City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

Pre-Application Conference Notes

PAC 12-03
Meeting Date: April 17, 2012
Meeting Time: 9:30AM
Planning Staff Contact: Brad Kilby
503-625-4206 or kilbyb@sherwoodoregon.gov

Commercial*Industrial*Mixed-Use***Multi-Family***Institutional

PLEASE NOTE: The conference and notes cannot cover all Code requirements and aspects related to site planning that should apply to the development of your site plan. Failure of the staff to provide information required by the Code shall not constitute a waiver of the applicable standards or requirements. It is recommended that a prospective applicant either obtain and read the Community Development Code or ask any questions of City staff relative to Code requirements prior to submitting an application.

Proposed project name: The Cannery Multi-Family Phase

PROPOSAL DESCRIPTION: Proposal to construct two multi-family buildings for 101 living units. This proposal would be the third phase of the Cannery PUD 09-01

APPLICANT: Capstone Partners, LLC
Attn: Jeff Sackett
1015 NW 11th Avenue
Portland, OR

OWNER: Sherwood Urban Renewal Agency
C/O Tom Pessemier, City Manager Pro Tem
22560 SW Pine Street
Sherwood, OR 97140

PROPERTY LOCATION:
ADDRESS/GENERAL LOCATION: SW Highland Street between SW Willamette and SW Columbia
TAX MAP(S)/LOT #(S): 2S132BD08500 and 2S132BD08600

Identified potential constraints/issues (wetlands, steep slopes, easements, etc?) Trees, but staff is uncertain if any of the trees within the area are actually located on this property.

Based on the information provided, NECESSARY APPLICATIONS: Final Development Plan and Site Plan Review.

ZONING DISTRICT DIMENSIONAL REQUIREMENTS (Refer to Code Section 16. 28**)

MINIMUM LOT SIZE: N/A sq. ft. LOT WIDTH AT FRONT PROPERTY LINE: N/A ft.

LOT WIDTH AT BUILDING LINE: N/A ft.

MAXIMUM HEIGHT: N/A

Setbacks: Front 0 ft. Side 0 ft. Rear 0 ft.

**** Setbacks and dimensional standards were reviewed and approved through the PUD. The application will need to include a discussion of how the proposed development would be consistent with the preliminary PUD, and address any conditions related to the residential portion of the PUD.**

☒ **NARRATIVE**

The applicant shall submit a narrative which provides findings based on the applicable approval standards. Failure to provide a narrative or adequately address criteria would be reason to consider an application incomplete and delay review of the proposal. The applicant should review the code for applicable criteria.

☒ **CLEAN WATER SERVICES SERVICE PROVIDER LETTER**

The applicant shall submit a CWS Service Provider Letter at time of application submittal. An application will not be deemed complete without a CWS Service Provider Letter or a CWS prescreening noting that a Service Provider Letter is not required.

☒ **SITE PLANNING (16.90)**

Except for single and two family uses, and manufactured homes located on individual residential lots, but including manufactured home parks, no building permit shall be issued for a new building or structure, or for the substantial alteration of an existing structure or use, and no sign permit shall be issued for the erection or construction of a sign relating to such building or structure until the proposed development has been reviewed.

No site plan approval shall be granted unless each of the following is found:

1. The proposed development meets applicable zoning district standards and Design Standards in Division II, and all of the provisions of Divisions V, VI, VIII and IX.

2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.

3. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management, and maintenance of structures, landscaping, and other on-site features.

4. The proposed development preserves significant natural features to the maximum feasible extent, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive land), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.

5. For a proposed site plan in the Neighborhood Commercial (NC), Office Commercial (OC), Office Retail (OR), Retail Commercial (RC), General Commercial (GC), Light Industrial (LI), and General Industrial (GI) zones, **except in the Old Town Overlay Zone**, the proposed use shall satisfy the requirements of Section **16.106.070 Highway 99W Capacity Allocation Program**, unless excluded herein.

6. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant shall provide adequate information, such as a traffic impact analysis or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate for impacts attributable to the project. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.

   (The City Engineer is requesting that a TIS be included with this application. Within the TIS, the applicant should include a discussion of whether or not any of the improvements called for in Condition E.12 of the PUD approval are warranted with this proposal. The City Engineer and Traffic Consultant will make the final determination.)

7. The proposed development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards shall include the following:

   a. Primary, front entrances shall be located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.
   b. Buildings shall be located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.
   c. The architecture of buildings shall be oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding material shall be prohibited. Street facing elevations shall have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain shall be installed unless other architectural elements are provided for similar protection, such as an arcade.
   d. As an alternative to the above standards 7a-7c, the Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may be applied to any not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from standards 7a--7c above. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.

   Because this is being reviewed as a phase of the approved Planned Unit Development, it will be heard by the City Planning Commission.

8. Industrial developments provide employment opportunities for citizens of Sherwood and the region as a whole. The proposed industrial development is designed to enhance areas visible from arterial and collector streets by reducing the "bulk" appearance of large buildings. Industrial design standards shall include the following:

   a. Portions of the proposed industrial development within 200 feet of an arterial or collector street and visible to the arterial or collector (i.e. not behind another building) shall meet any four of the following six design criteria:

      (1) A minimum 15% window glazing for all frontages facing an arterial or collector.

      (2) A minimum of two (2) building materials used to break up vertical facade street facing frontages (no T-111 or aluminum siding).

      (3) Maximum thirty-five (35) foot setback for all parts of the building from the property line separating the site from all arterial or collector streets (required visual corridor falls within this maximum setback area).

      (4) Parking is located to the side or rear of the building when viewed from the arterial or collector.

      (5) Loading areas are located to the side or rear of the building when viewed from the arterial or collector. If the loading area are visible from an arterial or collector, they must be screened with vegetation or a screen made of materials matching the building materials.

      (6) All roof-mounted equipment is screened with materials complimentary to the building design materials.

   b. As an alternative to 8.a above, an applicant may opt to have a design review hearing before the Planning Commission to demonstrate how the proposed development meets or exceeds the applicable industrial design objectives below (this design review hearing will be processed as a Type IV review):

      (1) Provide high-value industrial projects that result in benefits to the community, consumers and developers.

      (2) Provide diversified and innovative working environments that take into consideration community needs and activity patterns.

      (3) Support the City's goals of economic development.

      (4) Complement and enhance projects previously developed under the industrial design standards identified in Section 16.90.020.4.H.

      (5) Enhance the appearance of industrial developments visible from arterials

and collectors, particularly those considered "entrances" to Sherwood, including but not limited to: Highway 99W, Tualatin-Sherwood Road and Oregon Street.

(6) Reduce the "bulk" appearance of large industrial buildings as viewed from the public street by applying exterior features such as architectural articulation, windows and landscaping.

(7) Protect natural resources and encourage integration of natural resources into site design (including access to natural resources and open space amenities by the employees of the site and the community as a whole).

☐ **LAND PARTITION (16.122)**

A. The partition complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX, and complies with Chapter 16.128 (Land Division Design Standards).

B. The partition dedicates to the public all required common improvements and areas including but not limited to streets, parks, floodplains, and sanitary sewer, storm water, and water supply systems.

C. Adequate water, sanitary sewer and other public facilities exist to support the proposed use of the partitioned land, as determined by the City and are in compliance with City standards. For the purposes of this section:

1. Connection to the City water supply system shall be deemed to be adequate water service.

2. Connection to the City sewer system shall be deemed to be adequate sanitary sewer service if sewer lines are within three-hundred (300) feet of the partition or if the lots created are less than 15,000 square feet in area. Installation of private sewage disposal facilities shall be deemed adequate on lots of 15,000 square feet or more if the private system is permitted by County Health and City sewer lines are not within three-hundred (300) feet.

3. The adequacy of other public facilities such as storm water and streets shall be determined by the City Manager or his/her designee based on applicable City policies, plans and standards for said facilities.

D. Adjoining land can be developed, or is provided access that will allow future development, in accordance with this Code.

E. Future Development Ability

In addition to the findings required by Section 16.122.010, the City Manager or his/her designee must find, for any partition creating lots averaging one (1) acre or more, that the lots may be re-partitioned or resubdivided in the future in full compliance with the standards of this Code. The City Manager or his/her designee may require the applicant to submit partition drawings or other data confirming that the property can be resubdivided. If re-partitioning or

resubdividing in full compliance with this Code is determined not to be feasible, the City Manager or his/her designee shall either deny the proposed partition, require its redesign, or make a finding and condition of approval that no further partitioning or subdivision may occur, said condition to be recorded against the property.

☒ **LANDSCAPING (16.92)**

10-foot landscaped strip required between off-street parking, loading and vehicular use areas and right-of-way or abutting properties. All areas not covered by buildings, required parking and/or circulation drives shall be landscaped with plants native to the Pacific Northwest. A minimum of 50% of required parking area landscaping must be in the interior of the parking lot. A landscaping plan must be submitted with every development proposal application.

New Landscaping Standards are currently being considered, and may affect your landscape plans. That language is awaiting consideration by the City Council, and will likely not be considered before the middle part of May. This application will be vested under the regulations in place at the time the application is submitted at the counter.

☒ **PARKING AND CIRCULATION (16.94 and 16.96)**

No building permits shall be issued until plans are approved providing for off-street parking and loading space as required by this Code. An off-street parking and loading plan shall accompany requests for building permits or site plan approvals.

The development is proposed to be mixed use. The proposed parking should be consistent with the parking requirements for each use on site. The minimum/maximum requirements are found in Section 16.94.020. The following estimate is provided based on the information that you have provided.

As approved by the PUD, up to 50% of the on-site parking stalls can be a modified compact space measuring 9'x18', but the application should demonstrate how the parking requirements for the proposal are satisfied. Because it is in the Cannery portion of Old Town, the applicant is only required to provide 65% of the required parking in Chapter 16.94. Please keep in mind that if on-street parking is proposed, it should not conflict with the parking demonstrated in the Community Center application.

Two (2) or more uses, structures, or parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

Improved hard surface driveways are required in all commercial, industrial and multi-family developments. At least two 24-foot driveways are required for this development per Sections 16.96.030.

Ingress and egress shall be shown from existing or planned local or collector streets, consistent with the Transportation System Plan and Section VI of the Community Development Plan. Joint ingress/egress is strongly encouraged.

The minimum number of bicycle parking spaces recommended for this development is based on the minimum required bicycle parking in section 16.94.020. Bicycle parking shall be conveniently located with respect to both the street right-of-way and at least one building entrance.

A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, to all building entrances in the development, to transit facilities within 500 feet of the site, to future phases of development and to parks and open spaces.

☒ **ON-SITE STORAGE (16.98)**

External material storage must be approved as part of a site plan. Storage areas must be designated and screened appropriately. Garbage and recycling facilities are required to meet the standards of Pride Disposal.

☒ **SIGNS (16.102)**

A separate permit is required for all permanent signs. Sign permits may be applied for through the Sherwood Building Department. Temporary sign permits are issued through the Sherwood Planning Department.

☒ **PUBLIC IMPROVEMENTS (16.104) CAREFULLY REVIEW ENGINEERING COMMENTS FOR THESE SPECIFIC REQUIREMENTS.**

☒ TRANSPORTATION FACILITIES (16.106)

☐ HIGHWAY 99W CAPACITY ALLOCATION PROGRAM (CAP) (16.106.070)

All developments within the City of Sherwood are subject to the CAP with the exception of churches, elementary, middle and high schools, changes in use that do not increase the number of trips generated by the current use, and developments on residentially-zoned parcels. All regulated activities must acquire a Trip Allocation Certificate prior to approval of the base application. The trip limit for a regulated activity is 43 net trips per acre in the PM Peak Hour. Mitigation may be required for all developments subject to the CAP, with the exception of activities occurring on land zoned industrially when the activity produces less than 8 net trips per acre in the PM Peak Hour.

☒ SANITARY SEWER (16.110)

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains.

☒ WATER (16.112)

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains or shall construct new mains appropriately sized and located in accordance with this Code, the Water System Master Plan, the City Design and Construction Manual, and with other applicable City standards and specifications, in order to adequately serve the proposed development and allow for future extensions.

☒ STORM WATER (16.114)

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-0, or its replacement.

☒ FIRE (16.116) **SEE FIRE DEPARTMENT COMMENTS FROM JOHN WOLFF**

All developments are required to comply with the regulations of Tualatin Valley Fire & Rescue. TVF&R regulations can be found on their website at: www.tvfr.com/Dept/fm/const/index.html.

☒ OVERHEAD UTILITIES (16.118)

All existing and proposed utilities must be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the Commission.

It appears that the majority of improvements were made at the time that the adjacent streets were constructed. Please verify improvement requirements with the City Engineer's office prior to submission of your application. Bob Galati, the City Engineer can be reached at (503)925-2303.

☒ **ENVIRONMENTAL RESOURCES (16.132)** There did not appear to be any environmental resources on site when staff visited the site. The applicant will need to confirm that CWS does not have any environmental resources on or near the site through the provision of a Service Provider Letter.

☐ FLOOD PLAIN (FP) OVERLAY (16.134)

Agricultural uses (without structures), open space, parks and recreation, public streets and appurtenant structures, overhead utilities, and other accessory uses allowed in the underlying zoning district that do not involve structures, and will not, in the City's determination, materially alter the stability or storm drainage absorption capability of the flood plain are permitted in the flood plain. Any permitted or conditional use allowed in the underlying zoning district is permitted as conditional uses in the flood fringe only.

☐ LANDSCAPED VISUAL CORRIDOR (16.142.040)

A landscaped visual corridor is required along all collectors and arterials (as designated by the Transportation System Plan) as well as Highway 99W. The required width of the corridor for collectors is ten (10) feet, arterials is fifteen (15) feet and Highway 99W is twenty-five (25) feet.

☒ STREET TREES (16.142.060)

☒ TREES ON PRIVATE PROPERTY (16.142.070)

Trees on private property subject to land use approval must inventory all trees on-site in accordance with Section 16.142.070.B. In general, the City will permit only the removal of trees, woodlands, and associated vegetation, regardless of size and/or density, minimally necessary to undertake the development activities contemplated by the land use

application under consideration. Mitigation on a 1:1 DBH ratio will be required for trees removed pursuant to Section 16.142.070.D.

☒ HEAT AND GLARE (16.154)

Except for exterior lighting, all otherwise permitted commercial, industrial and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential use.

☒ Energy Conservation (16.156)

☒ **APPLICABLE CODE CRITERIA**

(These sections ***must*** be addressed in the narrative submitted with the land use application)

X Division II (Zoning Districts)	X 16.92 (Landscaping)	___ 16.122 (Land Partitions)
X 16.40 (Planned Unit Development)	X 16.94 (Off-Street Parking and Loading)	___ 16.124 (Property Line Adjustments)
___ 16.44 (Townhomes)	X 16.96 (On-Site Circulation)	___ 16.134. (Flood Plain Overlay)
___ 16.46 (Manufactured Homes)	X 16.98 (On-Site Storage)	___ 16.142 (Parks and Open Space)
___ 16.48 (Non-Conforming Uses)	X 16.102 (Signs)	X 16.146 (Noise)
___ 16.50 (Accessory Uses)	X 16.106 (Transportation Facilities)	X 16.148 (Vibrations)
	___ 16.106.030D (Additional Setbacks)	
	X 16.108.040.D (Clear Vision Areas)	X 16.150 (Air Quality)
___ 16.80 (Plan Amendments)	X 16.110 (Sanitary Sewers)	X 16.152 (Odors)
___ 16.82 (Conditional Uses)	X 16.112 (Water Supply)	X 16.154 (Heat and Glare)
	X 16.114 (Storm Water)	X 16.162 (Old Town Overlay District)
? 16.86 (Variances)	X 16.116 (Fire Protection)	___ 16.166 (Landmark Designation)
___ 16.88 (Interpretation of Similar Uses)	X 16.118 (Private Improvements)	___ 16.168 (Landmark Alteration)
X 16.90 (Site Planning)	___ 16.120 (Subdivisions)	

ADDITIONAL CONCERNS OR COMMENTS:

Response to Planning Questions by applicant

1) *The type of application (level of review) depends on the size of the property. The proposed development will require a Type IV land use review with a decision by the planning commission. A neighborhood meeting is required before the application can be submitted. There are not any foreseen issues however it will become more clear if the community has concerns when you hold a neighborhood meeting. (please refer to the neighborhood meeting packet for more information.*
2) *Estimated fees (site plan review only): $6,222 (base fee) plus $100 for every 10,000 square feet of portion thereof over the first 15,000 square feet* ***(≈$7,089.11)****, The Old Town Overlay Review fee of* ***$250,*** *the publication and distribution fee is* ***$265, and*** *The Final Development Plan fee is* ***($7,089.11)****.* ***Grand Total= $14,693.22****.*

   These fees do not account for any adjustments, variances, or land divisions (These fees are valid through June 30, 2012.) ***CONFIRM FEES WITH STAFF PRIOR TO SUBMITTAL. WE WILL HELP YOU TO CALCULATE THE FEES.***
3) *Buildings are permitted to be constructed to the property line consistent with the preliminary PUD approval.*
4) *No front porch requirements per the preliminary PUD approval.*

5) *Must demonstrate compliance with the approved Architectural Pattern Book.*
6) *Double frontage lot standards do not apply consistent with the preliminary PUD approval.*
7) *Applicant must demonstrate that the requirement for on-site management and assurances that residents of the development are aware of the parking limitations – Assigned Unit Parking? Visitor parking?*
8) *Provide enhanced year round screening along SW Willamette consistent with the preliminary PUD approval.*
9) *Don't forget the mail receptacles, and service provider letter from Pride Disposal.*

PROCEDURE

_____ Type II - Administrative Staff Review, Planning Commission for any appeals.
_____ Type III- Public hearing before the Hearings Officer, Planning Commission for any appeals.
__X__ Type IV- Public hearing before the Planning Commission, City Council for any appeals.
_____ Type V- Public hearing before the Planning Commission with the Commission making a recommendation on the proposal to the City Council. An additional public hearing shall be held by the City Council. Any appeals shall be heard by the Land Use Board of Appeals (LUBA).

APPLICATION SUBMITTAL PROCESS

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

☒ **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property.

☒ **Copy of Deed** to verify ownership, easements, etc.

☒ **CWS Service Provider Letter**.

☒ **At least 3 * folded** sets of plans

☒ **At least 3 * sets** of narrative addressing application criteria

☒ **Fee** (along with calculations utilized to determine fee if applicable)

☒ **Signed checklist** verifying submittal includes specific materials necessary for the application process

*** Note** that the required number of copies must be submitted for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, required number of copies and one full electronic copy will be required to be submitted.

The Planning Department will perform a preliminary review of the application and will determine whether an application is complete within 30 days of the counter submittal. Staff will notify the applicant if additional information or additional copies of the submitted materials are required.

The administrative decision or public hearing will typically occur approximately 45 to 60 days after an application is deemed complete by the Planning Department. Applications involving difficult or protracted issues or requiring review by other jurisdictions may take additional time to review. Written recommendations from the Planning staff are issued seven (7) days prior to the public hearing. A 14-

day public appeal period follows all land use decisions.

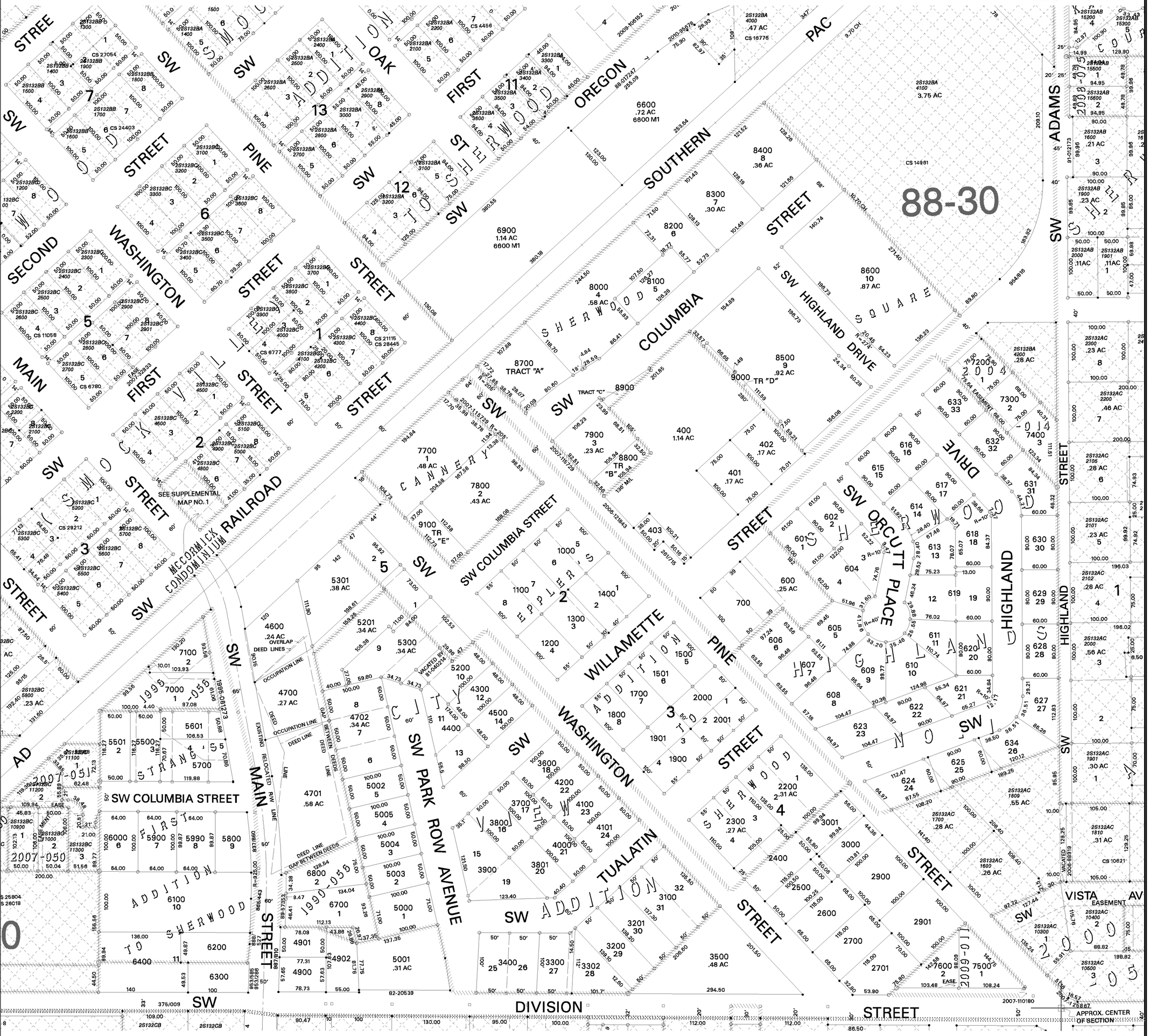
Information/Handouts provided at Pre-app:

- ☒ Application form
- ☐ CWS pre-screen form
- ☐ Copy of CAP worksheet
- ☐ Copy of fee schedule
- ☐ Copy of maps including: __Sanitary lines, __Storm lines
- ☒ Other **Neighborhood Meeting Packet, Notes from Building Official, Engineering, ODOT and TVFR.**

Service Provider Contacts

Electric: PGE
Cable: Comcast/Verizon/Century Link
Telephone: Comcast/Verizon/Century Link
Trash and Recycling: Pride Disposal
Mail: US Mail

Planning Staff Contact: Brad Kilby, AICP (503)625-4206 – kilbyb@sherwoodoregon.gov



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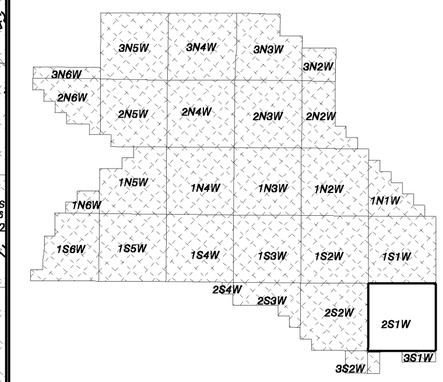


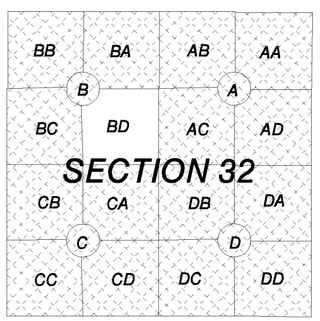
WASHINGTON COUNTY OREGON

SE1/4 NW1/4 SECTION 32 T2S R1W W.M.

SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S132BD

626,1600,3301,5100,6500-A1,300,4801,4802,4800,4803, 2100,190-A1,603,6201,5600,5400,500,612,100,2800,200, 800,900,150,151,

SCALE 1" = 100'

0 50 100 200 300

WASHINGTON COUNTY 1843 OREGON

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: January 13, 2012

FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SHERWOOD
2S 1 32BD

RECEIVED
SEP 22 2011
By

Clean Water Services

Clean Water Services File Number
11-003895

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Sherwood

2. **Property Information** *(example 1S234AB01400)*
Tax lot ID(s): 2S132BD, 151, 800 and 900

Site Address: 22832 SW Washington Street
City, State, Zip: Sherwood, OR 97140
Nearest Cross Street: Pine and Columbia

3. **Owner Information**
Name: Tom Nelson
Company: Sherwood Urban Renewal Agency
Address: 22560 SW Pine Street
City, State, Zip: Sherwood, OR 97140
Phone/Fax: 503-625-4247 / 503-625-5524
E-Mail: nelsont@sherwoodoregon.gov

4. **Development Activity** *(check **all** that apply)*
- ☐ Addition to Single Family Residence (rooms, deck, garage)
- ☐ Lot Line Adjustment
- ☐ Minor Land Partition
- ☐ Residential Condominium
- ☐ Commercial Condominium
- ☐ Residential Subdivision
- ☐ Commercial Subdivision
- ☒ Single Lot Commercial
- ☐ Multi Lot Commercial

Other

5. **Applicant Information**
Name: Keith Jones
Company: Harper Houf Peterson Righellis Inc.
Address: 205 SE Spokane Street, Suite 200
City, State, Zip: Portland, OR 97202
Phone/Fax: 503-221-1131/503-221-1171
E-Mail: keithj@hhpr.com

6. **Will the project involve any off-site work?** ☐ Yes ☒ No ☐ Unknown
Location and description of off-site work

7. **Additional comments or information that may be needed to understand your project**
City requires a land use approval for each phase of PUD covered under SPL 09-000783

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Keith Jones **Print/Type Title** Senior Planner

Signature [signature] **Date** Sep 22, 2011

FOR DISTRICT USE ONLY

- ☒ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☐ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- ☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- ☒ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED. see note below. updated 10/10/11 LMH

Reviewed by Laura Harris Date 9/29/11

NOTE: SITE PLAN IS CONSISTENT WITH CWS FILE NO. 09-000783. No additional service provider letter is required. LMH

requested site plan emailed

RECEIVED
JAN 17 2012
By

CleanWater Services

Clean Water Services File Number
12-000099

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Sherwood

2. **Property Information** *(example 1S234AB01400)*
Tax lot ID(s): Railroad property that is not identified as a tax lot see attached highlighted tax map
Site Address: None
City, State, Zip: Sherwood, OR 97140
Nearest Cross Street: Railroad, Main and Washington

3. **Owner Information**
Name:
Company: Union Pacific Railroad
Address: 1400 Douglas St., STOP 1690
City, State, Zip: Omaha, NE 68179
Phone/Fax:
E-Mail:

4. **Development Activity** *(check **all** that apply)*
- ☐ Addition to Single Family Residence (rooms, deck, garage)
- ☐ Lot Line Adjustment
- ☐ Minor Land Partition
- ☐ Residential Condominium
- ☐ Commercial Condominium
- ☐ Residential Subdivision
- ☐ Commercial Subdivision
- ☐ Single Lot Commercial
- ☐ Multi Lot Commercial

Other Railroad property

5. **Applicant Information**
Name: Keith Jones
Company: Harper Houf Peterson Righellis Inc.
Address: 205 SE Spokane Street, Suite 200
City, State, Zip: Portland, OR 97202
Phone/Fax: 503-221-1131/503-221-1171
E-Mail: keithj@hhpr.com

6. **Will the project involve any off-site work?** ☐ Yes ☒ No ☐ Unknown
Location and description of off-site work

7. **Additional comments or information that may be needed to understand your project**
Pave existing gravel parking owned by Union Pacific Railraod see attached highlighted tax map for location

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Keith Jones **Print/Type Title** Senior Planner
Signature **Date** Jan 17, 2012

FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☑ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- ☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 1/18/12

First American Title Insurance Company
National Commercial Services
200 SW Market Street, Suite 250
Portland, Oregon 97201

Escrow Officer: **Mavis Kimball**
Phone: **(503)795-7603**
Fax: **(866)678-0591**
E-mail **mkimball@firstam.com**

File No: **NCS-505334-OR1**

REPORT NO. 2
PRELIMINARY SUBDIVISION GUARANTEE

ALTA Owners Standard Coverage	Liability	$	Premium	$
ALTA Owners Extended Coverage	Liability	$	Premium	$
ALTA Lenders Standard Coverage	Liability	$	Premium	$
ALTA Lenders Extended Coverage	Liability	$	Premium	$
ALTA Leasehold Standard Coverage	Liability	$	Premium	$
ALTA Leasehold Extended Coverage	Liability	$	Premium	$
Endorsements	Liability	$	Premium	$
Govt Service Charge			Cost	$
Other				$

We are prepared to issue Title Insurance Policy or Policies 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 **09/14/2011** at **8:00 a.m.,** title vested in:

City of Sherwood Urban Renewal Agency, the duly designated Urban Renewal Agency for the City of Sherwood

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

1. General and special taxes and assessments for the fiscal year 2011-2012, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2010-2011 are exempt. If the exempt status is terminated an additional tax may be levied. Account No's. R555599, R555615, and R556017

3. City liens, if any, for the city of Sherwood.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

4. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.

5. An easement for underground storm drain sewer line and incidental purposes, recorded October 27, 1997 as Fee No. 97100724
   In Favor of: 100 Oregon Inc., its successors and assigns
   Affects: Parcel VII

6. The following matters disclosed by an ALTA/ACSM survey made by Caswell/Hertel Surveyors, Inc. on July 24, 2008 and last revised August 20, 2008, designated Job No. 7612:

   a) Encroachments of guy anchors, power poles, sidewalk and no parking sign over the Southerly portion of Parcel VII

7. Unrecorded leases or periodic tenancies, if any.

-END OF EXCEPTIONS-

INFORMATIONAL NOTES

NOTE: This 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 (Recorder) 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 book.

NOTE: Taxes for the year 2010-2011, paid in full.

Tax Amount:	$6,580.30
Code No.:	088.30
Map & Tax Lot No.	2S132BD-00900
Property ID/Key No.	R556026

(Affects Parcel XVI)

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

Cc:
Attn:

Cc:
Attn:

Cc:
Attn:

First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (10/17/92)

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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
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 (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
   (e) resulting in loss or damage which 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 the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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 statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
   (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

ALTA OWNER'S POLICY (10/17/92)

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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
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; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

SCHEDULE OF STANDARD EXCEPTIONS

The ALTA standard policy form will contain in Schedule B the following standard exceptions to coverage:

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; proceeding by a public agency which may result in taxes or assessments, or notice 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 said 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 or not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST TI 149 Rev. 6-06

Exhibit "A"

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

PARCEL I:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RIGHT OF WAY, FROM WHICH THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, BEARS SOUTH 47°17' WEST, 230.0 FEET AND SOUTH 43°24' EAST, 1443.0 FEET, BEING ALSO THE MOST NORTHERLY CORNER OF THE WAREHOUSE LOT; FROM THE SAID BEGINNING POINT;
RUNNING THENCE SOUTH 43°33' EAST, 200.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND, DEED FOR WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497;
THENCE WITH THE NORTHERLY LINE OF SAID TRACT, NORTH 47°50' EAST, 90 FEET;
THENCE NORTH 43°33' WEST, 200.26 FEET TO THE ABOVE DESCRIBED RIGHT OF WAY LINE;
THENCE SOUTH 47°18' WEST 90 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE NORTH 43°24' WEST, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE NORTH 47°15' EAST, 130 FEET TO THE PLACE OF BEGINNING;
THENCE NORTH 47°18' EAST, 100 FEET;
THENCE SOUTH 46°36' EAST, 200 FEET;
THENCE SOUTH 42°45' WEST, 100 FEET;
THENCE NORTH 43°24' WEST, 200 FEET TO THE PLACE OF BEGINNING.

PARCEL III:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON AND
RUNNING THENCE NORTH 43°24' WEST, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE PORTLAND AND WILLAMETTE VALLEY RAILROAD COMPANY (NOW HELD AND USED BY SOUTHERN PACIFIC COMPANY);
THENCE NORTH 47°15' EAST, 30 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING OF THE LAND HEREBY DESCRIBED;
THENCE RUNNING NORTH 47°15' EAST 100 FEET;
THENCE SOUTH 46°36' EAST, 50 FEET;
THENCE SOUTH 42°45' WEST, 100 FEET;
THENCE NORTH 43°24' WEST, 50 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, WHICH IS NORTH 43°24' WEST, 1443.0 FEET OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, SAID POINT BEING ALSO THE NORTHERLY CORNER OF EPLER'S ADDITION TO SHERWOOD;
THENCE NORTH 47° 14' EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 30.0 FEET TO THE MOST WESTERLY CORNER OF TRACT CONVEYED TO WILLIAM FRANKLIN SMITH BY DEED RECORDED IN DEED BOOK 106, PAGE 0359;
THENCE SOUTH 43°24' EAST, 50.0 FEET TO THE MOST SOUTHERLY CORNER OF SAID SMITH TRACT;

THENCE NORTH 47° 15' EAST, 100.0 FEET TO THE MOST EASTERLY CORNER OF SAID SMITH TRACT;
THENCE SOUTH 43°24' EAST ALONG THE SOUTHWESTERLY LINE OF TRACT CONVEYED TO CRAVES CANNING CO., A CORPORATION, BY DEED RECORDED IN DEED BOOK 121, PAGE 0076, 40.0 FEET;
THENCE SOUTH 47°26' WEST, 130.0 FEET TO THE NORTHEASTERLY LINE OF SAID EPLER'S ADDITION; AND
THENCE NORTH 43°24' WEST TO THE TRUE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL V:

ALL OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPT A STRIP FROM THE SOUTHERLY END OF SAID LOT WHICH HAS BEEN PREVIOUSLY DEEDED TO THE TOWN OF SHERWOOD FOR STREET PURPOSES BY DEED BOOK 147, PAGE 0079.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VI:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, NORTH 43°24' WEST, 18.0 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY;
THENCE RUNNING ALONG SAID RIGHT OF WAY LINE, SOUTH 47°33' WEST 50.0 FEET;
THENCE SOUTH 43°24' EAST, 18.0 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5; AND
THENCE NORTH 47°33' EAST, 50.0 FEET TO THE PLACE OF BEGINNING.

PARCEL VII:

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RIGHT OF WAY, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; FROM SAID BEGINNING POINT THE CENTER OF SAID SECTION 32 BEARS SOUTH 47°17, WEST, 320 FEET AND SOUTH 43°24' EAST, 1443 FEET; FROM SAID BEGINNING POINT;
RUNNING THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 47°17' EAST, 350.8 FEET;
THENCE SOUTH 42°44' EAST, 511 FEET;
THENCE SOUTH 47°24' WEST, 328 FEET;
THENCE NORTH 43°24 WEST, 310 FEET TO AN IRON PIPE AT THE MOST NORTHERLY CORNER OF TRACT, DEED FROM WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497;
THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT SOUTH 47°50' WEST, 17 FEET;
THENCE NORTH 43°33' WEST, 200.26 FEET TO THE PLACE OF BEGINNING.

PARCEL VIII:

BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 43°24' WEST 1243.4 FEET AND NORTH 47°15' EAST 337.85 FEET FROM A STONE SET FOR THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; SAID POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITIZENS BANK OF SHERWOOD BY DEED RECORDED IN DEED BOOK 154, PAGE 0449;
THENCE SOUTH 43°24' EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 280 FEET TO A CORNER OF SAME;

THENCE SOUTH 47°15' WEST 17 FEET TO A POINT;
THENCE NORTH 43°24' WEST 280 FEET TO A POINT;
THENCE NORTH 47°15' EAST TO THE PLACE OF BEGINNING.

PARCEL IX:

ALL OF LOTS 7 AND 8, BLOCK 1 EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;

EXCEPTING A TRACT DEEDED BY ELLA WECKERT TO THE PUBLIC FOR STREET PURPOSES, BY INSTRUMENT RECORDED IN DEED BOOK 147, PAGE 0079.

PARCEL X:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 7, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 1, 105 FEET TO THE MOST WESTERLY CORNER OF LOT 8 IN SAID BLOCK;
THENCE NORTH 43°24' WEST FOLLOWING THE MOST SOUTHERLY LINE OF SAID LOT 8 IF EXTENDED, 18 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD;
THENCE NORTHERLY FOLLOWING THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY 105 FEET;
THENCE SOUTH 43°24 EAST, 18 FEET TO THE PLACE OF BEGINNING.

PARCEL XI:

THE NORTHEASTERLY 15 FEET OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL XII:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, NORTH 43°24' WEST 18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY;
THENCE RUNNING WITH SAID RIGHT OF WAY LINE, SOUTH 47°33' WEST 15 FEET;
THENCE SOUTH 43°24' EAST 18 FEET TO THE WESTERLY LINE OF SAID LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD;
THENCE WITH THE SAID WESTERLY LINE OF LOT 6, NORTH 47°33' EAST 15 FEET TO THE PLACE OF BEGINNING.

PARCEL XIII:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING NORTH 43°24' WEST 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE NORTH 47°15' EAST AND PARALLEL WITH THE PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 130 FEET;
THENCE SOUTH 43°24' EAST 110 FEET;
THENCE NORTH 47°15' EAST AND PARALLEL WITH SAID PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 6 FEET;
THENCE SOUTH 43°24' EAST 105 FEET;

THENCE SOUTH 47°15' WEST AND PARALLEL WITH SAID RAILROAD RIGHT OF WAY 48 FEET;
THENCE NORTH 43°24' WEST 75 FEET;
THENCE SOUTH 47°15' WEST 13 FEET;
THENCE NORTH 43°24' WEST 128 FEET;
THENCE SOUTH 47°15' WEST 75 FEET TO THE SOUTH LINE OF BRIGHOUSE TRACT;
THENCE NORTH 43°24' WEST 12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XIV:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING NORTH 43°24' WEST 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE SOUTH 43°24' EAST 12 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE NORTH 47°15' EAST 75 FEET TO A POINT;
THENCE SOUTH 43°24' EAST 128 FEET;
THENCE NORTH 47°15' EAST 13 FEET;
THENCE SOUTH 43°24' EAST 75 FEET TO A POINT;
THENCE SOUTH 47°15' WEST 88 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 43°24' EAST OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 43°24' WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XV:

LOT 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED STREET LYING ADJACENT TO AND NORTHWESTERLY OF SAID LOT 6 WHICH INURED THERETO BY ORDINANCE NO. 112, RECORDED MAY 14, 1931 IN BOOK 147, PAGE 0080.

EXCEPTING THEREFROM THE NORTHERLY MOST 15 FEET OF SAID LOT 6, LYING WITHIN 15 FEET OF THE BOUNDARY LINE BETWEEN AND COMMON TO LOTS 5 AND 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), AS CONVEYED TO PORTLAND CANNING COMPANY, INC., AN OREGON CORPORATION, BY DEED RECORDED JUNE 11, 1953 IN BOOK 345, PAGE 0621.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL XVI:

LOTS 1, 2, 3 AND 4, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT BOOK 3, APGE 4), IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

STATE OF OREGON)
) ss
County of Washington)

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 97100724
Rect: 196844 53.00
10/27/1997 03:39:15pm

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EASEMENT

In consideration of the mutual promises contained herein, John H. Rosenfeld, successor Trustee of the Beatrice H. Schlabach Trust (Grantor), conveys to 100 Oregon Inc., its successors and assigns (Grantee), the easements described in paragraphs 1 and 2 below in connection with the property of Grantor described on Exhibit 1, subject to all of the conditions set forth below.

The terms of this easement are as follows:

1. Grantor conveys to Grantee a perpetual nonexclusive easement along Grantor's Northeast boundary line which is appurtenant to Grantee's Southwest boundary line to install and maintain an underground storm drain sewer line to be located entirely on Grantee's property. The portion of Grantor's Northeast boundary line to which this easement applies is described as follows:

> Beginning at a point on Grantor's Northeast boundary line where Grantor's Northeast property line intersects S.E. Willamette Street then proceding along such boundary line 250 feet.

Such easement is necessary to allow Grantee enough room to install the storm drain sewer line because of obstructions on Grantee's property.

2. Grantor conveys to Grantee a perpetual nonexclusive easement to install and maintain a storm drain sewage line across that portion of Grantor's property described below, to allow Grantee to connect such storm drain sewer line to the main sewer line on SE Willamette Street:

> Beginning at a point on Grantor's Northeast boundary line approximately 25 feet from where Grantor's Northeast property line intersects S.E. Willamette Street then across Grantor's property to a point on the boundary line between Grantor's property and S.E. Willamette Street approximately 25 feet from where Grantor's Northeast property line intersects S.E. Willamette Street.
>
> Grantor reserves the right to connect to the storm drain sewer line at Grantor's expense. In the event Grantor exercises the right to connect to the storm drain sewer line, Grantor and Grantee shall share equally the cost of maintenance from the point of connection to the connection on SE Willamette Street.

3. Grantee, its agents, independent contractors, and invitees shall use the easement for installation of and repair of the storm drain sewer line. Grantee agrees to repair any damage to Grantor's property as a result of the installation, maintenance or use of the storm drain sewer line and/or the easements described in paragraphs 1 and 2 above.

4. Grantee agrees to indemnify, defend and hold harmless Grantor, and Grantor's successors-in-interest, from any loss, claim or liability to Grantor's Property, Grantor, or Grantor's successors-in-interest, arising in any manner out of Grantee's installation, maintenance or use of the storm drain sewer line or of the easements described in paragraphs 1 or 2 above. Grantee shall pay Grantor for any property of Grantor damaged by Grantee's use of the easements. Grantee assumes all risk arising out of Grantee's use of the easements and Grantor shall have no liability to Grantee or others for any condition existing thereon.

5. As additional consideration for the granting of the easements, Grantee promises and agrees that in the event that Grantor, or Grantor's successors-in-interest, desires to develop Grantor's property, Grantee shall provide Grantor, or Grantor's successors-in-interest, for no additional consideration, such consents as reasonably requested to obtain any building permits, conditional use permits, variances or

DRANEAS & GREGORES, P.C.
Attorneys at Law
Suite 1625
222 S.W. Columbia
Portland, Oregon 97201-6618

Return to:

2

other governmental or administrative approvals for such development to proceed on Grantor's property. Grantor's promise and agreement to provide Grantee with the above consents of this paragraph 5 shall expire on December 31, 2007.

6. These easements are appurtenant to the real property owned by Grantor and described above.

7. These easements shall be perpetual; however, in the event that the easements are not used by Grantee for a period of three years, or if otherwise abandoned by Grantee, the easements shall automatically expire and Grantee shall upon request execute a recordable document evidencing such expiration.

8. These easements are granted subject to all prior easements or encumbrances of record.

9. The Grantee's property to which these easements are appurtenant is described in Exhibit 2.

The parties have signed this instrument the 2nd day of October, 1997.

GRANTOR

John H. Rosenfeld, Trustee of the
Beatrice H. Reinhardt Trust

GRANTEE

100 Oregon Inc.

By: Don Parsons
Agent

State of Oregon)
) ss
County of Multnomah)

This instrument was acknowledged before me on October 2, 1997 by John H. Rosenfeld.

OFFICIAL SEAL
DEBORAH L. LANDRY
NOTARY PUBLIC-OREGON
COMMISSION NO. [illegible]
MY COMMISSION EXPIRES MARCH 11, 2001

Deborah L. Landry
NOTARY PUBLIC
My Commission Expires: 3/11/2001

State of Oregon)
) ss.
County of Washington)

This instrument was acknowledged before me on October 3, 1997 by Don Parsons as agent of 100 Oregon Inc.

OFFICIAL SEAL
CYNTHIA L. MILLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 051221
MY COMMISSION EXPIRES FEB 14, 2000

Cynthia L. Miller
NOTARY PUBLIC
My Commission Expires: 2-14-00
(Polaroid/Hand/Stamp)

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EXHIBIT 1

PARCEL IX:

Beginning at a point on the Southeasterly boundary line of the Southern Pacific right of way, in Section 32, Township 2 South of Range 1 West of the Willamette Meridian, in Washington County, Oregon; from said beginning point the enter of said Section 32 bears South 47°17' West 320 feet and South 43°24' East 1443 feet; from said beginning point running thence with the said right of way line, North 47°17' East 350.8 feet; thence South 42°44' East 511 feet; thence South 47°24' West 328 feet; thence North 43°24' West 310 feet to an iron pipe at the most Northerly corner of tract, deed for which is recorded in Deed Book 102, page 497; thence with the Northwesterly line of said tract South 47°50' West 17 feet; thence North 42°33' West 200.26 feet to the place of beginning.

EXHIBIT 2

PARCEL IV:

A tract of land situated in the Northeast one-quarter of the Northwest one-quarter of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod South 679.6 feet from the Northeast corner of the Northwest quarter of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, as shown in Washington County Survey No. 4977; thence South 47°55'06" West along the Southerly line of the Portland and Willamette Valley Railroad 263.99 feet to a 5/8 inch iron rod at the most Westerly corner of that tract of land conveyed to M. Shipley as described in Book 31, page 256, Deed Records of Washington County, Oregon; also being the true point of beginning of the following described tract; thence continuing South 47°55'08" West 385.54 feet to a brass disc in concrete; thence South 42°08'22" East 479.96 feet to a 5/8 inch iron rod on the North line of East Willamette Street; thence North 47°57'50" East along the North line of said East Willamette Street 42.69 feet to a 5/8 inch iron rod; thence south 89°52'08" East along the North line of said East Willamette Street 127.46 feet to a 5/8 inch iron rod on the West line of Highland Street and the East line of the Northwest quarter of said Section 32; thence North 00°04'00" East along the West line of said Highland Street and the East line of the Northwest quarter of said Section 32, 383.98 feet to a 5/8 inch iron rod at the most Southerly corner of said M. Shipley tract; thence North 43°58'31" West along the Southwest line of said M. Shipley tract 281.54 feet to the true point of beginning.

