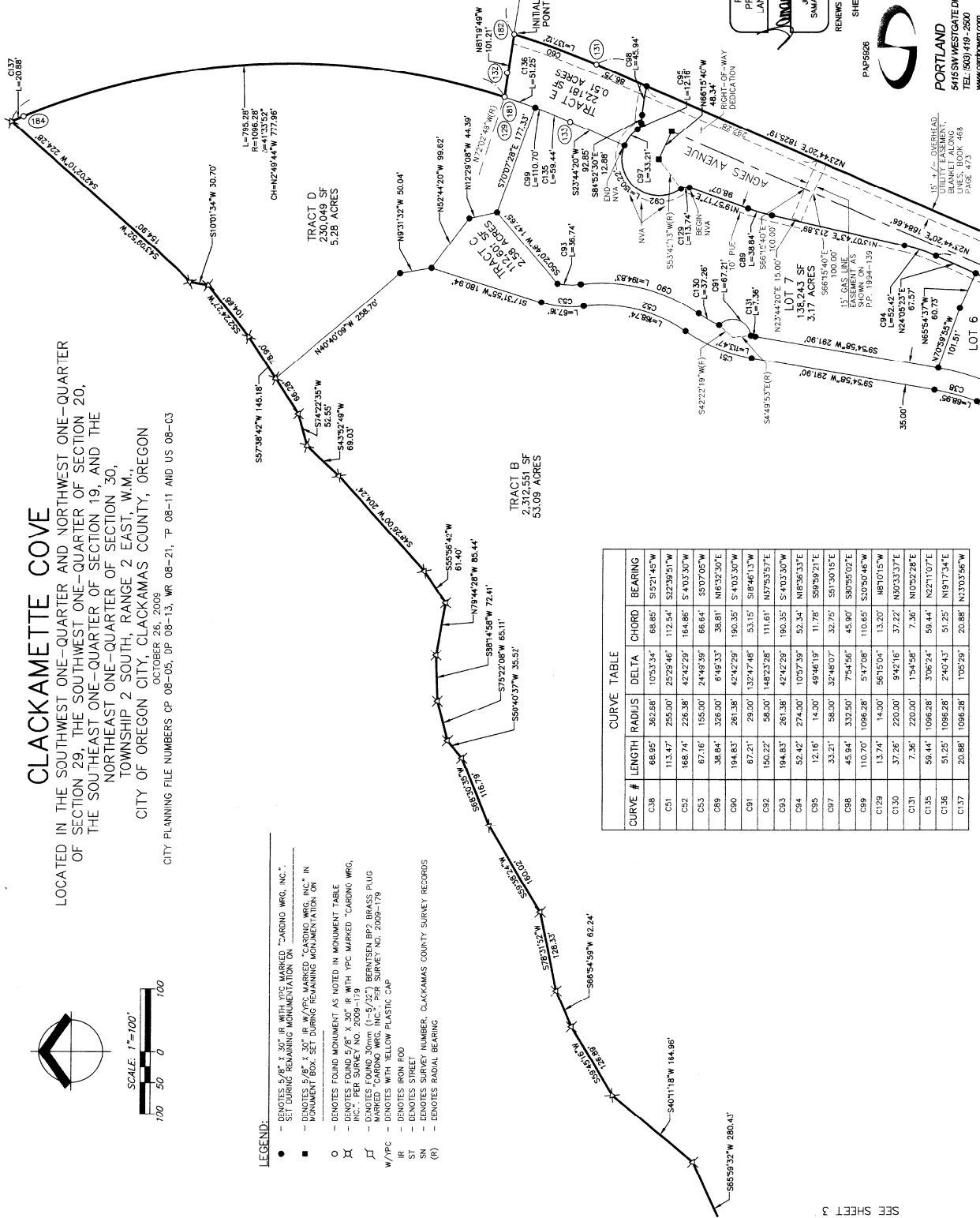
OCTOBER 26, 2009
CITY PLANNING FILE NUMBERS OF 08-05, DP 08-13, WR 08-21, P 08-11 AND US 08-03



LEGEND:

- DENOTES 5/8" x 30" IR WITH YPC MARKED "CARDNO WRG, INC."
- DENOTES 5/8" x 30" IR W/ YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌵ DENOTES FOUND 5/8" x 30" IR WITH YPC MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
- ⌵ DENOTES FOUND 30mm (1-5/32") BERTENSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
- W/ YPC DENOTES WITH YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- ST DENOTES SURVEY TARGET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) DENOTES RADIAL BEARING

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C38	68.85'	362.88'	105.33°	515°21'45"W
C39	113.47'	255.00'	252°46'	522°39'51"W
C52	168.74'	226.38'	424°29'	5°40'33.00"W
C53	67.16'	155.00'	24°49'39"	550°05'05"W
C89	38.64'	328.00'	6°49'33"	NE 62°30'E
C90	194.83'	261.38'	424°29'	5°40'33.00"W
C91	67.21'	29.00'	132°47'48"	S 10°46'13"W
C92	150.22'	58.00'	148°23'28"	N 75°53'57"E
C93	194.83'	261.38'	424°29'	5°40'33.00"W
C94	52.42'	274.00'	105°33'	NE 5°36'33"E
C95	12.16'	14.00'	49°46'19"	S 89°59'21"E
C97	33.21'	58.00'	32°48'07"	S 91°30'15"E
C98	45.94'	332.50'	75°4'56"	S 80°55'02"E
C99	110.70'	1096.28'	54°7'08"	S 20°50'46"W
C129	13.74'	14.00'	56°15'04"	NE 10°15'W
C130	37.26'	220.00'	94°21'6"	N 30°33'37"E
C131	7.36'	220.00'	1°54'58"	N 0°52'28"E
C135	59.44'	1096.28'	3°06'24"	N 2°11'07"E
C136	51.25'	1096.28'	2°40'43"	N 1°17'34"E
C137	20.88'	1096.28'	1°05'29"	N 2°30'56"W