ALTA ACSM LAND TITLE SURVEY

IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 32, T. 2 S., R. 1 W., W.M.,
CITY OF SHERWOOD
WASHINGTON CO.
SCALE 1" = 30'

OREGON
JULY 24, 2008

CASWELL/HERTEL
SURVEYORS INC.
6150 S.W. 124th AVE.
BEAVERTON, OREGON 97008
(503) 644-3179

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1980
ALBERT HERTEL
1896

EXPIRES 6/30/2009

LEGEND

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BP	BALLARD POST
CB	CATCH BASIN
℄	CENTER LINE
CONC	CONCRETE
CBO	CABLE BOX
CCP	CONCRETE CULVERT PIPE
CO	CLEAN OUT
D/W	DRIVEWAY
DECID	DECIDUOUS TREE
EB	ELECTRIC BOX
EP	ELECTRIC PANEL
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FO	FIBEROPTICS
FOV	FIBER OPTIC VAULT
GA	GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROD
IP	IRON PIPE
IE	INVERT ELEVATION
LP	LIGHT POLE
MB	MAILBOX
MH	MANHOLE
PP	POWER POLE
PVC	PVC CONDUIT UNKNOWN UTILITY
RD	ROOF DRAIN
SP	SIGN POST
SPK	SPRINKLER CONTROL BOX
S/W	SIDEWALK
TP	TELEPHONE PEDESTAL
WV	WATER VALVE
WM	WATER METER
UG	UNDERGROUND UTILITIES
UR	UTILITY RISER
UV	UTILITY VAULT
VB	VALVE BOX
-SS-	SANITARY SEWER
-S-	STORM SEWER
-G-	GAS LINE
-W-	WATER LINE
-E-	ELECTRICAL LINE
-E/T-	OVERHEAD ELECTRIC LINE
-T-	TELEPHONE LINE
-X-	FENCE
	CONCRETE SURFACE
	BUILDING
	CURB
	CONCRETE BLOCK

PROPERTY CORNER MONUMENT FOUND

BRASS SCREW SET IN LEAD WITH 3/4" BRASS WASHER INSCRIBED "PLS 1896" SET IN SN 27621

5/8 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" SET IN SN 27621

SET 1 INCH BRASS DISC STAMPED "PLS 1896"

5/8 X 30 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"

5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "HHPR INC." SET IN SN 30908

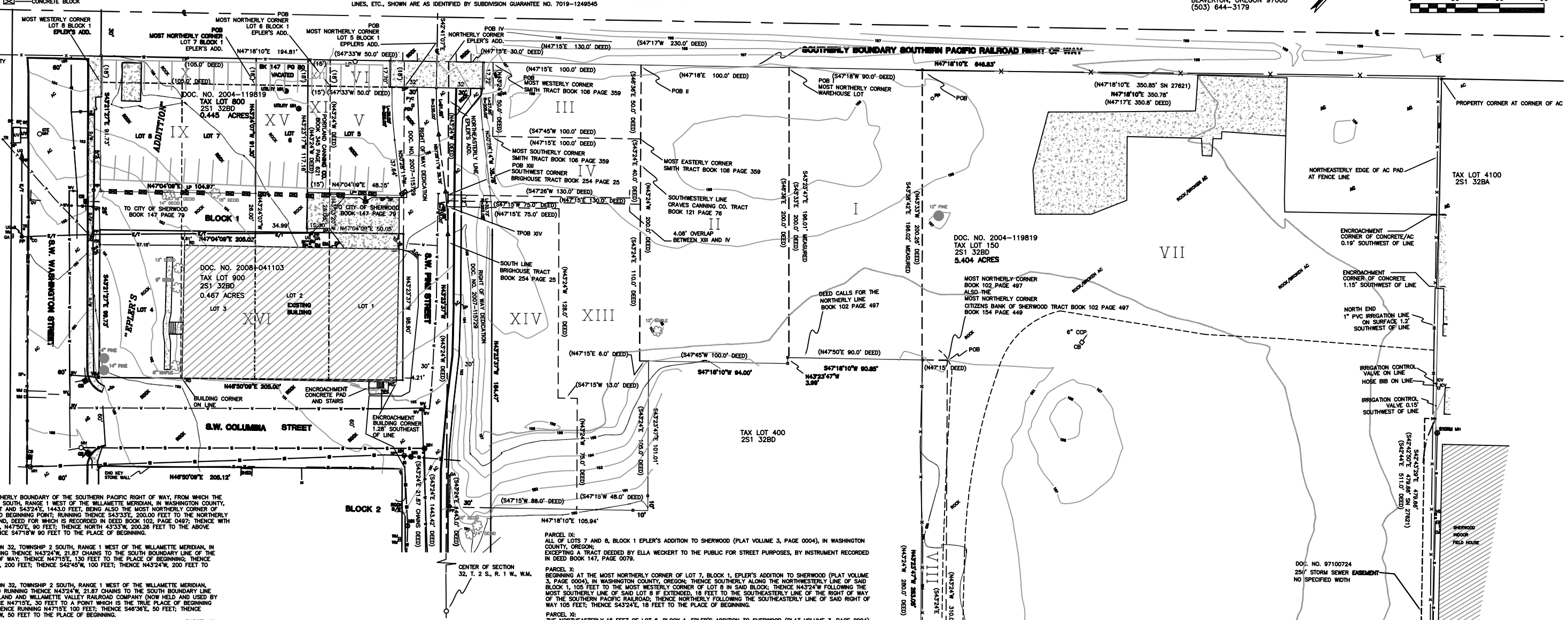
NOTES:

1. VERTICAL DATUM=NGVD 29 FROM G.P.S. MEASUREMENTS TO WASH. CO. BM NO. 163 BEING A BRASS DISK BETWEEN NORTH BOUND AND SOUTH BOUND LANES OF HIGHWAY 99W; 52 FEET NORTH OF CENTERLINE OF BROOKMAN/CHAPMAN ROAD. SET IN CONCRETE FILLED WITH METAL. ELEVATION = 271.62'
2. ONE FOOT CONTOUR INTERVAL.
3. UNDERGROUND UTILITIES WERE LOCATED FROM SURFACE PAINT MARKS BY OTHERS. ALL BURIED UTILITIES MAY NOT BE SHOWN.
4. ALL BEARINGS AND STREET RIGHTS OF WAY ARE BASED ON RECORDED SURVEY NUMBERS 27621 AND 30908 IN WASHINGTON COUNTY SURVEY RECORDS.
5. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, LINES, ETC., SHOWN ARE AS IDENTIFIED BY SUBDIVISION GUARANTEE NO. 7019-1249545
6. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
7. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
8. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
9. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY, EXCEPT, AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SURVEYORS CERTIFICATE

CERTIFY TO:
CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 10 AND 11b OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



PARCEL I:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RIGHT OF WAY, FROM WHICH THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, BEARS S47°17'W, 230.0 FEET AND S43°24'E, 1443.0 FEET, BEING ALSO THE MOST NORTHERLY CORNER OF THE WAREHOUSE LOT; FROM THE SAID BEGINNING POINT; RUNNING THENCE S43°33'E, 200.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND, DEED FOR WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497; THENCE WITH THE NORTHERLY LINE OF SAID TRACT, N47°50'E, 90 FEET; THENCE NORTH 43°33'W, 200.26 FEET TO THE ABOVE DESCRIBED RIGHT OF WAY LINE; THENCE S47°18'W 90 FEET TO THE PLACE OF BEGINNING.

PARCEL II:
BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE N43°24'W, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE N47°15'E, 130 FEET TO THE PLACE OF BEGINNING; THENCE N47°18'E, 100 FEET; THENCE S46°36'E, 200 FEET; THENCE S42°45'W, 100 FEET; THENCE N43°24'W, 200 FEET TO THE PLACE OF BEGINNING.

PARCEL III:
BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY OREGON AND RUNNING THENCE N43°24'W, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE PORTLAND AND WILLAMETTE VALLEY RAILROAD COMPANY (NOW HELD AND USED BY SOUTHERN PACIFIC COMPANY); THENCE N47°15'E, 30 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING OF THE LAND HEREBY DESCRIBED; THENCE RUNNING N47°15'E 100 FEET; THENCE S46°36'E, 50 FEET; THENCE S42°45'W, 100 FEET; THENCE N43°24'W, 50 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, WHICH IS N43°24'W, 1443.0 FEET OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, SAID POINT BEING ALSO THE NORTHERLY CORNER OF EPLER'S ADDITION TO SHERWOOD; THENCE N47°14'E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 30.0 FEET TO THE MOST WESTERLY CORNER OF TRACT CONVEYED TO WILLIAM FRANKLIN SMITH BY DEED RECORDED IN DEED BOOK 106, PAGE 0359; THENCE S43°24'E, 50.0 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID SMITH TRACT; THENCE N47°15'E, 100.0 FEET TO THE MOST EASTERLY CORNER OF SAID SMITH TRACT; THENCE S43°24'E ALONG THE SOUTHWESTERLY LINE OF TRACT CONVEYED TO CRAVES CANNING CO., A CORPORATION, BY DEED RECORDED IN DEED BOOK 121, PAGE 0076, 40.0 FEET; THENCE S47°28'W, 130.0 FEET TO THE NORTHEASTERLY LINE OF SAID EPLER'S ADDITION; AND THENCE N43°24'W TO THE TRUE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL V:
ALL OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.
EXCEPT A STRIP FROM THE SOUTHERLY END OF SAID LOT WHICH HAS BEEN PREVIOUSLY DEEDED TO THE TOWN OF SHERWOOD FOR STREET PURPOSES BY DEED BOOK 147, PAGE 0079.
ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VI:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON; THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, N43°24'W, 18.0 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE, S47°33'W 50.0 FEET; THENCE S43°24'E, 18.0 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5; AND THENCE N47°33'E, 50.0 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VII:
BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RIGHT OF WAY, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; FROM SAID BEGINNING POINT THE CENTER OF SAID SECTION 32 BEARS S47°17'W, 320 FEET AND S43°24'E, 1443 FEET; FROM SAID BEGINNING POINT; RUNNING THENCE WITH THE SAID RIGHT OF WAY LINE, N47°17'E, 350.8 FEET; THENCE S42°44'E, 511 FEET; THENCE S47°24'W, 328 FEET; THENCE N43°24' WEST, 310 FEET TO AN IRON PIPE AT THE MOST NORTHERLY CORNER OF TRACT, DEED FROM WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497; THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT S47°50'W, 17 FEET; THENCE N43°33'W, 200.26 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VIII:
BEGINNING AT AN IRON PIPE WHICH BEARS N43°24'W 1243.4 FEET AND N47°15'E 337.85 FEET FROM A STONE SET FOR THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; SAID POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITIZENS BANK OF SHERWOOD BY DEED RECORDED IN DEED BOOK 154, PAGE 0449; THENCE S43°24'E ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 280 FEET TO A CORNER OF SAME; THENCE S47°15W 17 FEET TO A POINT; THENCE N43°24'W 280 FEET TO A POINT; THENCE N47°15'E TO THE PLACE OF BEGINNING.

PARCEL IX:
ALL OF LOTS 7 AND 8, BLOCK 1 EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
EXCEPTING A TRACT DEEDED BY ELLA WECKERT TO THE PUBLIC FOR STREET PURPOSES, BY INSTRUMENT RECORDED IN DEED BOOK 147, PAGE 0078.

PARCEL X:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 7, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON; THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 1, 105 FEET TO THE MOST WESTERLY CORNER OF LOT 8 IN SAID BLOCK; THENCE N43°24'W FOLLOWING THE MOST SOUTHERLY LINE OF SAID LOT 8 IF EXTENDED, 18 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTHERLY FOLLOWING THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY 105 FEET; THENCE S43°24'E, 18 FEET TO THE PLACE OF BEGINNING.

PARCEL XI:
THE NORTHEASTERLY 15 FEET OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL XII:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, N43°24'W 18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY; THENCE RUNNING WITH SAID RIGHT OF WAY LINE, S47°33'W 15 FEET; THENCE S43°24'E 18 FEET TO THE WESTERLY LINE OF SAID LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD; THENCE WITH THE SAID WESTERLY LINE OF LOT 6, N47°33'E 15 FEET TO THE PLACE OF BEGINNING.

PARCEL XIII:
BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING N43°24'W 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE N47°15'E AND PARALLEL WITH THE PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 130 FEET; THENCE S43°24'E 110 FEET; THENCE N47°15'E AND PARALLEL WITH SAID PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 6 FEET; THENCE S43°24'E 105 FEET; THENCE S47°15'W AND PARALLEL WITH SAID RAILROAD RIGHT OF WAY 48 FEET; THENCE N43°24'W 75 FEET; THENCE S47°15'W 13 FEET; THENCE N43°24'W 128 FEET; THENCE S47°15'W 75 FEET TO THE SOUTH LINE OF BRIGHOUSE TRACT; THENCE N43°24'W 12 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XIV:
BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING N43°24'W 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE S43°24'E 12 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N47°15'E 75 FEET TO A POINT; THENCE S43°24'E 128 FEET; THENCE N47°15'E 13 FEET; THENCE S43°24'E 75 FEET TO A POINT; THENCE S47°15'W 88 FEET, MORE OR LESS, TO A POINT WHICH IS S43°24' E OF THE TRUE POINT OF BEGINNING; THENCE N43°24'W TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XV:
LOT 6, BLOCK I, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.
TOGETHER WITH THAT PORTION OF THE VACATED STREET LYING ADJACENT TO AND NORTHWESTERLY OF SAID LOT 6 WHICH INURED THERETO BY ORDINANCE NO. 112, RECORDED MAY 14, 1931 IN BOOK 147, PAGE 0080.
EXCEPTING THEREFROM THE NORTHERLY MOST 15 FEET OF SAID LOT 6, LYING WITHIN 15 FEET OF THE BOUNDARY LINE BETWEEN AND COMMON TO LOTS 5 AND 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), AS CONVEYED TO PORTLAND CANNING COMPANY, INC., AN OREGON CORPORATION, BY DEED RECORDED JUNE 11, 1953 IN BOOK 345, PAGE 0621.
THE LEGAL DESCRIPTION FOR PARCELS I THROUGH XV WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL XVI:
LOTS 1, 2, 3 AND 4, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT BOOK 3, PAGE 4) IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

VICINITY MAP
NOT TO SCALE

REVISIONS:
08/20/2008 EAST LINE OF PARCEL XVI CHANGED TO 98.90' PER RECORD OF SURVEY.
SOUTH LINE OF PARCEL V CHANGED TO 48.35' PER RECORD OF SURVEY.
NORTH LINE OF PARCEL'S VI , X AND XII CHANGED TO 194.81' PER RECORD OF SURVEY.

DRAWN BY: BOB WHITE	CHECKED BY:	JOB NO. 7612ALTA

ALTA ACSM LAND TITLE SURVEY

IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 32, T. 2 S., R. 1 W., W.M.,
CITY OF SHERWOOD
WASHINGTON CO.
SCALE 1" = 30'

OREGON
JULY 24, 2008

CASWELL/HERTEL
SURVEYORS INC.
6150 S.W. 124th AVE.
BEAVERTON, OREGON 97008
(503) 644-3179

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1980
ALBERT HERTEL
1896

EXPIRES 6/30/2009

LEGEND

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BP	BALLARD POST
CB	CATCH BASIN
℄	CENTER LINE
CONC	CONCRETE
CBO	CABLE BOX
CCP	CONCRETE CULVERT PIPE
CO	CLEAN OUT
D/W	DRIVEWAY
DECID	DECIDUOUS TREE
EB	ELECTRIC BOX
EP	ELECTRIC PANEL
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FO	FIBEROPTICS
FOV	FIBER OPTIC VAULT
GA	GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROD
IP	IRON PIPE
IE	INVERT ELEVATION
LP	LIGHT POLE
MB	MAILBOX
MH	MANHOLE
PP	POWER POLE
PVC	PVC CONDUIT UNKNOWN UTILITY
RD	ROOF DRAIN
SP	SIGN POST
SPK	SPRINKLER CONTROL BOX
S/W	SIDEWALK
TP	TELEPHONE PEDESTAL
WV	WATER VALVE
WM	WATER METER
UG	UNDERGROUND UTILITIES
UR	UTILITY RISER
UV	UTILITY VAULT
VB	VALVE BOX
-SS-	SANITARY SEWER
-S-	STORM SEWER
-G-	GAS LINE
-W-	WATER LINE
-E-	ELECTRICAL LINE
-E/T-	OVERHEAD ELECTRIC LINE
-T-	TELEPHONE LINE
-X-	FENCE
	CONCRETE SURFACE
	BUILDING
	CURB
	CONCRETE BLOCK

PROPERTY CORNER MONUMENT FOUND

BRASS SCREW SET IN LEAD WITH 3/4" BRASS WASHER INSCRIBED "PLS 1896" SET IN SN 27621

5/8 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" SET IN SN 27621

SET 1 INCH BRASS DISC STAMPED "PLS 1896"

5/8 X 30 INCH IRON REBAR WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"

5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "HHPR INC." SET IN SN 30908

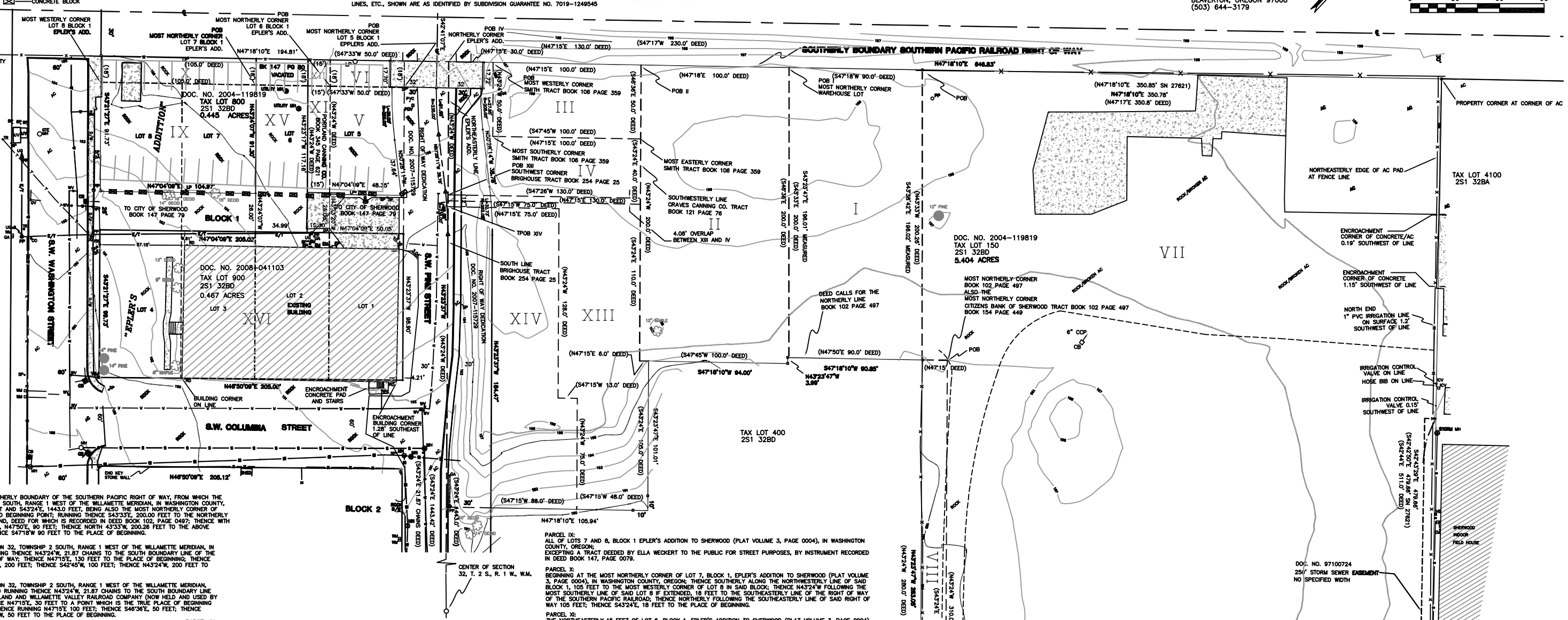
NOTES:

1. VERTICAL DATUM=NGVD 29 FROM G.P.S. MEASUREMENTS TO WASH. CO. BM NO. 163 BEING A BRASS DISK BETWEEN NORTH BOUND AND SOUTH BOUND LANES OF HIGHWAY 99W; 52 FEET NORTH OF CENTERLINE OF BROOKMAN/CHAPMAN ROAD. SET IN CONCRETE FILLED WITH METAL. ELEVATION = 271.62'
2. ONE FOOT CONTOUR INTERVAL.
3. UNDERGROUND UTILITIES WERE LOCATED FROM SURFACE PAINT MARKS BY OTHERS. ALL BURIED UTILITIES MAY NOT BE SHOWN.
4. ALL BEARINGS AND STREET RIGHTS OF WAY ARE BASED ON RECORDED SURVEY NUMBERS 27621 AND 30908 IN WASHINGTON COUNTY SURVEY RECORDS.
5. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, LINES, ETC., SHOWN ARE AS IDENTIFIED BY SUBDIVISION GUARANTEE NO. 7019-1249545
6. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
7. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
8. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
9. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY, EXCEPT, AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SURVEYORS CERTIFICATE

CERTIFY TO:
CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 10 AND 11b OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



PARCEL I:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RIGHT OF WAY, FROM WHICH THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, BEARS S47°17'W, 230.0 FEET AND S43°24'E, 1443.0 FEET, BEING ALSO THE MOST NORTHERLY CORNER OF THE WAREHOUSE LOT; FROM THE SAID BEGINNING POINT; RUNNING THENCE S43°33'E, 200.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND, DEED FOR WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497; THENCE WITH THE NORTHERLY LINE OF SAID TRACT, N47°50'E, 90 FEET; THENCE NORTH 43°33'W, 200.26 FEET TO THE ABOVE DESCRIBED RIGHT OF WAY LINE; THENCE S47°18'W 90 FEET TO THE PLACE OF BEGINNING.

PARCEL II:
BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE N43°24'W, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE N47°15'E, 130 FEET TO THE PLACE OF BEGINNING; THENCE N47°18'E, 100 FEET; THENCE S46°36'E, 200 FEET; THENCE S42°45'W, 100 FEET; THENCE N43°24'W, 200 FEET TO THE PLACE OF BEGINNING.

PARCEL III:
BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY OREGON AND RUNNING THENCE N43°24'W, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE PORTLAND AND WILLAMETTE VALLEY RAILROAD COMPANY (NOW HELD AND USED BY SOUTHERN PACIFIC COMPANY); THENCE N47°15'E, 30 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING OF THE LAND HEREBY DESCRIBED; THENCE RUNNING N47°15'E 100 FEET; THENCE S46°36'E, 50 FEET; THENCE S42°45'W, 100 FEET; THENCE N43°24'W, 50 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, WHICH IS N43°24'W, 1443.0 FEET OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, SAID POINT BEING ALSO THE NORTHERLY CORNER OF EPLER'S ADDITION TO SHERWOOD; THENCE N47°14'E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 30.0 FEET TO THE MOST WESTERLY CORNER OF TRACT CONVEYED TO WILLIAM FRANKLIN SMITH BY DEED RECORDED IN DEED BOOK 106, PAGE 0359; THENCE S43°24'E, 50.0 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID SMITH TRACT; THENCE N47°15'E, 100.0 FEET TO THE MOST EASTERLY CORNER OF SAID SMITH TRACT; THENCE S43°24'E ALONG THE SOUTHWESTERLY LINE OF TRACT CONVEYED TO CRAVES CANNING CO., A CORPORATION, BY DEED RECORDED IN DEED BOOK 121, PAGE 0076, 40.0 FEET; THENCE S47°28'W, 130.0 FEET TO THE NORTHEASTERLY LINE OF SAID EPLER'S ADDITION; AND THENCE N43°24'W TO THE TRUE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL V:
ALL OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.
EXCEPT A STRIP FROM THE SOUTHERLY END OF SAID LOT WHICH HAS BEEN PREVIOUSLY DEEDED TO THE TOWN OF SHERWOOD FOR STREET PURPOSES BY DEED BOOK 147, PAGE 0079.
ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VI:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON; THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, N43°24'W, 18.0 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE, S47°33'W 50.0 FEET; THENCE S43°24'E, 18.0 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5; AND THENCE N47°33'E, 50.0 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VII:
BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RIGHT OF WAY, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; FROM SAID BEGINNING POINT THE CENTER OF SAID SECTION 32 BEARS S47°17'W, 320 FEET AND S43°24'E, 1443 FEET; FROM SAID BEGINNING POINT; RUNNING THENCE WITH THE SAID RIGHT OF WAY LINE, N47°17'E, 350.8 FEET; THENCE S42°44'E, 511 FEET; THENCE S47°24'W, 328 FEET; THENCE N43°24' WEST, 310 FEET TO AN IRON PIPE AT THE MOST NORTHERLY CORNER OF TRACT, DEED FROM WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497; THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT S47°50'W, 17 FEET; THENCE N43°33'W, 200.26 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VIII:
BEGINNING AT AN IRON PIPE WHICH BEARS N43°24'W 1243.4 FEET AND N47°15'E 337.85 FEET FROM A STONE SET FOR THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; SAID POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITIZENS BANK OF SHERWOOD BY DEED RECORDED IN DEED BOOK 154, PAGE 0449; THENCE S43°24'E ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 280 FEET TO A CORNER OF SAME; THENCE S47°15W 17 FEET TO A POINT; THENCE N43°24'W 280 FEET TO A POINT; THENCE N47°15'E TO THE PLACE OF BEGINNING.

PARCEL IX:
ALL OF LOTS 7 AND 8, BLOCK 1 EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
EXCEPTING A TRACT DEEDED BY ELLA WECKERT TO THE PUBLIC FOR STREET PURPOSES, BY INSTRUMENT RECORDED IN DEED BOOK 147, PAGE 0078.

PARCEL X:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 7, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON; THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 1, 105 FEET TO THE MOST WESTERLY CORNER OF LOT 8 IN SAID BLOCK; THENCE N43°24'W FOLLOWING THE MOST SOUTHERLY LINE OF SAID LOT 8 IF EXTENDED, 18 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTHERLY FOLLOWING THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY 105 FEET; THENCE S43°24'E, 18 FEET TO THE PLACE OF BEGINNING.

PARCEL XI:
THE NORTHEASTERLY 15 FEET OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL XII:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, N43°24'W 18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY; THENCE RUNNING WITH SAID RIGHT OF WAY LINE, S47°33'W 15 FEET; THENCE S43°24'E 18 FEET TO THE WESTERLY LINE OF SAID LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD; THENCE WITH THE SAID WESTERLY LINE OF LOT 6, N47°33'E 15 FEET TO THE PLACE OF BEGINNING.

PARCEL XIII:
BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING N43°24'W 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE N47°15'E AND PARALLEL WITH THE PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 130 FEET; THENCE S43°24'E 110 FEET; THENCE N47°15'E AND PARALLEL WITH SAID PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 6 FEET; THENCE S43°24'E 105 FEET; THENCE S47°15'W AND PARALLEL WITH SAID RAILROAD RIGHT OF WAY 48 FEET; THENCE N43°24'W 75 FEET; THENCE S47°15'W 13 FEET; THENCE N43°24'W 128 FEET; THENCE S47°15'W 75 FEET TO THE SOUTH LINE OF BRIGHOUSE TRACT; THENCE N43°24'W 12 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XIV:
BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING N43°24'W 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE S43°24'E 12 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE N47°15'E 75 FEET TO A POINT; THENCE S43°24'E 128 FEET; THENCE N47°15'E 13 FEET; THENCE S43°24'E 75 FEET TO A POINT; THENCE S47°15'W 88 FEET, MORE OR LESS, TO A POINT WHICH IS S43°24' E OF THE TRUE POINT OF BEGINNING; THENCE N43°24'W TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XV:
LOT 6, BLOCK I, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.
TOGETHER WITH THAT PORTION OF THE VACATED STREET LYING ADJACENT TO AND NORTHWESTERLY OF SAID LOT 6 WHICH INURED THERETO BY ORDINANCE NO. 112, RECORDED MAY 14, 1931 IN BOOK 147, PAGE 0080.
EXCEPTING THEREFROM THE NORTHERLY MOST 15 FEET OF SAID LOT 6, LYING WITHIN 15 FEET OF THE BOUNDARY LINE BETWEEN AND COMMON TO LOTS 5 AND 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), AS CONVEYED TO PORTLAND CANNING COMPANY, INC., AN OREGON CORPORATION, BY DEED RECORDED JUNE 11, 1953 IN BOOK 345, PAGE 0621.
THE LEGAL DESCRIPTION FOR PARCELS I THROUGH XV WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL XVI:
LOTS 1, 2, 3 AND 4, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT BOOK 3, PAGE 4) IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

VICINITY MAP
NOT TO SCALE

REVISIONS:
08/20/2008 EAST LINE OF PARCEL XVI CHANGED TO 98.90' PER RECORD OF SURVEY.
SOUTH LINE OF PARCEL V CHANGED TO 48.35' PER RECORD OF SURVEY.
NORTH LINE OF PARCEL'S VI , X AND XII CHANGED TO 194.81' PER RECORD OF SURVEY.

DRAWN BY: BOB WHITE	CHECKED BY:	JOB NO. 7612ALTA

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

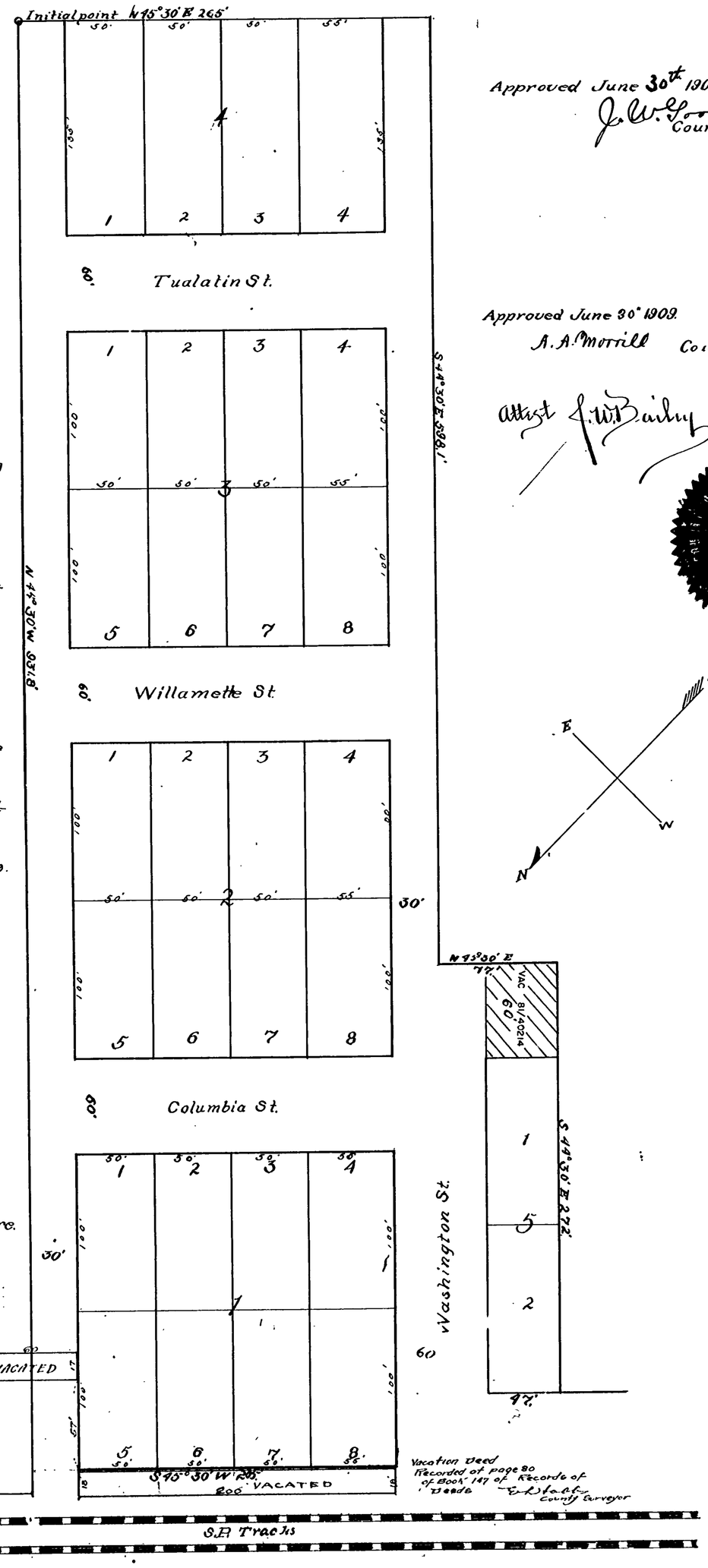
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

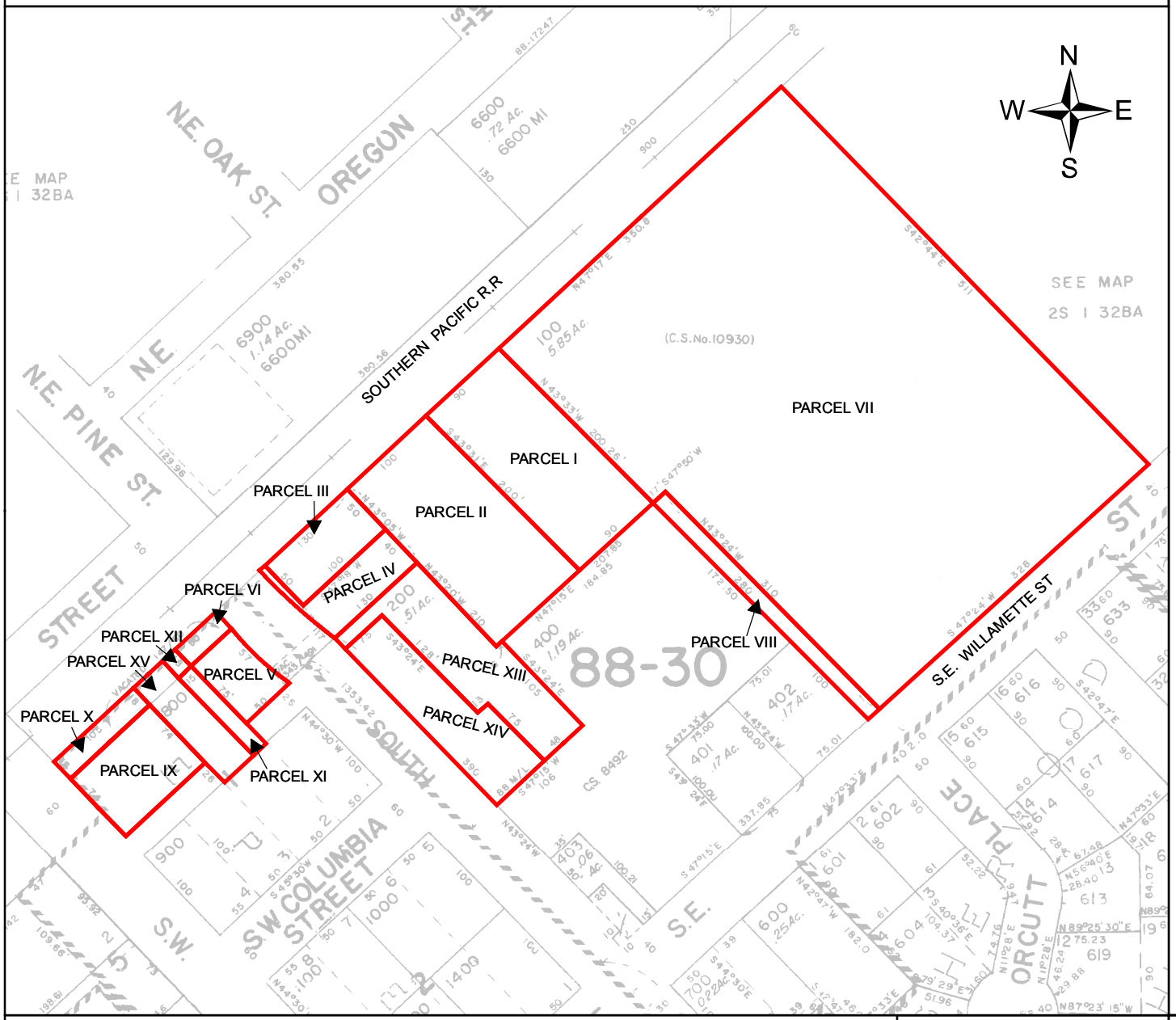
Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

First American Title Company

Reference No.: 505334

County: Washington

Location Map



Legend

- PARCEL I
- PARCEL II
- PARCEL III
- PARCEL IV
- PARCEL V
- PARCEL VI
- PARCEL VII
- PARCEL VIII
- PARCEL IX
- PARCEL X
- PARCEL XI
- PARCEL XII
- PARCEL XIII
- PARCEL XIV
- PARCEL XV

Tax ID: R555599, R555615 & R556017

Short Legal: A Portion of County of Washington

Map Not To Scale

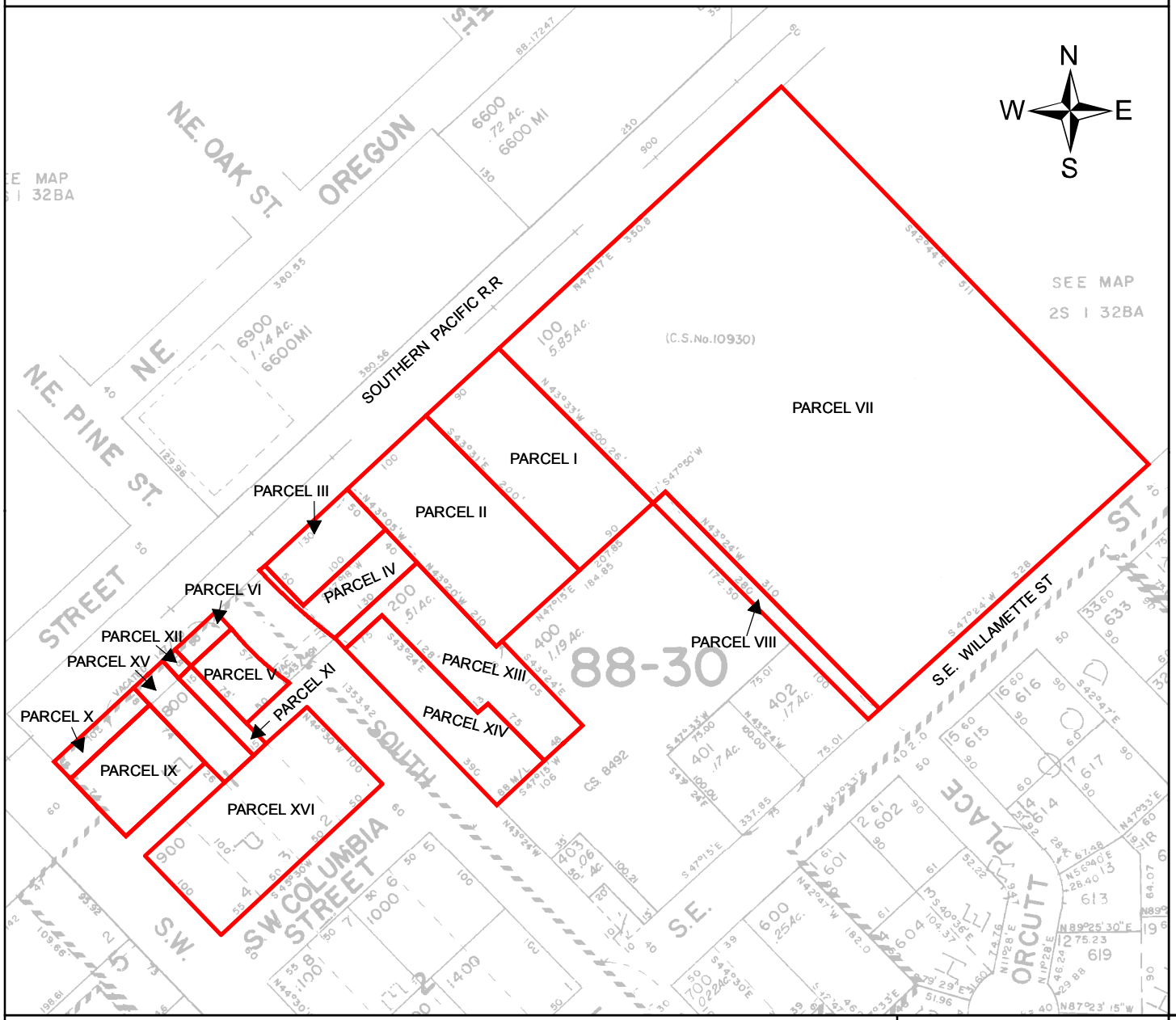
This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

First American Title Company

Reference No.: 505334

County: Washington

Location Map



Legend

- PARCEL I
- PARCEL II
- PARCEL III
- PARCEL IV
- PARCEL V
- PARCEL VI
- PARCEL VII
- PARCEL VIII
- PARCEL IX
- PARCEL X
- PARCEL XI
- PARCEL XII
- PARCEL XIII
- PARCEL XIV
- PARCEL XV
- PARCEL XVI

Tax ID: R555599, R555615 ,R556017 & 2S132BD-00900

Short Legal: A Portion of County of Washington

Map Not To Scale

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Washington County, Oregon
08/31/2009 03:46:21 PM **2009-079566**
D-DW Cnt=1 Stn=29 RECORDS1
$35.00 $5.00 $11.00 - Total = $51.00

01404096200900795660070076

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

Type of recorded document (i.e., easement, right-of-way, etc.):

Sherwood Urban Renewal Agency
Property Acquisition - Cannery Site
Recording of Warranty Deed and
legal description
SEE: 2008-044761, 05.16.08

DATED: 08.31.09

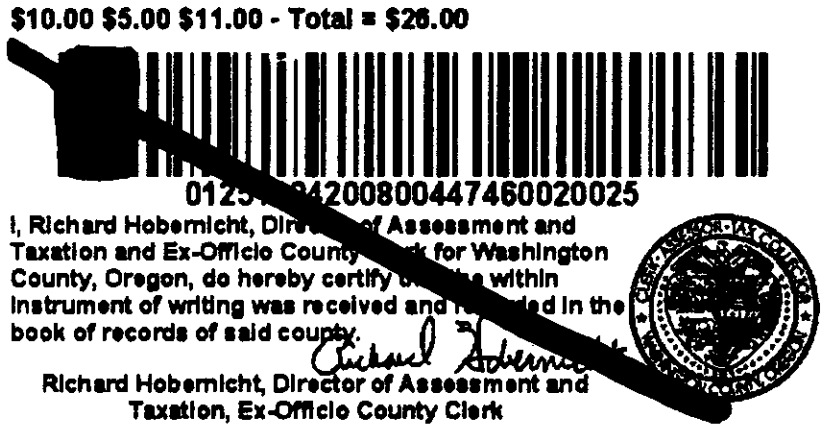
AFTER RECORDING RETURN TO:

City of Sherwood
City Recorder's Office
22560 SW Pine Street
Sherwood, OR 97140

RERECORDED TO CORRECT (ADDED LEGAL DESCRIPTION) PREVIOUSLY RECORDED AS DOCUMENT NUMBER 2008-044746

$ 21
$ 5
$ 26-
+ 4.25
$ 30.25

Washington County, Oregon
05/16/2008 12:18:55 PM
2008-044746
D-DW Cnt=1 Stn=13 I CASTILLO
$10.00 $5.00 $11.00 - Total = $26.00



I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

MAIL TAX STATEMENT TO:
Until a change is requested, all tax statements shall be sent to the following address:

Urban Renewal Agency, City of Sherwood
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

Urban Renewal Agency, City of Sherwood
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

WARRANTY DEED

CITY OF SHERWOOD, an Oregon municipal corporation, GRANTOR, conveys and warrants to CITY OF SHERWOOD URBAN RENEWAL AGENCY, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, GRANTEE, the following described real property free of encumbrances and exceptions:

> the real property known as the Old Cannery site, consisting of 6.06 acres of real property intersected by Pine Street with frontage along Willamette Street and bordered on the north by the Union Pacific railroad right of way. Said property consists of parcels R0555599 - 5.46 acres; R0556017 – 0.09 acres and R0555615 – 0.51 acres located at what was previously 220 SE Willamette Street, Sherwood, Washington County, Oregon.

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, 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, CHAPTER 424, OREGON LAWS 2007.

//

-SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE-

The true consideration for this conveyance is $3,065,000, and other good and valuable consideration which is part of the total consideration.

DATED THIS 15 DAY OF April, 2008

GRANTOR: CITY OF SHERWOOD

BY Ross E. Schultz
ITS City Manager
(TITLE)

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15 day of ~~March~~ April, 2008 Sylvia Murphy
by, Ross E. Schultz, as City Manager of the City of Sherwood.

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 403829
MY COMMISSION EXPIRES APRIL 28, 2010

Sylvia Murphy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

ACCEPTED FOR THE SHERWOOD URBAN RENEWAL AGENCY, GRANTEE:
(ORS 93.808)

BY: Ross E. Schultz
ITS: District Administrator

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15th day of ~~March~~ April, 2008 Sylvia Murphy
by, Ross E. Schultz, as District Administrator of the City of Sherwood.

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 403829
MY COMMISSION EXPIRES APRIL 28, 2010

Sylvia Murphy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

Exhibit "A"

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

PARCEL I:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RIGHT OF WAY, FROM WHICH THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, BEARS SOUTH 47°17' WEST, 230.0 FEET AND SOUTH 43°24' EAST, 1443.0 FEET, BEING ALSO THE MOST NORTHERLY CORNER OF THE WAREHOUSE LOT; FROM THE SAID BEGINNING POINT;
RUNNING THENCE SOUTH 43°33' EAST, 200.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND, DEED FOR WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497;
THENCE WITH THE NORTHERLY LINE OF SAID TRACT, NORTH 47°50' EAST, 90 FEET;
THENCE NORTH 43°33' WEST, 200.26 FEET TO THE ABOVE DESCRIBED RIGHT OF WAY LINE;
THENCE SOUTH 47°18' WEST 90 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE NORTH 43°24' WEST, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE NORTH 47°15' EAST, 130 FEET TO THE PLACE OF BEGINNING;
THENCE NORTH 47°18' EAST, 100 FEET;
THENCE SOUTH 46°36' EAST, 200 FEET;
THENCE SOUTH 42°45' WEST, 100 FEET;
THENCE NORTH 43°24' WEST, 200 FEET TO THE PLACE OF BEGINNING.

PARCEL III:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON AND
RUNNING THENCE NORTH 43°24' WEST, 21.87 CHAINS TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE PORTLAND AND WILLAMETTE VALLEY RAILROAD COMPANY (NOW HELD AND USED BY SOUTHERN PACIFIC COMPANY);
THENCE NORTH 47°15' EAST, 30 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING OF THE LAND HEREBY DESCRIBED;
THENCE RUNNING NORTH 47°15' EAST 100 FEET;
THENCE SOUTH 46°36' EAST, 50 FEET;
THENCE SOUTH 42°45' WEST, 100 FEET;
THENCE NORTH 43°24' WEST, 50 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, WHICH IS NORTH 43°24' WEST, 1443.0 FEET OF THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON, SAID POINT BEING ALSO THE NORTHERLY CORNER OF EPLER'S ADDITION TO SHERWOOD;
THENCE NORTH 47° 14' EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 30.0 FEET TO THE MOST WESTERLY CORNER OF TRACT CONVEYED TO WILLIAM FRANKLIN SMITH BY DEED RECORDED IN DEED BOOK 106, PAGE 0359;
THENCE SOUTH 43°24' EAST, 50.0 FEET TO THE MOST SOUTHERLY CORNER OF SAID SMITH TRACT;

THENCE NORTH 47° 15' EAST, 100.0 FEET TO THE MOST EASTERLY CORNER OF SAID SMITH TRACT;
THENCE SOUTH 43°24' EAST ALONG THE SOUTHWESTERLY LINE OF TRACT CONVEYED TO CRAVES CANNING CO., A CORPORATION, BY DEED RECORDED IN DEED BOOK 121, PAGE 0076, 40.0 FEET;
THENCE SOUTH 47°26' WEST, 130.0 FEET TO THE NORTHEASTERLY LINE OF SAID EPLER'S ADDITION; AND
THENCE NORTH 43°24' WEST TO THE TRUE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL V:

ALL OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPT A STRIP FROM THE SOUTHERLY END OF SAID LOT WHICH HAS BEEN PREVIOUSLY DEEDED TO THE TOWN OF SHERWOOD FOR STREET PURPOSES BY DEED BOOK 147, PAGE 0079.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL VI:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, NORTH 43°24' WEST, 18.0 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY;
THENCE RUNNING ALONG SAID RIGHT OF WAY LINE, SOUTH 47°33' WEST 50.0 FEET;
THENCE SOUTH 43°24' EAST, 18.0 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5; AND
THENCE NORTH 47°33' EAST, 50.0 FEET TO THE PLACE OF BEGINNING.

PARCEL VII:

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RIGHT OF WAY, IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; FROM SAID BEGINNING POINT THE CENTER OF SAID SECTION 32 BEARS SOUTH 47°17, WEST, 320 FEET AND SOUTH 43°24' EAST, 1443 FEET; FROM SAID BEGINNING POINT;
RUNNING THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 47°17' EAST, 350.8 FEET;
THENCE SOUTH 42°44' EAST, 511 FEET;
THENCE SOUTH 47°24' WEST, 328 FEET;
THENCE NORTH 43°24 WEST, 310 FEET TO AN IRON PIPE AT THE MOST NORTHERLY CORNER OF TRACT, DEED FROM WHICH IS RECORDED IN DEED BOOK 102, PAGE 0497;
THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT SOUTH 47°50' WEST, 17 FEET;
THENCE NORTH 43°33' WEST, 200.26 FEET TO THE PLACE OF BEGINNING.

PARCEL VIII:

BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 43°24' WEST 1243.4 FEET AND NORTH 47°15' EAST 337.85 FEET FROM A STONE SET FOR THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; SAID POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITIZENS BANK OF SHERWOOD BY DEED RECORDED IN DEED BOOK 154, PAGE 0449;
THENCE SOUTH 43°24' EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 280 FEET TO A CORNER OF SAME;

THENCE SOUTH 47°15' WEST 17 FEET TO A POINT;
THENCE NORTH 43°24' WEST 280 FEET TO A POINT;
THENCE NORTH 47°15' EAST TO THE PLACE OF BEGINNING.

PARCEL IX:

ALL OF LOTS 7 AND 8, BLOCK 1 EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;

EXCEPTING A TRACT DEEDED BY ELLA WECKERT TO THE PUBLIC FOR STREET PURPOSES, BY INSTRUMENT RECORDED IN DEED BOOK 147, PAGE 0079.

PARCEL X:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 7, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN WASHINGTON COUNTY, OREGON;
THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 1, 105 FEET TO THE MOST WESTERLY CORNER OF LOT 8 IN SAID BLOCK;
THENCE NORTH 43°24' WEST FOLLOWING THE MOST SOUTHERLY LINE OF SAID LOT 8 IF EXTENDED, 18 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD;
THENCE NORTHERLY FOLLOWING THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY 105 FEET;
THENCE SOUTH 43°24 EAST, 18 FEET TO THE PLACE OF BEGINNING.

PARCEL XI:

THE NORTHEASTERLY 15 FEET OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL XII:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT EXTENDED, NORTH 43°24' WEST 18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY;
THENCE RUNNING WITH SAID RIGHT OF WAY LINE, SOUTH 47°33' WEST 15 FEET;
THENCE SOUTH 43°24' EAST 18 FEET TO THE WESTERLY LINE OF SAID LOT 6, BLOCK 1, EPLER'S ADDITION TO SHERWOOD;
THENCE WITH THE SAID WESTERLY LINE OF LOT 6, NORTH 47°33' EAST 15 FEET TO THE PLACE OF BEGINNING.

PARCEL XIII:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING NORTH 43°24' WEST 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE NORTH 47°15' EAST AND PARALLEL WITH THE PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 130 FEET;
THENCE SOUTH 43°24' EAST 110 FEET;
THENCE NORTH 47°15' EAST AND PARALLEL WITH SAID PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY 6 FEET;
THENCE SOUTH 43°24' EAST 105 FEET;

THENCE SOUTH 47°15' WEST AND PARALLEL WITH SAID RAILROAD RIGHT OF WAY 48 FEET;
THENCE NORTH 43°24' WEST 75 FEET;
THENCE SOUTH 47°15' WEST 13 FEET;
THENCE NORTH 43°24' WEST 128 FEET;
THENCE SOUTH 47°15' WEST 75 FEET TO THE SOUTH LINE OF BRIGHOUSE TRACT;
THENCE NORTH 43°24' WEST 12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XIV:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 0025, SAID BEGINNING POINT BEING NORTH 43°24' WEST 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON;
RUNNING THENCE SOUTH 43°24' EAST 12 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE NORTH 47°15' EAST 75 FEET TO A POINT;
THENCE SOUTH 43°24' EAST 128 FEET;
THENCE NORTH 47°15' EAST 13 FEET;
THENCE SOUTH 43°24' EAST 75 FEET TO A POINT;
THENCE SOUTH 47°15' WEST 88 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 43°24' EAST OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 43°24' WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR RIGHT-OF-WAY PURPOSES BY RESOLUTION 2007-080 RECORDED NOVEMBER 2, 2007 AS FEE NO. 2007-115729.

PARCEL XV:

LOT 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED STREET LYING ADJACENT TO AND NORTHWESTERLY OF SAID LOT 6 WHICH INURED THERETO BY ORDINANCE NO. 112, RECORDED MAY 14, 1931 IN BOOK 147, PAGE 0080.

EXCEPTING THEREFROM THE NORTHERLY MOST 15 FEET OF SAID LOT 6, LYING WITHIN 15 FEET OF THE BOUNDARY LINE BETWEEN AND COMMON TO LOTS 5 AND 6, EPLER'S ADDITION TO SHERWOOD (PLAT VOLUME 3, PAGE 0004), AS CONVEYED TO PORTLAND CANNING COMPANY, INC., AN OREGON CORPORATION, BY DEED RECORDED JUNE 11, 1953 IN BOOK 345, PAGE 0621.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

$ 21
$ 5
$ 26
+ 4.25
$ 30.25

Washington County, Oregon
05/16/2008 12:18:55 PM
D-DW Cnt=1 Stn=13 I CASTILLO
$10.00 $5.00 $11.00 - Total = $26.00

2008-044746

01251404200800447460020025

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

MAIL TAX STATEMENT TO:
Until a change is requested, all tax statements shall be sent to the following address:

Urban Renewal Agency, City of Sherwood
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

Urban Renewal Agency, City of Sherwood
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

WARRANTY DEED

CITY OF SHERWOOD, an Oregon municipal corporation, GRANTOR, conveys and warrants to CITY OF SHERWOOD URBAN RENEWAL AGENCY, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, GRANTEE, the following described real property free of encumbrances and exceptions:

> the real property known as the Old Cannery site, consisting of 6.06 acres of real property intersected by Pine Street with frontage along Willamette Street and bordered on the north by the Union Pacific railroad right of way. Said property consists of parcels R0555599 - 5.46 acres; R0556017 – 0.09 acres and R0555615 – 0.51 acres located at what was previously 220 SE Willamette Street, Sherwood, Washington County, Oregon.

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, 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, CHAPTER 424, OREGON LAWS 2007.

//

-SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE-

The true consideration for this conveyance is $3,065,000, and other good and valuable consideration which is part of the total consideration.

DATED THIS 15 DAY OF April, 2008

GRANTOR: CITY OF SHERWOOD

BY Ross E. Schultz
ITS City Manager
(TITLE)

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15 day of ~~March~~ April, 2008 Sylvia Murphy by, Ross E. Schultz, as City Manager of the City of Sherwood.

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 403829
MY COMMISSION EXPIRES APRIL 28, 2010

Sylvia Murphy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

ACCEPTED FOR THE SHERWOOD URBAN RENEWAL AGENCY, GRANTEE:
(ORS 93.808)

BY: Ross E. Schultz
ITS: District Administrator

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15th day of ~~March~~ April, 2008 Sylvia Murphy by, Ross E. Schultz, as District Administrator of the City of Sherwood.

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 403829
MY COMMISSION EXPIRES APRIL 28, 2010

Sylvia Murphy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

Washington County, Oregon 2005-154919
12/09/2005 10:23:39 AM
D-DW Cnt=1 Stn=7 K GRUNEWALD
$50.00 $6.00 $11.00 $20.00 - Total = $87.00

00880410200501549190100109

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

RECORDING SHEET

When recorded mail to:
City of Sherwood
20 NW Washington St.
Sherwood, OR 97140
Att: Jim Patterson
Mail all tax bills to:

City of Sherwood
Same as above

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED IN DOCUMENT NO. 2004-119819 ATTACHED HERETO AND MADE A PART HEREOF.

50
6
11
67
20N/5

THE UNDERSIGNED HEREBY CONSENT TO THE RE-RECORDING OF THIS DOCUMENT AND THE CHANGE IN THE LEGAL DESCRIPTION CONTAINED HEREIN.

Bob Jones Enterprises Incorporated
BY: _____
Robert K. Jones, President

City of Sherwood
BY: _____
Jim Patterson

2005-154919

Washington County, Oregon
10/15/2004 03:08:06 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
$40.00 $8.00 $11.00 $20.00 - Total = $77.00

2004-119819

00870375200401198190080082

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

APN: R0555599

Statutory Warranty Deed
- continued

THIS SPACE RESERVI

FATCO. NO. NCS-109656

After recording return to:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

File No.: NCS-109656-OR1 (mk)
Date: October 11, 2004

STATUTORY WARRANTY DEED

Bob Jones Enterprises Incorporated, an Oregon corporation, Grantor, conveys and warrants to **City of Sherwood, an Oregon municipal corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Second and third installment 2004-2005 taxes, a lien payable but not delinquent

2. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.

3. An easement of underground storm drain sewer line recorded as Fee No. 97100724

THIS INSTRUMENT WILL 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 APPROVED USES AND TO

2004-119819

2005-154919

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **$1,593,000.00.** (Here comply with requirements of ORS 93.030)

Dated this 15th day of October, 2004.

Bob Jones Enterprises Inc, an Oregon Corporation

Robert K. Jones

By: Robert K. Jones, President
JONES

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004 by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

Kelly L. Reed

OFFICIAL SEAL
KELLY L REED
NOTARY PUBLIC-OREGON
COMMISSION NO. 371286
MY COMMISSION EXPIRES SEP 25, 2007

Notary Public for Oregon
My commission expires: 9-25-07

ACCEPTED AND APPROVED;
City of Sherwood
BY:_____

BY:_____

2005-154919

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

$1,593,000

The true consideration for this conveyance is **~~$1,824,000.00~~**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20_____.

Bob Jones Enterprises Inc, an Oregon Corporation

_____

By: Robert K. Jones, President

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____ by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

_____

Notary Public for Oregon
My commission expires:

ACCEPTED AND APPROVED;
City of Sherwood
BY: _____ Int. Asst City Manager
BY: Ron E. Schultz City Manager

2005-154919

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004
By Ross E. Schultz and James A Patterson as City Manager and Asst. City Manager respectively for the City of Sherwood.

Donna M. Martin

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
DONNA M. MARTIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 371472
MY COMMISSION EXPIRES AUGUST 31, 2007

EXHIBIT A – 1

LEGAL DESCRIPTION:

PARCEL I:

Beginning at a point on the Southerly boundary of the Southern Pacific right of way, from which the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, bears South 47°17' West, 230.0 feet and South 43°24' East, 1443.0 feet, being also the most Northerly corner of the Warehouse Lot; from the said beginning point running thence South 43°33' East, 200.00 feet to the Northerly line of that certain tract of land, Deed for which is recorded in Deed Book 102, Page 497; thence with the Northerly line of said tract, North 47°50' East, 90 feet; thence North 43°33' West, 200.26 feet to the above described right of way line; thence South 47° 18' West 90 feet to the place of beginning.

PARCEL II:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; running thence North 43°24' West, 21.87 chains to the South boundary line of the Southern Pacific Railroad right of way; thence North 47° 15' East, 130 feet to the place of beginning; thence North 47° 18' East, 100 feet; thence South 46° 36' East, 200 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 200 feet to the place of beginning.

PARCEL III:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon and running thence North 43°24' West, 21.87 chains to the South boundary line of the right of way of the Portland and Willamette Valley Railroad Company (now held and used by Southern Pacific Company); thence North 47°15' East, 30 feet to a point which is the true place of beginning of the land hereby described; thence running North 47°15' East 100 feet; thence South 46°36' East, 50 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 50 feet to the place of beginning.

PARCEL IV:

Beginning at a point on the Southerly line of the right of way of the Southern Pacific Company, which is North 43°24' West, 1443.0 feet of the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, said point being also the Northerly corner of Epler's Addition To Sherwood; thence North 47° 14' East along said Southeasterly right of way line, 30.0 feet to the most Westerly corner of tract conveyed to William Franklin Smith by Deed recorded in Deed Book 106, Page 359; thence South 43°24' East, 50.0 feet to the most Southerly corner of said Smith Tract; thence North 47° 15' East, 100.0 feet to the most Easterly corner of said Smith tract;
thence South 43°24' East along the Southwesterly line of tract conveyed to Craves Canning Co., a corporation, by Deed recorded in Deed Book 121, Page 76, 40.0 feet; thence South 47°26' West, 130.0 feet to the Northeasterly line of said Epler's Addition, and thence North 43°24' West to the true place of beginning.

PARCEL V:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition to Sherwood, in Washington County, Oregon; thence along the Northeasterly line of said Lot 5 extended, North 43°24' West, 18.0 feet to the Southeasterly boundary of the Southern Pacific Company's right of way; thence along said right of way line, North 47° 17' East, 30 feet, more or less, to the most Northerly corner of said Epler's Addition; thence South 43°24' East along the Northeasterly line of said addition, 18.0 feet, more or less, to the intersection of said Northeasterly line with an Easterly extension of the Northwesterly line of said Lot 5, and thence Southwesterly 30.0 feet, more or less, to the place of beginning.

PARCEL VI:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence running along an Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said Epler's Addition; thence South 43°24' East along said Northeasterly line, 39.0 feet; thence along a line parallel with said Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said lot, and thence along said Northeasterly line, 39.0 feet to the place of beginning.

PARCEL VII:

All of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon. EXCEPT a strip from the Southerly end of said lot which has been previously deeded to the Town of Sherwood for street purposes by Deed Book 147, page 79.

PARCEL VIII:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West, 18.0 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running along said right of way line, South 47°33' West 50.0 feet; thence South 43°24' East, 18.0 feet to the most Westerly corner of said Lot 5, and thence North 47°33' East, 50.0 feet to the place of beginning.

PARCEL IX:

Beginning at a point on the Southeasterly boundary line of the Southern Pacific right of way, in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; from said beginning point the center of said Section 32 bears South 47°17, West, 320 feet and South 43°24' East, 1443 feet; from said beginning point running thence with the said right of way line, North 47°17' East, 350.8 feet; thence South 42°44' East, 511 feet; thence South 47°24' West, 328 feet; thence North 43°24 West, 310 feet to an iron pipe at the most Northerly corner of tract, Deed from which is recorded in Deed Book 102, Page 497; thence with the Northwesterly line of said tract South 47°50' West, 17 feet; thence North 43°33' West, 200.26 feet to the place of beginning.

PARCEL X:

Beginning at an iron pipe which bears North 43°24' West 1243.4 feet and North 47°15' East 337.85 feet from a stone set for the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; said point of beginning being the most Northerly corner of a tract of land conveyed to the Citizens Bank of Sherwood by Deed recorded in Deed Book 154, page 449; thence South 43°24' East along the Northeasterly line of said tract, 280 feet to a corner of same; thence South 47°15' West 17 feet to a point; thence North 43°24' West 280 feet to a point; thence North 47°15' East to the place of beginning.

PARCEL XI:

All of Lots 7 and 8, Block 1 EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; EXCEPTING a tract deeded by Ella Weckert to the public for street purposes, by instrument recorded in Deed Book 147, Page 79.

PARCEL XII:

Beginning at the most Northerly corner of Lot 7, Block 1, EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; thence Southerly along the Northwesterly line of said Block 1, 105 feet to the most Westerly corner of Lot 8 in said block; thence North 43°24' West following the most Southerly line of said Lot 8 if extended, 18 feet to the Southeasterly line of the right of way of the Southern Pacific Railroad; thence Northerly following the Southeasterly line of said right of way 105 feet; thence South 43°24 East, 18 feet to the place of beginning.

PARCEL XIII:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 57.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of that portion of S.W. Pine Street vacated by City Ordinance dated April 10, 1953, a copy of which city ordinance is of record in Deed Boo, 343, page 491; thence South 44°30' East along said centerline, 17 feet to the Southeasterly line of said tract so vacated by said ordinance; thence South 45°31' West 30.0 feet to said Northeasterly line of said lot, and thence North 44°30' West 17.0 feet to the place of beginning.

PARCEL XIV:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 39.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of Pine Street; thence South 44°30' East 18.0 feet to the Northwesterly line of a tract vacated by City Ordinance dated April 10, 1953, a copy of which ordinance is recorded in Deed Book 343, page 491; thence South 45°31' West 30.0 feet to said Northeasterly line; and thence North 44°30' West 18.0 feet to the place of beginning.

PARCEL XV:

The Northeasterly 15 feet of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon.

2005-154919

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

PARCEL XVI:

Beginning at the most Northerly corner of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West 18 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running with said right of way line, South 47°33' West 15 feet; thence South 43°24' East 18 feet to the Westerly line of said Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD; thence with the said Westerly line of Lot 6, North 47°33' East 15 feet to the place of beginning.

CLERK • ASSESSOR • TAX COLLECTOR • WASHINGTON COUNTY, OREGON

I, ***Jerry R. Hanson***, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: December 8, 2005

By: [illegible]

Title: Deputy Clerk

Exhibit "A"-2

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

PARCEL I:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE, IN DEED BOOK 254, PAGE 25, SAID BEGINNING POINT BEING NORTH 43° 24' WEST, 1353.42 FEET FROM A STONE MARKED WITH X, SET FOR CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE NORTH 47° 15' EAST AND PARALLEL WITH THE PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY, 130 FEET; THENCE SOUTH 43° 24' EAST, 110 FEET; THENCE NORTH 47° 15' EAST AND PARALLEL WITH SAID PORTLAND AND WILLAMETTE VALLEY RAILROAD RIGHT OF WAY, 6 FEET; THENCE SOUTH 43° 24' EAST, 105 FEET; THENCE SOUTH 47° 15' WEST AND PARALLEL WITH SAID RAILROAD RIGHT OF WAY, 48 FEET; THENCE NORTH 43° 24' WEST, 75 FEET; THENCE SOUTH 47° 15' WEST 13 FEET; THENCE NORTH 43° 24' WEST, 128 FEET; THENCE SOUTH 47° 15' WEST, 75 FEET TO THE SOUTH LINE OF BRIGHOUSE TRACT; THENCE NORTH 43° 24' WEST, 12 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO JOHN BRIGHOUSE AND IVY M. BRIGHOUSE IN DEED BOOK 254, PAGE 25, SAID BEGINNING POINT BEING NORTH 43° 24' WEST, 1353.42 FEET FROM A STONE MARKED X SET FOR CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN WASHINGTON COUNTY, OREGON; RUNNING THENCE SOUTH 43° 24' EAST, 12 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 47° 15' EAST, 75 FEET TO A POINT; THENCE SOUTH 43° 24' EAST, 128 EAST, 128 FEET; THENCE NORTH 47° 15 EAST, 13 FEET; THENCE SOUTH 43° 24' EAST, 75 FEET TO A POINT; THENCE SOUTH 47° 15' WEST, 88 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 43° 24' EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 43° 24' WEST TO THE PLACE OF BEGINNING.

Washington County, Oregon
10/15/2004 03:08:06 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
$40.00 $6.00 $11.00 $20.00 - Total = $77.00

2004-119819

00670375200401198190080082

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

APN: **R0555599**

Statutory Warranty Deed
- continued

THIS SPACE RESERVE

FATCO. NO. NCS-109656

After recording return to:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

File No.: NCS-109656-OR1 (mk)
Date: October 11, 2004

STATUTORY WARRANTY DEED

Bob Jones Enterprises Incorporated, an Oregon corporation, Grantor, conveys and warrants to **City of Sherwood, an Oregon municipal corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Second and third installment 2004-2005 taxes, a lien payable but not delinquent

2. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.

3. An easement of underground storm drain sewer line recorded as Fee No. 97100724

THIS INSTRUMENT WILL 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 APPROVED USES AND TO

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **$1,593,000.00.** (Here comply with requirements of ORS 93.030)

Dated this 15th day of October, 2004.

Bob Jones Enterprises Inc, an Oregon Corporation

By: Robert K. Jones, President
JONES

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004 by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

OFFICIAL SEAL
KELLY L REED
NOTARY PUBLIC-OREGON
COMMISSION NO. 371286
MY COMMISSION EXPIRES SEP. 25, 2007

Notary Public for Oregon
My commission expires: 9-25-07

ACCEPTED AND APPROVED;
City of Sherwood
BY:_____

BY:_____

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

$1,593,000

The true consideration for this conveyance is **~~$1,824,000.00~~**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20_____.

Bob Jones Enterprises Inc, an Oregon Corporation

_____

By: Robert K. Jones, President

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____ by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

_____

Notary Public for Oregon
My commission expires:

ACCEPTED AND APPROVED;
City of Sherwood
BY: _____ Int. Asst City Manager
BY: Ron E. Schultz City Manager

2004-119819

APN: **R0555599**

Statutory Warranty Deed
- continued

File No.: **NCS-109656-OR1 (mk)**
Date: **10/11/2004**

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004
By Ross E. Schultz and James A Patterson as City Manager and Asst. City Manager respectively for the City of Sherwood.

Donna M. Martin

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
DONNA M. MARTIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 371472
MY COMMISSION EXPIRES AUGUST 31, 2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

Beginning at a point on the Southerly boundary of the Southern Pacific right of way, from which the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, bears South 47°17' West, 230.0 feet and South 43°24' East, 1443.0 feet, being also the most Northerly corner of the Warehouse Lot; from the said beginning point running thence South 43°33' East, 200.00 feet to the Northerly line of that certain tract of land, Deed for which is recorded in Deed Book 102, Page 497; thence with the Northerly line of said tract, North 47°50' East, 90 feet; thence North 43°33' West, 200.26 feet to the above described right of way line; thence South 47° 18' West 90 feet to the place of beginning.

PARCEL II:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; running thence North 43°24' West, 21.87 chains to the South boundary line of the Southern Pacific Railroad right of way; thence North 47° 15' East, 130 feet to the place of beginning; thence North 47° 18' East, 100 feet; thence South 46° 36' East, 200 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 200 feet to the place of beginning.

PARCEL III:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon and running thence North 43°24' West, 21.87 chains to the South boundary line of the right of way of the Portland and Willamette Valley Railroad Company (now held and used by Southern Pacific Company); thence North 47°15' East, 30 feet to a point which is the true place of beginning of the land hereby described; thence running North 47°15' East 100 feet; thence South 46°36' East, 50 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 50 feet to the place of beginning.

PARCEL IV:

Beginning at a point on the Southerly line of the right of way of the Southern Pacific Company, which is North 43°24' West, 1443.0 feet of the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, said point being also the Northerly corner of Epler's Addition To Sherwood; thence North 47° 14' East along said Southeasterly right of way line, 30.0 feet to the most Westerly corner of tract conveyed to William Franklin Smith by Deed recorded in Deed Book 106, Page 359; thence South 43°24' East, 50.0 feet to the most Southerly corner of said Smith Tract; thence North 47° 15' East, 100.0 feet to the most Easterly corner of said Smith tract;
thence South 43°24' East along the Southwesterly line of tract conveyed to Craves Canning Co., a corporation, by Deed recorded in Deed Book 121, Page 76, 40.0 feet; thence South 47°26' West, 130.0 feet to the Northeasterly line of said Epler's Addition, and thence North 43°24' West to the true place of beginning.

PARCEL V:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition to Sherwood, in Washington County, Oregon; thence along the Northeasterly line of said Lot 5 extended, North 43°24' West, 18.0 feet to the Southeasterly boundary of the Southern Pacific Company's right of way; thence along said right of way line, North 47° 17' East, 30 feet, more or less, to the most Northerly corner of said Epler's Addition; thence South 43°24' East along the Northeasterly line of said addition, 18.0 feet, more or less, to the intersection of said Northeasterly line with an Easterly extension of the Northwesterly line of said Lot 5, and thence Southwesterly 30.0 feet, more or less, to the place of beginning.

PARCEL VI:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence running along an Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said Epler's Addition; thence South 43°24' East along said Northeasterly line, 39.0 feet; thence along a line parallel with said Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said lot, and thence along said Northeasterly line, 39.0 feet to the place of beginning.

PARCEL VII:

All of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon. EXCEPT a strip from the Southerly end of said lot which has been previously deeded to the Town of Sherwood for street purposes by Deed Book 147, page 79.

PARCEL VIII:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West, 18.0 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running along said right of way line, South 47°33' West 50.0 feet; thence South 43°24' East, 18.0 feet to the most Westerly corner of said Lot 5, and thence North 47°33' East, 50.0 feet to the place of beginning.

PARCEL IX:

Beginning at a point on the Southeasterly boundary line of the Southern Pacific right of way, in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; from said beginning point the center of said Section 32 bears South 47°17, West, 320 feet and South 43°24' East, 1443 feet; from said beginning point running thence with the said right of way line, North 47°17' East, 350.8 feet; thence South 42°44' East, 511 feet; thence South 47°24' West, 328 feet; thence North 43°24 West, 310 feet to an iron pipe at the most Northerly corner of tract, Deed from which is recorded in Deed Book 102, Page 497; thence with the Northwesterly line of said tract South 47°50' West, 17 feet; thence North 43°33' West, 200.26 feet to the place of beginning.

PARCEL X:

Beginning at an iron pipe which bears North 43°24' West 1243.4 feet and North 47°15' East 337.85 feet from a stone set for the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; said point of beginning being the most Northerly corner of a tract of land conveyed to the Citizens Bank of Sherwood by Deed recorded in Deed Book 154, page 449; thence South 43°24' East along the Northeasterly line of said tract, 280 feet to a corner of same; thence South 47°15' West 17 feet to a point; thence North 43°24' West 280 feet to a point; thence North 47°15' East to the place of beginning.

PARCEL XI:

All of Lots 7 and 8, Block 1 EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; EXCEPTING a tract deeded by Ella Weckert to the public for street purposes, by instrument recorded in Deed Book 147, Page 79.

PARCEL XII:

Beginning at the most Northerly corner of Lot 7, Block 1, EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; thence Southerly along the Northwesterly line of said Block 1, 105 feet to the most Westerly corner of Lot 8 in said block; thence North 43°24' West following the most Southerly line of said Lot 8 if extended, 18 feet to the Southeasterly line of the right of way of the Southern Pacific Railroad; thence Northerly following the Southeasterly line of said right of way 105 feet; thence South 43°24 East, 18 feet to the place of beginning.

PARCEL XIII:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 57.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of that portion of S.W. Pine Street vacated by City Ordinance dated April 10, 1953, a copy of which city ordinance is of record in Deed Boo, 343, page 491; thence South 44°30' East along said centerline, 17 feet to the Southeasterly line of said tract so vacated by said ordinance; thence South 45°31' West 30.0 feet to said Northeasterly line of said lot, and thence North 44°30' West 17.0 feet to the place of beginning.

PARCEL XIV:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 39.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of Pine Street; thence South 44°30' East 18.0 feet to the Northwesterly line of a tract vacated by City Ordinance dated April 10, 1953, a copy of which ordinance is recorded in Deed Book 343, page 491; thence South 45°31' West 30.0 feet to said Northeasterly line; and thence North 44°30' West 18.0 feet to the place of beginning.

PARCEL XV:

The Northeasterly 15 feet of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon.

PARCEL XVI:

Beginning at the most Northerly corner of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West 18 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running with said right of way line, South 47°33' West 15 feet; thence South 43°24' East 18 feet to the Westerly line of said Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD; thence with the said Westerly line of Lot 6, North 47°33' East 15 feet to the place of beginning.

Washington County, Oregon
05/05/2008 03:07:39 PM
D-DW Cnt=1 Stn=22 I REED
$25.00 $5.00 $11.00 - Total = $41.00

2008-041103

01247417200800411030050055

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

5PP
25
S
11
41

THIS SPACE RESER

After recording return to:
City of Sherwood Urban Renewal Agency
225605 SW Pine Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood Urban Renewal Agency
225605 SW Pine Street
Sherwood, OR 97140

File No.: NCS-345127-OR1 (mk)
Date: April 30, 2008

STATUTORY WARRANTY DEED

Arcadian Enterprises, Inc., an Oregon corporation, Grantor, conveys and warrants to **City of Sherwood Urban Renewal Agency** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2, 3 and 4, Block 1, EPLER'S ADDITION TO SHERWOOD (plat book 3, page 4) in the City of Sherwood, County of Washington 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 **$950,000.00.** (Here comply with requirements of ORS 93.030)

FATCO. NO. NCS - 345127

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 1 day of May, 2008.

Arcadian Enterprises, Inc., an Oregon corporation

Duane P. Remmen / Director

By: Duane P. Remmen, Director

City of Sherwood Urban Renewal Agency
BY:_____
Ross Schults, Urban Renewal Manager

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 1 day of May, 2008.

Arcadian Enterprises, Inc., an Oregon corporation

By: Duane P. Remmen, Director

City of Sherwood Urban Renewal Agency
BY: Ross E. Schultz
Ross Schultz, Urban Renewal Manager

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 1st day of May, 2008
by Duane P. Remmen as Director of Arcadian Enterprises, Inc., on behalf of the corporation.

Vanessa Blacksmith

OFFICIAL SEAL
VANESSA BLACKSMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 411211
MY COMMISSION EXPIRES DECEMBER 12, 2010

Notary Public for Oregon
My commission expires: 12/12/2010

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Rross Schultz as Urban Renewal Manager, on behalf of the City of Sherwood Urban Renewal Agency.

_____

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 1 day of May, 2008
by Duane P. Remmen as Director of Arcadian Enterprises, Inc., on behalf of the corporation.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 1 day of May, 2008
by Ross Schultz as Urban Renewal Manager, on behalf of the City of Sherwood Urban Renewal Agency.

Sylvia Murphy

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
SYLVIA MURPHY
NOTARY PUBLIC – OREGON
COMMISSION NO. 403829
MY COMMISSION EXPIRES APRIL 28, 2010

FROM
CHARLES J. HOLSWORTH
TO
P.A. MATHEWS and E.C. HILLS

Filed for Record June 26th 1915 at 11 o'clock A.M.
James H. Davis,
Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that I, Charles J. Holsworth (single man)

of Hillsboro County of Washington State of Oregon, in consideration of Ten ($10.00) DOLLARS

to me paid by P.A. Mathews and E.C. Hills

of Lafayette County of Yamhill State of Oregon, the receipt whereof

is hereby acknowledged; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said P.A. Mathews and E.C. Hills their

heirs and assigns, all the following bounded and described real property, situate in the County of Washington and State of Oregon, to-wit:

Lot 13 and the North half of Lot 14 of and in Five Oak Subdivision of the Donation Land Claim of Edward Constable and wife in Section 21, T.1 N. R.2 W. of the Willamette Meridian, containing 21.65 acres , excepting a strip of land 20 feet wide off the East side of Lot 14 to be used as a public road forever.

$1.00 I.R.S.

Cancelled.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all my estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said P.A. Mathews and E.C. Hills their heirs and assigns forever. And I, Charles J. Holsworth, grantor above named do covenant to and with P.A. Mathews and E.C. Hills the above named grantees their heirs and assigns that I am the owner in fee simple of the above granted premises that they are free from all incumbrances.

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, I have hereunto set my hand and seal this 26th day of June A. D. 1915.

Signed, Sealed and Delivered in Presence of us as Witnesses:
E. I. Burgess
Blanche Rae

Charles J. Holsworth (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Washington } ss. This Certifies That on this 26th day of June A. D. 1915, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charles J. Holsworth (single man) who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same.

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(SEAL)

E. I. Burgess
Notary Public for Oregon.

My Commission expires Aug. 7th 1916.

FROM
FRANK COLVELT ET UX.
TO
WILLIAM FRANKLIN SMITH

Filed for Record June 27th 1915 at 8 o'clock A.M.
James H. Davis,
Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that we, Frank Colvelt and Marie Colvelt, husband and wife,

of Sherwood County of Washington State of Oregon, in consideration of Seventeen Hundred ($1700.00) DOLLARS

to us paid by William Franklin Smith,

of Sherwood County of Washington State of Oregon, the receipt whereof

is hereby acknowledged; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said William Franklin Smith, his

heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a point North 45° 24' West 965.42 feet from stone marked with X set for center of Section Thirty-two (32), in Township two (2) South, of Range One (1) West, of Willamette Meridian , and running thence North 45° 24' West 390 feet; thence North 47° 15' East and parallel with the Portland and Willamette Valley Railroad Company's right of way 130 feet; thence South 45° 24' East 110 feet; thence North 47° 15 East and parallel with said Portland and Willamette Valley Railroad Company's right of way 217.85 feet; thence South 45° 24' East 280 feet; and thence South 47°15' West and parallel with said Portland and Willamette Valley Railroad Company's right of way 337.85 feet to the place of beginning, containing two and one-half (2½) acres.

$2.00 I.R.S.

Cancelled

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said William Franklin Smith, his heirs and assigns forever. And we, Frank Colvelt and Marie Colvelt, the grantors above named do covenant to and with William Franklin Smith the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances.

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, we, the grantors above named have hereunto set our hand s and seal s this 21st day of June A.D. 1915.

Executed in the Presence of:
O.I. Collins
E. R. Collins

Frank Colvelt (SEAL)
Marie Colvelt (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Washington } ss. BE IT REMEMBERED That on this 21st day of June A. D. 1915, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank Colvelt and Marie Colvelt, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL)

O. I. Collins
Notary Public for Oregon.

My Commission Expires
O.I. Collins, Notary Public in and for the State of Oregon, Commission Expires Oct. 1st, 1916

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

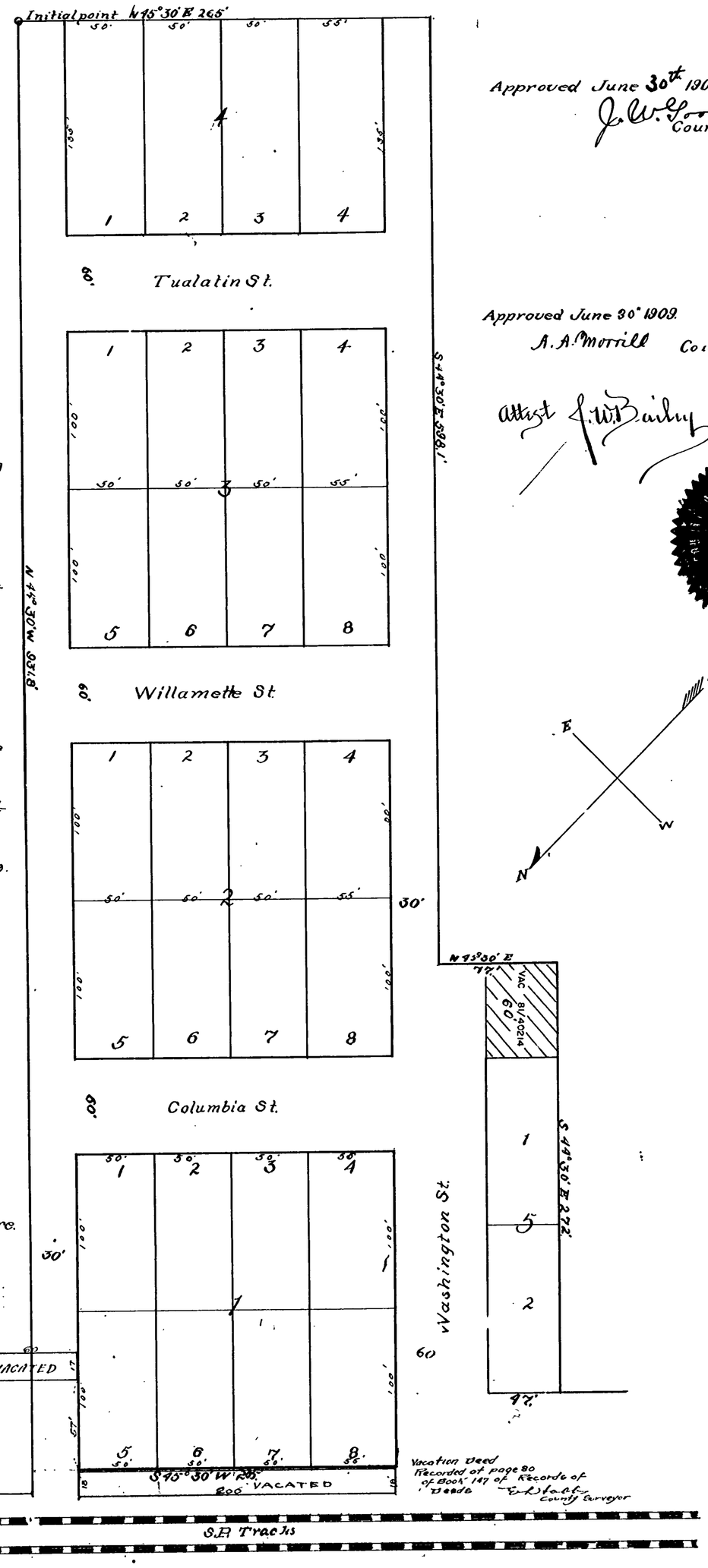
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

FROM
W. J. SCOTT ET UX.
TO
WALTER M. COVER ET UX.

Filed for Record May 25th 1916 at 1:00 o'clock P. M.
James H. Davis, Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that We, W. J. Scott and Effie Scott, husband and wife,

of County of Washington State of Oregon, in consideration of TWO THOUSAND DOLLARS

to us paid by Walter M. Cover and Bessie J. Cover, husband and wife,

of County of Washington State of Oregon, the receipt

of which is hereby acknowledged ; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Walter M. and Bessie J. Cover, their

heirs and assigns, all the following bounded and described real property, situate in the County of Washington and State of Oregon.

All of Lot numbered One (1) in Block numbered Eighteen (18) of the original town of Forest Grove, as shown by map on file in the office of Recorder of Conveyances.

$1.00 I.R.S. ,Cancelled.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also our estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said Walter M. Cover and Bessie J. Cover, their

heirs and assigns forever. And we, W. J. Scott and Effie Scott,

grantors above named do covenant to and with Walter M. Cover and Bessie J. Cover

the above named grantee their heirs and assigns that we are the owners in fee simple of the above granted premises that They are free from all incumbrances.

except a mortgage for $1100.00

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, we have hereunto set our hand and seal this 23rd day of May A. D. 1916

Signed, Sealed and Delivered in the Presence of us as Witnesses.

Fred G. Wilcox
Mancha Langley

W. J. Scott (SEAL)
Effie Scott (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,
County of Washington } ss. THIS CERTIFIES That on this 23rd day of May A. D. 1916, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named W. J. Scott and Effie Scott known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same.

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(SEAL)

Mancha Langley
Notary Public for Oregon.
Residing at Forest Grove.

My commission expires Dec. 3rd, 1919.

FROM
FRANK COLFELT ET UX
TO
William Franklin Smith

Filed for Record May 26th 1916 at 9:00 o'clock A. M.
James H. Davis, Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that We, Frank Colfelt and Maria Colfelt, husband and wife,

of Sherwood County of Washington State of Oregon, in consideration of Ten Dollars ($10.00) and other valuable considerations

to us paid by William Franklin Smith,

of Sherwood County of Washington State of Oregon,

; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said William Franklin Smith, his

heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at the center of Section Thirty-two (32), in Township Two (2) South, of Range One (1) West, of the Willamette Meridian; and thence North 43° 24' West 21.87 chains to the Southern boundary of the Southern Pacific Railroad Company's right of way, and thence North 47° 15' East 30 feet to a point, the place of beginning of the land herein conveyed; thence North 47° 15' East 100 feet; thence South 46° 36' East 50 feet; thence South 42° 45' West 100 feet; thence North 43° 24' West 50 feet to the place of beginning, being 100 feet long by 50 feet wide and containing 5000 square feet of land.

$1.00 I.R.S., Cancelled

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also our estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said William Franklin Smith, his

heirs and assigns forever. And we, Frank Colfelt and Maria Colfelt,

grantors above named do covenant to and with William Franklin Smith,

the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances.

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, we the grantors above named, have hereunto set our hand and seal this 24 day of May 1916.

Signed, Sealed and Delivered in the Presence of us as Witnesses.

Executed in the presence of
C. I. Calkins
Ed Colfelt

Frank Colfelt (SEAL)
Maria Colfelt (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,
County of Washington } ss. BE IT REMEMBERED, That on this 24 day of May A. D. 1916, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank Colfelt and Maria Colfelt, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and official seal the day and year last above written.

(SEAL)

C. I. Calkins
Notary Public for the State of Oregon.
My commission expires

C. I. Calkins, Notary Public in and for the State of Oregon, Commission expires Oct. 14, 1916

Ostermann & Rosa Ostermann known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

seal
L. A. LeMiller
Notary public of Oregon

Filed for record Apr. 15 1921 at 10 A.M.
Fred A. Everest, recorder of conveyances.

3504 | W. J. Good et ux to R. F. McLean et ux.

KNOW ALL MEN BY THESE PRESENTS: that we, W. J. Good and Cynthia Good, husband and wife, of Forest Grove County of Washington State of Oregon in consideration of ten dollars and other valuable considerations dollars to us paid by R. F. McLean and Mary J. McLean, of Forest Grove, County of Washington State of Oregon the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents, do grant, bargain, sell and convey unto said R. F. McLean and Mary J. McLean, husband and wife, their heirs and assigns, all the following described property situated in the county of Washington and State of Oregon, to-wit: Commencing at a point fifty feet north of the southeast corner of Lot No. one (1) of Block eight (8) of Naylor's Addition to the City of Forest Grove, Oregon, and running thence west one hundred (100) feet; thence north fifty (50) feet; thence east one hundred (100) feet; thence south fifty (50) feet to the place of beginning.

$1.50 I.R.S. attd. & can. C.H.G. 4-15-21

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same including dower and claim of dower. TO HAVE AND TO HOLD, the above described and granted premises unto the said R. F. McLean and Mary J. McLean, husband and wife, their heirs and assigns forever, And we, W. J. Good and Cynthia Good, husband and wife, the grantors above named does covenant to and with said above named grantee their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that they are free from all incumbrances except last ½ of 1920 taxes. and that we will, and our heirs, executors and administrators shall, warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we the grantors above named, hereunto set our hands and seals this 14th day of April A.D. 1921

Signed, sealed and delivered in presence of
C. M. Good
L. M. Graham

W J Good seal
Cynthia Good seal

STATE OF OREGON,
County of Washington..ss.

BE IT REMEMBERED, that on this 14th day of April A.D. 1921 before me, the undersigned, a notary public in and for said County and State, personally appeared the within named W. J. Good and Cynthia Good who are known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF I have hereunto set my hand and notarial seal the day and year last above written.

seal
C. M. Good
Notary public for Oregon
My commission expires Jan. 4, 1924

Filed for record Apr. 16, 1921 at 8 A.M.
Fred A. Everest, recorder of conveyances.

3505 | Bank of Sherwood to Graves Canning Co.