27.09
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
Samantha E. Blanco
61303LS
RENEW 12/31/11

PAPER 526
SHEET 5 OF 6
DATE 10/26/2009



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SEE SHEET 4

SEE SHEET 3



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner : **Urban Renewal Agency of Oregon City**
Co Owner :
Site Address : *no Site Address*
Mail Address : PO Box 3040 Oregon City Or 97045
Taxpayer : Urban Renewal Agency of Oregon City

Ref Parcel Number : 22E20 01100
Parcel Number : 05022780
T: 02S R: 02E S: 20 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 238.00 Block: 3
Improvement Type : *unknown Improvement Code*
Subdivision/Plat : Clackamette Cove
Neighborhood : Area 03 Apartments Oregon City
Land Use : 700 Vacant, Multiple Residences
Legal : SUBDIVISION CLACKAMETTE COVE 4289
TRACT D

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$306,133
Mkt Structure :
Mkt Total : \$306,133
% Improved :
14-15 Taxes :
Exempt Amount : \$228,576
Exempt Type :
Levy Code : 062057
Millage Rate : 18.1800
M50AssdValue : \$228,576

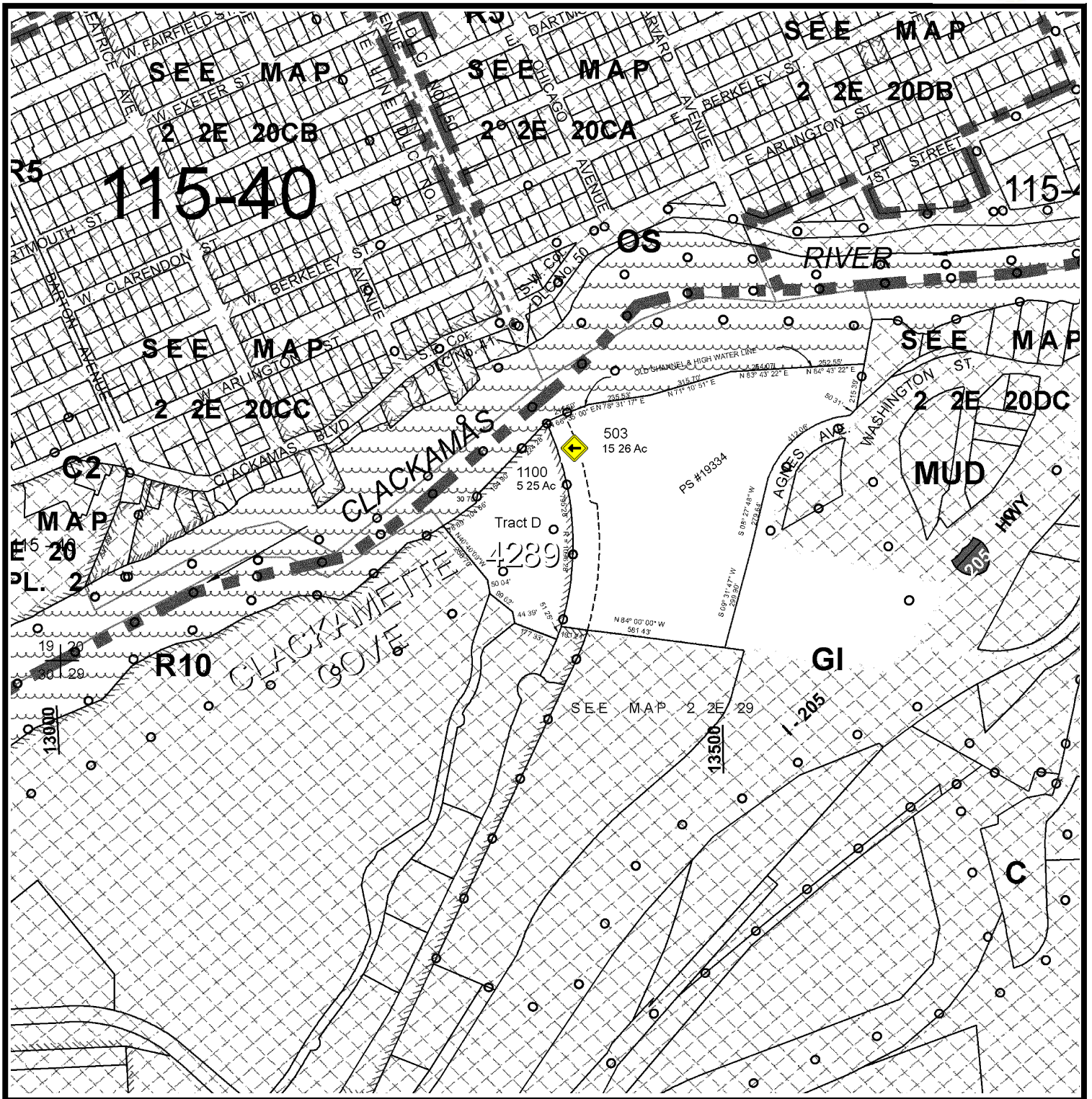
PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 5.21
Full Baths :	Upper Finished SF :	Lot SqFt : 226,793
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist : 062
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

Reference Parcel #: 22E20 01100

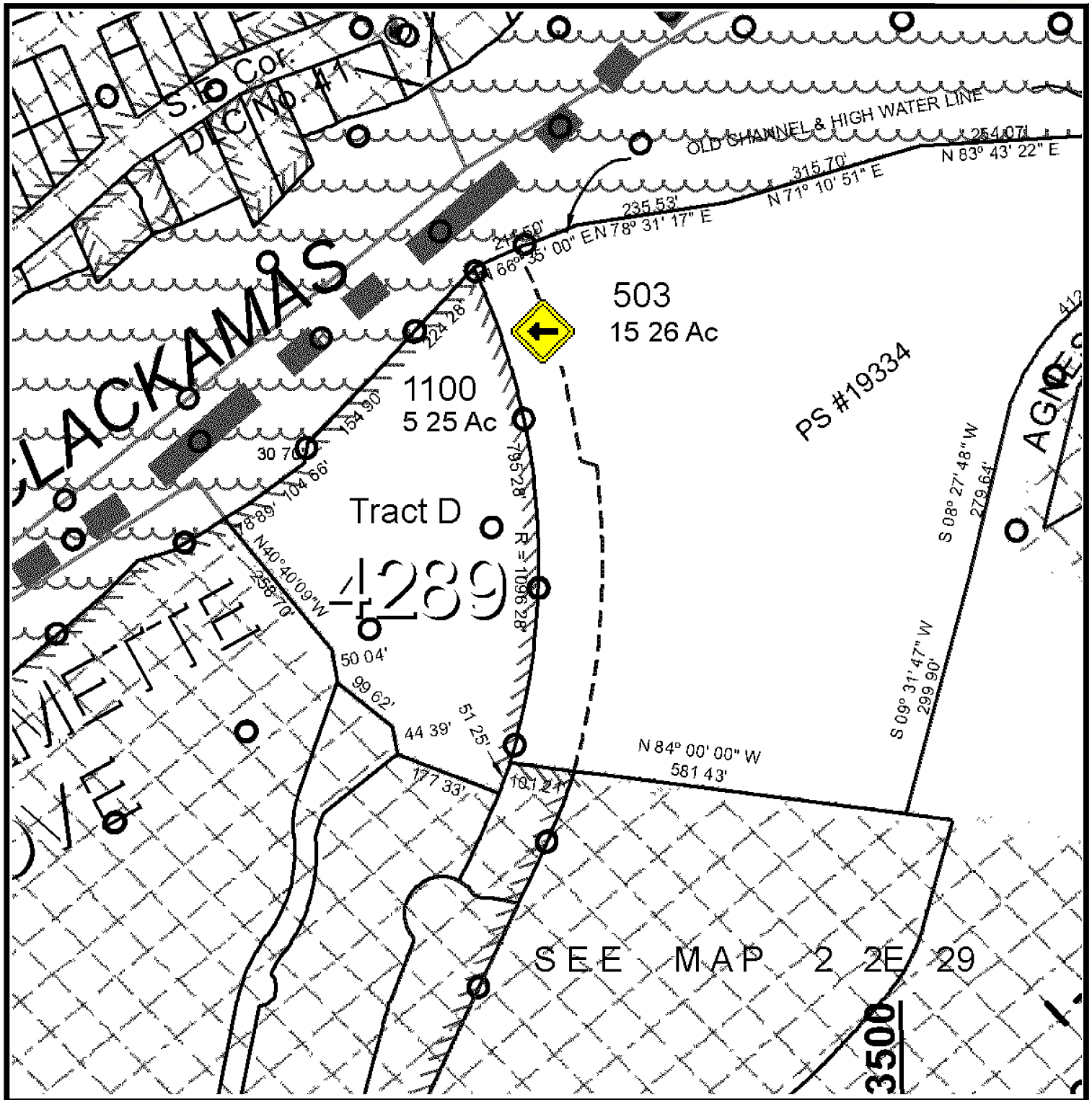


First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 22E20 01100



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
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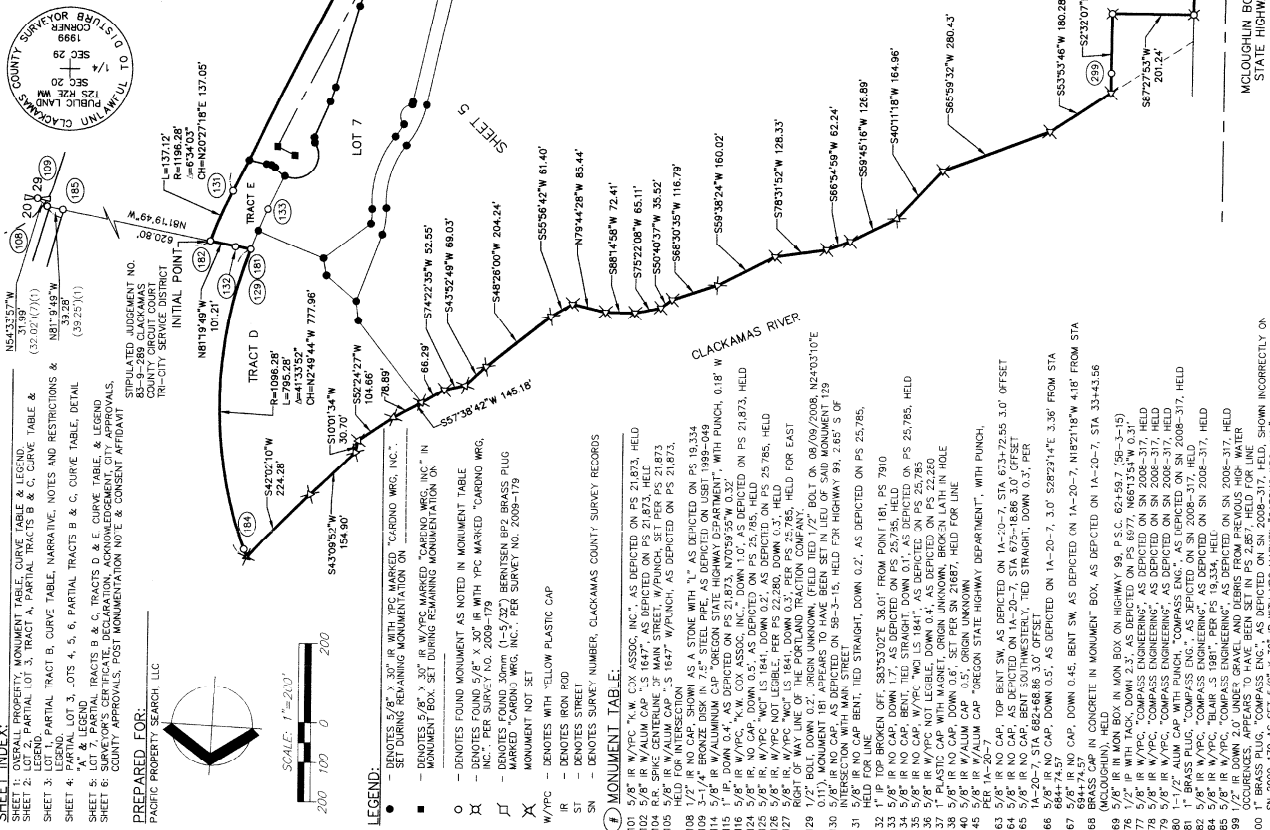
THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009
CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	107.48'	3164.48'	192°77'39"	106.96'	S41°39'18"E
C22	412.22'	2784.79'	85°27'03"	411.85'	N28°19'27"E
C23	110.43'	378.31'	151°21'37"	100.14'	N26°25'33"E
C105	452.45'	570.00'	41°08'53"	442.79'	N71°57'30"W
C115	443.36'	570.00'	41°08'53"	400.62'	N71°57'30"W
C133	233.15'	256.46'	52°05'00"	225.20'	N25°20'33"W



12709
REGISTERED
PROFESSIONAL
LAND SURVEYOR
JUL 13, 2004
SARASOTA, FLORIDA
91303.S

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5415 SW WESTGATE RD., STE 100, PORTLAND, OR 97221
503.419.2900 FAX: (503) 419-2800
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PAP5926 SHEET 1 OF 6 GAH 10/26/2008