KNOW ALL MEN BY THESE PRESENTS, that The Bank of Sherwood, a corporation with its office located at Sherwood, Oregon of Sherwood State of Oregon, in consideration of thirty two hundred ($3200) dollars, to them paid by Graves Canning Co. a corporation, with its principal office located at Sheridan, Oregon County of Yamhill State of Oregon, have bargained and sold, and by these presents does grant, bargain, sell and convey unto said Graves Canning Co. a corporation their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon: Beginning at the center of Section 32, T. 2. S R 1. west of the Will. Mer. and running north 43 24' west twenty-one and .67 chains (21.67/100) to the south boundary line of the Southern Pacific R. R. right of way, thence north 47 15' east one hundred thirty (130) feet to the place of beginning; Thence north 47 15' east one hundred (100) feet. Thence south 45 36' east two hundred (200) feet. Thence south 42 45' west one hundred (100) feet. Thence north 43 24' west two hundred (200) feet. to the place

of beginning, containing one-half acre, more or less.

$3.50 I.R.S. attd. & can. Apr. 11-1921

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all ... estate, right, title and interest in and to the same, including dower and claim of dower. TO HAVE AND TO HOLD, the above described and granted premises unto the said Graves Canning Co, a corporation their heirs and assigns forever. And Bank of Sherwood, a corporation grantors above named do covenant to and with Graves Canning Co. a corporation the above named grantee their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we the grantors above named, have hereunto set our hands and seals this 7th day of May 1920

Executed in the presence of
Chas. B. Hodgkin
Earl Reiser

corporate seal

BANK OF SHERWOOD.
By C I Calkins President (seal)
By R H Parsons Cashier (seal)

STATE OF OREGON,
County of Washington..ss.

On this 7th day of May, 1920, before me appeared C. I. Calkins and R. H. Parsons both to me personally known, who being duly sworn, did say that he, the said C. I. Calkins is the President, and he, the said R. H. Parsons is the said Secretary of the Bank of Sherwood, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said C. I. Calkins and R. H. Parsons acknowledged said instrument to be the free act and deed of said Corporation. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this, the day and year first in this, my certificate written.

seal
Chas B. Hodgkin
Notary public in and for said County and State.

Filed for record Apr. 16, 1921 at 9 A.M.
Fred A. Everest, recorder of conveyances.

3510 | R. H. Parsons et al to Graves Canning Co.

KNOW ALL MEN BY THESE PRESENTS, that R.H. Parsons & Nettie M. Parsons, husband & wife, O. E. Parsons, a widow of Sherwood State of Oregon, in consideration of Ten ($10) dollars, to us paid by Graves Canning Co. a corporation, with its principal office located at Sheridan, Yamhill Co. of Sheridan State of Oregon, have bargained and sold, and by these presents does grant, bargain, sell and convey unto said Graves Canning Co. a corporation their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon: Beginning at a point on the southerly boundary of the S. P. right of way from which the center of Sec. 32, T. 2. S.R. 1. E. Will. Mer. Washington County, Oregon, bears S. 47 17' W. 230.0 feet and S. 43 24' 1443.0 feet, being also the most northerly corner of the Warehouse lot. From the said beginning point running thence S. 43 33' E. 200.0 feet to the northerly line of that certain tract of land, deed for which is recorded at page 497 in book 102 record of deeds for Washington County, Oregon; thence with the northerly line of said tract N. 47 50' E. 90 feet. Thence N. 43 33' W. 200.25 feet to the above described right of way line thence S. 47 27' W. 90 feet to the place of beginning, containing 0.2064 acres.

.50 I.R.S. attd. & can. Apr 11 1921

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower. TO HAVE AND TO HOLD, the above described and granted premises unto the said Graves Canning Co., a corporation their heirs and assigns forever. And R. H. Parsons & Nettie M. Parsons husband & wife, and O. E. Parsons, a widow grantors above named do covenant to and with Graves Canning Co. a corporation the above named grantee their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we the grantors above named, have hereunto set our hands and seals this 4th day of May 1920

Executed in the presence of
C.I. Calkins
H. C. Nelson

R H Parsons (seal)
Nettie M. Parsons seal
O E Parsons seal

STATE OF OREGON,
County of Washington..ss.

BE IT REMEMBERED, that on this 4th day of May A.D. 1920, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named R. H.

After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine St
Sherwood, OR 97140

Washington County, Oregon
11/02/2007 12:17:27 PM 2007-115729
D-DD Cnt=1 Stn=10 A DUYCK
$25.00 $5.00 $11.00 - Total = $41.00

01183063200701157290050053

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2007-080

A RESOLUTION OF THE CITY OF SHERWOOD DEDICATING A PORTION OF TWO CITY OWNED PARCELS AS PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF ESTABLISHING & MAINTAINING A PUBLIC ROAD, PINE STREET, BETWEEN THE RAILROAD TRACKS AND WILLAMETTE STREET

WHEREAS, the City acquired fee title to certain real property described herein as tax lots 2s132bd00100 and 00200, and portions of these tax lots are situated in an area designated for a collector road; and

WHEREAS, the 2005 Transportation System Plan (TSP) describes Pine Street as a collector road which traverses from Railroad Street across the railroad tracks to Willamette Street; and

WHEREAS, the City seeks to make this a public road; and

WHEREAS, road improvements have been completed along Pine Street between Railroad Street and Willamette Street as part of the Downtown Streetscapes Project.

NOW, THEREFORE, BASED ON THE FOREGOING, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The City Council hereby finds and declares there to be a need to dedicate certain real property as public right-of-way for the purpose of establishing and maintaining a public road, called Pine Street, between Railroad Street and Willamette Streets; and

Section 2: The property to be dedicated as public right-of-way is 11,877 square feet of land contained in tax lots 2s132bd00100 & 00200 as identified on Exhibit A, attached and incorporated by reference, and graphically depicted in Exhibit B, attached and incorporated by reference (the "Property"); and

Section 3: The Property is being dedicated as necessary to further the public interest; and

Section 4: The Sherwood City Manager and his designees are authorized to take such actions as are necessary to complete the dedication of the Property to

public right of way as soon as possible.

Section 5: This resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 2nd day of October 2007.

Dave Grant, Council President

ATTEST:

Sylvia Murphy, City Recorder

EXHIBIT 'A'
RIGHT-OF-WAY DEDICATION

SW PINE STREET
Tract 1 & Tract 2

Map & Tax Lot No. 2S 1 32BD-100 & 200
Property No. 147 & 156

TRACT 1 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 64.00 feet in width, 32.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet.

Containing 1,129 square feet more or less.

TRACT 2 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 60.00 feet in width, 30.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet to the beginning of a 235.00 foot radius curve to the left having a central angle of 7°46'09";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the left (the long chord of which bears S 44°54'29" E, 31.84') 31.87 feet;

Thence continuing along said proposed SW Pine Street centerline S 48°47'33" E, 38.88 feet to the beginning of a 235.00 foot radius curve to the right having a central angle of 7°03'06";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the right (the long chord of which bears S 45°16'00" E, 28.90') 28.92 feet to a point on the easterly right of way line of SW Pine Street and the easterly line of the Plat of "EPLER'S ADDITION TO SHERWOOD";

Thence S 41°44'27" E, along said easterly line, 390.17 feet to the centerline of SW Willamette Street.

EXCEPTING THEREFROM that portion of said property described in Tract 1.

Containing 10,748 square feet more or less.

This legal description along with the basis of bearings thereof, was established based on Survey Number 30,123, Washington County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 20, 1993
BRIAN K. HENSON
#2855

EXP 6-30-09

SW RAILROAD STREET

POINT OF BEGINNING
EXISTING CENTERLINE
INTERSECTION OF NW PINE
AND NW RAILROAD

25.00'

S41°01'24"E

EXISTING RAILROAD R.O.W.

EXISTING RAILROAD R.O.W.

60.00'

SOUTHERN PACIFIC RAILROAD

102.64'

TRACT 1

32.00' 32.00'

EXISTING RAILROAD R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

EXISTING RAILROAD R.O.W.

30.00' 30.00'

Δ=07°46'09"
R=235.00'
L=31.87'
CH=S44°54'29"E
31.84'

PROPOSED CENTERLINE

TL 2S132BD00100
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

PROPOSED R.O.W.

S48°47'33"E
38.88'

PROPOSED R.O.W.

TRACT 2

EXISTING R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

Δ=7°03'06"
R=235.00'
L=28.92'
LC=S45°16'00"E
28.90'

30.00' 30.00'

EXISTING R.O.W.
PROPOSED CENTERLINE

S41°44'27"E

SW PINE STREET

TL 2S132BD00200
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

SW COLUMBIA STREET

NORTH

SCALE: 1" = 50'

184.24'

PROPOSED R.O.W.

30.00' 30.00'

TL 2S132BD00400
MICHEAL D & KAY F S ELTON
15665 SW WILLAMETTE STREET
PROPERTY NO. 157
DEED DOCUMENT BOOK 1147 PAGE 885

LEGEND

R.O.W. – DENOTES RIGHT-OF-WAY
S.F. – DENOTES SQUARE FEET
TL – DENOTES TAX LOT

R.O.W. DEDICATION AREA

DEDICATION(TRACTS 1 & 2) = ±10,748 S.F. / ±0.25 ACRES

HHPR

Harper
Houf Peterson
Righellis Inc.

ENGINEERS PLANNERS SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

JOB NO: CBI-01

DATE: 9-21-07

RIGHT-OF-WAY DEDICATION EXHIBIT B
DOWNTOWN SHERWOOD
SE1/4 NW1/4 SEC.32 T2S R1W W.M.
WASHINGTON COUNTY, OREGON

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

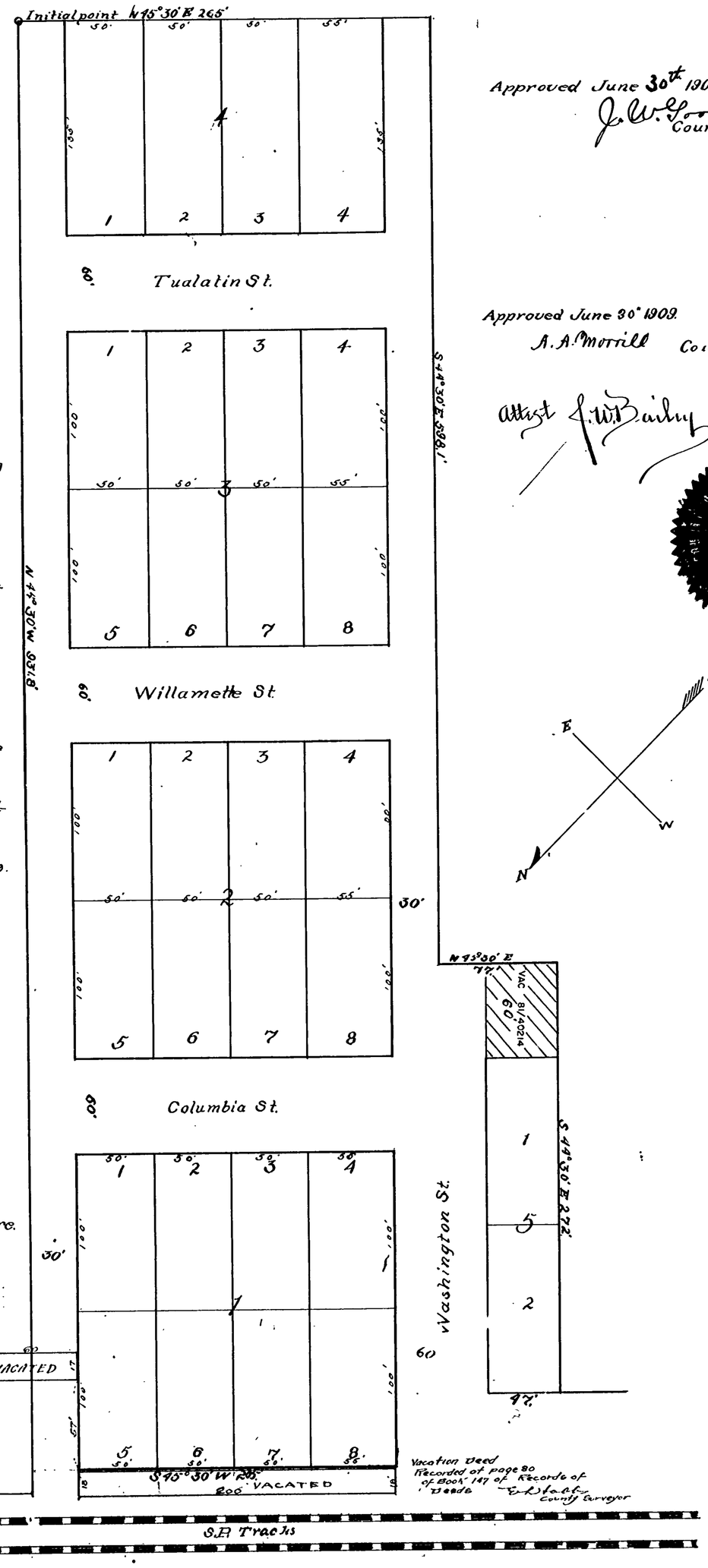
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(Seal) B.H. Turner, Notary Public for Oregon
My commission expires Mar. 4,1953

Filed for record May 12,1931 at 11:30 A.M.
James H. Davis Recorder of Conveyances

4280/ Carl S. Hamel et ux to Florence Rowe (Deed)

KNOW ALL MEN BY THESE PRESENTS, That Carl S. Hamel and Mary E. Hamel, husband and wife, of the County of Washington, State of Oregon, in consideration of One Dollar and other valuable considerations, to us paid by Florence Rowe, of the County of Washington, State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Florence Rowe her heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, and being a portion of Section 28 in Township 1 North, of Range 1 West of the Willamette Meridian, described as beginning at a point which is 235 feet South 87° 45' East from the southwest corner of that certain tract of land conveyed to the grantors herein by deed recorded at page 534 of book 129 of the Deed Records of said County and State; running thence north 87° 45' West 235 feet to the southwest corner of said tract in County Road No. 284; thence north 1° 51' West along the center of said road 70 feet; thence in a southeasterly direction to a point which is distant 35 feet due north from the place of beginning; thence south 35 feet to the place of beginning.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said Florence Rowe, her heirs and assigns forever. And we, Carl S. Hamel and Mary E. Hamel, grantors above named do covenant to and with Florence Rowe, the above named grantee her heirs and assigns that we are the owners in fee simple of the above granted premises, that they are free from all incumbrances and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of May A.D. 1931.
Signed, Sealed and Delivered in presence of

us as witnesses:
A.J. Havens
.....

Carl S. Hamel (Seal)
Mary E. Hamel (Seal)

STATE OF OREGON, County of Washington....ss. THIS CERTIFIES, That on this 12th day of May A.D. 1931, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Carl S. Hamel and Mary E. Hamel known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Seal) A.W. Havens, Notary Public for Oregon
My commission expires July 10th,1932

Filed for record May 12,1931 at 11:50 A.M.
James H. Davis Recorder of Conveyances

4299/ Robert G. Hofer et ux to Will G. Bauman (Deed)

KNOW ALL MEN BY THESE PRESENTS, That Robert G. Hofer and Leila L. Hofer, husband and wife, of Portland, State of Oregon, in consideration of Ten Dollars, to us paid by Will G. Bauman of Portland, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Will G. Bauman his heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Lot 55, Johnson Estate Addition Beaverton-Reedville Acreage.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging

or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Will G. Bauman his heirs and assigns forever. And Robert G. Hofer and Leila L. Hofer the grantors above named do covenant to and with Will G. Bauman the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we the grantor above named, ha... hereunto set our hands and seal this first day of May 1931.
Executed in the Presence of
.....
.....

Robert G. Hofer (Seal)
Leila L. Hofer (Seal)

STATE OF OREGON, County of Washington.....ss. BE IT REMEMBERED, That on this 1st day of May, A.D. 1931, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert G. Hofer and Leila L. Hofer, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

(Seal) William Ellis Stowe, Notary Public for Oregon
My commission expires October 28,193[illegible]

Filed for record May 14,1931 at 8:00 A.M.
James H. Davis Recorder of Conveyances

4298/ L.S. McConnell et ux to The Public (Dedication (Deed)

KNOW ALL MEN BY THESE PRESENTS, That L.S. McConnell and Mary E. McConnell, husband and wife, of Sherwood, Oregon, hereby dedicate to the public for street purposes that certain strip of land more particularly described as the

Southeasterly twenty-six (26) feet of Lot Five (5) Block One (1) Ryler's Addition to the Town of Sherwood, according to the plat thereof recorded in the office of the County Recorder of the County of Washington, State of Oregon.

IN WITNESS WHEREOF, the dedicators have hereunto set their hands and seals this 9th day of May, 1931.

L.S. McConnell (Seal)
Mary E. McConnell (Seal)

STATE OF OREGON, County of Washington.....ss. BE IT REMEMBERED, That on this 9th day of May, 1931, before me, a Notary Public personally appeared the within named L.S. McConnell and Mary E. McConnell, to me known to be the identical individuals described in and who executed the foregoing dedication, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named. IN WITNESS WHEREOF, I have here unto set my hand and notarial seal the day and date first in this my certificate written.

(Seal) W.S. Bowen, Notary Public for Oregon
My commission expires Aug. 8,1931

Filed for record May 14,1931 at 8:00 A.M.
James H. Davis Recorder of Conveyances

4295/ Ella Weckert to The Public (Dedication Deed)

KNOW ALL MEN BY THESE PRESENTS that Ella Weckert, a widow, of Sherwood, Oregon, hereby dedicates to the public for street purposes that certain strip of land more particularly described as the

Southeasterly twenty-six (26) feet of Lots Seven (7) and Eight (8) in Block One (1), Ryler's Addition to the Town of Sherwood, according to the plat thereof recorded in the office of the County Recorder of Washington County, State of Oregon.

IN WITNESS WHEREOF the said Ella Weckert has hereunto set her hand and seal this 9th day of May, 1931.

Ella Weckert (Seal)

After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine St
Sherwood, OR 97140

Washington County, Oregon
11/02/2007 12:17:27 PM 2007-115729
D-DD Cnt=1 Stn=10 A DUYCK
$25.00 $5.00 $11.00 - Total = $41.00

01183063200701157290050053

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2007-080

A RESOLUTION OF THE CITY OF SHERWOOD DEDICATING A PORTION OF TWO CITY OWNED PARCELS AS PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF ESTABLISHING & MAINTAINING A PUBLIC ROAD, PINE STREET, BETWEEN THE RAILROAD TRACKS AND WILLAMETTE STREET

WHEREAS, the City acquired fee title to certain real property described herein as tax lots 2s132bd00100 and 00200, and portions of these tax lots are situated in an area designated for a collector road; and

WHEREAS, the 2005 Transportation System Plan (TSP) describes Pine Street as a collector road which traverses from Railroad Street across the railroad tracks to Willamette Street; and

WHEREAS, the City seeks to make this a public road; and

WHEREAS, road improvements have been completed along Pine Street between Railroad Street and Willamette Street as part of the Downtown Streetscapes Project.

NOW, THEREFORE, BASED ON THE FOREGOING, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The City Council hereby finds and declares there to be a need to dedicate certain real property as public right-of-way for the purpose of establishing and maintaining a public road, called Pine Street, between Railroad Street and Willamette Streets; and

Section 2: The property to be dedicated as public right-of-way is 11,877 square feet of land contained in tax lots 2s132bd00100 & 00200 as identified on Exhibit A, attached and incorporated by reference, and graphically depicted in Exhibit B, attached and incorporated by reference (the "Property"); and

Section 3: The Property is being dedicated as necessary to further the public interest; and

Section 4: The Sherwood City Manager and his designees are authorized to take such actions as are necessary to complete the dedication of the Property to

public right of way as soon as possible.

Section 5: This resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 2nd day of October 2007.

Dave Grant, Council President

ATTEST:

Sylvia Murphy, City Recorder

EXHIBIT 'A'
RIGHT-OF-WAY DEDICATION

SW PINE STREET
Tract 1 & Tract 2

Map & Tax Lot No. 2S 1 32BD-100 & 200
Property No. 147 & 156

TRACT 1 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 64.00 feet in width, 32.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet.

Containing 1,129 square feet more or less.

TRACT 2 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 60.00 feet in width, 30.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet to the beginning of a 235.00 foot radius curve to the left having a central angle of 7°46'09";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the left (the long chord of which bears S 44°54'29" E, 31.84') 31.87 feet;

Thence continuing along said proposed SW Pine Street centerline S 48°47'33" E, 38.88 feet to the beginning of a 235.00 foot radius curve to the right having a central angle of 7°03'06";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the right (the long chord of which bears S 45°16'00" E, 28.90') 28.92 feet to a point on the easterly right of way line of SW Pine Street and the easterly line of the Plat of "EPLER'S ADDITION TO SHERWOOD";

Thence S 41°44'27" E, along said easterly line, 390.17 feet to the centerline of SW Willamette Street.

EXCEPTING THEREFROM that portion of said property described in Tract 1.

Containing 10,748 square feet more or less.

This legal description along with the basis of bearings thereof, was established based on Survey Number 30,123, Washington County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 20, 1993
BRIAN K. HENSON
#2855

EXP 6-30-09

SW RAILROAD STREET

POINT OF BEGINNING
EXISTING CENTERLINE
INTERSECTION OF NW PINE
AND NW RAILROAD

25.00'

S41°01'24"E

EXISTING RAILROAD R.O.W.

EXISTING RAILROAD R.O.W.

60.00'

SOUTHERN PACIFIC RAILROAD

102.64'

TRACT 1

32.00' 32.00'

EXISTING RAILROAD R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

EXISTING RAILROAD R.O.W.

30.00' 30.00'

Δ=07°46'09"
R=235.00'
L=31.87'
CH=S44°54'29"E
31.84'

PROPOSED CENTERLINE

TL 2S132BD00100
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

PROPOSED R.O.W.

S48°47'33"E
38.88'

PROPOSED R.O.W.

TRACT 2

EXISTING R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

Δ=7°03'06"
R=235.00'
L=28.92'
LC=S45°16'00"E
28.90'

30.00' 30.00'

EXISTING R.O.W.
PROPOSED CENTERLINE

S41°44'27"E

SW PINE STREET

TL 2S132BD00200
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

SW COLUMBIA STREET

NORTH

SCALE: 1" = 50'

184.24'

PROPOSED R.O.W.

30.00' 30.00'

TL 2S132BD00400
MICHEAL D & KAY F S ELTON
15665 SW WILLAMETTE STREET
PROPERTY NO. 157
DEED DOCUMENT BOOK 1147 PAGE 885

LEGEND

R.O.W. – DENOTES RIGHT-OF-WAY
S.F. – DENOTES SQUARE FEET
TL – DENOTES TAX LOT

R.O.W. DEDICATION AREA

DEDICATION(TRACTS 1 & 2) = ±10,748 S.F. / ±0.25 ACRES

HHPR

Harper
Houf Peterson
Righellis Inc.

ENGINEERS PLANNERS SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

JOB NO: CBI-01

DATE: 9-21-07

RIGHT-OF-WAY DEDICATION EXHIBIT B
DOWNTOWN SHERWOOD
SE1/4 NW1/4 SEC.32 T2S R1W W.M.
WASHINGTON COUNTY, OREGON

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

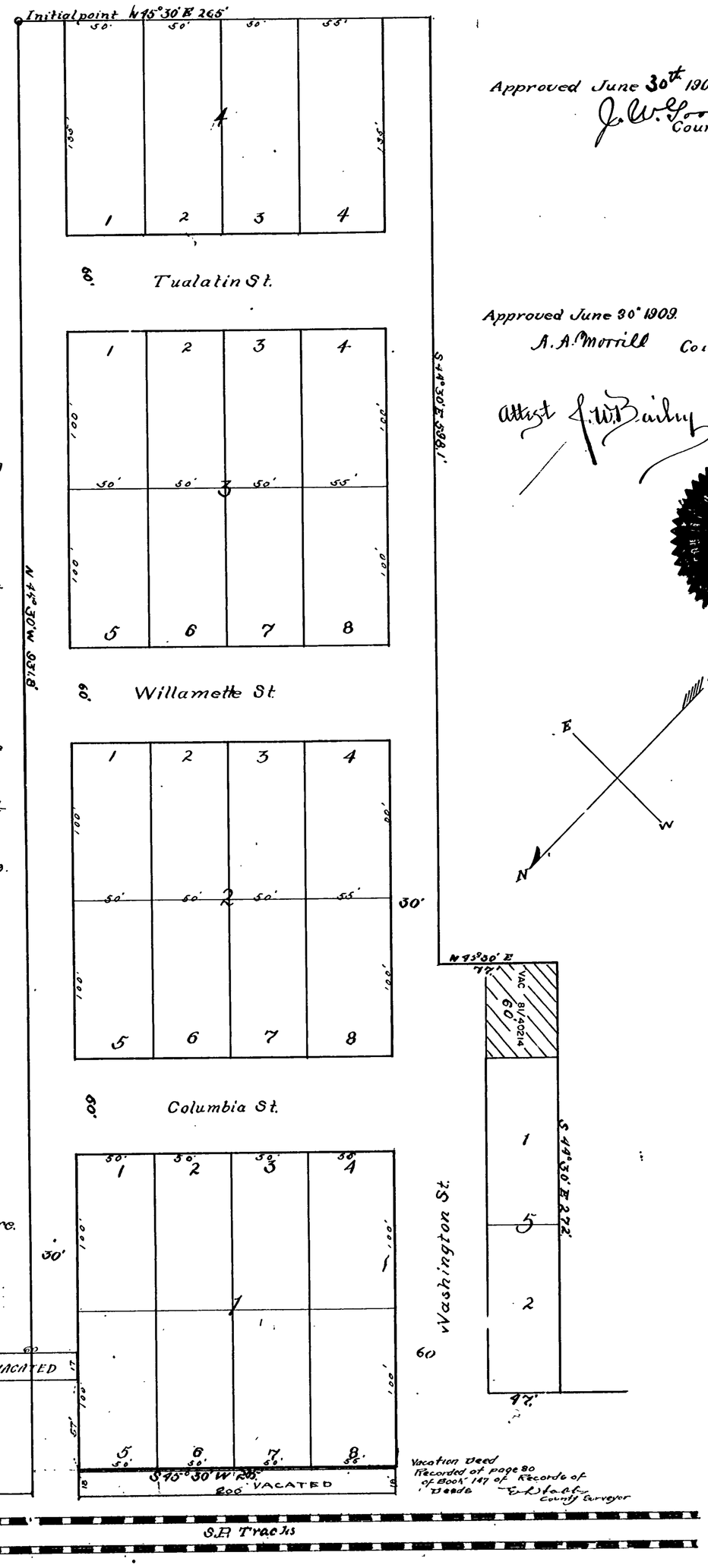
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

FROM
CHARLES J. HOLSWORTH
TO
P.A. MATHEWS and E.C. HILLS

Filed for Record June 26th 1915 at 11 o'clock A.M.
James H. Davis,
Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that I, Charles J. Holsworth (single man)

of Hillsboro County of Washington State of Oregon, in consideration of Ten ($10.00) DOLLARS

to me paid by P.A. Mathews and E.C. Hills

of Lafayette County of Yamhill State of Oregon, the receipt whereof

is hereby acknowledged; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said P.A. Mathews and E.C. Hills their

heirs and assigns, all the following bounded and described real property, situate in the County of Washington and State of Oregon, to-wit:

Lot 13 and the North half of Lot 14 of and in Five Oak Subdivision of the Donation Land Claim of Edward Constable and wife in Section 21, T.1 N. R.2 W. of the Willamette Meridian, containing 21.65 acres , excepting a strip of land 20 feet wide off the East side of Lot 14 to be used as a public road forever.

$1.00 I.R.S.

Cancelled.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all my estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said P.A. Mathews and E.C. Hills their heirs and assigns forever. And I, Charles J. Holsworth, grantor above named do covenant to and with P.A. Mathews and E.C. Hills the above named grantees their heirs and assigns that I am the owner in fee simple of the above granted premises that they are free from all incumbrances.

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, I have hereunto set my hand and seal this 26th day of June A. D. 1915.

Signed, Sealed and Delivered in Presence of us as Witnesses:
E. I. Burgess
Blanche Rae

Charles J. Holsworth (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Washington } ss. This Certifies That on this 26th day of June A. D. 1915, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charles J. Holsworth (single man) who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same.

In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(SEAL)

E. I. Burgess
Notary Public for Oregon.

My Commission expires Aug. 7th 1916.

FROM
FRANK COLVELT ET UX.
TO
WILLIAM FRANKLIN SMITH

Filed for Record June 27th 1915 at 8 o'clock A.M.
James H. Davis,
Recorder of Conveyances.
By _____ Deputy.

Know All Men by These Presents, that we, Frank Colvelt and Marie Colvelt, husband and wife,

of Sherwood County of Washington State of Oregon, in consideration of Seventeen Hundred ($1700.00) DOLLARS

to us paid by William Franklin Smith,

of Sherwood County of Washington State of Oregon, the receipt whereof

is hereby acknowledged; have bargained and sold, and by these presents do grant, bargain, sell and convey unto said William Franklin Smith, his

heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a point North 45° 24' West 965.42 feet from stone marked with X set for center of Section Thirty-two (32), in Township two (2) South, of Range One (1) West, of Willamette Meridian , and running thence North 45° 24' West 390 feet; thence North 47° 15' East and parallel with the Portland and Willamette Valley Railroad Company's right of way 130 feet; thence South 45° 24' East 110 feet; thence North 47° 15 East and parallel with said Portland and Willamette Valley Railroad Company's right of way 217.85 feet; thence South 45° 24' East 280 feet; and thence South 47°15' West and parallel with said Portland and Willamette Valley Railroad Company's right of way 337.85 feet to the place of beginning, containing two and one-half (2½) acres.

$2.00 I.R.S.

Cancelled

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

To Have and to Hold, the above described and granted premises unto the said William Franklin Smith, his heirs and assigns forever. And we, Frank Colvelt and Marie Colvelt, the grantors above named do covenant to and with William Franklin Smith the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances.

and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, we, the grantors above named have hereunto set our hand s and seal s this 21st day of June A.D. 1915.

Executed in the Presence of:
O.I. Collins
E. R. Collins

Frank Colvelt (SEAL)
Marie Colvelt (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Washington } ss. BE IT REMEMBERED That on this 21st day of June A. D. 1915, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank Colvelt and Marie Colvelt, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL)

O. I. Collins
Notary Public for Oregon.

My Commission Expires
O.I. Collins, Notary Public in and for the State of Oregon, Commission Expires Oct. 1st, 1916

deed was issued was erroneous and that we believe that the Washington Co. Investment Co. never did acquire any real interest in said property and it is our desire to remove any cloud that may have been made on said property by reason of said deed.

TO HAVE AND TO HOLD, unto the said Detroit Trust Company its successors and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of September A.D. 1934.

In the presence of us as witnesses:
M.H. Stevenson

Elmer L. Johnson \ Seal
L.H. Tompkins \ Seal

STATE OF OREGON,
County of Washington.....ss.

BE IT REMEMBERED, That on this 26 day of September, 1934, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Elmer L. Johnson and Leonard H. Tompkins, who are known to me to be theidentical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and seal, the day and year last above written.

seal M.H. Stevenson, Notary Public for Oregon
My commission expires Oct. 3rd,1936

Filed for record Oct 2,1934 at 4:15 P.M.
James H. Davis recorder of conveyances

(Decree)

Ixl Dean Minielly (plaintiff) vs George E. Minielly (defendant)

BE IT REMEMBERED, That at a regular term of the Circuit Court of the State of Oregon, for the County of Multnomah, begun and held at the County Court House in the City of Portland, in said County and State, On MONDAY, the 1st day of April A.D. 1929, the same being the FIRST MONDAY in said month, at the time fixed by law for holding a regular term of said Court.

Present, Hons. Jacob Kanzler, Robert G. Morrow, Robert Tucker, John H. Stevenson, Louis F. Lewitt, Walter H. Evans, George Tazwell and W.A. Rowell, Judges.

WHEREUPON, on this Wednesday the 24th day of April A.D. 1929, the same being the 21st Judicial day of said term of said Court, among other proceedings the following was had, to-wit:

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

Ixl Dean Minielly, Plaintiff vs George E. Minielly, Defendant.	No. B-3104 DECREE	Apr 24 1929

BE IT REMEMBERED, that the above entitled suit came on regularly for trial on the 17th day of April. 1929, the plaintiff appearing in person, and by Julius Cohn, of counsel, and the defendant appearing not, either in person, or by attorney, but having heretofore been adjudged in default, and the State of Oregon being represented by John Mowry, deputy District attorney for Multnomah County; whereupon, plaintiff having testified in her own behalf, and produced another witness to corroborate her testimony, and the court being fully advised as/the law and evidence, and being of the opinion that the plaintiff is entitled to the relief sought.

NOW, THEREFORE, it is hereby ORDERED, ADJUDGED and DECREED that the marriage contract heretofore and now existing between the plaintiff, Ixl Dean Minielly, and the defendant, George E. Minielly, be, and the same is hereby dissolved; and

It is further ORDERED, ADJUDGED and DECREED that the plaintiff be restored to her former name, Ixl Dean Travis.

DATED this 24th day of April, 1929. (Sgd) R.G. Morrow
Judge.

STATE OF OREGON,
County of Multnomah.....ss No. 8307
I, A.A. Bailey, County Clerk and Ex-Officio Clerk of the Circuit Court of the State of Oregon for the County of Multnomah, do hereby certify that the foregoing copy of Decree has been compared by me with the original, and that it is a correct transcript therefrom and of the whole of such original Decree as the same appears of Record in my office and in my custody.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 25th day of April A.D. 1929.

\ seal A.A. Bailey, County Clerk
My M.K. Ball, Deputy

Filed for record Oct 2,1934 at 4:20 P.M.
James H. Davis recorder of conveyances

(Deed)

William Franklin Smith to The Citizens Bank of Sherwood

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, William Franklin Smith, unmarried, hereinafter called the first part, owns the hereinafter described real property subject to the lien of a mortgage owned by The Citizens Bank of Sherwood, hereinafter called the second party, and recorded in Book 121, Page 26 Records of Mortgages of Washington County, Oregon, on which there is now due $900.00 and interest, and same is in default and right to foreclose has accrued, and first party is unable to pay the said indebtedness and in order to satisfy the debt secured by said mortgage and save to the first party the possibility of a deficiency judgment against him, it has been agreed that the first party shall convey said property unto the said second party in satisfaction of said mortgage and the debt secured thereby, and that thereby all right and estate of the first party in said real property shall be absolutely divested and the absolute title in said property shall be vested in said second party, free from all claim of the first party including all right of redemption.

NOW, THEREFORE, In consideration of the premises and $50.00 in hand paid by second party, receipt whereof is hereby acknowledged, the first party does hereby give, grant, bargain, sell and convey unto the said second party, its successors or assigns, all those parcels of real property situated in the County of Washington and State of Oregon, described as follows:

Beginning at a point North 43° 24' West 963.42 feet from stone marked with X set for center of Section 32, in Township 2 South of Range 1 West of Willamette Meridian, and running thence north 43 degrees 24' West 390 feet; thence North 47 degrees 15' East and parallel with the Portland and Willamette Valley Railroad Company's right of way 130 feet; thence South 43 degrees 24' East 110 feet; thence North 47 degrees 15' East and parallel with said Portland and Willamette Valley Railroad Company's right of way 307.85 feet; thence South 43 degrees 24' East 280 feet; thence South 47 degrees 15' West and parallel with said Portland and Willamette Valley Railroad Company's right of way 337.85 feet to the place of beginning. Also the following;

Beginning 448.5 feet North 43 degrees 24' West from a stone at the center of Section 32, Township 2 South Range 1 West Willamette Meridian, Washington County, Oregon; Being the most westerly corner of tract, deed for which is recorded at page 171 in Book 93, Record of deeds for Washington County, Oregon. Thence North 43 degrees 24' West 387.5 feet; thence North 47 degrees 38' East 80.0 feet; thence North 43 degrees 24' West 153.4 feet; thence North 47 degrees 26' East 258.0 feet; thence South 43 degrees 24' East 30.0 feet; thence North 47 degrees 24' East 325.0 feet; thence South 42 degrees 47' West 208.0 feet to the line between the East and West halves of said Section 32. Thence with said line South 0 degrees 34' East 541.0 feet; thence South 89 degrees 11' West 521.0 feet to the place of beginning, except a strip of 40 feet wide deeded to the City of Sherwood; $1.00 I.R.S. Attd. & Can.

TO HAVE AND TO HOLD the above described and granted premises unto the said second party, its successors and assigns forever. And the first party above named does covenant to and with the said second party its successors and assigns ,that he is lawfully seized in fee simple of the above granted premises, that theabove granted premisesare free from all incumbrances except the mortgage above mentioned and taxes for three years; and that he will and his heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, the Grantor above named has hereunto set his hand and seal this 24 day of September 1934.

William Franklin Smith \ Seal

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

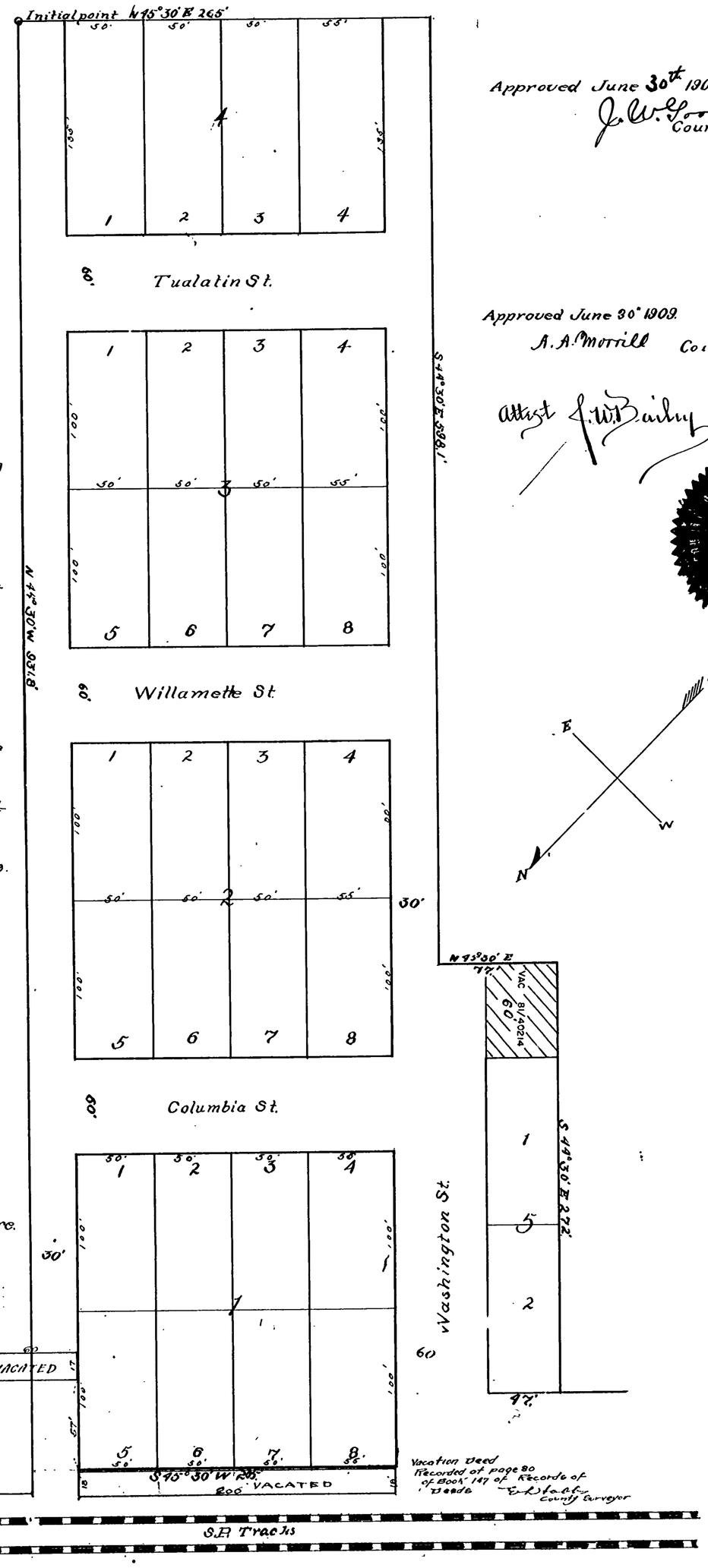
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(Seal) B.H. Turner, Notary Public for Oregon
My commission expires Mar. 4,1953

Filed for record May 12,1931 at 11:30 A.M.
James H. Davis Recorder of Conveyances

4280/ Carl S. Hamel et ux to Florence Rowe (Deed)

KNOW ALL MEN BY THESE PRESENTS, That Carl S. Hamel and Mary E. Hamel, husband and wife, of the County of Washington, State of Oregon, in consideration of One Dollar and other valuable considerations, to us paid by Florence Rowe, of the County of Washington, State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Florence Rowe her heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, and being a portion of Section 28 in Township 1 North, of Range 1 West of the Willamette Meridian, described as beginning at a point which is 235 feet South 87° 45' East from the southwest corner of that certain tract of land conveyed to the grantors herein by deed recorded at page 534 of book 129 of the Deed Records of said County and State; running thence north 87° 45' West 235 feet to the southwest corner of said tract in County Road No. 284; thence north 1° 51' West along the center of said road 70 feet; thence in a southeasterly direction to a point which is distant 35 feet due north from the place of beginning; thence south 35 feet to the place of beginning.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said Florence Rowe, her heirs and assigns forever. And we, Carl S. Hamel and Mary E. Hamel, grantors above named do covenant to and with Florence Rowe, the above named grantee her heirs and assigns that we are the owners in fee simple of the above granted premises, that they are free from all incumbrances and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of May A.D. 1931.
Signed, Sealed and Delivered in presence of

us as witnesses:
A.J. Havens
.....

Carl S. Hamel (Seal)
Mary E. Hamel (Seal)

STATE OF OREGON, County of Washington....ss. THIS CERTIFIES, That on this 12th day of May A.D. 1931, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Carl S. Hamel and Mary E. Hamel known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

(Seal) A.W. Havens, Notary Public for Oregon
My commission expires July 10th,1932

Filed for record May 12,1931 at 11:50 A.M.
James H. Davis Recorder of Conveyances

4299/ Robert G. Hofer et ux to Will G. Bauman (Deed)

KNOW ALL MEN BY THESE PRESENTS, That Robert G. Hofer and Leila L. Hofer, husband and wife, of Portland, State of Oregon, in consideration of Ten Dollars, to us paid by Will G. Bauman of Portland, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Will G. Bauman his heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Lot 55, Johnson Estate Addition Beaverton-Reedville Acreage.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging

or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Will G. Bauman his heirs and assigns forever. And Robert G. Hofer and Leila L. Hofer the grantors above named do covenant to and with Will G. Bauman the above named grantee his heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, we the grantor above named, ha... hereunto set our hands and seal this first day of May 1931.
Executed in the Presence of
.....
.....

Robert G. Hofer (Seal)
Leila L. Hofer (Seal)

STATE OF OREGON, County of Washington.....ss. BE IT REMEMBERED, That on this 1st day of May, A.D. 1931, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert G. Hofer and Leila L. Hofer, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

(Seal) William Ellis Stowe, Notary Public for Oregon
My commission expires October 28,193[illegible]

Filed for record May 14,1931 at 8:00 A.M.
James H. Davis Recorder of Conveyances

4298/ L.S. McConnell et ux to The Public (Dedication (Deed)

KNOW ALL MEN BY THESE PRESENTS, That L.S. McConnell and Mary E. McConnell, husband and wife, of Sherwood, Oregon, hereby dedicate to the public for street purposes that certain strip of land more particularly described as the

Southeasterly twenty-six (26) feet of Lot Five (5) Block One (1) Ryler's Addition to the Town of Sherwood, according to the plat thereof recorded in the office of the County Recorder of the County of Washington, State of Oregon.

IN WITNESS WHEREOF, the dedicators have hereunto set their hands and seals this 9th day of May, 1931.

L.S. McConnell (Seal)
Mary E. McConnell (Seal)

STATE OF OREGON, County of Washington.....ss. BE IT REMEMBERED, That on this 9th day of May, 1931, before me, a Notary Public personally appeared the within named L.S. McConnell and Mary E. McConnell, to me known to be the identical individuals described in and who executed the foregoing dedication, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named. IN WITNESS WHEREOF, I have here unto set my hand and notarial seal the day and date first in this my certificate written.

(Seal) W.S. Bowen, Notary Public for Oregon
My commission expires Aug. 8,1931

Filed for record May 14,1931 at 8:00 A.M.
James H. Davis Recorder of Conveyances

4295/ Ella Weckert to The Public (Dedication Deed)

KNOW ALL MEN BY THESE PRESENTS that Ella Weckert, a widow, of Sherwood, Oregon, hereby dedicates to the public for street purposes that certain strip of land more particularly described as the

Southeasterly twenty-six (26) feet of Lots Seven (7) and Eight (8) in Block One (1), Ryler's Addition to the Town of Sherwood, according to the plat thereof recorded in the office of the County Recorder of Washington County, State of Oregon.

IN WITNESS WHEREOF the said Ella Weckert has hereunto set her hand and seal this 9th day of May, 1931.

Ella Weckert (Seal)

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

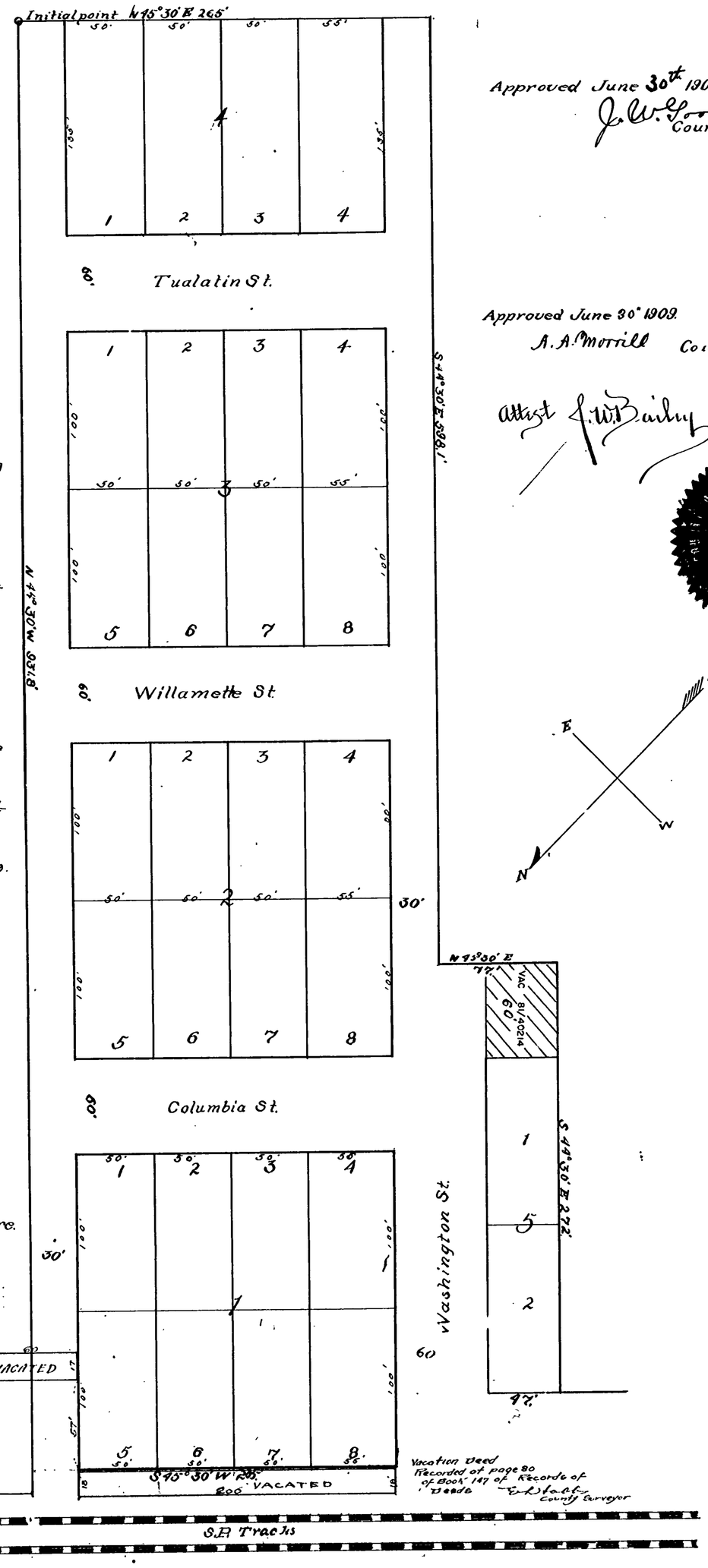
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

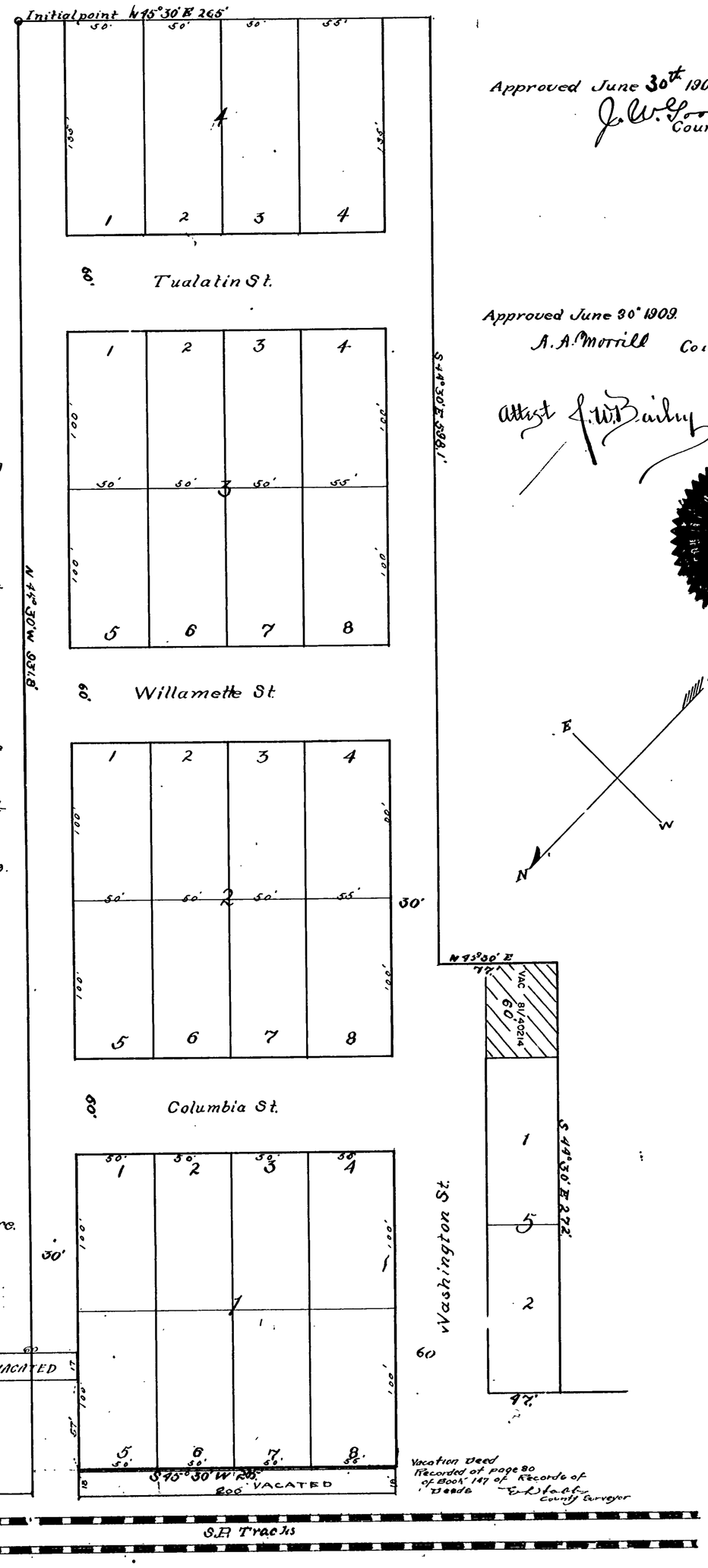
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

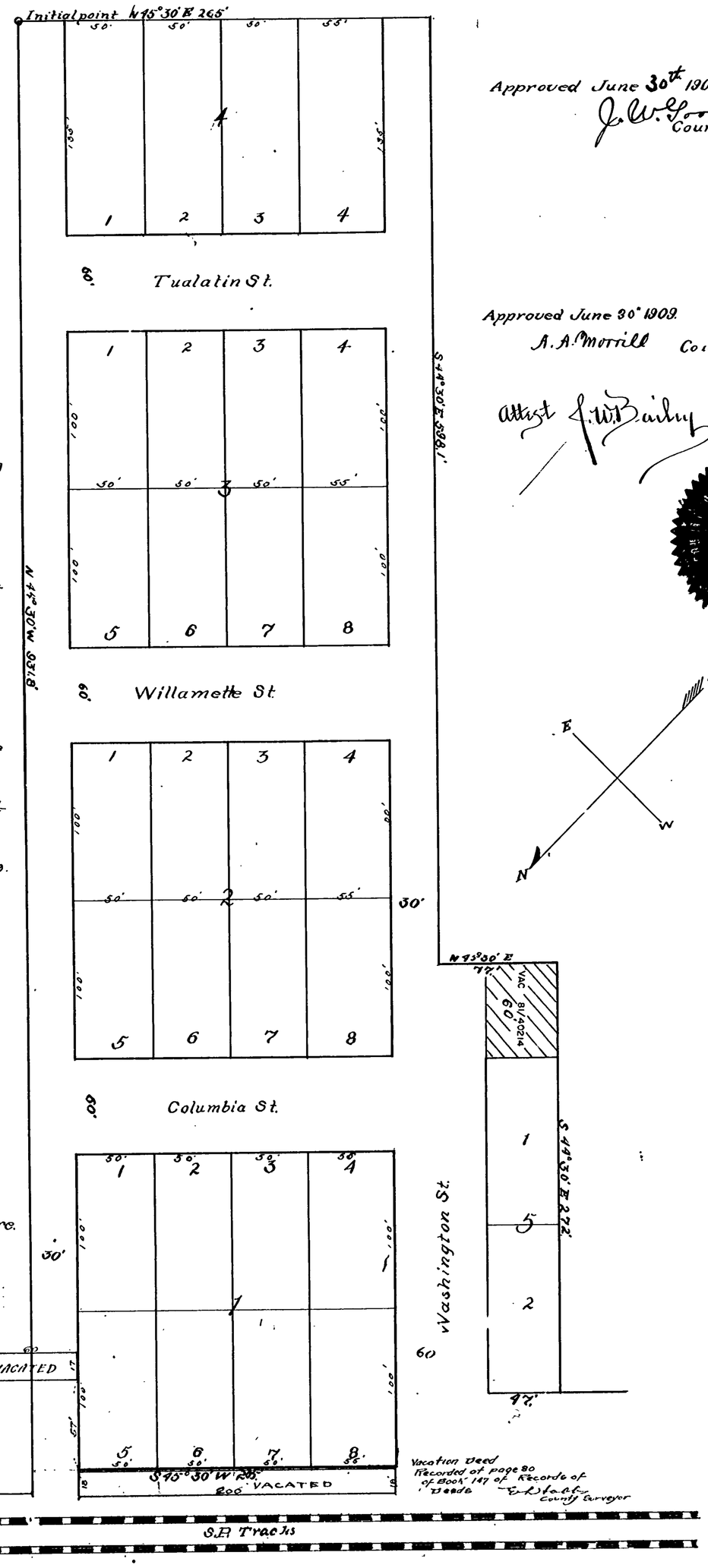
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

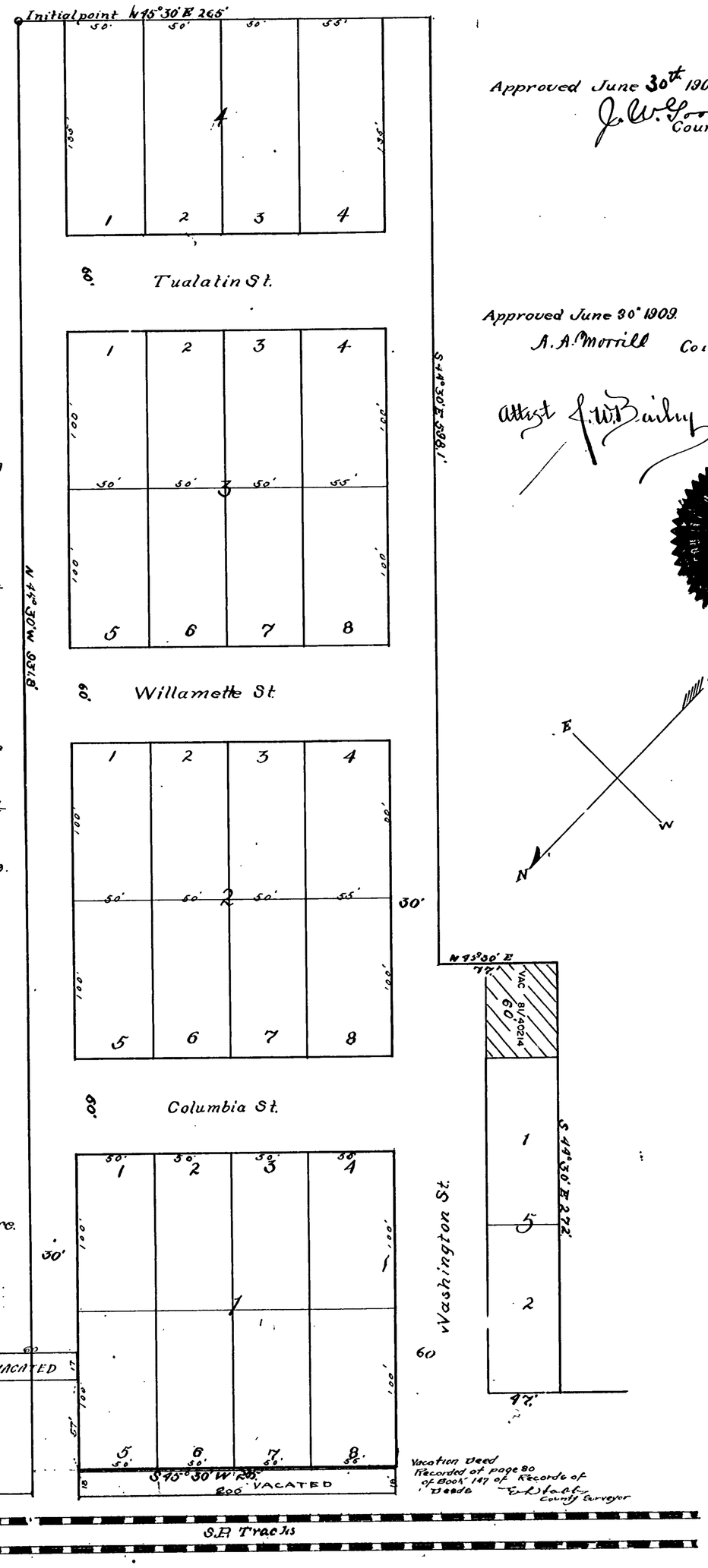
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

Know All Men by These Presents, That J. A. Holman and Annie Holman, husband and wife

of Newberg State of Oregon,

in consideration of Ten - Dollars,

and other valuable consideration

to them paid by John Brighouse and Ivy M. Brighouse, husband and wife

of Sherwood

State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said John Brighouse and Ivy M. Brighouse, husband and wife their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a point north 43° 24' West 963.42 feet from a stone marked with X set for center of Section 32, in Township 2 South, of Range 1 West of the Willamette Meridian, and running thence north 43° 24' West 390 feet; thence north 47° 15' East and parallel with the Portland and Willamette Valley Railroad Company's right-of-way 130 feet; thence south 43° 24' East 110 feet; thence north 47° 15' East and parallel with said Portland and Willamette Valley railroad right of way 207.85 feet; thence south 43° 24' east 280 feet; and thence south 47° 15' West and parallel with said Portland and Willamette Valley Railroad Company's right of way 337.85 feet to the place of beginning.

Excepting, however, the following described tracts:

1. Beginning at a point north 43° 24' West 963.42 [illegible] marked with X set for center of Section 32, in [illegible] West of the Willamette Meridian, and [illegible] 47° 15' east 280 feet to the starting point; thence [illegible] 10 feet; thence north 47° 15' east 10 feet [illegible] Portland and Willamette Valley Railroad Company's right [illegible] south 43° 24' east 10 feet; and thence south 47° [illegible] parallel with said Portland and Willamette Valley Railroad [illegible] right of way 10 feet to the place of beginning.

2. Beginning at an iron pipe which bears N. 43° 24' [illegible] feet and N. 47° 15' East 337.85 feet from a stone set for center [illegible] of Section 32, T. 2 S., R. 1 W. of the Willamette Meridian, [illegible] point of beginning being the most northerly corner of the [illegible] conveyed to The Citizens Bank of Sherwood by deed as recorded [illegible] 449 of Book 154 of Deeds for Washington County, Oregon; thence [illegible] 24' E. along the northeasterly line of said tract 200 feet to a corner of same; thence S. 47° 15' W. 17 feet to a point; thence N. 43° 24' W. 200 feet to a point; thence N. 47° 15' E. 17 feet to the place of beginning,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said John Brighouse and Ivy M. Brighouse, husband and wife their heirs and assigns forever. And J. A. Holman and Annie Holman, husband and wife the grantors above named do covenant to and with John Brighouse and Ivy M. Brighouse, husband and wife the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except those created by grantees after July 29th, 1942 and city and county liens after said date.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

26 26

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of January 1946

EXECUTED IN THE PRESENCE OF

J. A. Holman (SEAL)

Annie Holman (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,
County of WASHINGTON } ss.

BE IT REMEMBERED, That on this 7th day of January A. D. 19 46 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named J. A. Holman and Annie Holman, husband and wife who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Notary Public for Oregon.

My Commission Expires Oct. 27, 1947

WARRANTY DEED

J. A. HOLMAN
ANNIE HOLMAN
to
JOHN BRIGHOUSE
IVY L. BRIGHOUSE

STATE OF OREGON,
County of Washington } ss.
I certify that the within instrument was received for record on the 22 day of Jan A. D. 19 46 at 1 o'clock — M., and recorded in 2 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. A. HOPER COUNTY CLERK
Recording Conveyances.

By Deputy.

After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine St
Sherwood, OR 97140

Washington County, Oregon
11/02/2007 12:17:27 PM 2007-115729
D-DD Cnt=1 Stn=10 A DUYCK
$25.00 $5.00 $11.00 - Total = $41.00

01183063200701157290050053

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2007-080

A RESOLUTION OF THE CITY OF SHERWOOD DEDICATING A PORTION OF TWO CITY OWNED PARCELS AS PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF ESTABLISHING & MAINTAINING A PUBLIC ROAD, PINE STREET, BETWEEN THE RAILROAD TRACKS AND WILLAMETTE STREET

WHEREAS, the City acquired fee title to certain real property described herein as tax lots 2s132bd00100 and 00200, and portions of these tax lots are situated in an area designated for a collector road; and

WHEREAS, the 2005 Transportation System Plan (TSP) describes Pine Street as a collector road which traverses from Railroad Street across the railroad tracks to Willamette Street; and

WHEREAS, the City seeks to make this a public road; and

WHEREAS, road improvements have been completed along Pine Street between Railroad Street and Willamette Street as part of the Downtown Streetscapes Project.

NOW, THEREFORE, BASED ON THE FOREGOING, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The City Council hereby finds and declares there to be a need to dedicate certain real property as public right-of-way for the purpose of establishing and maintaining a public road, called Pine Street, between Railroad Street and Willamette Streets; and

Section 2: The property to be dedicated as public right-of-way is 11,877 square feet of land contained in tax lots 2s132bd00100 & 00200 as identified on Exhibit A, attached and incorporated by reference, and graphically depicted in Exhibit B, attached and incorporated by reference (the "Property"); and

Section 3: The Property is being dedicated as necessary to further the public interest; and

Section 4: The Sherwood City Manager and his designees are authorized to take such actions as are necessary to complete the dedication of the Property to

public right of way as soon as possible.

Section 5: This resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 2nd day of October 2007.

Dave Grant, Council President

ATTEST:

Sylvia Murphy, City Recorder

EXHIBIT 'A'
RIGHT-OF-WAY DEDICATION

SW PINE STREET
Tract 1 & Tract 2

Map & Tax Lot No. 2S 1 32BD-100 & 200
Property No. 147 & 156

TRACT 1 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 64.00 feet in width, 32.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet.

Containing 1,129 square feet more or less.

TRACT 2 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 60.00 feet in width, 30.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet to the beginning of a 235.00 foot radius curve to the left having a central angle of 7°46'09";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the left (the long chord of which bears S 44°54'29" E, 31.84') 31.87 feet;

Thence continuing along said proposed SW Pine Street centerline S 48°47'33" E, 38.88 feet to the beginning of a 235.00 foot radius curve to the right having a central angle of 7°03'06";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the right (the long chord of which bears S 45°16'00" E, 28.90') 28.92 feet to a point on the easterly right of way line of SW Pine Street and the easterly line of the Plat of "EPLER'S ADDITION TO SHERWOOD";

Thence S 41°44'27" E, along said easterly line, 390.17 feet to the centerline of SW Willamette Street.

EXCEPTING THEREFROM that portion of said property described in Tract 1.

Containing 10,748 square feet more or less.

This legal description along with the basis of bearings thereof, was established based on Survey Number 30,123, Washington County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 20, 1993
BRIAN K. HENSON
#2855

EXP 6-30-09

SW RAILROAD STREET

POINT OF BEGINNING
EXISTING CENTERLINE
INTERSECTION OF NW PINE
AND NW RAILROAD

25.00'

S41°01'24"E

EXISTING RAILROAD R.O.W.

EXISTING RAILROAD R.O.W.

60.00'

SOUTHERN PACIFIC RAILROAD

102.64'

TRACT 1

32.00' 32.00'

EXISTING RAILROAD R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

EXISTING RAILROAD R.O.W.

30.00' 30.00'

Δ=07°46'09"
R=235.00'
L=31.87'
CH=S44°54'29"E
31.84'

PROPOSED CENTERLINE

TL 2S132BD00100
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

PROPOSED R.O.W.

S48°47'33"E
38.88'

PROPOSED R.O.W.

TRACT 2

EXISTING R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

Δ=7°03'06"
R=235.00'
L=28.92'
LC=S45°16'00"E
28.90'

30.00' 30.00'

EXISTING R.O.W.
PROPOSED CENTERLINE

S41°44'27"E

SW PINE STREET

TL 2S132BD00200
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

SW COLUMBIA STREET

NORTH

SCALE: 1" = 50'

184.24'

PROPOSED R.O.W.

30.00' 30.00'

TL 2S132BD00400
MICHEAL D & KAY F S ELTON
15665 SW WILLAMETTE STREET
PROPERTY NO. 157
DEED DOCUMENT BOOK 1147 PAGE 885

LEGEND

R.O.W. – DENOTES RIGHT-OF-WAY
S.F. – DENOTES SQUARE FEET
TL – DENOTES TAX LOT

R.O.W. DEDICATION AREA

DEDICATION(TRACTS 1 & 2) = ±10,748 S.F. / ±0.25 ACRES

HHPR

Harper
Houf Peterson
Righellis Inc.

ENGINEERS PLANNERS SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

JOB NO: CBI-01

DATE: 9-21-07

RIGHT-OF-WAY DEDICATION EXHIBIT B
DOWNTOWN SHERWOOD
SE1/4 NW1/4 SEC.32 T2S R1W W.M.
WASHINGTON COUNTY, OREGON

Know All Men by These Presents, That J. A. Holman and Annie Holman, husband and wife

of Newberg State of Oregon,

in consideration of Ten - Dollars,

and other valuable consideration

to them paid by John Brighouse and Ivy M. Brighouse, husband and wife

of Sherwood

State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said John Brighouse and Ivy M. Brighouse, husband and wife their heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon:

Beginning at a point north 43° 24' West 963.42 feet from a stone marked with X set for center of Section 32, in Township 2 South, of Range 1 West of the Willamette Meridian, and running thence north 43° 24' West 390 feet; thence north 47° 15' East and parallel with the Portland and Willamette Valley Railroad Company's right-of-way 130 feet; thence south 43° 24' East 110 feet; thence north 47° 15' East and parallel with said Portland and Willamette Valley railroad right of way 207.85 feet; thence south 43° 24' east 280 feet; and thence south 47° 15' West and parallel with said Portland and Willamette Valley Railroad Company's right of way 337.85 feet to the place of beginning.

Excepting, however, the following described tracts:

1. Beginning at a point north 43° 24' West 963.42 [illegible] marked with X set for center of Section 32, in [illegible] West of the Willamette Meridian, and [illegible] 47° 15' east 280 feet to the starting point; thence [illegible] 10 feet; thence north 47° 15' east 10 feet [illegible] Portland and Willamette Valley Railroad Company's right [illegible] south 43° 24' east 10 feet; and thence south 47° [illegible] parallel with said Portland and Willamette Valley Railroad [illegible] right of way 10 feet to the place of beginning.

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together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said John Brighouse and Ivy M. Brighouse, husband and wife their heirs and assigns forever. And J. A. Holman and Annie Holman, husband and wife the grantors above named do covenant to and with John Brighouse and Ivy M. Brighouse, husband and wife the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except those created by grantees after July 29th, 1942 and city and county liens after said date.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

26 26

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of January 1946

EXECUTED IN THE PRESENCE OF

J. A. Holman (SEAL)

Annie Holman (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,
County of WASHINGTON } ss.

BE IT REMEMBERED, That on this 7th day of January A. D. 19 46 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named J. A. Holman and Annie Holman, husband and wife who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Notary Public for Oregon.

My Commission Expires Oct. 27, 1947

WARRANTY DEED

J. A. HOLMAN
ANNIE HOLMAN
to
JOHN BRIGHOUSE
IVY L. BRIGHOUSE

STATE OF OREGON,
County of Washington } ss.
I certify that the within instrument was received for record on the 22 day of Jan A. D. 19 46 at 1 o'clock — M., and recorded in 2 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. A. HOPER COUNTY CLERK
Recording Conveyances.

By Deputy.

After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine St
Sherwood, OR 97140

Washington County, Oregon
11/02/2007 12:17:27 PM 2007-115729
D-DD Cnt=1 Stn=10 A DUYCK
$25.00 $5.00 $11.00 - Total = $41.00

01183063200701157290050053

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

RESOLUTION 2007-080

A RESOLUTION OF THE CITY OF SHERWOOD DEDICATING A PORTION OF TWO CITY OWNED PARCELS AS PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF ESTABLISHING & MAINTAINING A PUBLIC ROAD, PINE STREET, BETWEEN THE RAILROAD TRACKS AND WILLAMETTE STREET

WHEREAS, the City acquired fee title to certain real property described herein as tax lots 2s132bd00100 and 00200, and portions of these tax lots are situated in an area designated for a collector road; and

WHEREAS, the 2005 Transportation System Plan (TSP) describes Pine Street as a collector road which traverses from Railroad Street across the railroad tracks to Willamette Street; and

WHEREAS, the City seeks to make this a public road; and

WHEREAS, road improvements have been completed along Pine Street between Railroad Street and Willamette Street as part of the Downtown Streetscapes Project.

NOW, THEREFORE, BASED ON THE FOREGOING, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The City Council hereby finds and declares there to be a need to dedicate certain real property as public right-of-way for the purpose of establishing and maintaining a public road, called Pine Street, between Railroad Street and Willamette Streets; and

Section 2: The property to be dedicated as public right-of-way is 11,877 square feet of land contained in tax lots 2s132bd00100 & 00200 as identified on Exhibit A, attached and incorporated by reference, and graphically depicted in Exhibit B, attached and incorporated by reference (the "Property"); and

Section 3: The Property is being dedicated as necessary to further the public interest; and

Section 4: The Sherwood City Manager and his designees are authorized to take such actions as are necessary to complete the dedication of the Property to

public right of way as soon as possible.

Section 5: This resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 2nd day of October 2007.

Dave Grant, Council President

ATTEST:

Sylvia Murphy, City Recorder

EXHIBIT 'A'
RIGHT-OF-WAY DEDICATION

SW PINE STREET
Tract 1 & Tract 2

Map & Tax Lot No. 2S 1 32BD-100 & 200
Property No. 147 & 156

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Beginning at the intersection of the centerlines of NW Railroad Street and NW Pine Street as shown and located on Survey Number 30,123, Washington County Survey Records;

Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet.

Containing 1,129 square feet more or less.

TRACT 2 RIGHT-OF-WAY DEDICATION

A tract of land lying in the Northwest One-Quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being a portion of that property described in that Statutory Warranty Deed City of Sherwood, an Oregon Municipal Corporation, in Document Number 2004-119819, recorded October 15, 2004, Washington County Deed Records; said tract being that portion of said property included in a strip 60.00 feet in width, 30.00 feet on the easterly and westerly side of and contiguous with the proposed centerline of SW Pine Street, said proposed centerline is described as follows:

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Thence S 41°01'24" E, along the proposed SW Pine Street centerline, 102.64 feet to the beginning of a 235.00 foot radius curve to the left having a central angle of 7°46'09";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the left (the long chord of which bears S 44°54'29" E, 31.84') 31.87 feet;

Thence continuing along said proposed SW Pine Street centerline S 48°47'33" E, 38.88 feet to the beginning of a 235.00 foot radius curve to the right having a central angle of 7°03'06";

Thence continuing along said proposed SW Pine Street centerline and the arc of said curve to the right (the long chord of which bears S 45°16'00" E, 28.90') 28.92 feet to a point on the easterly right of way line of SW Pine Street and the easterly line of the Plat of "EPLER'S ADDITION TO SHERWOOD";

Thence S 41°44'27" E, along said easterly line, 390.17 feet to the centerline of SW Willamette Street.

EXCEPTING THEREFROM that portion of said property described in Tract 1.

Containing 10,748 square feet more or less.

This legal description along with the basis of bearings thereof, was established based on Survey Number 30,123, Washington County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 20, 1993
BRIAN K. HENSON
#2855

EXP 6-30-09

SW RAILROAD STREET

POINT OF BEGINNING
EXISTING CENTERLINE
INTERSECTION OF NW PINE
AND NW RAILROAD

25.00'

S41°01'24"E

EXISTING RAILROAD R.O.W.

EXISTING RAILROAD R.O.W.

60.00'

SOUTHERN PACIFIC RAILROAD

102.64'

TRACT 1

32.00' 32.00'

EXISTING RAILROAD R.O.W.

PROPOSED R.O.W.

PROPOSED R.O.W.

EXISTING RAILROAD R.O.W.

30.00' 30.00'

Δ=07°46'09"
R=235.00'
L=31.87'
CH=S44°54'29"E
31.84'

PROPOSED CENTERLINE

TL 2S132BD00100
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

PROPOSED R.O.W.

S48°47'33"E
38.88'

PROPOSED R.O.W.

TRACT 2

EXISTING R.O.W.

PROPOSED R.O.W.

EXISTING R.O.W.

Δ=7°03'06"
R=235.00'
L=28.92'
LC=S45°16'00"E
28.90'

30.00' 30.00'

EXISTING R.O.W.
PROPOSED CENTERLINE

S41°44'27"E

SW PINE STREET

TL 2S132BD00200
CITY OF SHERWOOD
15601 SW WILLAMETTE STREET
PROPERTY NO. 156
DEED DOCUMENT NO.
2004-119819

SW COLUMBIA STREET

NORTH

SCALE: 1" = 50'

184.24'

PROPOSED R.O.W.

30.00' 30.00'

TL 2S132BD00400
MICHEAL D & KAY F S ELTON
15665 SW WILLAMETTE STREET
PROPERTY NO. 157
DEED DOCUMENT BOOK 1147 PAGE 885

LEGEND

R.O.W. – DENOTES RIGHT-OF-WAY
S.F. – DENOTES SQUARE FEET
TL – DENOTES TAX LOT

R.O.W. DEDICATION AREA

DEDICATION(TRACTS 1 & 2) = ±10,748 S.F. / ±0.25 ACRES

HHPR

Harper
Houf Peterson
Righellis Inc.

ENGINEERS PLANNERS SURVEYORS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97239
TEL 503.221.1131 www.hhpr.com FAX 503.221.1171

JOB NO: CBI-01

DATE: 9-21-07

RIGHT-OF-WAY DEDICATION EXHIBIT B
DOWNTOWN SHERWOOD
SE1/4 NW1/4 SEC.32 T2S R1W W.M.
WASHINGTON COUNTY, OREGON

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

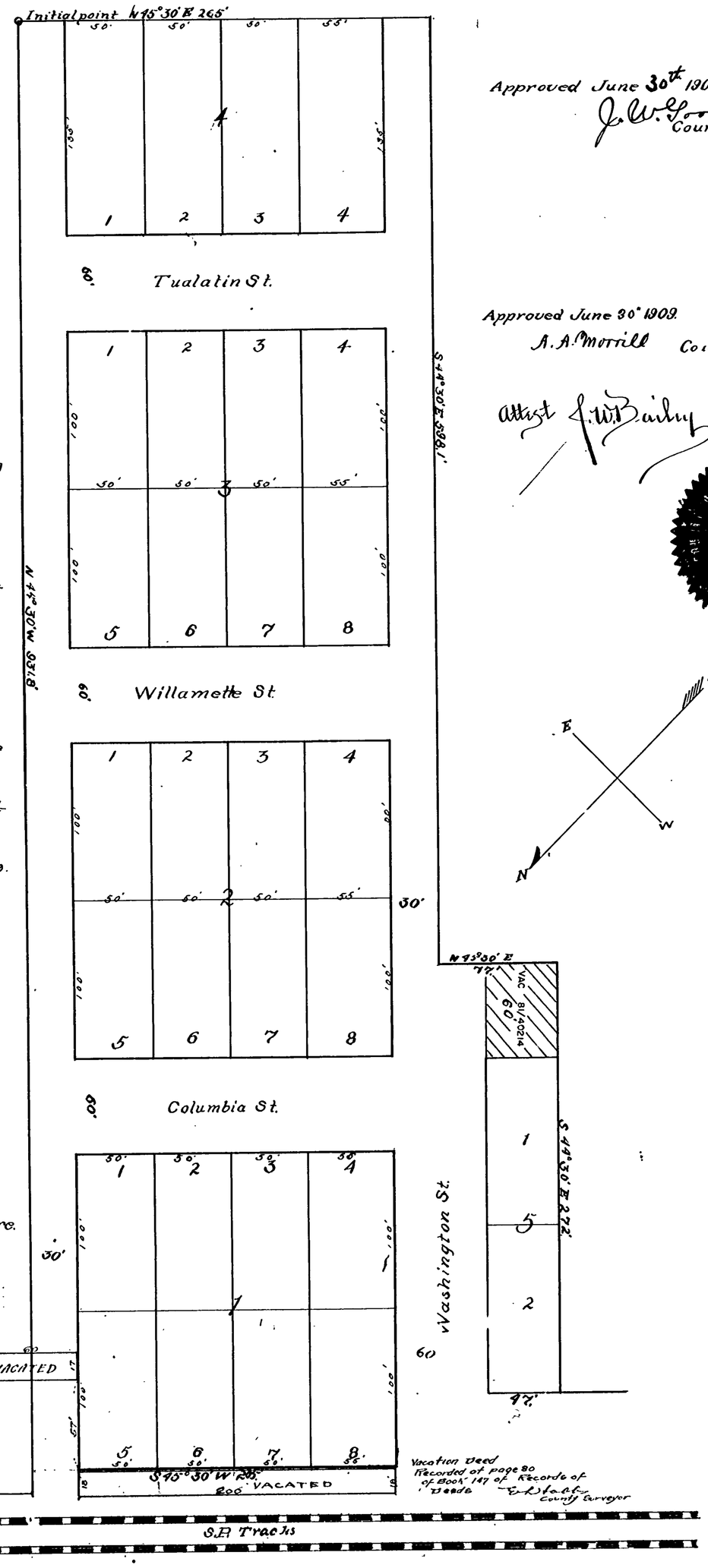
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

Book 147
Page 80

STATE OF OREGON, County of Washington....ss. BE IT REMEMBERED, that on this 9th day of May, 1931, before me, a Notary Public personally appeared the within named Ella Weckert, to me known to be the identical individual described in and who executed the foregoing dedication and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and date first in this my certificate written.

(seal) W.S. Bowen, Notary Public for Oregon
My commission expires Aug. 9,1931

Filed for record May 14,1931 at 9:00 A.M.
James H. Davis Recorder of Conveyances

4864 - Vacation, Part of Block 1, Epler's Add. Sherwood. [Order of Vacation]

ORDINANCE NO. 112

An Ordinance for the vacation of a portion of an unnamed street lying northwesterly of Block 1, Epler's Addition to Sherwood.

WHEREAS due notice has been given by publication in the Tualatin Valley News, a newspaper published and of general circulation in the town of Sherwood, Oregon, once each week for four successive weeks prior to the first day of May, 1931, that at a regular meeting of the council of said town to be held on the first day of May, 1931, a petition would be considered by said council, praying for the vacation of a portion of an unnamed street lying northwesterly of Block 1, Epler's Addition to Sherwood, more particularly described as hereinafter set out, which said notice together with due proof of publication thereof was filed in the office of the recorder of the said town of Sherwood prior to the consideration of said petition by the council, and

WHEREAS the petition hereinbefore referred to duly set forth the particular circumstances of the case a distinct description of said portion of said street sought to be vacated, and the names of the persons to be particularly affected thereby, and said petition was duly signed by The American National Bank of Portland (Oregon) and Ella Weckert and was filed in the office of the recorder of the town of Sherwood more than 30 days prior to the said first day of May, 1931, and

WHEREAS a consent in writing duly signed and acknowledged by the owners in fee simple of all of the property abutting on that portion of said street sought to be vacated, was duly filed in the office of the recorder of the town of Sherwood prior to the consideration of said petition by the council, and

WHEREAS in the regular meeting of the council held on the first day of May, 1931, said petition was duly presented, heard and considered by the council, there was no objection or were no objections presented thereto, and the council did find, ascertain and determine and does hereby find, ascertain and determine that all of the foregoing recited facts are true and that all of the acts and things above recited have been duly done and performed as required by the laws of the State of Oregon applicable thereto; that the public interest will not be prejudiced by the vacation of said portion of said street and that there will be no person who does not have access to his property by some other duly dedicated street, and

WHEREAS the council did on said date, to wit May 1st,1931, grant the prayer of said petition in its entirety, now therefore

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF SHERWOOD, as follows:

Section 1: The findings and action hereinbefore recited are hereby made a matter of record and the council of the town of Sherwood does hereby find and determine that all of the facts, matters and things hereinbefore recited are true and that all of the acts and things above recited have been done and performed as hereinbefore set forth and as required by law.

Section 2: That all of that portion of an unnamed street lying northwesterly of Block 1, Epler's Addition to Sherwood, Washington County, State of Oregon, more particularly described as follows:

Beginning at the most northeasterly corner of Lot Five (5) in Block One (1) Epler's Addition to the Town of Sherwood, thence with the northeasterly line of said Lot Five (5) extended North 43° 24' West eighteen (18) feet to the southeasterly boundary of the Southern Pacific Company's right of way; thence with said line of right of way South 47° 33' West two hundred (200) feet; thence South 43° 24' East eighteen (18) feet to the most westerly corner of Lot Eight (8) of said Block (1); thence with the northwesterly line of said Block One (1) North 47° 33' East two hundred (200) feet to the place of beginning.

be and the same hereby is vacated and the said vacation is hereby made a matter of record and it is hereby provided that the recorder shall file with the recorder for Washington County, Oregon, a certified copy of this ordinance and shall obtain from the county surveyor a proper entry on the plat records as provided by law.

Nothing contained herein shall cause or require the removal or abandonment of any sewer, water main, conduit of any kind, wire, poles or any other thing used or intended to be used for any public service, and the right is hereby reserved to maintain, continue, repair, reconstruct, renew, replace , rebuild and/or enlarge any and all such things if any there be on said portion of said street hereby vacated.

Passed by the Council May 1st, 1931.

Ayes W.A. Snyder, E.J. Lawrenz, W.W. Shaffer and Max Muralt.

Nays None

Approved May 1st, 1931

J.E. Horback
Mayor of the town of Sherwood

corp seal

Attest: Floyd C. Shoop
Recorder of the town of Sherwood

STATE OF OREGON, County of Washington.....ss. I, Floyd C. Shoop, the duly appointed, qualified and acting recorder of the town of Sherwood, hereby certify that I have compared the foregoing copy of Ordinance No. 112, of the town of Sherwood with the original ordinance on file in my office and in my care and custody, and that said copy is a full, true and correct transcript of such original and of the whole thereof.

Floyd C. Shoop,
Recorder of the town of Sherwood

Filed for record May 14, 1931 at 8:00 A.M.
James H. Davis Recorder of Conveyances

4295 / A.S. Pattullo et ux to The Public [Dedication Deed]

KNOW ALL MEN BY THESE PRESENTS, That A.S. Pattullo and Myra G. Pattullo, of Portland, Oregon, in consideration of the sum of One Dollar and other reciprocal benefits to be derived therefrom, do hereby grant, give and dedicate to the Public as a right of way and easement for a public highway, forty feet (40') in width, for general purposes of travel upon, over and along a strip of land in the County of Washington, State of Oregon, to-wit:-

A strip of land twenty feet (20') wide on each side of and adjoining the following described center line:- Beginning at a point which is 20' north of an iron pipe on the section line N. 89° 49' W. 1521.98 feet from the southeast corner of section five (5), T 2 S., R 1 W. W.M.; running thence

N. 89° 49' W.	257.7 feet;	thence
N. 0° 11' E.	89.0 "	"
N. 0° 31' E.	323.6 "	"
N. 4° 12' E.	326.3 "	"
N. 14° 18' W.	187.0 "	"
N. 17° 02' E.	182.4 "	"
N. 45° 09' E.	114.1 "	"
N. 4° 33' E.	164.8 "	"

Compared

EPLER'S ADDITION TO SHERWOOD

Know ye all mem by these presents that we Fred J. and Anna A. Epler husband and wife, grantors, hereby declare the accompanying plat to be a true plat of the property owned and laid out by us as Epler's Addition to Sherwood described as follows: Beginning at a point N 44°30' W 183.8' from S.E. corner of N W ¼ of Sec 32 T 2 S R 1 W. ran thence N 44°30' W 931.8' thence S 45° 30' W 250' thence S 44°30' E 61.4' thence S 45°30' W 107.' thence S 44°30' E 272' thence N 45°30' E 77' thence S 44°30' E 598.1' then e N 45°30' E 265' to place of beginning.

We hereby declare to the use of the public for ever the roads laid out therein in witnesswhereof we have hereuntoset our hands and affixed our seals this the day of June 1909 in the presence of these two witnesses

Witness
W. B. Bailey
W. L. Hale

Fred J. Epler (Seal)
Anna A. Epler (Seal)

State of Oregon
County of Washington } S.S.

This certifies that on this day the 30th of June 1909 before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Fred J. and Anna A. Epler, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same for the purpose and consideration there in expressed, in witnesswhereof I hereunto set my hand and affixed my Notarial seal on the day and year last above written

Geo. R. Bagley.
Notary Public for Oregon.

State of Oregon
County of Washington } S.S.

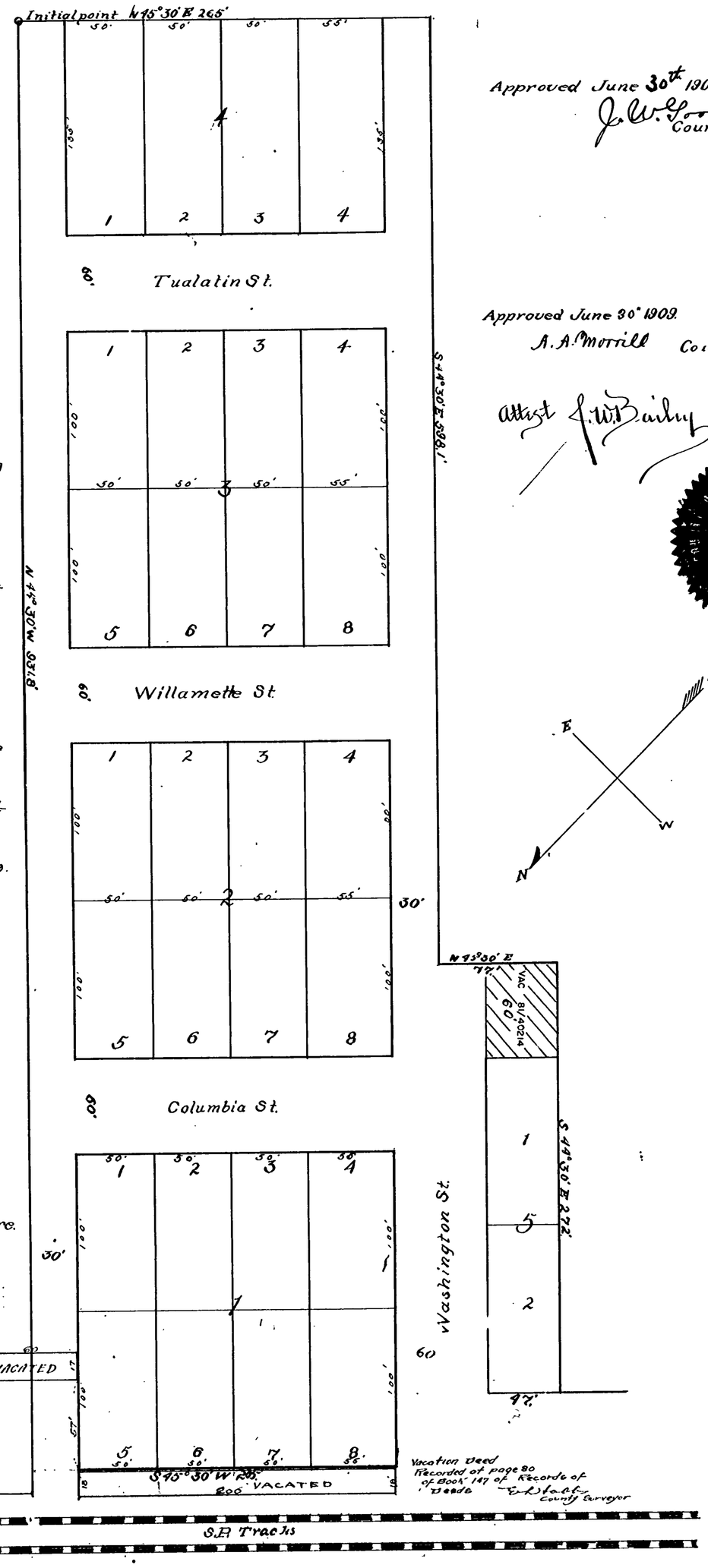
I, A.A. Kirkwood first being duly Sworn depose and say, that I have correctly surveyed and marked the land on this plat represented, and that the initial starting point is N 44°30' W 183.8' from S E corne. of N W ¼ of Sec. 32 T 2 S R 1 W.

A. A. Kirkwood

Subscribed and sworn to before me this 30th day of June. 1909.
Geo. R. Bagley. Notary Public for Oregon.

Approved June 30 1909
Max Crandall County Assessor

Approved June 30th 1909
W. J. Butler
John McClaran } County Commissioners.



A. A. Kirkwood
Forest Grove Ore.
Deputy Surveyor.
Scale 1"=50'

Approved June 30th 1909
J. W. Goodin
County Judge

Approved June 30 1909.
A. A. Morrill County Surveyor

Attest J. W. Bailey County Clerk

State of Oregon,
County of Washington } ss.