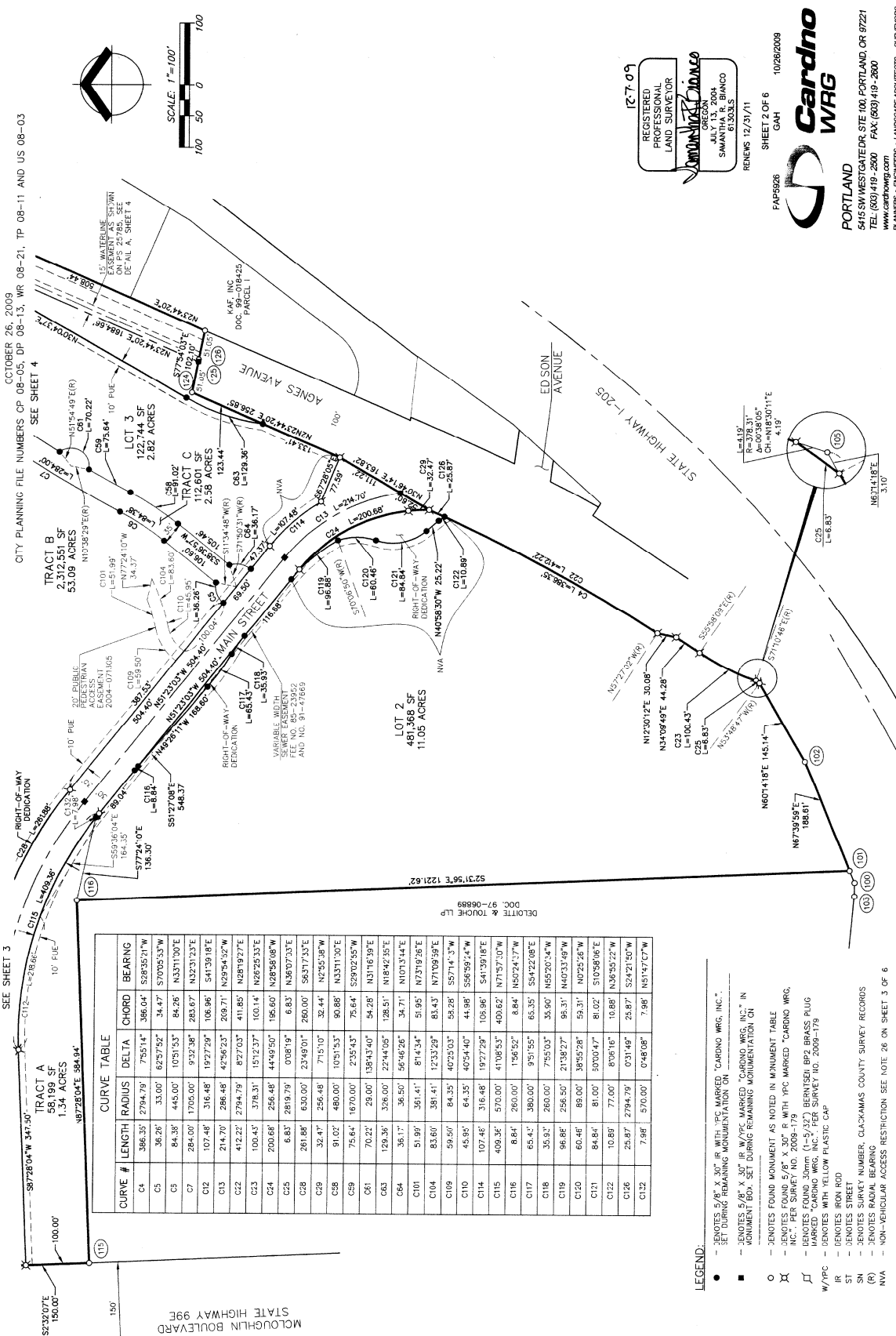
Cardno
W&G

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND
NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION
20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER
OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M.,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009
SEE SHEET 4



CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	386.35'	2794.79'	75°14'	386.04'	S28°35'21"W
C5	36.26'	33.00'	62°57'52"	34.47'	S70°05'33"W
C6	84.38'	445.00'	10°31'53"	84.26'	N33°11'00"E
C7	284.00'	1705.00'	9°32'38"	283.67'	N32°31'23"E
C8	107.48'	316.48'	19°27'59"	106.96'	S41°39'18"E
C9	214.70'	286.48'	42°56'23"	209.71'	N29°54'52"W
C10	412.22'	2794.79'	82°7'03"	411.85'	N28°19'27"E
C11	100.45'	378.31'	15°12'37"	100.14'	N26°25'33"E
C12	200.68'	256.48'	44°49'50"	195.60'	N28°58'08"W
C13	6.83'	2819.79'	0°08'19"	6.83'	N86°07'33"E
C14	32.47'	256.48'	7°15'10"	32.44'	N2°55'18"W
C15	91.02'	480.00'	10°51'53"	90.88'	N33°11'00"E
C16	75.64'	1670.00'	2°35'43"	75.64'	S29°02'55"W
C17	70.21'	29.00'	138°43'40"	54.28'	N31°16'19"E
C18	129.36'	326.00'	22°44'05"	128.51'	N18°42'35"E
C19	36.17'	36.50'	56°46'26"	34.71'	N01°34'14"E
C20	51.99'	351.41'	8°14'34"	51.95'	N73°19'26"E
C21	83.60'	381.41'	12°33'29"	83.43'	N71°08'59"E
C22	59.50'	64.35'	40°25'03"	58.28'	S57°14'3"W
C23	45.95'	64.35'	40°24'40"	44.98'	S56°59'24"W
C24	107.48'	316.48'	19°27'59"	106.96'	S41°39'18"E
C25	409.34'	570.00'	41°08'53"	408.62'	N71°37'30"W
C26	8.84'	260.00'	1°56'52"	8.84'	N60°24'37"W
C27	65.41'	380.00'	9°51'55"	65.35'	S54°22'08"E
C28	35.93'	260.00'	7°51'03"	35.90'	N65°20'44"W
C29	96.88'	256.50'	21°38'27"	95.31'	N40°33'49"W
C30	60.48'	88.00'	38°55'28"	59.31'	N0°25'26"W
C31	84.84'	81.00'	30°03'47"	81.02'	S10°58'06"E
C32	10.80'	77.00'	8°06'16"	10.88'	N36°55'22"W
C33	25.87'	2794.79'	0°31'49"	25.87'	S24°21'50"W
C34	7.98'	570.00'	0°48'08"	7.98'	N61°47'07"W

- LEGEND:
- - MONUMENT 5/8" X 30" IR WITH "PC MARKED" CARDNO WRG, INC. SET DURING REMAINING MONUMENTATION ON
 - - MONUMENT 5/8" X 30" IR WITH "PC MARKED" CARDNO WRG, INC. IN MONUMENT BOX SET DURING REMAINING MONUMENTATION ON
 - - MONUMENT FOUND MONUMENT AS NOTED IN MONUMENT TABLE
 - ✕ - MONUMENT FOUND 5/8" X 30" IR WITH "PC MARKED" CARDNO WRG, INC. PER SURVEY NO. 2009-179
 - ⚡ - MONUMENT FOUND 30mm (1-5/32") BERTSEID BP2 BRASS PLUG MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
 - W/PC - MONUMENT WITH YELLOW PLASTIC CAP
 - IR - IR MONUMENT
 - ST - MONUMENT SET
 - SN - MONUMENT SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
 - (R) - MONUMENT RADIAL BEARING
 - N/A - NON-MONUMENTAL ACCESS RESTRICTION SEE NOTE 26 ON SHEET 3 OF 6