I, Willis Ireland, Recorder of Conveyances do hereby certify that the foregoing Plat was filed for record July 7th 1909, at 9-30 o'clock A.M. and filed in Book 3 Record of Plats at pge

Witness my hand and official seal this 7th day of July 1909
Willis Ireland
Recorder of Conveyances

NOW, ALL MEN BY THESE PRESENTS, That:

WHEREAS, the Portland Canning Company, Inc., an Oregon corporation, has applied to the City Council of the City of Sherwood, Oregon, to purchase the hereinafter described lands owned by the City of Sherwood, Oregon, for use in connection with the corporation's cannery in said City, and

WHEREAS, by ordinance duly passed by the City Council of said City of Sherwood and approved by the Mayor of the City of Sherwood, the question of whether or not said lands should be conveyed to the Portland Canning Company, Inc., was submitted to the legal voters of the City of Sherwood, Oregon, and the proposed conveyance was duly approved by and at a regular election held on April 17, 1953, in said City of Sherwood;

NOW, THEREFORE, the City of Sherwood, Oregon, acting by and through its duly authorized undersigned officials, for and in consideration of the sum of $150.00 to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Portland Canning Company, Inc., an Oregon corporation, all right, title, and interest of said city, except as stated herein, in and to the following described real property in the City of Sherwood, County of Washington and State of Oregon, to-wit:

The northerly most 15 feet of Lot Six (6), Block One (1), Epler's Addition to Sherwood, being all that portion of said Lot 6, Block 1, lying within 15 feet of the boundary line between and common to Lots 5 and 6, Epler's Addition to Sherwood, according to the duly recorded plat and map thereof;

ALSO, beginning at the most northerly corner of Lot 6, Block 1, Epler's Addition to Sherwood, thence with the northeasterly line of said lot extended North 43° 24' West 18 feet to the southeasterly right-of-way line of the Southern Pacific Company, thence running with said right-of-way line South 47° 33' West 15 feet, thence South 43° 24' East 18 feet to the westerly line of said Lot 6, Block 1, Epler's Addition to Sherwood, thence with the said westerly line of Lot 6 North 47° 33' East 15 feet to the point of beginning;

EXCEPTING HEREFROM AND RESERVING TO the City of Sherwood, Oregon, the perpetual right and easement to reconstruct, operate, repair and maintain thereon all existing water and sewer lines of said City now on the said premises with the right of ingress

622

and access thereto and therefrom as necessary in the reconstruction, repair, operation and maintenance of said water and sewer lines; and

subject to the rights of the public to that portion of said lands lying within the boundaries of streets, roads and highways.

IN WITNESS WHEREOF, the City of Sherwood, Oregon, has caused this instrument to be signed by its Mayor and its Recorder and to have its corporate seal to be affixed hereto under and by virtue of, and pursuant to authority vested in them by the City Council, all on this 5th day of June, 1953.

CITY OF SHERWOOD, OREGON

By C. H. Sanders (Seal)
MAYOR

Floyd C. Shoop (Seal)
RECORDER

STATE OF OREGON)
) ss.
County of Washington)

On this 5th day of June, 1953, personally appeared before me CLYDE D. SANDERS and FLOYD C. SHOOP, both to me personally known and who being duly sworn did say that he, the said CLYDE D. SANDERS, is the Mayor of the City of Sherwood, Oregon, and that he, the said FLOYD C. SHOOP, is the City Recorder of the said City of Sherwood, Oregon, and each of them acknowledged to me that he signed the herein instrument for and on behalf of the City of Sherwood, Oregon, by virtue of authority vested in him by action of the City Council and of the legal voters of the City of Sherwood, Oregon, and that each of them signed the said instrument as the free and voluntary act of each of them in his respective official capacity on behalf of said city.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Lee Anderson
Notary Public for Oregon
My Commission expires Feb 7, 1956.

NOTARY PUBLIC STATE OF OREGON

STATE OF OREGON
Washington County } ss.
Filed for record June 11 1953 8:30 A.M.
R. N. TURBET, COUNTY CLERK
By Lyle Hansen Deputy

- - Property Data Selection Menu - -

```
                                              Owner: CITY OF SHERWOOD
Prop ID     : R556026    (Real Estate)      (568879) URBAN RENEWAL AGENCY
Map Tax Lot: 2S132BD-00900                           22560 SW PINE ST
Legal       : EPLER'S ADDITION TO SHERWOOD, BLOCK    SHERWOOD, OR 97140
              1, LOT PTS 1-4, ACRES .47
qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq
Situs       : 22832 SW WASHINGTON ST,                Year Built :
             SHERWOOD, OR                            Living Area:
Name(s)     :
Area : 088.30
Sale Info : 05/01/08 $950,000                          2011 Roll Values
Deed Type : DW                                       RMV Land  $      314,370 (+)
Instrument: 2008041103                       RMV Improvements  $      222,270 (+)
     2010 Tax Status * No Taxes Due *                RMV Total $      536,640 (=)
Current Levied Taxes :       6,580.30    Total Exemptions  $            0
Special Assessments  :                          M5 Net Value   $      536,640
                                              M50 Assd Value   $      354,810
```

- - Property Account Summary (R556026) - -

```
Property: R556026  2S132BD-00900  088.30       CITY OF SHERWOOD (568879)
   EPLER'S ADDITION TO SHERWOOD, BLOCK 1, LOT  URBAN RENEWAL AGENCY
   PTS 1-4, ACRES .47                          22560 SW PINE ST
                                               SHERWOOD, OR  97140
```

All		Batch: Inq -			Eff Date Paid: 09/23/2011	
3.	2002.140029 0	4,843.48	4,843.48		4,843.48	05/15/03
4.	2003.140673 0	4,930.68	4,930.68		4,930.68	05/17/04
5.	2004.285938 0	4,997.98	4,997.98		4,997.98	05/16/05
6.	2005.290839 0	5,052.67	5,052.67		5,052.67	05/15/06
7.	2006.295992 0	5,087.00	5,019.17	<67.83>	5,019.17	05/15/07
8.	2007.300814 0	6,056.75	5,975.99	<80.76>	5,975.99	05/07/08
9.	2008.304448 0	6,103.35	5,920.25	<183.10>	5,920.25	11/12/08
10.	2009.305676 0	6,420.99	6,228.36	<192.63>	6,228.36	11/09/09
11.	2010.305775 0	6,580.30	6,382.89	<197.41>	6,382.89	11/08/10

*** No taxes are due on this property ***

*** End of Display ***

R435700

- - Property Data Selection Menu - -

Owner: SHERWOOD, CITY OF
(425264) URBAN RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR 97140

Prop ID : R555599 (Real Estate)
Map Tax Lot: 2S132BD-00150
Legal : ACRES 5.35, NON-ASSESSABLE, LAND HOOK

qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq

Situs : 15601 SW WILLAMETTE ST, SHERWOOD, OR
Year Built :
Living Area:
Name(s) :
Area : 088.30
Sale Info : 04/15/08 $3,065,000
Deed Type : DW
Instrument: 2009079566
2010 Tax Status * No Taxes Due *
Current Levied Taxes : 0.00
Special Assessments :

2010 Roll Values			
RMV Land	$	2,814,940	(+)
RMV Improvements	$	0	(+)
RMV Total	$	2,814,940	(=)
Total Exemptions	$	2,814,940	
M5 Net Value	$	0	
M50 Assd Value	$	0	

- - Property Account Summary (R555599) - -

Property: R555599 2S132BD-00150 088.30
ACRES 5.35, NON-ASSESSABLE, LAND HOOK

SHERWOOD, CITY OF (425264)
URBAN RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR 97140

All Batch: Inq - Eff Date Paid: 09/15/2011

3.	2002.270929	0	8,031.46	8,031.46	535.43	8,566.89	06/30/03
4.	2003.273585	0	8,176.15	8,176.15	981.14	9,157.29	10/18/04
5.	2004.285897	0	8,287.75	8,287.75		8,287.75	05/10/05
6.	2005.290799	0	0.00	0.00		0.00	
7.	2006.295952	0	0.00	0.00		0.00	
8.	2007.300774	0	0.00	0.00		0.00	
9.	2008.304407	0	0.00	0.00		0.00	
10.	2009.305634	0	0.00	0.00		0.00	
11.	2010.305734	0	0.00	0.00		0.00	

*** No taxes are due on this property ***
*** End of Display ***

***

- - Property Data Selection Menu - -

```
                                                Owner: SHERWOOD, CITY OF
Prop ID    : R555615    (Real Estate)     (425264) URBAN RENEWAL AGENCY
Map Tax Lot: 2S132BD-00200                          22560 SW PINE ST
Legal      : ACRES .51, NON-ASSESSABLE              SHERWOOD, OR 97140

qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq
Situs     :                                         Year Built :
                                                    Living Area:
Name(s)   :
Area : 088.30
Sale Info : 04/15/08 $3,065,000                      2010 Roll Values
Deed Type : DW                                 RMV Land  $       336,630 (+)
Instrument: 2009079566                   RMV Improvements  $             0 (+)
     2010 Tax Status * No Taxes Due *           RMV Total  $       336,630 (=)
Current Levied Taxes :           0.00   Total Exemptions  $       336,630
Special Assessments  :                      M5 Net Value  $             0
                                           M50 Assd Value  $             0


 - -  Property Account Summary (R555615)  - -
Property: R555615  2S132BD-00200  088.30       SHERWOOD, CITY OF (425264)
   ACRES .51, NON-ASSESSABLE                   URBAN RENEWAL AGENCY
                                               22560 SW PINE ST
                                               SHERWOOD, OR  97140

    All             Batch: Inq -                        Eff Date Paid: 09/15/2011
4.    2003.127250 0    3,912.60    3,912.60   1,512.87     5,425.47  07/03/06
5.    2004.285898 0    3,965.86    3,965.86     898.94     4,864.80  07/03/06
6.    2005.290800 0    4,009.21    4,009.19     267.29     4,276.48  08/01/06
                     Write Off        0.02
7.    2006.295953 0        0.00        0.00                    0.00
8.    2007.300775 0        0.00        0.00                    0.00
9.    2008.304409 0        0.00        0.00                    0.00
10.   2009.305636 0        0.00        0.00                    0.00
11.   2010.305736 0        0.00        0.00                    0.00

                  ***  No taxes are due on this property  ***
                            *** End of Display ***
```

R435700

\- - Property Data Selection Menu - -

```
                                                   Owner: SHERWOOD, CITY OF
Prop ID    : R556017    (Real Estate)     (425264) URBAN RENEWAL AGENCY
Map Tax Lot: 2S132BD-00800                          22560 SW PINE ST
Legal      : EPLER'S ADDITION TO SHERWOOD, BLOCK   SHERWOOD, OR 97140
             1, LOT PT 2, NON-ASSESSABLE
qqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqqq
Situs     :                                          Year Built :
                                                     Living Area:
Name(s)   :
Area : 088.30
Sale Info : 04/15/08 $3,065,000                       2010 Roll Values
Deed Type : DW                                   RMV Land  $          82,590 (+)
Instrument: 2009079566                   RMV Improvements  $               0 (+)
     2010 Tax Status * No Taxes Due *          RMV Total  $          82,590 (=)
Current Levied Taxes :           0.00   Total Exemptions  $          82,590
Special Assessments  :                     M5 Net Value  $               0
                                          M50 Assd Value  $               0
```

\- - Property Account Summary (R556017) - -

```
Property: R556017  2S132BD-00800  088.30       SHERWOOD, CITY OF (425264)
   EPLER'S ADDITION TO SHERWOOD, BLOCK 1, LOT  URBAN RENEWAL AGENCY
   PT 2, NON-ASSESSABLE                        22560 SW PINE ST
                                               SHERWOOD, OR  97140
```

All		Batch: Inq -		Eff Date Paid: 09/15/2011
3.	2002.139332 0	0.00	0.00	0.00
4.	2003.139981 0	0.00	0.00	0.00
5.	2004.285937 0	0.00	0.00	0.00
6.	2005.290838 0	0.00	0.00	0.00
7.	2006.295991 0	0.00	0.00	0.00
8.	2007.300813 0	0.00	0.00	0.00
9.	2008.304447 0	0.00	0.00	0.00
10.	2009.305675 0	0.00	0.00	0.00
11.	2010.305774 0	0.00	0.00	0.00

*** No taxes are due on this property ***

*** End of Display ***

GEODESIGN INC

December 3, 2008

Capstone Partners, LLC
1015 NW 11th Avenue, Suite 243
Portland, OR 97029

Attention: Mr. Eric Lindahl

Preliminary Geotechnical Engineering Information
Sherwood Old Cannery Redevelopment Site
SW Railroad Street and SW Pine Street
Sherwood, Oregon
GeoDesign Project: Capstone-7-01

INTRODUCTION

GeoDesign, Inc. is pleased to submit this letter providing preliminary geotechnical engineering information for the proposed Sherwood Old Cannery Redevelopment project. The project is located on the site formerly occupied by the Sherwood Cannery. The site is approximately 6.4 acres in size and is just south of old town Sherwood, Oregon, at 15601 SW Willamette Street. The site includes Tax Lots 150 151, 200, 800, and 900 of Washington County Tax Map 2S132BD.

The site is currently vacant land, with the exception of a machine shop building at the western end of the site, a paved material storage area located on the northeastern portion of the site, and a gravel-covered parking area on the western-most portion of the site. We understand that all buildings formerly associated with the cannery have been removed. The site is bound by a railroad right-of-way to the north, SW Washington Street and residential development to the west, SW Willamette Street and residential development to the south, and an industrial/warehouse development to the east.

The site was formerly occupied by the Sherwood Cannery, also known as the Graves Cannery, from 1918 through 1971. A brake parts business operated on the site during the late 1980s to early 1990s. A Tualatin Electric Company pump house and substation was present on the site in the 1920s and 1930s.

PROJECT UNDERSTANDING

We understand that the preliminary plans are to complete the project in two phases. The first phase will likely include the following features:

- Two 1-story, retail structures
- One 2--story, retail and commercial office building
- Two 3-story, residential structures
- New public streets, public plaza, and related underground utilities

Subsequent phases will likely include the following:

- Two additional 1- to 2-story retail buildings

The project is still in the conceptual phase, so foundation loads and grading requirements have not been established at this time.

BACKGROUND

GeoDesign has been retained to complete environmental and geotechnical engineering services associated with the project. To date, we have completed a draft Phase I Environmental Site Assessment (ESA) for the site; however, given the highly preliminary nature of the project, we have not completed our proposed geotechnical explorations. However, as was presented in our draft Phase I ESA, prior explorations and environmental evaluations have been completed at the site.

GeoDesign was provided with two previous environmental reports and an Oregon Department of Environmental Quality (DEQ) summary letter regarding the site.

- *Phase I Environmental Site Assessment Report: Old Sherwood Cannery, 220 SE Willamette Street, Sherwood, Oregon 97140* prepared by Creekside Environmental Consulting, LLC, dated September 10, 2004
- *Old Sherwood Cannery, Site Investigation Report,* prepared by GeoEngineers, Inc., dated September 20, 2006
- *Site Specific Assessment – Site Investigation Results, Old Sherwood Cannery, 15601 SW Willamette St., OR 97140, ECSI #4624,* prepared by DEQ, dated October 3, 2006

In addition to the soil information from these reports, we have reviewed subsurface information from our in-house data. Based on these referenced reports, we anticipate that the subsurface conditions will consist of variable surface fill underlain by native silt or sand. The GeoEngineer's report indicates the native soil consists of primarily sand with silt to the depth of the explorations (up to 25 feet below ground surface [BGS]), with groundwater encountered at depths of 11 to 15 feet BGS. The explorations were completed using Geoprobes®, and accordingly, engineering properties from standard penetration tests were not provided. Based on explorations we have completed for the nearby Sherwood High School and Cedar Brook Way development, the sand is generally medium dense.

PRELIMINARY RESULTS

Based on the available background information, we anticipate that former utilities, foundation elements, and remedial excavations may exist at the site. We anticipate that documentation on the placement and compaction procedures for the backfilling of the remedial excavations will not be available. Accordingly, an overlay showing the locations of the remedial excavation (from prior reports) and the proposed structures will be completed to evaluate for the presence of undocumented fill under foundation elements.

Based on the available information, the proposed development can be constructed at the site. The foundation loads for the proposed structures are anticipated to be relatively light, and our experience with similar project in the area indicate that the native soils should provide adequate support using conventional spread foundations. Our geotechnical proposal includes completing 1 day of test pits to evaluate the condition of surface fills, the shallow native soils, and subgrade support for pavements, and five borings to evaluate foundation considerations. The native sand can be slightly susceptible to liquefaction, so our geotechnical proposal includes completing two seismic cone penetration test probes and laboratory testing of soil samples from the borings to evaluate this risk.

◆ ◆ ◆

We appreciate the opportunity to work with you on this project. If you have questions concerning the information provided, please call.

Sincerely,

GeoDesign, Inc.

George Saunders, P.E., G.E.
Principal Engineer

GEOTECHNICAL REGISTERED PROFESSIONAL ENGINEER
15025GE
OREGON
May 16, 2006
GEORGE SAUNDERS
EXPIRES: 6/2010

cc: Mr. Murray Jenkins, Ankrom Moisan Associated Architects
Mr. Keith B. Jones, Harper Houf Peterson Righellis Inc.

GPS:kt
Two copies submitted
Document ID: Capstone-7-01-120308-geol.doc
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Harper
Houf Peterson
Righellis Inc.

The Residence at Cannery Square

ANK-119

Preliminary Stormwater Management Report

May 2012

Prepared For:

Ankrom Moisan Architects
6720 SW Macadam, Suite 100
Portland, Oregon 97219
P: 503-892-5353
Contact: Jason Fifield

Prepared By:

Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202
P: 503-221-1131 F: 503-221-1171

Ben Austin, P.E. - Project Manager
Jeff Torgerson, P.E. - Civil Engineer

HHPR

ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS

Project Summary
The proposed project consists of two sites, West and East Residential Buildings, located on either side of SW Highland Drive in the City of Sherwood. Both sites will include an apartment building with parking and utilities on approximately 0.96 acres and 0.88 acres for West and East lots respectively.

Existing Conditions
The existing site consists of a decommissioned cannery and existing gravel parking lot. The sites are part of the Cannery Square PUD which includes the recent street improvements to SW Columbia Street, SW Highland Drive, and SW Willamette Street adjacent to the proposed development. The existing site drains southwest where there is an existing storm sewer that conveys runoff to Cedar Creek. An existing basin map is attached.

Using the Natural Resource Conservation Service Soil Survey of Washington County, Oregon; the existing soils on site are Aloha Silt Loam and Huberly Silt Loam and have corresponding Hydrologic Soil Types of C and D. A soils map and additional information is attached.

Proposed Conditions
The proposed improvements will have four points of connection to the existing storm sewer system in SW Columbia Street and SW Washington Street. All four of these discharge points are to the same storm drainage system which flows to the southwest, ultimately to Cedar Creek. A map showing the proposed drainage basins is attached.

Water Quality
The City of Sherwood is currently reviewing the capacity of the existing regional treatment facility to determine if water quality treatment is necessary for this project. If it is determined that the regional facility has capacity, stormwater quality treatment will not be required. Until the decision is made the project is proposing water quality treatment as described below.

The CWS treatment requirement will be met by treatment of the new runoff through flow-through planters.

The proposed buildings and parking lots (Basins 1 thru 6) will flow into stormwater planters for water quality treatment. The proposed stormwater planters are sized per CWS using a planter area of no less than 6% of the total impervious area. In larger storm events, the stormwater will pond and overflow into the area drains that connect into the conveyance system in the street. See treatment summary on page 2. Basin maps are attached.

Table 1 - Treatment Summary

Basin	Area (sf)	Total Impervious Area (sf)	6% Required Planter Area (sf)	Provided Planter Area (sf)	Meets Planter %
1	17,227	12,808	768	769	**Yes**
2	8,395	8,179	491	497	**Yes**
3	12,535	11,677	701	703	**Yes**
4	19,814	14,465	868	877	**Yes**
5	9,525	9,386	563	576	**Yes**
6	12,458	11,631	698	725	**Yes**

Water Quantity and Downstream Analysis
The proposed storm systems will connect into existing systems in SW Columbia Street and SW Washington Street. This system conveys stormwater runoff to a tributary of Cedar Creek approximately one quarter mile west of the project site. According to the Final Stormwater Management Report for the Sherwood Cannery PUD, dated May 2010, the PUD site contributes approximately 4.83% of the total basin flow and downstream analysis was performed and no surcharge issues are known.

Conveyance
The conveyance will be sized to convey the10-year Santa Barbra Method.

Exhibits
- Soil Survey Data
- Existing Basin Map
- Proposed Basin Map
- Stormwater Facility Details
- Regional Basin Map

122° 50' 21"
122° 50' 10"
45° 21' 25"
45° 21' 20"
512600
512620
512640
512660
512680
512700
512720
512740
512760
512780
512800
512820
5022640
5022620
5022600
5022580
5022560
5022540
5022520
5022500
22
1
Foundry Ave
Highland Dr
Willamette St
Orcutt Pl
Map Scale: 1:1,150 if printed on A size (8.5" x 11") sheet.
N
Meters
0
15
30
60
90
Feet
0
50
100
200
300

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Units

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Gully

Short Steep Slope

Other

Political Features

Cities

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

Map Scale: 1:1,150 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 9, Jul 15, 2010

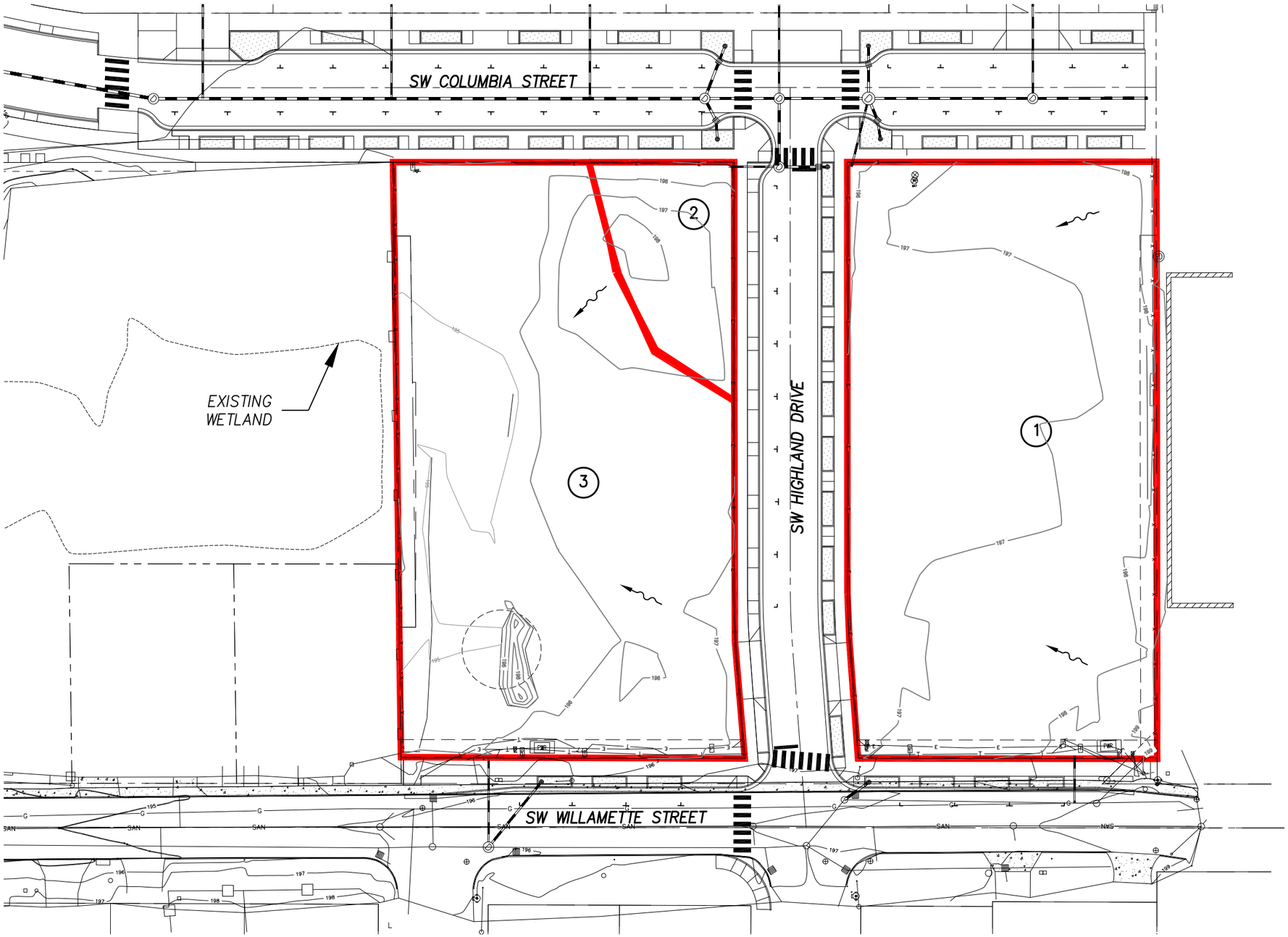
Date(s) aerial images were photographed: 8/4/2005

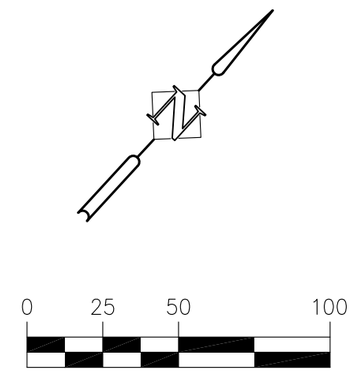
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Washington County, Oregon (OR067)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
1	Aloha silt loam	1.6	73.1%
22	Huberly silt loam	0.6	26.9%
Totals for Area of Interest		**2.2**	**100.0%**

P:\ANK (Ankrom Moison)\ANK-119 (Cannery Square Apartments)\ANK119-DWGS\Stormwater\ ANK119-EXISTING BASIN MAP.dwg





BASIN LINE

(X) BASIN NUMBER

FLOW ARROW

STORM SEWER

CONTOUR

ROW LINE

BASIN CHARACTERISTICS

BASIN	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)
1	38,158	0
2	5,002	0
3	36,795	0

EXISTING BASIN MAP

THE RESIDENCE AT CANNERY SQUARE

SHERWOOD, OREGON

Harper Houf Peterson Righellis Inc.

HHPR

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

DESIGNED: HHPR
DRAWN: JRT
CHECKED: BRA
DATE: May 2012

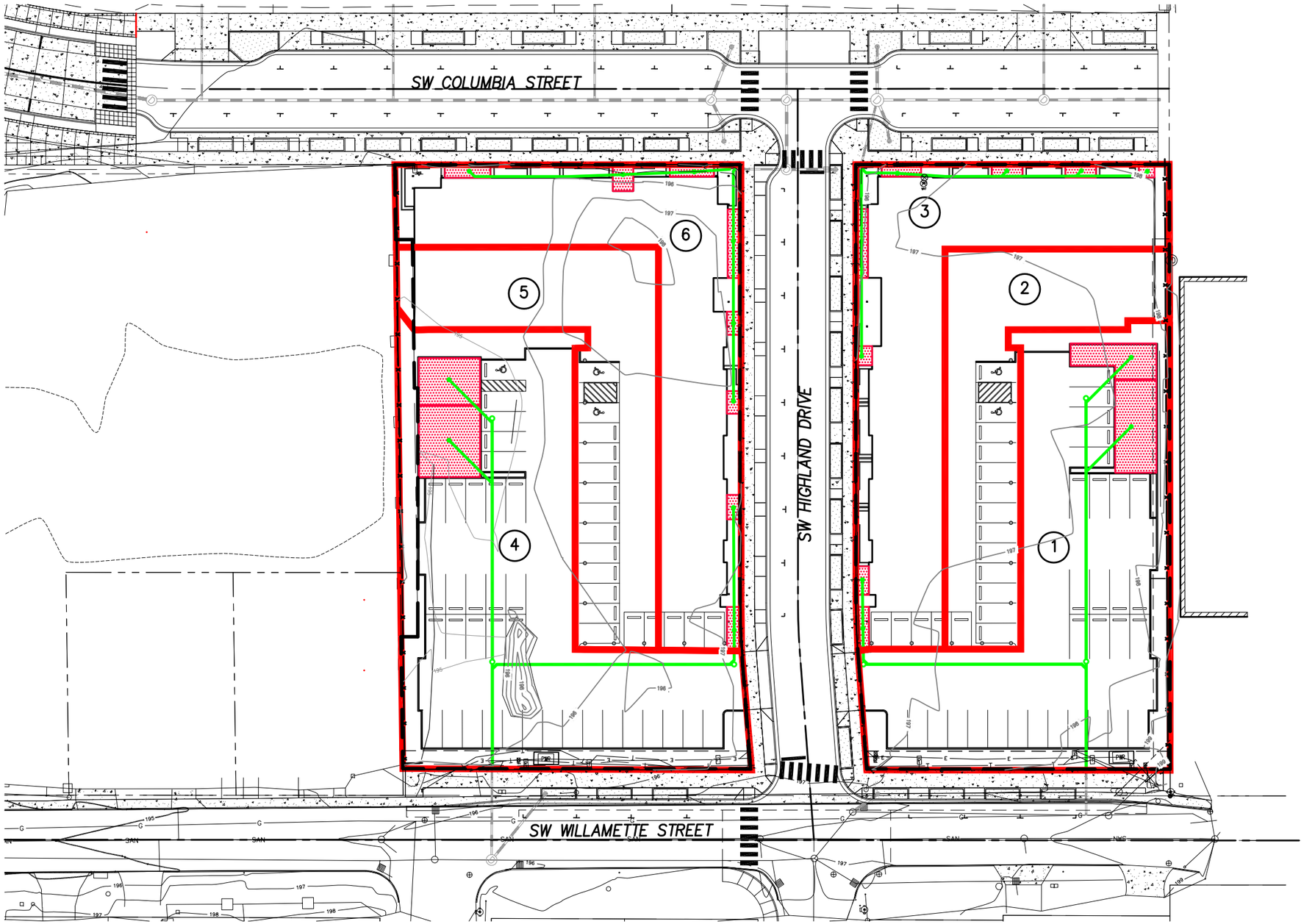
REVISIONS

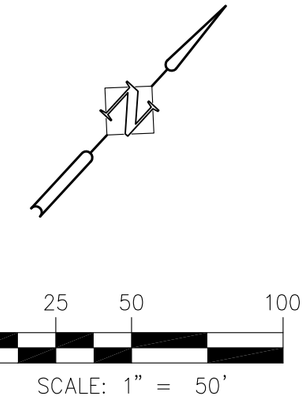
DATE	NO.	DESCRIPTION

SHEET NO. 1.0

JOB NO. ANK-119

P:\ANK (Ankrom Moison)\ANK-119 (Cannery Square Apartments)\ANK119-DWGS\Stormwater\ ANK119-PROPOSED BASIN MAP.dwg





BASIN LINE

(X) BASIN NUMBER

STORMWATER PLANTER

PROPOSED STORM LINE

EXISTING CONTOUR

ROW LINE

BASIN CHARACTERISTICS

BASIN	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)
1	17,277	12,808
2	8,395	8,179
3	12,535	11,677
4	19,814	14,465
5	9,525	9,386
6	12,458	11,631

PROPOSED BASIN MAP

THE RESIDENCE AT CANNERY SQUARE

SHERWOOD, OREGON

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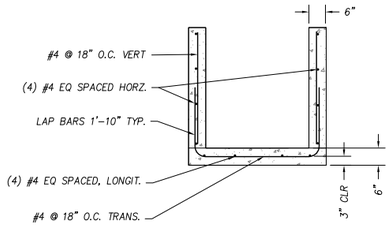
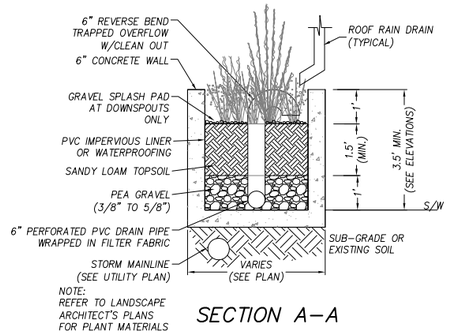
DATE	NO.	DESCRIPTION

SHEET NO. 2.0

JOB NO. ANK-119



SECTION A–A (STRUCTURE)

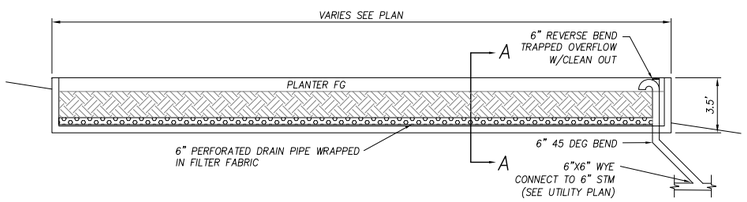


NOTE:
REFER TO LANDSCAPE ARCHITECT'S PLANS FOR PLANT MATERIALS

SECTION A–A

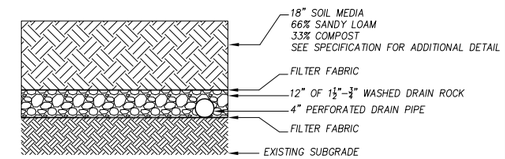
DOWNSPOUT STORMWATER PLANTER DETAIL

N.T.S.



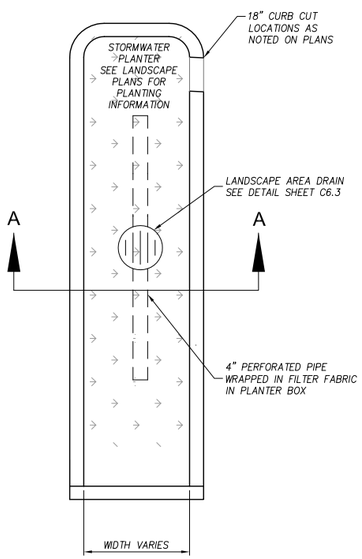
DOWNSPOUT STORMWATER PLANTER ELEVATION

N.T.S.

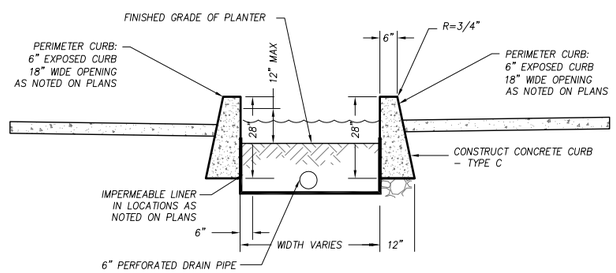


STORMWATER PLANTER SOIL SECTION

N.T.S.



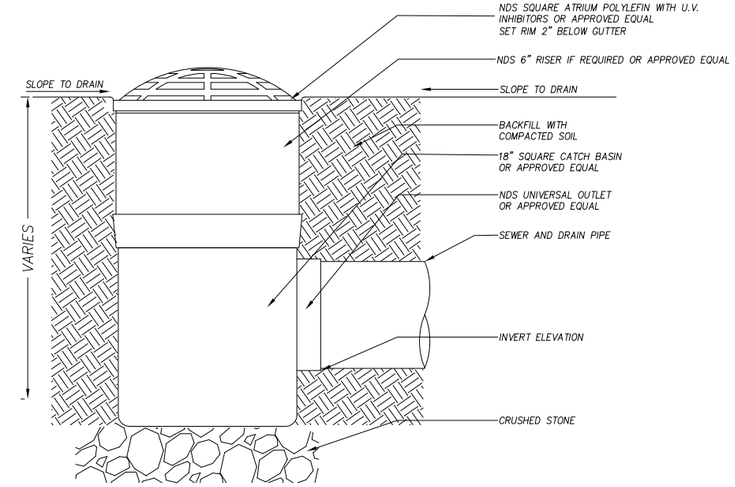
PLAN



SECTION A–A

STORMWATER PLANTER

N.T.S.



LANDSCAPE CATCH BASIN

N.T.S.

REGISTERED PROFESSIONAL ENGINEER 70,863 OREGON JUL. 11, 2006 BENJAMIN R. AUSTIN
PRELIMINARY
EXPIRES: 12/31/

HHPR Harper Houf Peterson Righellis Inc.
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LANDSCAPE ARCHITECTS • SURVEYORS
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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

ANK–119 DESIGNED BY: HHPR DRAWN BY: HHPR CHECKED BY: BRA

LAND USE SET 05.08.2012

Stamp

Revision	Date	Reason For Issue

Key Plan

Ankrom Moisan
Portland
6720 SW Macadam, Suite 100 | Portland, OR 97219
T 503-245-7100
Seattle
117 South Main, Suite 400 | Seattle, WA 98104
T 206-576-1600

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F 503-221-1171

Lango Hansen
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Portland, OR 97209
T 503-295-2437
F 503-295-2439

AAI
4875 SW Griffith Drive, Suite 300
Beaverton, OR 97005
T 503-620-3030
F 503-620-5539

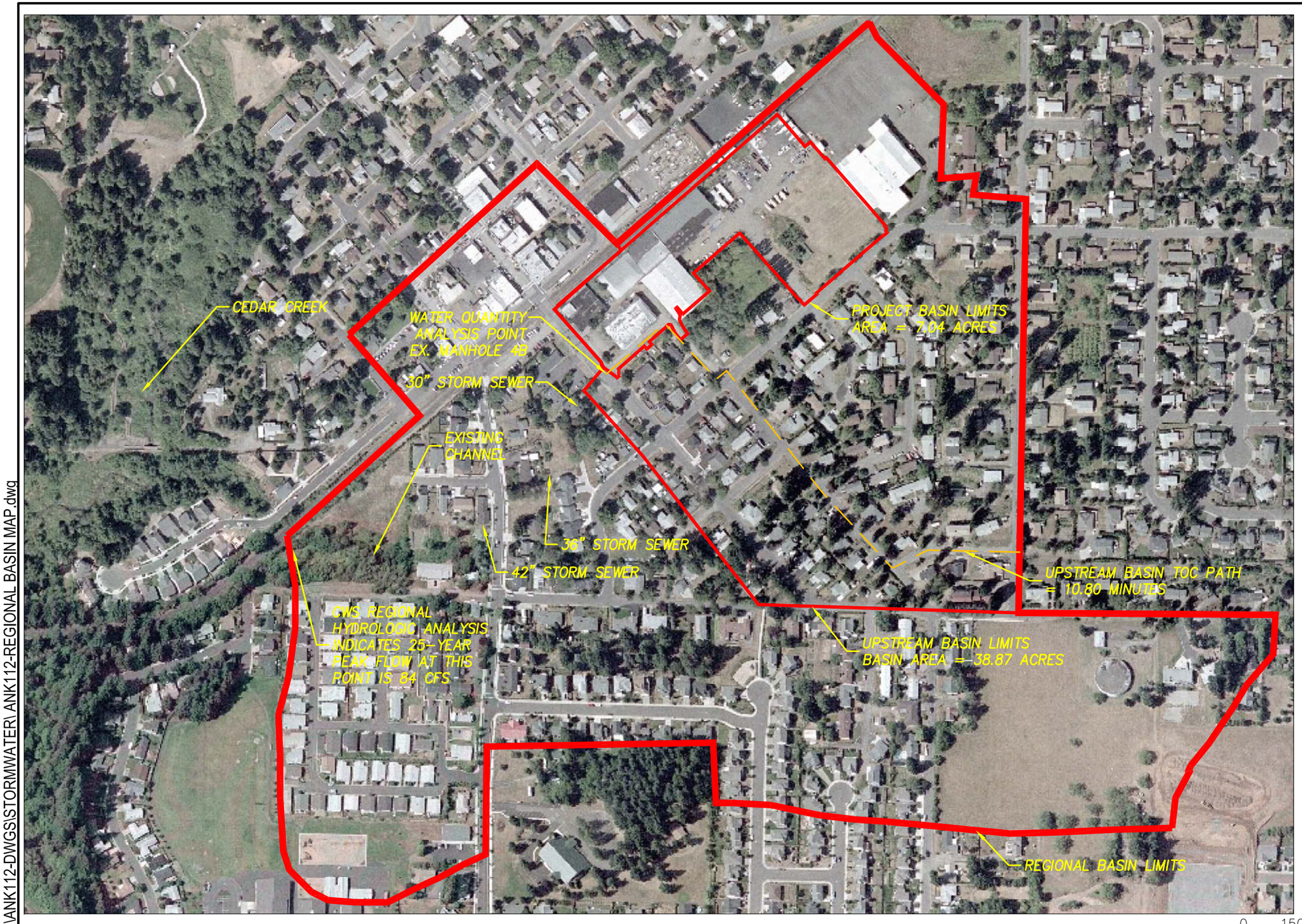
Client
CAPSTONE PARTNERS

Project
THE RESIDENCES AT CANNERY SQUARE

Address
SHERWOOD, OR

Title
DETAILS

Date 5-8-2012
Revision
Project No. 081101
Scale
Sheet No. C6.0



0 150 300 600

SCALE: 1" = 300'

REGIONAL BASIN MAP

SHERWOOD CANNERY SQ IMPROVEMENTS

SHERWOOD, OREGON

HHPR
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ENGINEERS • PLANNERS
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DESIGNED: HHPR
DRAWN: BJB
CHECKED: BRA
DATE: MAY 2010

DATE	NO.	DESCRIPTION

REVISIONS

SHEET NO. 5

JOB NO. ANK-112

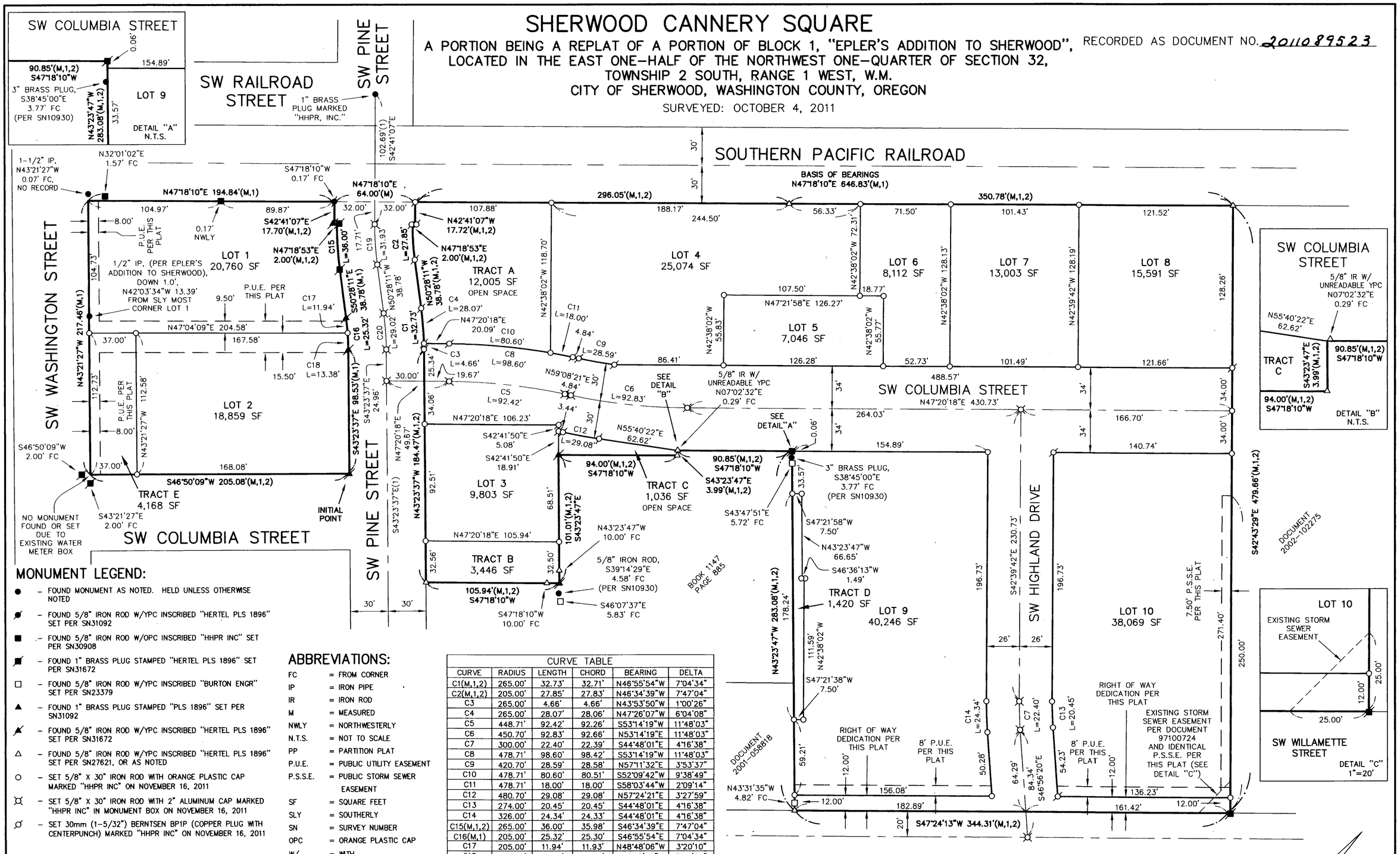
P:\ANK-112\ANK112-DWGS\STORMWATER\ANK112-REGIONAL BASIN MAP.dwg

SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD", LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

SURVEYED: OCTOBER 4, 2011

RECORDED AS DOCUMENT NO. 2011089523



MONUMENT LEGEND:

- ● – FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
- – FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31092
- ■ – FOUND 5/8" IRON ROD W/OPC INSCRIBED "HHPR INC" SET PER SN30908
- – FOUND 1" BRASS PLUG STAMPED "HERTEL PLS 1896" SET PER SN31672
- □ – FOUND 5/8" IRON ROD W/YPC INSCRIBED "BURTON ENGR" SET PER SN23379
- ▲ – FOUND 1" BRASS PLUG STAMPED "PLS 1896" SET PER SN31092
- – FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN31672
- △ – FOUND 5/8" IRON ROD W/YPC INSCRIBED "HERTEL PLS 1896" SET PER SN27621, OR AS NOTED
- ○ – SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "HHPR INC" ON NOVEMBER 16, 2011
- – SET 5/8" X 30" IRON ROD WITH 2" ALUMINUM CAP MARKED "HHPR INC" IN MONUMENT BOX ON NOVEMBER 16, 2011
- – SET 30mm (1-5/32") BERNTSEN BP1P (COPPER PLUG WITH CENTERPUNCH) MARKED "HHPR INC" ON NOVEMBER 16, 2011

ABBREVIATIONS:

FC	= FROM CORNER
IP	= IRON PIPE
IR	= IRON ROD
M	= MEASURED
NWLY	= NORTHWESTERLY
N.T.S.	= NOT TO SCALE
PP	= PARTITION PLAT
P.U.E.	= PUBLIC UTILITY EASEMENT
P.S.S.E.	= PUBLIC STORM SEWER EASEMENT
SF	= SQUARE FEET
SLY	= SOUTHERLY
SN	= SURVEY NUMBER
OPC	= ORANGE PLASTIC CAP
W/	= WITH
YPC	= YELLOW PLASTIC CAP

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(M,1,2)	265.00'	32.73'	32.71'	N46°55'54"W	7°04'34"
C2(M,1,2)	205.00'	27.85'	27.83'	N46°34'39"W	7°47'04"
C3	265.00'	4.66'	4.66'	N43°53'50"W	1°00'26"
C4	265.00'	28.07'	28.06'	N47°26'07"W	6°04'08"
C5	448.71'	92.42'	92.26'	S53°14'19"W	11°48'03"
C6	450.70'	92.83'	92.66'	N53°14'19"E	11°48'03"
C7	300.00'	22.40'	22.39'	S44°48'01"E	4°16'38"
C8	478.71'	98.60'	98.42'	S53°14'19"W	11°48'03"
C9	420.70'	28.59'	28.58'	N57°11'32"E	3°53'37"
C10	478.71'	80.60'	80.51'	S52°09'42"W	9°38'49"
C11	478.71'	18.00'	18.00'	S58°03'44"W	2°09'14"
C12	480.70'	29.08'	29.08'	N57°24'21"E	3°27'59"
C13	274.00'	20.45'	20.45'	S44°48'01"E	4°16'38"
C14	326.00'	24.34'	24.33'	S44°48'01"E	4°16'38"
C15(M,1,2)	265.00'	36.00'	35.98'	S46°34'39"E	7°47'04"
C16(M,1)	205.00'	25.32'	25.30'	S46°55'54"E	7°04'34"
C17	205.00'	11.94'	11.93'	N48°48'06"W	3°20'10"
C18	205.00'	13.38'	13.38'	N45°15'49"W	3°44'24"
C19(M,1,2)	235.00'	31.93'	31.90'	S46°34'39"E	7°47'04"
C19(4,5)	235.00'	31.87'	31.84'	S44°54'29"E	7°46'09"
C20(M,1,2)	235.00'	29.02'	29.00'	S46°55'54"E	7°04'34"
C20(4,5)	235.00'	28.92'	28.90'	S45°16'00"E	7°03'06"

Harper Houf Peterson Righellis Inc.
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LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 15, 2003 JOHN T. CAMPBELL 60070 LS
EXPIRES 12-31-13

REFERENCE DOCUMENTS LEGEND:

(1) – RECORD INFORMATION PER SN31672
(2) – RECORD INFORMATION PER SN31092
(3) – RECORD INFORMATION PER SN27621
(4) – RECORD INFORMATION PER SN30908
(5) – RECORD INFORMATION PER DOCUMENT 2007-115729

SHEET INDEX:

SHEET 1: PLAT MAP, 1"=50'
LEGEND
REFERENCES

SHEET 2: SURVEYOR'S CERTIFICATE
DECLARATION
NARRATIVE
APPROVALS

SHERWOOD CANNERY SQUARE

A PORTION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLER'S ADDITION TO SHERWOOD", LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M. CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

SURVEYED: OCTOBER 4, 2011

RECORDED AS DOCUMENT NO. 2011089523

APPROVALS:

APPROVED THIS 30th DAY OF November, 2011,
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF SHERWOOD

BY: _____

APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: _____
County Surveyor

APPROVED THIS 16th DAY OF Dec, 2011,
WASHINGTON COUNTY SURVEYOR

BY: _____

ATTEST THIS 16th DAY OF DECEMBER, 2011
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY: Jamie Gregory
DEPUTY

APPROVED THIS 16TH DAY OF DECEMBER, 2011,
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: _____

STATE OF OREGON)
) S.S.
COUNTY OF WASHINGTON)

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 16th DAY OF DECEMBER, 2011, AT 2:55 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

Jamie Gregory
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JOHN T. CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, LOCATED IN THE EAST ONE HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON. SAID SUBDIVISION BEING A REPLAT OF A PORTION OF BLOCK 1, "EPLERS ADDITION TO SHERWOOD" AND A SUBDIVISION OF OTHER LANDS, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE EASTERLY MOST CORNER OF BLOCK 1, "EPLERS ADDITION TO SHERWOOD"; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC." BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES; SOUTH 42°41'07" EAST A DISTANCE OF 17.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A NON-TANGENT, 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 36.00 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS SOUTH 46°34'39" EAST A DISTANCE OF 35.98 FEET) TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 50°28'11" EAST A DISTANCE OF 38.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.32 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS SOUTH 46°55'54" EAST A DISTANCE OF 25.30 FEET) TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'37" EAST A DISTANCE OF 98.53 FEET TO THE INITIAL POINT.

TOGETHER WITH:

COMMENCING AT SAID INITIAL POINT; THENCE SOUTH 46°50'09" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 1, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. COLUMBIA STREET, A DISTANCE OF 205.08 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 1, FROM WHICH A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 43°21'27" EAST A DISTANCE OF 2.00 FEET AND A 1" BRASS PLUG INSCRIBED "PLS 1896" BEARS SOUTH 46°50'09" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 43°21'27" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1 AND ITS NORTHWESTERLY EXTENSION, AS WELL AS THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. WASHINGTON STREET, A DISTANCE OF 217.46 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH A 1-1/2" IRON PIPE BEARS NORTH 43°21'27" WEST A DISTANCE OF 0.07 FEET AND A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "HHPR INC" BEARS NORTH 32°01'02" EAST A DISTANCE OF 1.57 FEET; THENCE NORTH 47°18'10" EAST ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 194.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF S.W. PINE STREET, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" BEARS SOUTH 47°18'10" WEST A DISTANCE OF 0.17 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 64.00 FEET TO A 1-5/32" COPPER PLUG INSCRIBED "HHPR INC." AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT OF WAY LINE, NORTH 47°18'10" EAST A DISTANCE OF 646.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 42°43'29" EAST A DISTANCE OF 479.66 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896" AT THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET; THENCE SOUTH 47°24'13" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF S.W. WILLAMETTE STREET, A DISTANCE OF 344.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE NORTH 43°23'47" WEST A DISTANCE OF 283.08 FEET TO A 1" BRASS PLUG INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 90.85 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP (UNREADABLE) BEARS NORTH 07°02'32" EAST A DISTANCE OF 0.29 FEET; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 3.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 94.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 43°23'47" EAST A DISTANCE OF 101.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE SOUTH 47°18'10" WEST A DISTANCE OF 105.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AT THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. PINE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY OF S.W. PINE STREET THE FOLLOWING FOUR (4) COURSES AND TWO (2) CURVES: NORTH 43°23'37" WEST A DISTANCE OF 184.47 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 32.73 FEET THROUGH A CENTRAL ANGLE OF 07°04'34" (THE LONG CHORD BEARS NORTH 46°55'54" WEST A DISTANCE OF 32.71 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE NORTH 50°28'11" WEST A DISTANCE OF 38.78 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.85 FEET THROUGH A CENTRAL ANGLE OF 07°47'04" (THE LONG CHORD BEARS NORTH 46°34'39" WEST A DISTANCE OF 27.83 FEET) TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC" AND POINT OF NON-TANGENCY; THENCE NORTH 47°18'53" EAST A DISTANCE OF 2.00 FEET TO A SET 1-5/32" COPPER PLUG MARKED "HHPR INC"; THENCE NORTH 42°41'07" WEST A DISTANCE OF 17.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.41 ACRES MORE OR LESS.

NOTES

1. TRACTS A AND C ARE OPEN SPACE TRACTS.
2. TRACTS B, D AND E ARE SUBJECT TO STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENTS OVER THEIR ENTIRETY FOR THE BENEFIT OF CLEAN WATER SERVICES.
3. TRACTS A, B, C, D AND E SHALL BE OWNED AND MAINTAINED BY THE CITY OF SHERWOOD.
4. THIS PLAT IS SUBJECT TO A STORM SEWER EASEMENT PER DOCUMENT NO. 97100724, THE WIDTH OF WHICH IS INDETERMINATE.
5. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF SHERWOOD CASE FILE NO. SUB 09-02.

NARRATIVE

WE WERE RETAINED BY THE CITY OF SHERWOOD URBAN RENEWAL AGENCY TO SUBDIVIDE THAT PROPERTY ACQUIRED BY SAID CITY OF SHERWOOD URBAN RENEWAL AGENCY, AS DESCRIBED BY DEED DOCUMENTS 2008-041103, 2009-079566 AND 2010-004456, WASHINGTON COUNTY DEED RECORDS. SAID PROPERTY IS LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4) OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

SAID PROPERTY WAS RECENTLY SURVEYED BY ALBERT HERTEL AND FILED AS SN31672, WASHINGTON COUNTY SURVEY RECORDS. ALL BEARINGS AND DISTANCES SHOWN ALONG THE BOUNDARY WERE FOUND TO BE CONSISTENT WITH RECORD DATA AS SHOWN.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE FOUND 1" BRASS DISC STAMPED "HERTEL PLS 1896" AND THE FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS NORTH 47°18'10" EAST.

THIS SURVEY SHALL ALSO SERVE AS A RECORD OF THE MONUMENTS REPLACED ON THE CENTERLINE AND RIGHT OF WAY LINES OF S.W. PINE STREET AS SET PER SN30908 WHICH WERE SUBSEQUENTLY DESTROYED BY CONSTRUCTION.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF SHERWOOD URBAN RENEWAL AGENCY, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON THE PLAT MAP OF "SHERWOOD CANNERY SQUARE" IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATES ALL RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC, FOR PUBLIC USE, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED. TRACTS A, B, C, D AND E ARE HEREBY CONVEYED TO THE CITY OF SHERWOOD.

BY: _____
TOM PESSEMIER,
CITY MANAGER PRO-TEM

ACKNOWLEDGEMENT

STATE OF OREGON)
)S.S.
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 30, 2011
BY TOM PESSEMIER AS CITY MANAGER PRO-TEM OF CITY OF SHERWOOD.

Shara Gilbert
NOTARY SIGNATURE

SHARA GILBERT
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 430402

MY COMMISSION EXPIRES June 23, 2012

OFFICIAL SEAL
SHARA GILBERT
NOTARY PUBLIC-OREGON
COMMISSION NO. 430402
MY COMMISSION EXPIRES JUNE 23, 2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS
EXPIRES 12-31-13

Harper Houf Peterson Righellis Inc.
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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SHEET 2 OF 2 10/04/2011 SHR-09

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720 SW Washington St.
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Portland, OR 97205
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www.dksassociates.com

MEMORANDUM

REGISTERED PROFESSIONAL ENGINEER 63019 OREGON JANUARY 11, 2005 C. S. MACIEJEWSKI
EXPIRES: 12/31/12

DATE: June 15, 2012

TO: **Jeff Sackett - Capstone Partners**

FROM: Chris Maciejewski, PE, PTOE

David Tokarski

SUBJECT: **The Residences at Cannery Square TIS Update** P# 12097-000

Introduction

The traffic impacts for development of the Cannery Planned Unit Development (PUD) in Sherwood, OR were evaluated and documented by DKS in the *Sherwood Cannery Site PUD Traffic Impact Study*, completed in January 2009. Since that time, development activities related to Phase I of the PUD have progressed, including land use approval for the "machine shops" portion Phase I of the PUD and the completion of a portion of the on-site and off-site improvements conditioned for Phase I of the PUD, including:

- Construction of a southeast bound left turn lane at the intersection of SW Sherwood Boulevard/SW Pine Street/SW 3rd Street
- Construction of a southeast bound left turn lane at the intersection of SW Washington Street/SW 3rd Street
- Construction of SW Columbia Street from SW Pine Street to SW Highland Drive
- Construction of SW Highland Drive from SW Columbia Street to SW Willamette Street
- Completion of the SW Langer Farms Parkway extension from SW Century Drive to SW Oregon Street (this improvement was not assumed as part of the Sherwood Cannery Site PUD Traffic Impact Study)

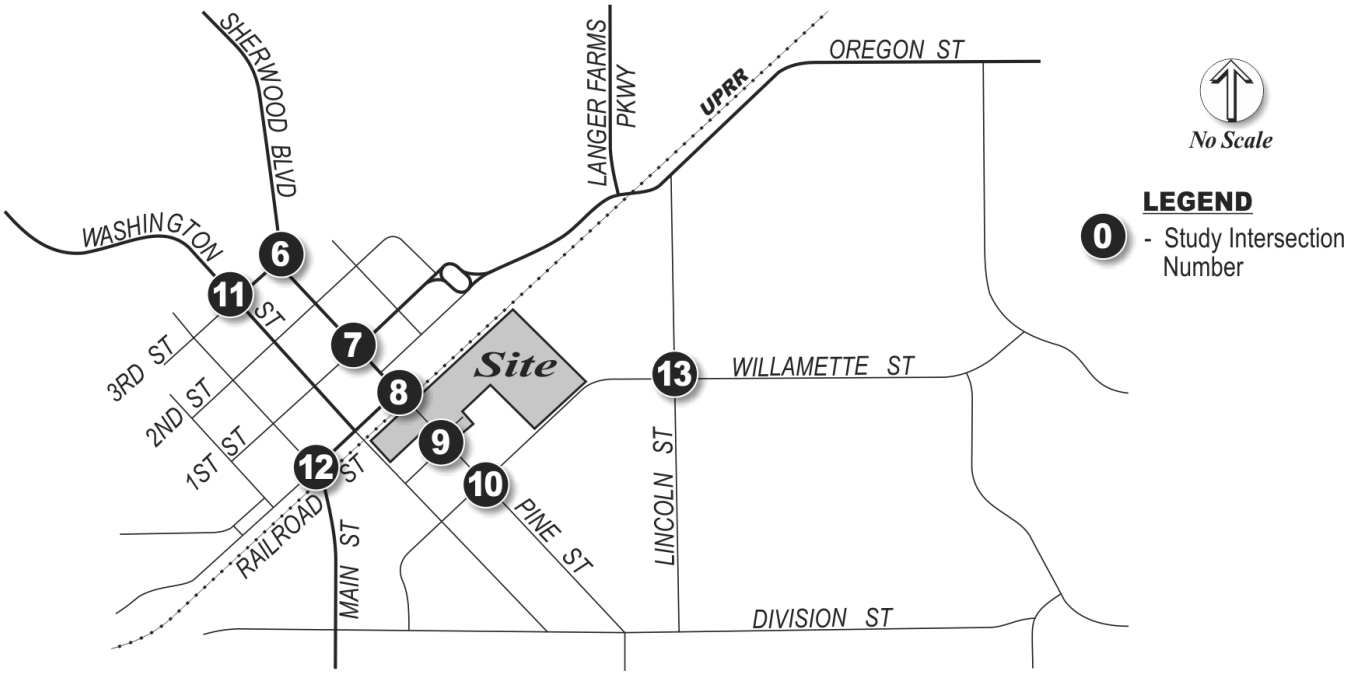
Currently, an additional portion of Phase I of the PUD is seeking land use approval for development - The Residences at Cannery Square. This portion of Phase I of the PUD includes the construction of 101 multi-family dwelling units located along SW Highland Drive north of SW Willamette Street. As the project team has discussed the Residences at Cannery Square with City staff, a question has been raised as to whether or not the

final off-site transportation mitigation measure for Phase I of the PUD (conversion of SW 1st Street and SW 2nd Street to one-way flow north of Pine Street) should be required at this time, or required with the remaining commercial portions of Phase I of the PUD. Therefore, the goal of this memorandum is to determine the impacts of the residential component of Phase I of the PUD on the local roadway system in Sherwood (accounting for the off-site improvements that have already been constructed) and to determine if the final mitigation measure would be triggered at this time.

Analysis Methods & Assumptions

Based on scoping conversations between the project team and City staff, the analysis presented in this memorandum is an update to the January 2009 TIS (e.g., no new traffic counts were completed and analysis methods are consistent with the prior work). The analysis consists of two revised near-future cases: 2014 With Background Growth and 2014 With Background Growth Plus Project. The study area for this evaluation focuses on the downtown area intersections (shown in Figure 1), as study intersections further from the site were not relevant to conditions of approval for Phase I of the PUD.

Figure 1: Study Area



For the 2014 With Background Growth scenario, traffic volumes were adjusted to account for the approved "machine shops" portion of the PUD, as shown in Figure 2. In addition, transportation network traffic shifts due to the recent completion of the SW Langer Farms Parkway Extension to SW Oregon Street were estimated using the Metro regional travel demand model (2030 RTP Financially Constrained Scenario). Traffic operations analysis was also updated to reflect the off-site improvement completed by the City, as described in the previous section.

The impact analysis of the proposed development is discussed in the following sections, which describe the trip generation, distribution, and the resulting intersection operations.

Project Trip Generation and Distribution

The Residences at Cannery Square consists of 101 multi-family (apartment) dwelling units. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition (2008) code 220, trip generation is estimated as follows:

- 672 daily vehicle trips (6.65 per unit)
- 51 AM peak hour vehicle trips (0.51 per unit)
    - 10 inbound
    - 41 outbound
- 63 PM peak hour vehicle trips (0.62 per unit)
    - 41 inbound
    - 22 outbound

No trip reductions (internal trips or "pass-by" trips) have been assumed for this development, as it is strictly residential development. The trip generation of the residential portion of Phase 1 represents approximately one third of the total Phase 1 daily and peak hour trips. The distribution of project trips on the local roadway network is shown in Figure 3. The distribution is somewhat different from the distribution used in the original January 2009 traffic analysis, as the distribution has changed based on the addition of SW Langer Farms Parkway and trip assignment to the north is assumed to utilize both SW 1st Street and SW Lincoln Street. The resulting 2014 With Background Growth Plus Project traffic volumes are shown in Figure 4.

Intersection Operations Analysis

Intersection operations have been calculated at each study intersection based on existing intersection geometrics and projected volumes. Table 1 summarizes 2014 intersection Level of Service (LOS), delay, and volume-to-capacity (v/c) ratios during the AM and PM peak hours, without and with the proposed project. As listed, the intersection of SW Pine Street/SW 1st Street is estimated to exceed the City's LOS D standard both with and without the proposed development. The level of congestion at this location is significantly higher in the year 2014 than the prior TIS, which is primarily due to the estimated shift of traffic from the completion of the SW Langer Farms Parkway Extension. The added project traffic would increase the average vehicle delay at the intersection by 5 to 10 seconds per vehicle during peak hours.

Table 1: 2014 Intersection Operations

Intersection	2014 Level of Service Analysis			
	AM Peak Hour		PM Peak Hour	
	No Project	Plus Project	No Project	Plus Project
Two-Way Stop Control	*Major/ Minor LOS, Minor V/C*		*Major/ Minor LOS, Minor V/C*	
Pine St/ Railroad St	A/B 0.27	A/B 0.30	A/B 0.19	A/B 0.21
Pine St/ Site Access		A/A 0.04		A/A 0.02
Pine St/ Columbia St	A/A 0.00	A/A 0.00	A/A 0.00	A/A 0.00
Main St/ Railroad St	A/C 0.30	A/C 0.31	A/C 0.30	A/C 0.31
*All-Way Stop Control**	*Average Delay, LOS*		*Average Delay, LOS*	
Sherwood Blvd/ 3rd St	12.3 B	13.1 B	10.8 B	11.2 B
Pine St/ 1st St	**40.5 E**	**44.5 E**	**55.7 F**	**63.3 F**
Pine St/ Willamette St	8.9 A	8.9 A	8.4 A	8.4 A
Washington St/ 3rd St	14.4 B	14.6 B	7.7 A	7.7 A
Willamette St/ Lincoln St	9.8 A	9.9 A	9.5 A	9.5 A

* Average intersection values reported
Shaded values exceed jurisdiction's performance standard (Sherwood = LOS D)

Queuing Analysis

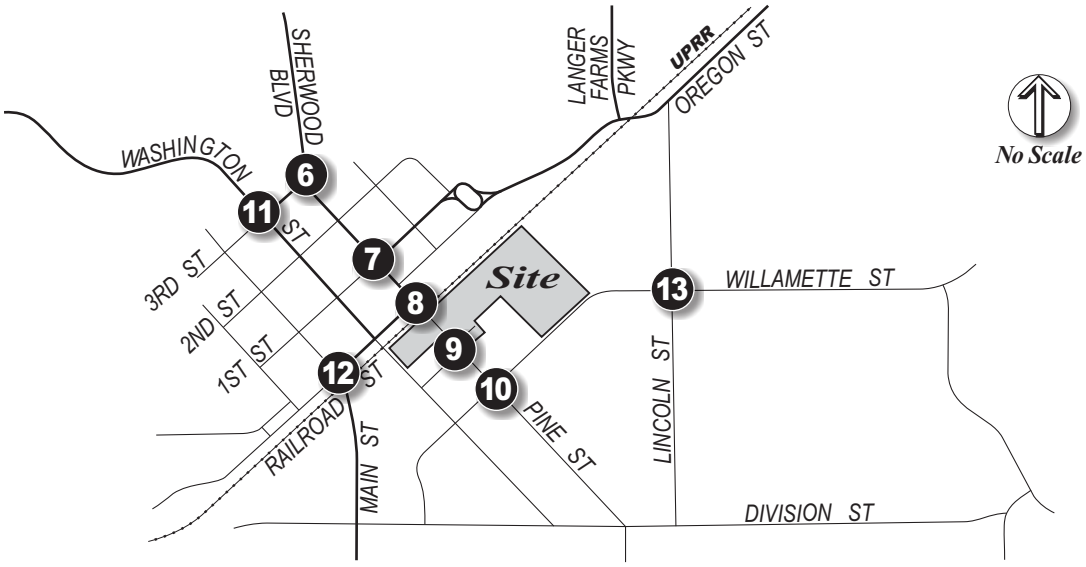
As with the previous analysis, queuing analyses were performed to determine the potential for traffic queues on SW Pine Street to extend from SW 1st Street to the rail crossing (the available storage distance is approximately 210 feet between SW 1st Street and SW Railroad Street) . SimTraffic was utilized to predict the 2014 peak hour queues both without and with the proposed project. Five one-hour simulation iterations were run for each scenario and an average of the 95th percentile queues was calculated. For the 2014 With Background Scenario, the averaged 95th percentile queue lengths are 100 feet and 75 feet for the AM and PM peak hours, respectively. Under 2014 With Background Plus Project Scenario, the averaged 95th percentile queue lengths are 125 feet and 75 feet for the AM and PM peak hours, respectively. In each period, the queues are not projected to be long enough to impact Railroad Street or the railroad crossing.

Conclusions

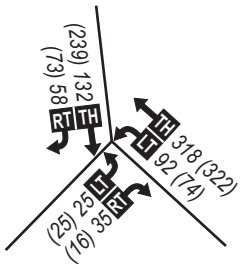
Based on the analysis presented in this memorandum, the proposed portion of Phase I of the PUD (The Residences at Cannery Square) would trigger the need to implement the one-way street conversion (including each of the relevant roadway configuration and traffic control changes) on SW 1st Street and SW 2nd Street north of SW Pine Street, per the conditions of approval for Phase I of the PUD. This need is triggered by the level of congestion at SW Pine Street/SW 1st Street, which causes the intersection to exceed the City's mobility standard of LOS D both with and without the proposed project.

As described in the Assumption & Methods sections of this memorandum, the background traffic volumes accounting for the opening of SW Langer Farms Parkway were approximated by use of the regional travel demand model. The resulting estimated shift in traffic significantly increased the estimated year 2014 volume on SW 1st Street approaching SW Pine Street (compared to the volumes utilized in the prior PUD TIS). However, recent field observations by DKS staff of the study area since the completion of the SW Langer Farms Parkway Extension do not seem to be consistent with the amount of traffic shift estimated by utilizing the regional travel demand model (which accounted for travel patterns under year 2030 level of congestion and land use development). Therefore, an option to consider prior to implementing the improvements to SW 1st Street and SW 2nd Street would be to calibrate the 2014 With Background traffic volumes to new actual turn movement count data[1] along SW Oregon Street-SW 1st Street. The calibration of the traffic volumes may find that the long-range use of SW Langer Farms Parkway to carry traffic volume is due more to future development in the area than the physical connection of the roadway that has been completed, which could eliminate the need to implement the SW 1st Street and SW 2nd Street improvements at this time.

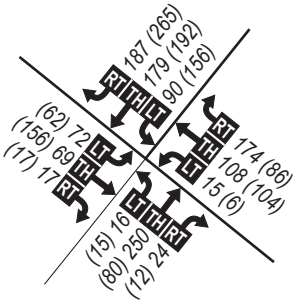
[1] As part of the ODOT TGM funded Sherwood Town Center Plan study that is underway, ODOT may have collected new traffic counts at the intersection of SW Langer Farms Parkway/SW Oregon Street within the last week, which could be used for calibration purposes.



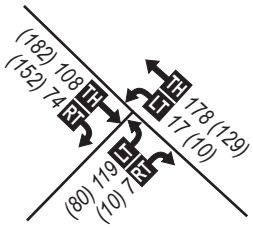
6 Sherwood Blvd @ Pine St



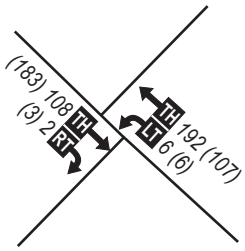
7 Pine St @ 1st St



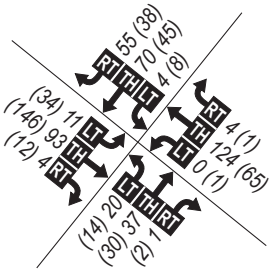
8 Pine St @ Railroad St



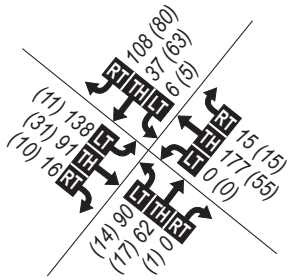
9 Pine St @ Site Driveway/Columbia St



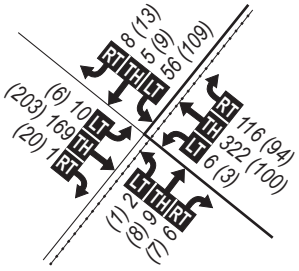
10 Pine St @ Willamette St



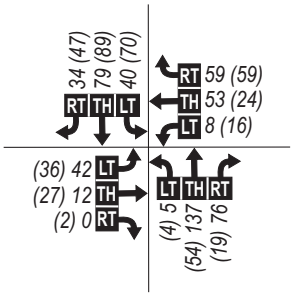
11 Washington St @ 3rd St



12 Main St @ Railroad St



13 Willamette St @ Lincoln St



LEGEND

0 - Study Intersection Number

AM (PM) - Peak Hour Traffic Volume

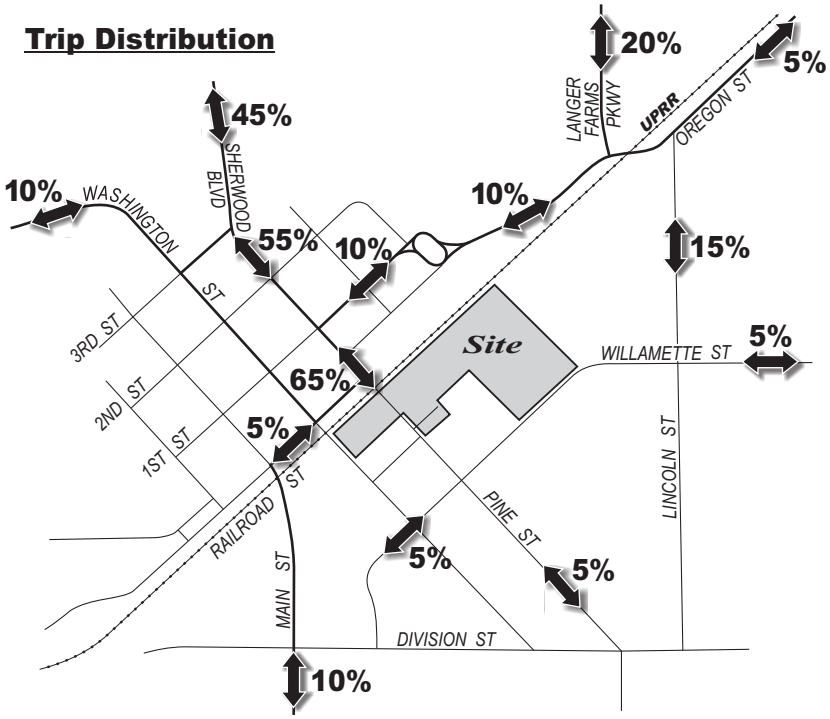
LT TH RT - Volume Turn Movement
Left • Thru • Right

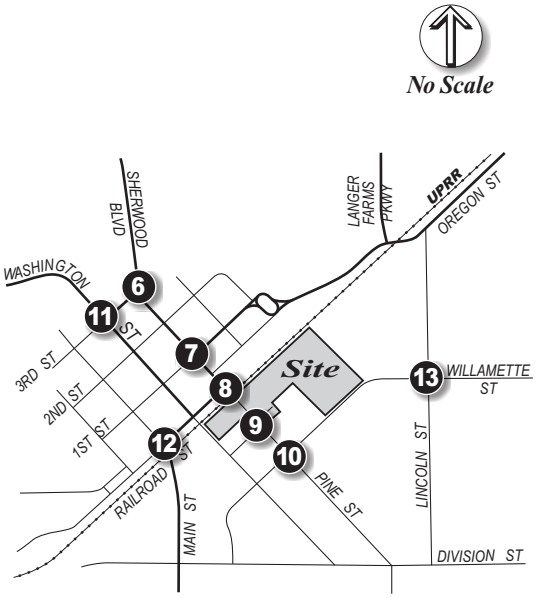
DKS

Figure 2

2014 NO PROJECT AM/PM PEAK HOUR TRAFFIC VOLUMES

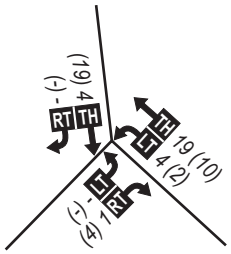
Trip Distribution



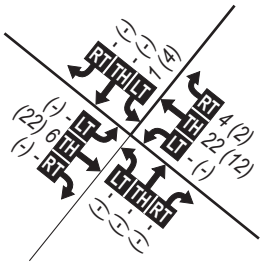


Study Intersection Key

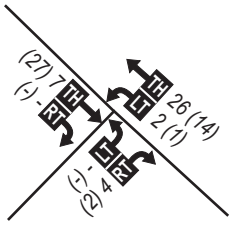
6 Sherwood Blvd @ Pine St



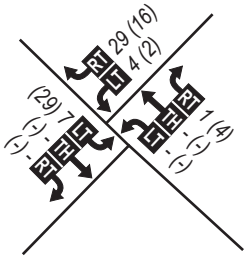
7 Pine St @ 1st St



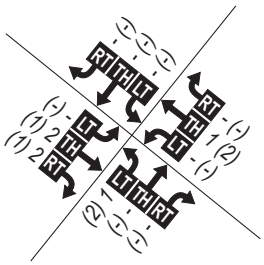
8 Pine St @ Railroad St



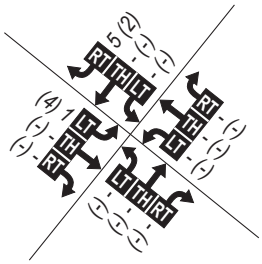
9 Pine St @ Site Driveway/Columbia St



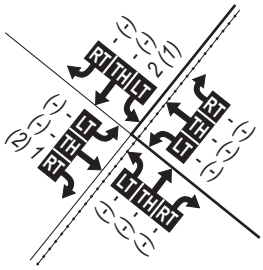
10 Pine St @ Willamette St



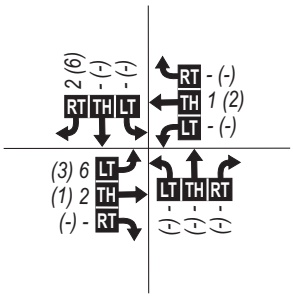
11 Washington St @ 3rd St



12 Main St @ Railroad St



13 Willamette St @ Lincoln St



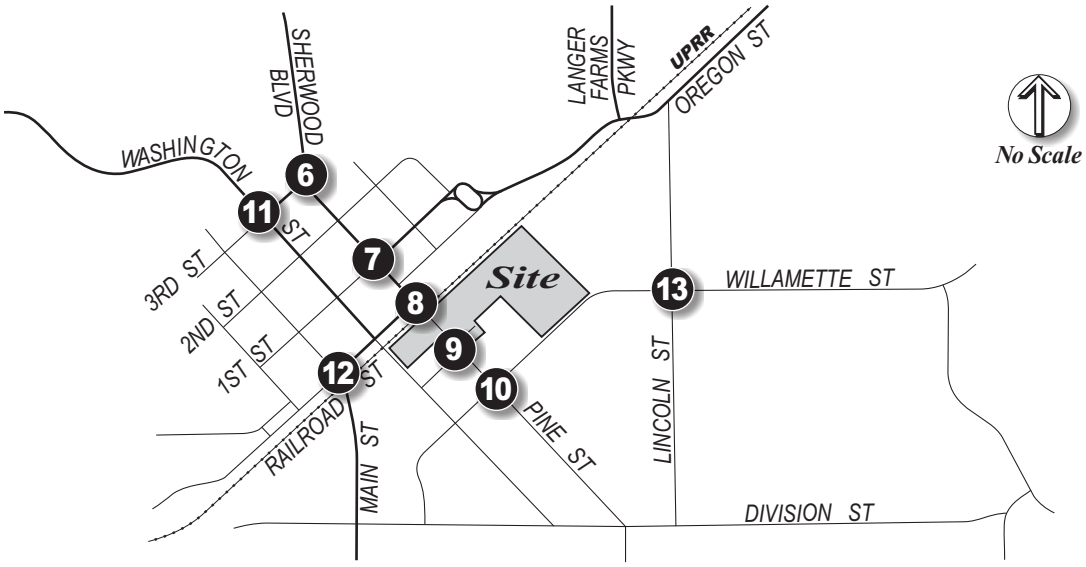
LEGEND

- 0 - Study Intersection Number
- AM (PM) - Peak Hour Traffic Volume
- LT TH RT (Left • Thru • Right) - Volume Turn Movement
- 5% - Trip Distribution Percentage

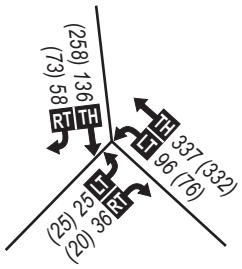
DKS

Figure 3

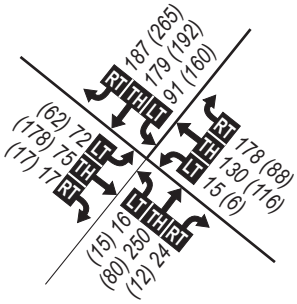
2014 PROJECT ADDED AM/PM PEAK HOUR TRAFFIC VOLUMES & TRIP DISTRIBUTION



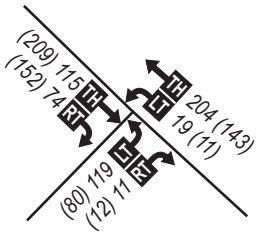
6 Sherwood Blvd @ Pine St



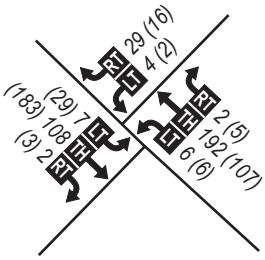
7 Pine St @ 1st St



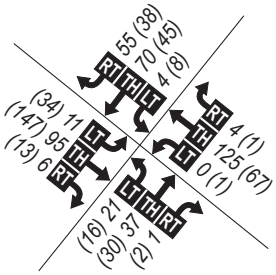
8 Pine St @ Railroad St



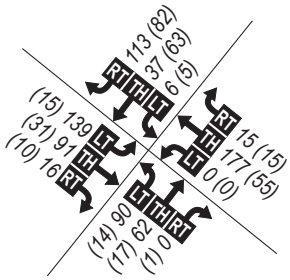
9 Pine St @ Site Driveway/Columbia St



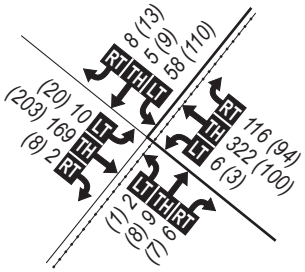
10 Pine St @ Willamette St



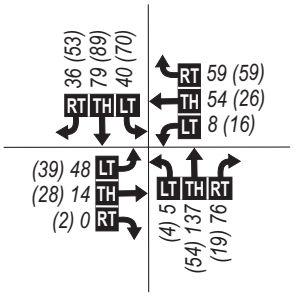
11 Washington St @ 3rd St



12 Main St @ Railroad St



13 Willamette St @ Lincoln St



LEGEND

0 - Study Intersection Number

AM (PM) - Peak Hour Traffic Volume

LT TH RT - Volume Turn Movement
Left • Thru • Right

DKS

Figure 4

2014 PLUS PROJECT AM/PM PEAK HOUR TRAFFIC VOLUMES

LEVEL OF SERVICE CALCULATIONS

2014 Baseline No Project AM Peak Hour

HCM Unsignalized Intersection Capacity Analysis
6: 3rd St & Pine St & Sherwood Blvd

6/15/2012

Movement	SBL	SBR	NWL	NWR	NEL	NER
Lane Configurations						
Sign Control	Stop		Stop		Stop	
Volume (vph)	132	58	92	318	25	35
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	157	69	110	379	30	42

Direction, Lane #	SB 1	SB 2	NW 1	NE 1
Volume Total (vph)	157	69	488	71
Volume Left (vph)	0	0	110	30
Volume Right (vph)	0	69	0	42
Hadj (s)	0.08	-0.61	0.12	-0.14
Departure Headway (s)	5.2	4.5	4.6	5.4
Degree Utilization, x	0.23	0.09	0.62	0.11
Capacity (veh/h)	674	777	776	595
Control Delay (s)	8.5	6.7	14.8	9.0
Approach Delay (s)	7.9		14.8	9.0
Approach LOS	A		B	A

Intersection Summary			
Delay	12.3		
HCM Level of Service	B		
Intersection Capacity Utilization	45.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	72	69	17	15	108	174	16	250	24	90	179	187
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	83	79	20	17	124	200	18	287	28	103	206	215

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	182	341	333	524
Volume Left (vph)	83	17	18	103
Volume Right (vph)	20	200	28	215
Hadj (s)	0.10	-0.19	-0.02	-0.09
Departure Headway (s)	8.4	7.5	7.5	6.9
Degree Utilization, x	0.42	0.71	0.69	1.01
Capacity (veh/h)	397	474	473	521
Control Delay (s)	17.5	26.6	25.7	67.0
Approach Delay (s)	17.5	26.6	25.7	67.0
Approach LOS	C	D	D	F

Intersection Summary			
Delay	40.5		
HCM Level of Service	E		
Intersection Capacity Utilization	80.5%	ICU Level of Service	D
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	108	74	17	178	119	7
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	133	91	21	220	147	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			225		441	179
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			225		441	179
tC, single (s)			4.2		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.3		3.6	3.3
p0 queue free %			98		74	99
cM capacity (veh/h)			1309		557	869

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	225	241	156
Volume Left	0	21	147
Volume Right	91	0	9
cSH	1700	1309	569
Volume to Capacity	0.13	0.02	0.27
Queue Length 95th (ft)	0	1	28
Control Delay (s)	0.0	0.8	13.7
Lane LOS		A	B
Approach Delay (s)	0.0	0.8	13.7
Approach LOS			B

Intersection Summary			
Average Delay	3.7		
Intersection Capacity Utilization	37.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	108	2	6	192	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	150	3	8	267	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			153		435	151
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			153		435	151
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	100
cM capacity (veh/h)			1440		579	900

Direction, Lane #	SE 1	NW 1
Volume Total	153	275
Volume Left	0	8
Volume Right	3	0
cSH	1700	1440
Volume to Capacity	0.09	0.01
Queue Length 95th (ft)	0	0
Control Delay (s)	0.0	0.3
Lane LOS		A
Approach Delay (s)	0.0	0.3
Approach LOS		

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	18.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	11	93	4	0	124	4	20	37	1	4	70	55
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Hourly flow rate (vph)	15	126	5	0	168	5	27	50	1	5	95	74

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	146	173	78	174
Volume Left (vph)	15	0	27	5
Volume Right (vph)	5	5	1	74
Hadj (s)	0.03	0.01	0.06	-0.23
Departure Headway (s)	4.8	4.7	5.0	4.6
Degree Utilization, x	0.19	0.23	0.11	0.22
Capacity (veh/h)	705	719	663	732
Control Delay (s)	8.9	9.1	8.6	8.8
Approach Delay (s)	8.9	9.1	8.6	8.8
Approach LOS	A	A	A	A

Intersection Summary			
Delay	8.9		
HCM Level of Service	A		
Intersection Capacity Utilization	33.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	138	91	16	0	177	15	90	62	0	6	37	108
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	216	142	25	0	277	23	141	97	0	9	58	169

Direction, Lane #	SE 1	SE 2	NW 1	NE 1	SW 1
Volume Total (vph)	216	167	300	238	236
Volume Left (vph)	216	0	0	141	9
Volume Right (vph)	0	25	23	0	169
Hadj (s)	0.74	-0.08	-0.02	0.17	-0.38
Departure Headway (s)	7.4	6.6	6.3	6.7	6.2
Degree Utilization, x	0.44	0.31	0.53	0.44	0.41
Capacity (veh/h)	461	516	527	482	523
Control Delay (s)	15.0	11.2	16.2	14.9	13.4
Approach Delay (s)	13.3		16.2	14.9	13.4
Approach LOS	B		C	B	B

Intersection Summary			
Delay	14.4		
HCM Level of Service	B		
Intersection Capacity Utilization	48.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (veh/h)	10	169	1	6	322	116	2	9	6	56	5	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Hourly flow rate (vph)	13	222	1	8	424	153	3	12	8	74	7	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	576			224			779	841	223	779	766	500
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	576			224			779	841	223	779	766	500
tC, single (s)	4.9			4.1			7.1	6.6	6.4	7.2	6.9	6.3
tC, 2 stage (s)												
tF (s)	2.9			2.2			3.5	4.1	3.5	3.6	4.4	3.4
p0 queue free %	98			99			99	96	99	74	98	98
cM capacity (veh/h)	710			1357			299	284	780	282	285	563

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total	237	584	22	91
Volume Left	13	8	3	74
Volume Right	1	153	8	11
cSH	710	1357	369	300
Volume to Capacity	0.02	0.01	0.06	0.30
Queue Length 95th (ft)	1	0	5	31
Control Delay (s)	0.8	0.2	15.4	22.1
Lane LOS	A	A	C	C
Approach Delay (s)	0.8	0.2	15.4	22.1
Approach LOS			C	C

Intersection Summary				
Average Delay	2.8			
Intersection Capacity Utilization	43.1%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	42	12	0	8	53	59	5	137	76	40	79	34
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	56	16	0	11	71	79	7	183	101	53	105	45

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	72	160	291	204
Volume Left (vph)	56	11	7	53
Volume Right (vph)	0	79	101	45
Hadj (s)	0.16	-0.25	-0.20	0.06
Departure Headway (s)	5.5	5.0	4.6	4.9
Degree Utilization, x	0.11	0.22	0.37	0.28
Capacity (veh/h)	581	656	747	685
Control Delay (s)	9.2	9.3	10.2	9.8
Approach Delay (s)	9.2	9.3	10.2	9.8
Approach LOS	A	A	B	A

Intersection Summary			
Delay	9.8		
HCM Level of Service	A		
Intersection Capacity Utilization	40.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Volume (veh/h)	0	108	192	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	117	209	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	210				327	209
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	210				327	209
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1361				668	831

Direction, Lane #	SE 1	NW 1	SW 1
Volume Total	117	210	0
Volume Left	0	0	0
Volume Right	0	1	0
cSH	1361	1700	1700
Volume to Capacity	0.00	0.12	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	13.5%	ICU Level of Service	A
Analysis Period (min)	15		

2014 Baseline No Project PM Peak Hour

HCM Unsignalized Intersection Capacity Analysis
6: 3rd St & Pine St & Sherwood Blvd

6/15/2012

Movement	SBL	SBR	NWL	NWR	NEL	NER
Lane Configurations						
Sign Control	Stop		Stop		Stop	
Volume (vph)	239	73	74	322	25	16
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	254	78	79	343	27	17

Direction, Lane #	SB 1	SB 2	NW 1	NE 1
Volume Total (vph)	254	78	421	44
Volume Left (vph)	0	0	79	27
Volume Right (vph)	0	78	0	17
Hadj (s)	0.07	-0.68	0.08	-0.11
Departure Headway (s)	5.0	4.2	4.5	5.4
Degree Utilization, x	0.35	0.09	0.53	0.07
Capacity (veh/h)	703	825	780	584
Control Delay (s)	9.5	6.5	12.6	8.8
Approach Delay (s)	8.8		12.6	8.8
Approach LOS	A		B	A

Intersection Summary			
Delay	10.8		
HCM Level of Service	B		
Intersection Capacity Utilization	50.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	62	156	17	6	104	86	15	80	12	156	192	265
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	71	179	20	7	120	99	17	92	14	179	221	305

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	270	225	123	705
Volume Left (vph)	71	7	17	179
Volume Right (vph)	20	99	14	305
Hadj (s)	0.06	-0.21	-0.04	-0.20
Departure Headway (s)	6.7	6.6	6.8	5.7
Degree Utilization, x	0.51	0.41	0.23	1.11
Capacity (veh/h)	516	514	484	630
Control Delay (s)	16.4	14.2	11.9	91.7
Approach Delay (s)	16.4	14.2	11.9	91.7
Approach LOS	C	B	B	F

Intersection Summary			
Delay	55.7		
HCM Level of Service	F		
Intersection Capacity Utilization	75.3%	ICU Level of Service	D
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	182	152	10	129	80	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	214	179	12	152	94	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			393		479	304
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			393		479	304
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			99		82	98
cM capacity (veh/h)			1177		528	741

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	393	164	106
Volume Left	0	12	94
Volume Right	179	0	12
cSH	1700	1177	545
Volume to Capacity	0.23	0.01	0.19
Queue Length 95th (ft)	0	1	18
Control Delay (s)	0.0	0.7	13.2
Lane LOS		A	B
Approach Delay (s)	0.0	0.7	13.2
Approach LOS			B

Intersection Summary			
Average Delay	2.3		
Intersection Capacity Utilization	30.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	183	3	6	107	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	195	3	6	114	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			198		323	196
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			198		323	196
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1387		672	850