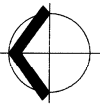
CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

CITY PLANNING FILE NUMBERS 3P 08-05, 0P 08-13, WR 08-21, TP 08-11 AND US 08-03
OCTOBER 26, 2009
PAGE 473

SEE SHEET 5

TRACT B
2,312,551 SF
53.08 ACRES



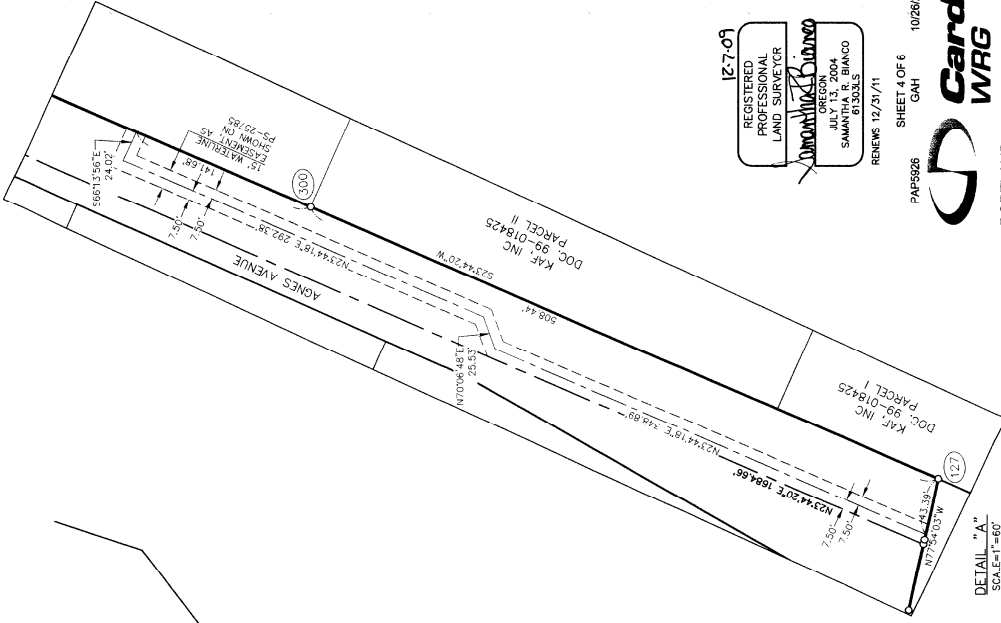
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0 50 100

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA CHORD BEARING
C6	84.38'	445.00'	105°15'3" N37°11'00"E
C7	264.00'	1705.00'	93°2'38" N32°31'23"E
C33	218.63'	781.93'	21°52'54" N26°21'15"E
C38	48.95'	382.68'	105°33'4" S15°21'45"W
C59	75.64'	1870.00'	2°35'43" S29°02'55"W
C61	70.22'	29.00'	138°43'40" N3°16'39"E
C66	148.25'	1670.00'	5°05'10" S34°45'08"W
C67	146.17'	816.93'	10°15'06" S32°10'09"W
C68	18.63'	274.00'	5°59'14" N27°05'00"E
C70	249.34'	816.93'	17°29'16" S48°38'18"W
C74	67.53'	816.93'	4°44'10" S71°11'15"W
C103	67.53'	816.93'	4°44'10" S40°59'30"W
C106	443.04'	816.93'	32°28'32" S27°03'26"E
C127	39.46'	816.93'	2°46'04" S37°14'23"W
C128	20.69'	397.68'	28°54'50" S24°22'23"W
C134	106.99'	816.93'	7°30'14" N35°36'28"E

SEE SHEET 3

SEE SHEET 2

- LEGEND:
- DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC."
 - DENOTES 1/2" X 1/2" YPC MARKED "CARDNO WRG, INC." IN REMAINING QUADRANT
 - DENOTES 1/2" X 1/2" YPC MARKED "CARDNO WRG, INC." IN REMAINING QUADRANT
 - DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
 - DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
 - ⌵ DENOTES FOUND 30mm (1-5/32") BURNITSEN BP2 BRASS PLUG
 - W/PC DENOTES WITH YELLOW PLASTIC CAP
 - IR DENOTES IRON ROD
 - ST DENOTES STREET
 - SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
 - (R) DENOTES RADIAL BEARING



12-7-09
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA L. BIAO
61303.S
RENEW 12/31/11

PAP5926
SHEET 4 OF 6
GAH
10/26/2009

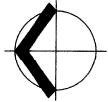


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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

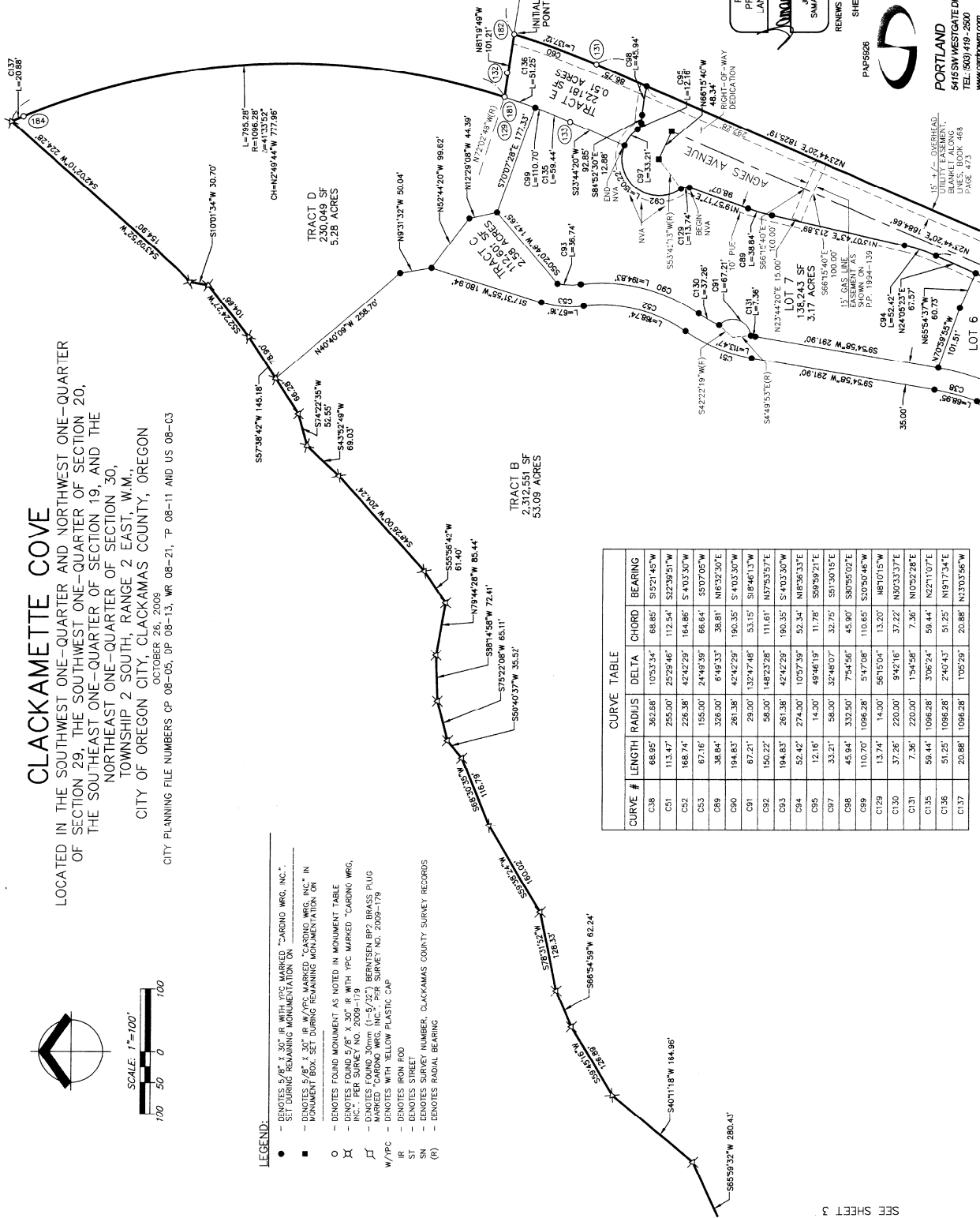
OCTOBER 26, 2009
CITY PLANNING FILE NUMBERS OF 08-05, DP 08-13, WR 08-21, P 08-11 AND US 08-03



LEGEND:

- DENOTES 5/8" x 30" IR WITH YPG MARKED "CARDNO WRG, INC."
- DENOTES 5/8" x 30" IR W/PG MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌵ DENOTES FOUND 5/8" x 30" IR WITH YPG MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
- ⌵ DENOTES FOUND 30mm (1-5/32") BERTENSE BP2 BRASS PLUG MARKED "CARDNO WRG, INC." PER SURVEY NO. 2009-179
- W/PG DENOTES WITH YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- ST DENOTES SURVEY TARGET
- SN DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) DENOTES RADIAL BEARING

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C38	68.85'	362.88'	1053.34'	68.85' S152°145'W
C39	113.47'	255.00'	2529.46'	112.54' S22°39'51"W
C40	168.74'	226.38'	4242.29'	164.86' S4°03'30"W
C41	67.16'	155.00'	2449.39'	66.64' S50°05'W
C42	38.64'	328.00'	649.33'	38.81' N62°30'E
C43	194.83'	261.38'	4242.29'	190.35' S4°03'30"W
C44	67.21'	29.00'	13247.48'	53.15' S18°46'13"W
C45	150.22'	58.00'	14823.28'	111.61' N37°53'57"E
C46	194.83'	261.38'	4242.29'	190.35' S4°03'30"W
C47	52.42'	274.00'	1057.39'	52.34' N67°36'33"E
C48	12.16'	14.00'	4946.19'	11.76' S59°59'21"E
C49	33.21'	58.00'	3248.07'	32.79' S51°30'15"E
C50	45.94'	332.50'	754.56'	45.90' S30°55'02"E
C51	110.70'	1096.28'	547.08'	110.65' S20°50'46"W
C52	13.74'	14.00'	5615.04'	13.20' N67°01'15"W
C53	37.26'	220.00'	942.16'	37.22' N30°33'37"E
C54	7.36'	220.00'	194.58'	7.36' N05°22'28"E
C55	59.44'	1096.28'	306.24'	59.44' N22°11'07"E
C56	51.25'	1096.28'	2407.43'	51.25' N19°17'34"E
C57	20.88'	1096.28'	105.29'	20.88' N23°03'56"W



27.09
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
Samantha E. Blanco
61303LS
RENEW 12/31/11

SHEET 5 OF 6
CAN
P495626
10/26/2009



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5455 NW HASTINGS ST., STE. 100, PORTLAND, OR 97221
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SEE SHEET 4

SEE SHEET 3



First American

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-2539760
October 12, 2015

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

WYN HENDRICKS, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email: whendricks@firstam.com
First American Title Company of Oregon
5335 SW Meadows Rd #100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Lauren Finbraaten, Title Officer
Toll Free: (800)929-3651 - Direct: (503)790-7861 - Email: lfinbraaten@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: Not Yet Assigned, Oregon City, OR 97045

Proposed Insured Lender: TBD

Proposed Borrower:

2006 ALTA Owners Standard Coverage	Liability \$	TBD	Premium \$	TBD
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9, 22			Premium \$	
Govt Service Charge			Cost \$	
City Lien/Service District Search			Cost \$	
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of September 29, 2015 at 8:00 a.m., title to the fee simple estate is vested in:

Tri-City Services District, a County Service District

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
 7. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. 00560066.
 8. City liens, if any, of the City of Oregon City.

Note: There are no liens as of September 29, 2015. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

9. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Clackamas River and the ownership of the State of Oregon in that portion lying below the high water mark of Clackamas River .

10. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Clackamas River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
11. Easement, including terms and provisions contained therein:
Recording Information: November 12, 1919 as Book 155, Page 0332
In Favor of: North Western Long Distance Telephone Company
For: communication facilities
12. Easement, including terms and provisions contained therein:
Recording Information: August 21, 1953 as [Book 472, Page 0610](#)
In Favor of: Portland General Electric Company, an Oregon Corporation
For: transmission line
13. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: June 18, 1959 as [Book 557, Page 0146](#)
14. Notice of Sanitary Landfill, including terms and provisions thereof.
Recorded: November 06, 1961 as [Book 594, Page 0722](#)
15. Provisions for Access Road set forth in Stock Room Lease, including terms and provisions thereof.
Recorded: March 14, 1968 as Fee No. [68004577](#)
16. Easement, including terms and provisions contained therein:
Recording Information: April 12, 1968 as Fee No. [68006792](#)
In Favor of: J.C. Penny Co., a Delaware corporation
For: road purposes
17. Easement, including terms and provisions contained therein:
Recording Information: June 11, 1968 as Fee No. [68010811](#)
In Favor of: Northwest Natural Gas Company, an Oregon corporation
For: gas line
18. Easement, including terms and provisions contained therein:
Recording Information: June 24, 1968 as Fee No. [68011854](#)
In Favor of: Oregon City
For: water line
19. Easement, including terms and provisions contained therein:
Recording Information: June 24, 1968 as Fee No. [68011857](#)
In Favor of: Oregon City
For: sewer

20. Easement, including terms and provisions contained therein:
Recording Information: August 30, 1968 as Fee No. [68018145](#)
In Favor of: The tracts leased to J.C. Penney Company, a Delaware corporation and Crown Zellerbach Corporation
For: ingress and egress
21. Limited access provisions in favor of the State of Oregon, by and through State Highway Commission as contained in Decree of Condemnation entered December 21, 1970 as Paragraph No. 2 of Judgment Order in Suit No. 68930 in the Circuit Court for Clackamas County, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
22. Agreement for Easement, including terms and provisions thereof.
Recorded: September 05, 1978 as Fee No. [78038099](#)
23. Easement, including terms and provisions contained therein, as set forth in Decree entered in the Circuit Court of the State of Oregon for the County of Clackamas:
Filed: December 31, 1987 as Case No. 84-10-35
In Favor of: Tri-City Service District
For: construction and maintenance of sewer lines
24. Prospective Purchaser Agreement DEQ No. 98-09, including terms and provisions thereof.
Recorded: December 21, 1998 as Fee No. [98121277](#)
25. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Clackamas County**
1710 Red Soil Ct, Suite 110
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First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land in Sections 20 and 29, Township 2 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, being a part of the Hiram Straight Donation Land Claim No. 42, described as follows:

Commencing at a stone 14 inches by 8 inches, marked "L" in the Oregon City and Portland Road, 49 links South 58° West of the one-quarter section corner between Sections 20 and 29 in said Township 2 South, Range 2 East; thence North 84°00' West 40.00 feet, more or less, to the intersection with the West line of said road and the true point of beginning; thence continuing North 84°00' West along the North line of that tract described in deed to Parker and Fuhrman, recorded January 21, 1957, in Book 521, Page 187, Deed Records, 510.00 feet, more or less, to the Easterly line of the Portland Traction Co. Railroad right of way; thence Southerly along said Easterly line 2,350.00 feet, more or less, to the North line of Shaw's First Addition to Oregon City; thence Easterly along the North line of said subdivision 105.00 feet, more or less to the Westerly line of the East Portland Freeway (I-205); thence Northerly along the Westerly line of said freeway to the Westerly line of said Oregon City and Portland Road; thence Northerly along the Westerly line of said road 290.00 feet, more or less, to the true point of beginning.

Except that part lying Southerly of the Northerly line and the Easterly extension thereof of those tracts described in deed to Furhman Development Co., recorded April 22, 1974, as Recorder's Fee No. 74-10037, Film Records.

NOTE: This legal description was created prior to January 1, 2008.