Direction, Lane #	SE 1	NW 1
Volume Total	198	120
Volume Left	0	6
Volume Right	3	0
cSH	1700	1387
Volume to Capacity	0.12	0.00
Queue Length 95th (ft)	0	0
Control Delay (s)	0.0	0.4
Lane LOS		A
Approach Delay (s)	0.0	0.4
Approach LOS		

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	13.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	34	146	12	1	65	1	14	30	2	8	45	38
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	38	162	13	1	72	1	16	33	2	9	50	42

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	213	74	51	101
Volume Left (vph)	38	1	16	9
Volume Right (vph)	13	1	2	42
Hadj (s)	0.01	-0.01	0.03	-0.23
Departure Headway (s)	4.4	4.5	4.7	4.4
Degree Utilization, x	0.26	0.09	0.07	0.12
Capacity (veh/h)	790	760	703	759
Control Delay (s)	8.9	8.0	8.1	8.0
Approach Delay (s)	8.9	8.0	8.1	8.0
Approach LOS	A	A	A	A

Intersection Summary			
Delay	8.4		
HCM Level of Service	A		
Intersection Capacity Utilization	29.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	11	31	10	0	55	15	14	17	1	5	63	80
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Hourly flow rate (vph)	12	35	11	0	62	17	16	19	1	6	72	91

Direction, Lane #	SE 1	SE 2	NW 1	NE 1	SW 1
Volume Total (vph)	8	51	80	36	168
Volume Left (vph)	8	4	0	16	6
Volume Right (vph)	0	11	17	1	91
Hadj (s)	0.50	-0.12	-0.13	0.07	-0.31
Departure Headway (s)	5.5	4.9	4.4	4.5	4.0
Degree Utilization, x	0.01	0.07	0.10	0.05	0.18
Capacity (veh/h)	619	697	777	771	878
Control Delay (s)	7.4	7.1	7.9	7.7	7.9
Approach Delay (s)	7.1		7.9	7.7	7.9
Approach LOS	A		A	A	A

Intersection Summary			
Delay	7.7		
HCM Level of Service	A		
Intersection Capacity Utilization	21.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (veh/h)	20	203	6	3	100	94	1	8	7	109	9	13
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	23	236	7	3	116	109	1	9	8	127	10	15
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	226			243			484	519	240	477	467	171
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	226			243			484	519	240	477	467	171
tC, single (s)	4.6			4.1			7.1	6.5	6.2	7.1	6.5	6.3
tC, 2 stage (s)												
tF (s)	2.7			2.2			3.5	4.0	3.3	3.5	4.0	3.4
p0 queue free %	98			100			100	98	99	74	98	98
cM capacity (veh/h)	1105			1335			471	453	804	480	484	857

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total	266	229	19	152
Volume Left	23	3	1	127
Volume Right	7	109	8	15
cSH	1105	1335	562	503
Volume to Capacity	0.02	0.00	0.03	0.30
Queue Length 95th (ft)	2	0	3	32
Control Delay (s)	0.9	0.1	11.6	15.2
Lane LOS	A	A	B	C
Approach Delay (s)	0.9	0.1	11.6	15.2
Approach LOS			B	C

Intersection Summary			
Average Delay	4.2		
Intersection Capacity Utilization	43.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	36	27	2	16	24	59	4	54	19	70	89	47
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	51	38	3	23	34	83	6	76	27	99	125	66

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	92	139	108	290
Volume Left (vph)	51	23	6	99
Volume Right (vph)	3	83	27	66
Hadj (s)	0.11	-0.33	-0.14	0.05
Departure Headway (s)	5.2	4.7	4.7	4.7
Degree Utilization, x	0.13	0.18	0.14	0.38
Capacity (veh/h)	633	701	711	733
Control Delay (s)	8.9	8.7	8.5	10.5
Approach Delay (s)	8.9	8.7	8.5	10.5
Approach LOS	A	A	A	B

Intersection Summary			
Delay	9.5		
HCM Level of Service	A		
Intersection Capacity Utilization	34.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Volume (veh/h)	0	186	106	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	202	115	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	116				318	116
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	116				318	116
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1472				675	937

Direction, Lane #	SE 1	NW 1	SW 1
Volume Total	202	116	0
Volume Left	0	0	0
Volume Right	0	1	0
cSH	1472	1700	1700
Volume to Capacity	0.00	0.07	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	13.1%	ICU Level of Service	A
Analysis Period (min)	15		

2014 Baseline Plus Project AM Peak Hour

HCM Unsignalized Intersection Capacity Analysis
6: 3rd St & Pine St & Sherwood Blvd

6/15/2012

Movement	SBL	SBR	NWL	NWR	NEL	NER
Lane Configurations						
Sign Control	Stop		Stop		Stop	
Volume (vph)	136	58	96	337	25	36
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Hourly flow rate (vph)	162	69	114	401	30	43

Direction, Lane #	SB 1	SB 2	NW 1	NE 1
Volume Total (vph)	162	69	515	73
Volume Left (vph)	0	0	114	30
Volume Right (vph)	0	69	0	43
Hadj (s)	0.09	-0.61	0.12	-0.15
Departure Headway (s)	5.2	4.5	4.6	5.4
Degree Utilization, x	0.23	0.09	0.66	0.11
Capacity (veh/h)	670	771	775	586
Control Delay (s)	8.6	6.7	16.0	9.1
Approach Delay (s)	8.0		16.0	9.1
Approach LOS	A		C	A

Intersection Summary			
Delay	13.1		
HCM Level of Service	B		
Intersection Capacity Utilization	47.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	72	75	17	15	130	178	16	250	24	91	179	187
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	83	86	20	17	149	205	18	287	28	105	206	215

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	189	371	333	525
Volume Left (vph)	83	17	18	105
Volume Right (vph)	20	205	28	215
Hadj (s)	0.10	-0.17	-0.02	-0.09
Departure Headway (s)	8.4	7.4	7.5	7.1
Degree Utilization, x	0.44	0.76	0.70	1.03
Capacity (veh/h)	388	473	459	501
Control Delay (s)	17.7	30.4	26.2	75.6
Approach Delay (s)	17.7	30.4	26.2	75.6
Approach LOS	C	D	D	F

Intersection Summary			
Delay	44.5		
HCM Level of Service	E		
Intersection Capacity Utilization	82.3%	ICU Level of Service	E
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	115	74	19	204	119	11
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	142	91	23	252	147	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			233		486	188
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			233		486	188
tC, single (s)			4.2		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.3		3.6	3.3
p0 queue free %			98		72	98
cM capacity (veh/h)			1300		523	860

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	233	275	160
Volume Left	0	23	147
Volume Right	91	0	14
cSH	1700	1300	541
Volume to Capacity	0.14	0.02	0.30
Queue Length 95th (ft)	0	1	31
Control Delay (s)	0.0	0.8	14.4
Lane LOS		A	B
Approach Delay (s)	0.0	0.8	14.4
Approach LOS			B

Intersection Summary			
Average Delay	3.8		
Intersection Capacity Utilization	39.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	108	2	6	194	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	150	3	8	269	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			153		438	151
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			153		438	151
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		100	100
cM capacity (veh/h)			1440		577	900

Direction, Lane #	SE 1	NW 1
Volume Total	153	278
Volume Left	0	8
Volume Right	3	0
cSH	1700	1440
Volume to Capacity	0.09	0.01
Queue Length 95th (ft)	0	0
Control Delay (s)	0.0	0.3
Lane LOS		A
Approach Delay (s)	0.0	0.3
Approach LOS		

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	18.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	11	95	6	0	125	4	21	37	1	4	70	55
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Hourly flow rate (vph)	15	128	8	0	169	5	28	50	1	5	95	74

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	151	174	80	174
Volume Left (vph)	15	0	28	5
Volume Right (vph)	8	5	1	74
Hadj (s)	0.02	0.01	0.06	-0.23
Departure Headway (s)	4.8	4.7	5.0	4.6
Degree Utilization, x	0.20	0.23	0.11	0.22
Capacity (veh/h)	706	716	658	728
Control Delay (s)	9.0	9.1	8.6	8.9
Approach Delay (s)	9.0	9.1	8.6	8.9
Approach LOS	A	A	A	A

Intersection Summary			
Delay	8.9		
HCM Level of Service	A		
Intersection Capacity Utilization	34.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	139	91	16	0	177	15	90	62	0	6	37	113
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	217	142	25	0	277	23	141	97	0	9	58	177

Direction, Lane #	SE 1	SE 2	NW 1	NE 1	SW 1
Volume Total (vph)	217	167	300	238	244
Volume Left (vph)	217	0	0	141	9
Volume Right (vph)	0	25	23	0	177
Hadj (s)	0.74	-0.08	-0.02	0.17	-0.38
Departure Headway (s)	7.4	6.6	6.4	6.7	6.2
Degree Utilization, x	0.45	0.31	0.53	0.44	0.42
Capacity (veh/h)	457	513	523	479	513
Control Delay (s)	15.2	11.3	16.4	15.0	13.6
Approach Delay (s)	13.5		16.4	15.0	13.6
Approach LOS	B		C	C	B

Intersection Summary			
Delay	14.6		
HCM Level of Service	B		
Intersection Capacity Utilization	48.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (veh/h)	10	169	2	6	322	116	2	9	6	58	5	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Hourly flow rate (vph)	13	222	3	8	424	153	3	12	8	76	7	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	576			225			780	842	224	780	767	500
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	576			225			780	842	224	780	767	500
tC, single (s)	4.9			4.1			7.1	6.6	6.4	7.2	6.9	6.3
tC, 2 stage (s)												
tF (s)	2.9			2.2			3.5	4.1	3.5	3.6	4.4	3.4
p0 queue free %	98			99			99	96	99	73	98	98
cM capacity (veh/h)	710			1356			298	284	780	282	284	563

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total	238	584	22	93
Volume Left	13	8	3	76
Volume Right	3	153	8	11
cSH	710	1356	369	299
Volume to Capacity	0.02	0.01	0.06	0.31
Queue Length 95th (ft)	1	0	5	32
Control Delay (s)	0.8	0.2	15.4	22.4
Lane LOS	A	A	C	C
Approach Delay (s)	0.8	0.2	15.4	22.4
Approach LOS			C	C

Intersection Summary			
Average Delay	2.9		
Intersection Capacity Utilization	43.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	48	14	0	8	54	59	5	137	76	40	79	36
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Hourly flow rate (vph)	64	19	0	11	72	79	7	183	101	53	105	48

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	83	161	291	207
Volume Left (vph)	64	11	7	53
Volume Right (vph)	0	79	101	48
Hadj (s)	0.15	-0.25	-0.20	0.05
Departure Headway (s)	5.5	5.0	4.6	5.0
Degree Utilization, x	0.13	0.22	0.37	0.29
Capacity (veh/h)	579	650	738	677
Control Delay (s)	9.3	9.4	10.4	9.9
Approach Delay (s)	9.3	9.4	10.4	9.9
Approach LOS	A	A	B	A

Intersection Summary			
Delay	9.9		
HCM Level of Service	A		
Intersection Capacity Utilization	40.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Volume (veh/h)	7	110	192	2	4	29
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	120	209	2	4	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	211				345	210
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	211				345	210
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				99	96
cM capacity (veh/h)	1360				648	830

Direction, Lane #	SE 1	NW 1	SW 1
Volume Total	127	211	36
Volume Left	8	0	4
Volume Right	0	2	32
cSH	1360	1700	803
Volume to Capacity	0.01	0.12	0.04
Queue Length 95th (ft)	0	0	4
Control Delay (s)	0.5	0.0	9.7
Lane LOS	A		A
Approach Delay (s)	0.5	0.0	9.7
Approach LOS			A

Intersection Summary			
Average Delay	1.1		
Intersection Capacity Utilization	21.5%	ICU Level of Service	A
Analysis Period (min)	15		

2014 Baseline Plus Project PM Peak Hour

HCM Unsignalized Intersection Capacity Analysis
6: 3rd St & Pine St & Sherwood Blvd

6/15/2012

Movement	SBL	SBR	NWL	NWR	NEL	NER
Lane Configurations						
Sign Control	Stop		Stop		Stop	
Volume (vph)	258	73	76	332	25	20
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	274	78	81	353	27	21

Direction, Lane #	SB 1	SB 2	NW 1	NE 1
Volume Total (vph)	274	78	434	48
Volume Left (vph)	0	0	81	27
Volume Right (vph)	0	78	0	21
Hadj (s)	0.07	-0.68	0.08	-0.16
Departure Headway (s)	5.0	4.3	4.6	5.5
Degree Utilization, x	0.38	0.09	0.55	0.07
Capacity (veh/h)	700	819	774	579
Control Delay (s)	9.9	6.5	13.1	8.9
Approach Delay (s)	9.2		13.1	8.9
Approach LOS	A		B	A

Intersection Summary			
Delay	11.2		
HCM Level of Service	B		
Intersection Capacity Utilization	52.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	62	178	17	6	116	88	15	80	12	160	192	265
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	71	205	20	7	133	101	17	92	14	184	221	305

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	295	241	123	709
Volume Left (vph)	71	7	17	184
Volume Right (vph)	20	101	14	305
Hadj (s)	0.06	-0.20	-0.04	-0.19
Departure Headway (s)	6.8	6.7	7.0	5.8
Degree Utilization, x	0.56	0.45	0.24	1.15
Capacity (veh/h)	512	506	465	612
Control Delay (s)	18.1	15.1	12.3	107.4
Approach Delay (s)	18.1	15.1	12.3	107.4
Approach LOS	C	C	B	F

Intersection Summary			
Delay	63.3		
HCM Level of Service	F		
Intersection Capacity Utilization	77.5%	ICU Level of Service	D
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	209	152	11	143	80	12
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	246	179	13	168	94	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			425		529	335
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			425		529	335
tC, single (s)			4.1		6.5	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.6	3.3
p0 queue free %			99		81	98
cM capacity (veh/h)			1145		492	711

Direction, Lane #	SE 1	NW 1	NE 1
Volume Total	425	181	108
Volume Left	0	13	94
Volume Right	179	0	14
cSH	1700	1145	513
Volume to Capacity	0.25	0.01	0.21
Queue Length 95th (ft)	0	1	20
Control Delay (s)	0.0	0.7	13.9
Lane LOS		A	B
Approach Delay (s)	0.0	0.7	13.9
Approach LOS			B

Intersection Summary			
Average Delay	2.3		
Intersection Capacity Utilization	32.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Volume (veh/h)	183	3	1	112	0	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	195	3	1	119	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			198		318	196
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			198		318	196
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1387		679	850

Direction, Lane #	SE 1	NW 1
Volume Total	198	120
Volume Left	0	1
Volume Right	3	0
cSH	1700	1387
Volume to Capacity	0.12	0.00
Queue Length 95th (ft)	0	0
Control Delay (s)	0.0	0.1
Lane LOS		A
Approach Delay (s)	0.0	0.1
Approach LOS		

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	13.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	34	147	13	1	67	1	16	30	2	8	45	38
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	38	163	14	1	74	1	18	33	2	9	50	42

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total (vph)	216	77	53	101
Volume Left (vph)	38	1	18	9
Volume Right (vph)	14	1	2	42
Hadj (s)	0.01	-0.01	0.04	-0.23
Departure Headway (s)	4.4	4.5	4.7	4.4
Degree Utilization, x	0.26	0.10	0.07	0.12
Capacity (veh/h)	788	758	700	756
Control Delay (s)	8.9	8.0	8.1	8.0
Approach Delay (s)	8.9	8.0	8.1	8.0
Approach LOS	A	A	A	A

Intersection Summary			
Delay	8.4		
HCM Level of Service	A		
Intersection Capacity Utilization	30.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	15	31	10	0	55	15	14	17	1	5	63	82
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Hourly flow rate (vph)	17	35	11	0	62	17	16	19	1	6	72	93

Direction, Lane #	SE 1	SE 2	NW 1	NE 1	SW 1
Volume Total (vph)	11	52	80	36	170
Volume Left (vph)	11	6	0	16	6
Volume Right (vph)	0	11	17	1	93
Hadj (s)	0.50	-0.10	-0.13	0.07	-0.31
Departure Headway (s)	5.5	4.9	4.4	4.5	4.0
Degree Utilization, x	0.02	0.07	0.10	0.05	0.19
Capacity (veh/h)	618	694	774	767	876
Control Delay (s)	7.4	7.1	7.9	7.7	7.9
Approach Delay (s)	7.2		7.9	7.7	7.9
Approach LOS	A		A	A	A

Intersection Summary			
Delay	7.7		
HCM Level of Service	A		
Intersection Capacity Utilization	23.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (veh/h)	20	203	8	3	100	94	1	8	7	110	9	13
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	23	236	9	3	116	109	1	9	8	128	10	15
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	226			245			485	520	241	478	470	171
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	226			245			485	520	241	478	470	171
tC, single (s)	4.6			4.1			7.1	6.5	6.2	7.1	6.5	6.3
tC, 2 stage (s)												
tF (s)	2.7			2.2			3.5	4.0	3.3	3.5	4.0	3.4
p0 queue free %	98			100			100	98	99	73	98	98
cM capacity (veh/h)	1105			1333			470	453	803	479	483	857

Direction, Lane #	SE 1	NW 1	NE 1	SW 1
Volume Total	269	229	19	153
Volume Left	23	3	1	128
Volume Right	9	109	8	15
cSH	1105	1333	561	501
Volume to Capacity	0.02	0.00	0.03	0.31
Queue Length 95th (ft)	2	0	3	32
Control Delay (s)	0.9	0.1	11.6	15.3
Lane LOS	A	A	B	C
Approach Delay (s)	0.9	0.1	11.6	15.3
Approach LOS			B	C

Intersection Summary			
Average Delay	4.2		
Intersection Capacity Utilization	43.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	36	28	2	16	26	59	4	54	19	70	89	42
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	51	39	3	23	37	83	6	76	27	99	125	59

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	93	142	108	283
Volume Left (vph)	51	23	6	99
Volume Right (vph)	3	83	27	59
Hadj (s)	0.11	-0.32	-0.14	0.06
Departure Headway (s)	5.2	4.7	4.7	4.7
Degree Utilization, x	0.13	0.18	0.14	0.37
Capacity (veh/h)	635	703	710	729
Control Delay (s)	8.9	8.7	8.5	10.4
Approach Delay (s)	8.9	8.7	8.5	10.4
Approach LOS	A	A	A	B

Intersection Summary			
Delay	9.5		
HCM Level of Service	A		
Intersection Capacity Utilization	34.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Volume (veh/h)	29	186	107	5	2	16
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	32	202	116	5	2	17
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	122				384	119
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	122				384	119
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				100	98
cM capacity (veh/h)	1466				605	933

Direction, Lane #	SE 1	NW 1	SW 1
Volume Total	234	122	20
Volume Left	32	0	2
Volume Right	0	5	17
cSH	1466	1700	880
Volume to Capacity	0.02	0.07	0.02
Queue Length 95th (ft)	2	0	2
Control Delay (s)	1.2	0.0	9.2
Lane LOS	A		A
Approach Delay (s)	1.2	0.0	9.2
Approach LOS			A

Intersection Summary			
Average Delay	1.2		
Intersection Capacity Utilization	28.1%	ICU Level of Service	A
Analysis Period (min)	15		

SIMULATION QUEUING RESULTS: PINE STREET & 1ST STREET

2014 Baseline No Project AM Peak Hour

Intersection: 7: 1st St & Pine St, Interval #1

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	68	108	100	158
Average Queue (ft)	43	68	77	94
95th Queue (ft)	66	95	110	158
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #2

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	78	130	80	181
Average Queue (ft)	46	62	55	81
95th Queue (ft)	72	115	86	156
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #3

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	54	70	78	161
Average Queue (ft)	30	49	64	107
95th Queue (ft)	58	79	81	175
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, All Intervals

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	78	130	100	181
Average Queue (ft)	41	61	66	93
95th Queue (ft)	69	102	98	164
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

2014 Baseline No Project PM Peak Hour

Intersection: 7: 1st St & Pine St, Interval #1

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	78	85	57	259
Average Queue (ft)	61	60	34	193
95th Queue (ft)	87	96	49	275
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #2

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	55	74	52	226
Average Queue (ft)	44	53	33	121
95th Queue (ft)	61	73	46	209
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #3

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	68	52	77	321
Average Queue (ft)	39	39	25	181
95th Queue (ft)	62	57	42	315
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, All Intervals

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	78	85	77	321
Average Queue (ft)	48	51	31	165
95th Queue (ft)	75	81	47	281
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

2014 Baseline Plus Project AM Peak Hour

Intersection: 7: 1st St & Pine St, Interval #1

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	55	140	127	222
Average Queue (ft)	44	86	84	130
95th Queue (ft)	63	145	121	204
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #2

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	79	117	70	102
Average Queue (ft)	51	70	47	78
95th Queue (ft)	76	114	72	105
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #3

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	68	90	79	96
Average Queue (ft)	47	69	60	71
95th Queue (ft)	71	93	76	96
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, All Intervals

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	79	140	127	222
Average Queue (ft)	48	76	64	95
95th Queue (ft)	70	124	103	162
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

2014 Baseline Plus Project PM Peak Hour

Intersection: 7: 1st St & Pine St, Interval #1

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	55	86	55	269
Average Queue (ft)	48	54	32	187
95th Queue (ft)	65	93	60	278
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #2

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	72	53	55	211
Average Queue (ft)	43	44	37	147
95th Queue (ft)	68	61	55	233
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, Interval #3

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	54	53	55	191
Average Queue (ft)	40	39	35	96
95th Queue (ft)	57	57	51	176
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 7: 1st St & Pine St, All Intervals

Movement	SE	NW	NE	SW
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	72	86	55	269
Average Queue (ft)	44	46	35	149
95th Queue (ft)	65	76	57	253
Link Distance (ft)	235	239		508
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

lango.hanse | 1100 nw glisan #3b portland OR 97209 T 503 295.2437 F 503 295.2439 | LANDSCAPE ARCHITECTS PC

November 21, 2008

Julia Hajduk
City of Sherwood
20 NW Washington
Sherwood, OR 97140

RE: Tree Inventory for the Cannery Square Project

Dear Julia:
This submittal addresses the requirements of Section 16.142.060 of the City's Community Development Code as it pertains to the proposed Cannery Square Project in downtown Sherwood.

Summary/Tree Count
Although the Cannery Square project is being submitted as a single PUD, there are three distinct areas that relate to tree inventory, preservation, removal and mitigation. These areas are outlined below and shown on Sheet L100:

Private Property – Cannery Square Development
Within the private property, there are a number of trees that will be removed as part of the project. These trees are within future building envelopes or parking areas. It is not possible to save these trees without significant economic impacts to the project. The trees are:

1.	12"	Pine	Removed
2.	16"	Maple	Removed
3.	14"	Maple	Removed
4.	14"	Maple	Removed

Public Right-of-Way
Within the new street section, there are several trees that will need to be removed due to the right-of-way improvements. Mitigation for these trees should not be assessed to the Cannery Square project as this is a public improvement. These trees are:

5.	12"	Maple	Removed
6.	15"	Pine	Removed
7.	15"	Pine	Removed
8.	13"	Fir	Removed
9	40"	Maple	Removed
10.	14"	Maple	Removed

Auto-Body Shop Redevelopment
As part of this City-Owned site, there will be impacts to existing trees located on the west side of the property. This area is identified as a stormwater collection area for the public street improvements that include Pine Street and part of Columbia Street. Several of the trees are in very close proximity to the existing building and may be detrimental to the foundation if they are not removed.

11.	14"	Pine	To be retained and protected
12.	14"	Pine	To be retained and protected
13.	8"	Maple	Removed
14.	13"	Tree of Heaven	Removed
15.	9"	Tree of Heaven	Removed

Mitigation
Mitigation is separated into the privated development areas and the Auto Body Shop redevelopment. The mitigation as outlined in the City Code requires a inch-for-inch replacement value. For the Cannery Square development, a minimum of 56-inches of tree caliper will be planted within the site, outside of the right-of-way. A total of 62 trees will be planted in the private development for a total of 155 caliper inches which exceeds the mitigation requirement. Please refer to Landscape Sheets L201 to L203.

For the Auto Body Shop, a total of 30-inches of tree caliper or payment into a tree fund will be required. We propose that the City pay into the tree fund which would total $2250 for this mitigation.

Discussion
For trees that will be protected, a temporary tree protection fence will be erected during construction to prevent damage to trees. The location of the fencing is indicated on the plan. In addition a tree protection specification will be incorporated into the Construction Contract.

Please let me know if you have any questions or need additional information.

Sincerely,
Lango Hansen Landscape Architects PC

Kurt Lango
Principal

lango.hansen | 1100 nw glisan #3B portland OR 97209 T 503 295.2437 F 503 295.2439 | LANDSCAPE ARCHITECTS PC

January 22, 2009

Ben Austin
Harper Houf Peterson Righellis Inc.
205 S.E. Spokane, Suite 200
Portland, OR 97202

RE: Existing Conifer Trees along Willamette Street

Dear Ben,

In the courtesy review of our pre-PUD application, Julia Hajduk asked whether any additional existing trees could be saved by modifying the street standard (comment no.11). In response to this comment, we have inspected the existing trees along Willamette Street. These trees are numbered 6, 7 and 8 on the tree protection plan (L1.00) and shown below.

Tree 6

Tree 7

Tree 8

We believe that there are of problems with the health of the existing trees that warrant the removal and replacement with healthy tree specimens. Due to the existing overhead power lines, each of the trees appears to be topped. Topping a tree will make the tree more susceptible to storm damage and prone to insect and disease problems. Depending upon how the top of the tree was treated, it may also be more likely to develop root rot over time. In addition, it is our experience that street trees are limbed up 6-8 feet for visibility, safety and security. As you can imagine, a tree that has been topped and pruned up will not be truly expressive of the tree's natural form and character.

In addition, evergreen trees are on the City's prohibitive street tree list (16.142.050). This is often the case for most municipalities due to the visibility issues and pine-cone drop.

Also, we noticed that the trunks of trees no. 7 and 8 show signs of stress and illness. Excessive sapping is visible on no. 7 (photo 1, attached) and boring indicative of beetle infestation is visible on no. 8 (photo 2, attached.)

As part of the proposed development, this portion of Willamette Street will be widened. The construction of the road and new sidewalk would cause additional stress to the trees. Tree no. 6 is located 6-feet from the new curb. Even with a small, curb-tight sidewalk, construction would be well under the tree's canopy and require cutting the roots. The result would be weak, unhealthy specimens.

RECOMMENDATION

After our on-site inspection, we feel that removing the existing trees and replanting with approved street trees is the best option because it will limit extra maintenance, offer healthier specimens and provide a better buffer to the adjacent neighborhood.

MITIGATION AND PROPOSED BUFFERING

The removed trees will be mitigated. Care has been taken to ensure that the adjacent residential properties are well buffered. We propose that 9 trees to be planted in the ROW to replace the 3 conifers. These trees will be Ash trees (*Fraxinus excelsior globosum)* chosen from the recommended tree list for trees under power lines. In addition to these trees, there will be 7 Red Sunset Maples (*Acer rubrum 'Red Sunset')* planted on the site, offset from the street trees to create a more complete screen. Also, a low evergreen hedge will screen the parking lot. Together this planting will create a generous privacy screen.

If you would like any additional information, please let me know.

Sincerely,
Lango Hansen Landscape Architects

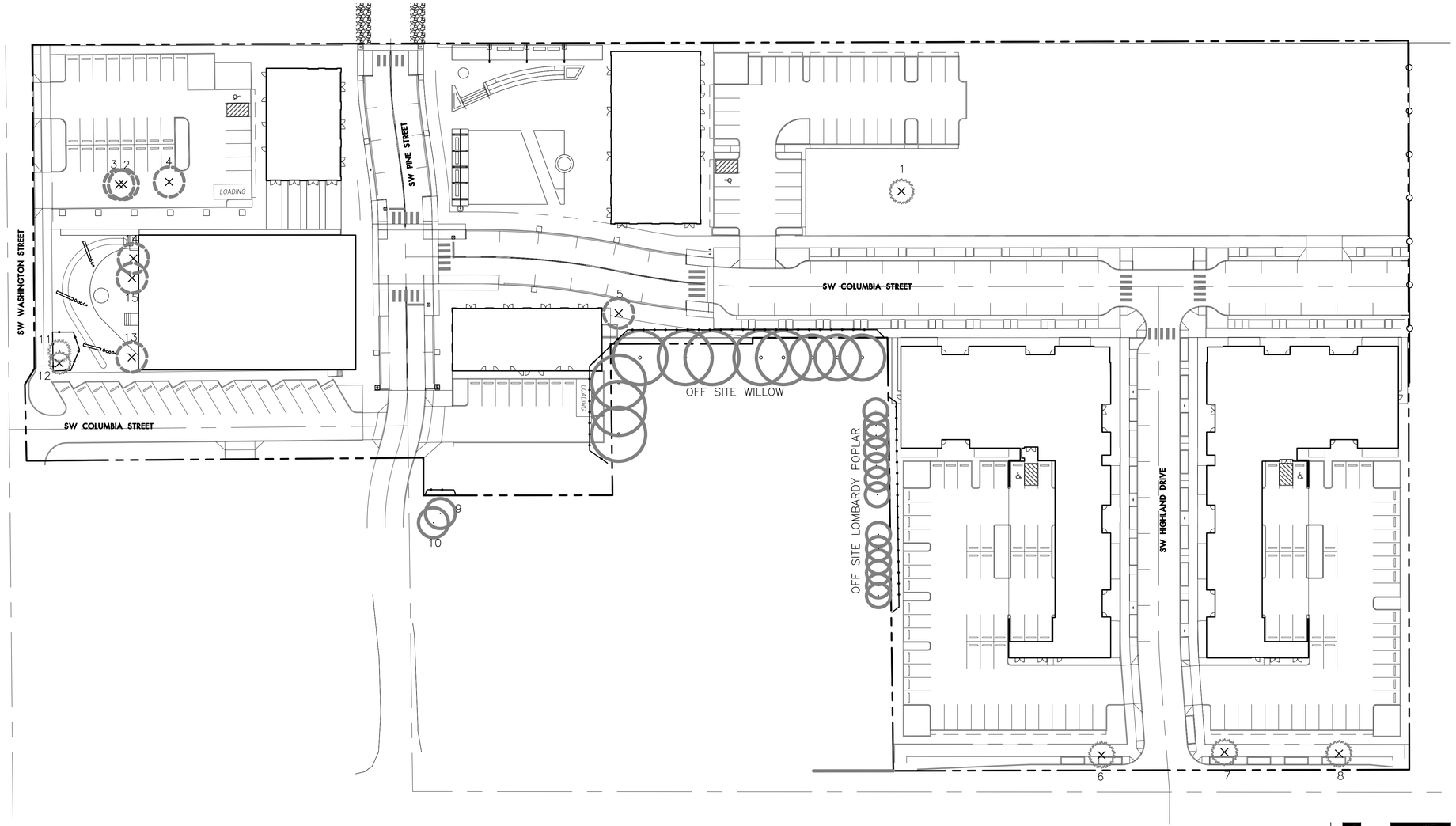
Alyssa Jenkins

Alyssa Jenkins

Cc: Jeffery Hope, Ankrom Moisan Architects

Photo 1 – Excessive sapping on Tree no. 7

Photo 2 – Boring evidence on Tree no. 8



1 TREE PROTECTION PLAN

SCALE: 1"=40'-0"

0 20 40 80

TREE INVENTORY

NO.	NAME	DBH (in)	LOCATION	ACTION
1	Pine	12	Private Property	Removed
2	Birch	16	Private Property	Removed
3	Birch	14	Private Property	Removed
4	Birch	14	Private Property	Removed
5	Maple	12	Public Right of Way	Removed
6	Pine	15	Public Right of Way	Removed
7	Pine	15	Public Right of Way	Removed
8	Fir	13	Public Right of Way	Removed
9	Maple	40	Public Right of Way	To be Retained
10	Maple	14	Public Right of Way	To be Retained
11	Pine	14	Auto–Body Shop Redevelopment	To be Retained
12	Pine	14	Auto–Body Shop Redevelopment	Removed
13	Maple	8	Auto–Body Shop Redevelopment	Removed
14	Tree of Heaven	13	Auto–Body Shop Redevelopment	Removed
15	Birch	9	Auto–Body Shop Redevelopment	Removed

TREE PROTECTION LEGEND

- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFER TREE TO BE REMOVED
- EXISTING CONIFER TREE TO BE RETAINED
- EXISTING CONIFER TREE TO BE RETAINED
- TREE PROTECTION FENCE. FENCE TO BE PLACED 5' BEYOND THE EDGE OF THE TREE ROOT ZONE.
- LANDSCAPE LIMIT OF WORK LINE

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
EQ	EQUAL
NO	NUMBER
O.C.	ON CENTER
PA	PLANTING AREA
SIM	SIMILAR
N/A	NOT APPLICABLE
SF	SQUARE FEET

NOTES

1. THIS PLAN IS BASED ON A SITE SURVEY BY CASWELL/HERTEL SURVEYORS, INC; DATED JULY 24, 2008. NOTIFY ARCHITECT OF ANY DISCREPANCIES INDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
3. TREE PROTECTION FENCING SHALL BE CHAIN–LINK AT A MINIMUN OF 6' HT. SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
4. EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED BY USE OF HANDHELD TOOLS, NON–MOTORIZED ONLY AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH ITS PURPOSES AND TO ENSURE LONG–TERM SURVIVAL OF THE TREE.
5. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
6. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY MANAGER.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
8. THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
9. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE CITY MANAGER.
10. NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.
11. CONTRACTOR TO VERIFY NUMBER AND LOCATION OF OFF SITE TREES.

lango.hansen LANDSCAPE ARCHITECTS PC
1100 nw gllsan #3B portland OR 97209 T 503 295.2437

Preliminary PUD Submission 09-04-09

ANKROM MOISAN
ARCHITECTURE INTERIORS PLANNING
PORTLAND: 6720 SW MACADAM, PORTLAND, OR 97219 | 503-245-7100
SEATTLE: 117 S MAIN STREET, SUITE 400, SEATTLE, WA 98104 | 206-576-1600

Sherwood Cannery PUD
Sherwood, Oregon

Capstone Partners LLC

MARK	DATE	DESCRIPTION

DATE:	09-04-09
JOB:	XXXXX
FILE:	L1.00 TREE PROTECT
DRAWN:	KJ
CHECKED:	KL

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TREE PROTECTION PLAN

L1.00

PLOTTED: ALYSSA JENKINS 9/3/2009 5:34 PM
\\EVERETTWORK\0718-SCSDRAW

AFFIDAVIT OF MAILING

CITY FILE # / DESCRIPTION: Neighborhood Meeting – Residencies Cannery Square

I, Keith Jones do hereby certify that on April 10, 2012 the following action took place:

☐ A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and Albertson's on Tualatin-Sherwood Rd.

☐ A sign identifying the proposed land use action was placed on the subject property. (City Wide – A sign is not required)

☒ Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle.

☐ Published notice was sent to local daily or weekly newspaper.

Signed:

Harper Houf Peterson Righellis Inc.

OFFICIAL SEAL
ANN C SOUDERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 436296
MY COMMISSION EXPIRES FEB. 19, 2013

AFFIDAVIT OF POSTING

DESCRIPTION: **Neighborhood Meeting for Cannery Multi-Family Phases**

I, Brad Kilby do hereby certify that on April 10, 2012 the following action took place:

☒ A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and Albertson's on Tualatin-Sherwood Rd.

☒ A sign identifying the proposed land use action was placed on the subject property. (City Wide – A sign is not required)

☐ Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle.

☐ Published notice was sent to local daily or weekly newspaper.

Signed: _____
Sherwood Planning Department

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R554402
OLSON ALAN R c/o CASA DEI
BAMBINI MONTESSORI SCH
22444 SW OAK ST
SHERWOOD, OR97140-9354

R554411
BASTIAN KENNETH B AND RUTH
25155 SW LABROUSSE RD
SHERWOOD, OR97140-8807

R554420
BROWN DIANE
15782 SW BOWMEN CT
SHERWOOD, OR97140

R554439
ZOBRIST ROBERT & SHAUNA
14965 SW BROOKLET PL
TIGARD, OR97224-0835

R554448
JSJ INVESTMENTS LLC
14919 SE BROOKE CT
SHERWOOD, OR97140-7012

R554457
CHRISTIANSEN SUSAN G
18132 INKSTER DR
SHERWOOD, OR97140-8165

R554466
SJ RENTALS LLC
15922 SW 2ND ST
SHERWOOD, OR97140-9352

R554493
SHERWOOD HALL LLC
PO BOX 1698
BEAVERTON, OR97075-1698

R554509
KO PROPERTIES LLC
4932 PARKHILL ST
LAKE OSWEGO, OR97035-3320

R554518
140 NE FIRST STREET LLC
16004 SW TUALATIN-SHERWOOD
SHERWOOD, OR97140-8521

R554527
COLUMBIA COMMUNITY BANK CORP
314 E MAIN ST
HILLSBORO, OR97123-4068

R554536
140 NE FIRST STREET LLC
16004 SW TUALATIN-SHERWOOD
SHERWOOD, OR97140-8521

R554545
ARGONNE POST NO. 56 OF THE
AMERI
PO BOX 532
SHERWOOD, OR97140-0532

R554554
ARGONNE POST NO 56 AMERICAN
LEGION
P O BOX 532
SHERWOOD, OR97140-0532

R554563
SHERWOOD CITY OF URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R554572
SHERWOOD CITY OF URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R554581
MARSHALL JOYCE E
15850 SW 1ST ST
SHERWOOD, OR97140-9347

R554590
MARSHALL JOYCE E
15850 SW 1ST ST
SHERWOOD, OR97140-9347

R554634
FISHER JAMES L JR & JACQUI L
23225 DILLAN RD
NEWBERG, OR97132-7319

R554643
SHERWOOD CITY OF
22560 SW PINE ST
SHERWOOD, OR97140-9335

R554652
CARLSEN JON GLEN AND RENEE L
15526 SW WILLAMETTE ST
SHERWOOD, OR97140-9805

R2069808
HINCHLIFF THOMAS C & HINCHLIFF
CHERYL L
15707 SW 1ST ST
SHERWOOD, OR97140-9346

R2069809
SHNW PROPERTIES LLC BY
GRAYCO LLC
PO BOX 566
GRESHAM, OR97030-0140

R2019417
HARBICK CHARLES C & PEGGY S
16057 SW 2ND ST
SHERWOOD, OR97140-9330

R554901
HANNA MARIRUTH H
22420 SW MAIN ST #A
SHERWOOD, OR97140-9460

R554910
EMERSEN DANE K & DUBOSE
COWAN
21854 SW 106TH AVE
TUALATIN, OR97062-7379

R555116
TOLLEN DOUGLAS M
11681 SW TOOZE RD
WILSONVILLE, OR97070-9519

R555125
VANDENHOEK DARCI K & KIRK A
16114 SW 2ND ST
SHERWOOD, OR97140-9333

R555152
ATTRELL LEONARD D AND GLORIA L
16195 SW 1ST ST
SHERWOOD, OR97140-9193

R555161
ATTRELL LEONARD D & GLORIA L
16195 SW FIRST ST
SHERWOOD, OR97140-9193

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R2011822
STEWART MICHAEL A & LEONARD LINDA C
PO BOX 1353
SHERWOOD, OR97140-1353

R2018022
HANSON RICHARD W & LOUELLA M
22890 SW LINCOLN ST
SHERWOOD, OR97140-9465

R2018023
FRIEDMAN FAMILY TRUST BY RONALD J/JONI L FRIEDMAN TRS
22918 SW LINCOLN ST
SHERWOOD, OR97140-9404

R2017686
CLEMENTS BOBBY R JR & RHONDA J
15176 SW WILLAMETTE ST
SHERWOOD, OR97140-9840

R2017687
SCHPANKYN GALINA
15154 SW WILLAMETTE ST
SHERWOOD, OR97140-9840

R2027608
HERRETT MICHAEL A & JENNIFER M
17251 SW NOBLE FIR CT
SHERWOOD, OR97140-7317

R2027609
SOUTH WILLAMETTE RENTAL LLC
PO BOX 2018
OREGON CITY, OR97045-0118

R2031558
PASCHALL ROBIN & GINA
22742 SW LINCOLN ST
SHERWOOD, OR97140-9395

R2031559
GREENFIELD JAMES R
15105 SW 119TH AVE
TIGARD, OR97224-2770

R2096274
SORENSEN JOSEPH J JR & KUJALA MARY
15462 SW VISTA DR
SHERWOOD, OR97140-9632

R2096275
MURRELL CHRISTOPHER M & MURRELL CACILIA A
15434 SW VISTA AVE
SHERWOOD, OR97140-9632

R2096276
PASCOAL BARTON J & LISA M
15455 SW DIVISION ST #1
SHERWOOD, OR97140-9492

R554162
ST FRANCIS CATHOLIC CHURCH
15651 SW OREGON ST
SHERWOOD, OR97140-9342

R1366701
NEW LIFE ASSEBLY OF GOD ATTN: JEFF DOROTHY
PO BOX 878
SHERWOOD, OR97140-0878

R554206
LOPEZ EDGAR M ESCOBAR & SMITH NORSY
10405 SW DENNEY RD #47
BEAVERTON, OR97008-6100

R554215
RANSOM KAREN
15704 SW 1ST ST
SHERWOOD, OR97140-9345

R554224
VILLANUEVA CANDELARIO L & CHACON IMELDA R & OROZCO ISRAEL &
15699 SW OREGON ST
SHERWOOD, OR97140-9342

R554242
GREGG GLENN H TRUST BY GRAYCO LLC
PO BOX 566
GRESHAM, OR97030-0140

R554260
SHERWOOD SCHOOL DIST #88J
16956 SW MEINECKE RD
SHERWOOD, OR97140-9061

R554304
KING WILLIAM R
15900 SW 3RD ST
SHERWOOD, OR97140-9355

R554313
VERIZON NORTHWEST INC
PO BOX 152206
IRVING, TX75015-2206

R554322
VERIZON NORTHWEST INC
PO BOX 152206
IRVING, TX75015-2206

R554331
RUBLE JEFFREY A
PO BOX 1334
TUALATIN, OR97062-1334

R554340
GERSCH STEVEN M & ANNABELLE M
23649 HERON LAKES DR
SHERWOOD, OR97140-8274

R554359
KIMBER VIOLET M & PARISH CINDY A
22248 SW LINCOLN ST
SHERWOOD, OR97140-9444

R554368
GALLAGHER CHELSEA D & GALLAGHER BENJAMIN J
15849 SW 2ND ST
SHERWOOD, OR97140-9332

R554377
CAVANAUGH SHARON D & KERN M
3350 SW HAZELBRUSH CT
WILSONVILLE, OR97070-9714

R2059855
GRIFFIN RUSSELL H & DELYN M
15717 SW 1ST ST
SHERWOOD, OR97140-9346

R554386
HARBICK CHARLES C & PEGGY S
16057 SW 2ND ST
SHERWOOD, OR97140-9330

R554395
BALDWIN FAMILY REVOC LIV TRUST
15818 SW 2ND ST
SHERWOOD, OR97140-9331

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R553341
KELTON NICHOLAI
PO BOX 3823
TUALATIN, OR97062-3823

R1273357
FODOR JOHN & ERZSEBET
14916 SW COCHRAN ST
SHERWOOD, OR97140-9860

R1295921
BLACKER RICHARD W & ANGELA M
22741 SW LINCOLN ST
SHERWOOD, OR97140-9395

R553350
LEWIS CARL E & LINDY G
22651 SW LINCOLN ST
SHERWOOD, OR97140-9394

R1384914
LEWIS CARL E & LINDY G
22651 SW LINCOLN ST
SHERWOOD, OR97140-9394

R1384923
SERDAR FRANK
22719 SW LINCOLN ST
SHERWOOD, OR97140-9395

R1384932
ARNOLD SANDRA R
22729 SW LINCOLN ST
SHERWOOD, OR97140-9395

R1384950
PREDOEHL DANIEL JAMES &
PREDOEHL JENNIFER ROSE
22677 SW LINCOLN ST
SHERWOOD, OR97140-9394

R1384969
ALVAREZ JANENE M
PO BOX 722
SHERWOOD, OR97140-0722

R1384978
REEDER JULIE ANN
22639 SW LINCOLN ST
SHERWOOD, OR97140-9394

R553369
GRAY JOSEPH C
PO BOX 1075
SHERWOOD, OR97140-1075

R553378
FELDMAN JEANETTE M
15462 SW WILLAMETTE ST
SHERWOOD, OR97140-9804

R553387
BOULTON JOHN A & JACQUELYN G
22515 SW LINCOLN ST
SHERWOOD, OR97140-9400

R553396
BROWN MICHAEL W & LEANN D
22632 SW NORTON AVE
SHERWOOD, OR97140-9568

R553403
CROSS MICHAEL LOUIS
22660 SW NORTON AVE
SHERWOOD, OR97140-9568

R553412
MEREDITH PAUL A & MEREDITH
MISTI L
22686 SW NORTON AVE
SHERWOOD, OR97140-9568

R553421
MCLELAND MEREDITH A & BIVENS
AARON T
22710 SW NORTON ST
SHERWOOD, OR97140-9569

R553430
JUEDES GLENN D & SUSAN R
22758 SW NORTON AVE
SHERWOOD, OR97140-9569

R553449
SCHENCK STEVEN C & LINDSTROM
MARY JEAN
15159 SW FOREST AVE
SHERWOOD, OR97140-9469

R553485
JONES JEFFRY AND KATHLEEN
22879 SW NORTON AVE
SHERWOOD, OR97140-9570

R553494
TANAKA TORU & FUSAE
22857 SW NORTON AVE
SHERWOOD, OR97140-9570

R553500
WUERTZ JASON A & SARA E
22831 SW NORTON AVE
SHERWOOD, OR97140-9570

R553519
NIPP STEVEN R & JULIE E
22805 SW NORTON AVE
SHERWOOD, OR97140-9570

R553528
RUNEY DERRICK D
22779 SW NORTON AVE
SHERWOOD, OR97140-9569

R553537
RUDE KEN A & TRACEY L
22753 SW NORTON ST
SHERWOOD, OR97140-9569

R553546
KARVIA CHARLOTTE F
22727 SW NORTON AVE
SHERWOOD, OR97140-9569

R553555
WALLER SCOTT D
22691 SW NORTON AVE
SHERWOOD, OR97140-9568

R553564
LOPEZ ANDRES DELAO & LOPEZ
DELAO A
22655 SW NORTON ST
SHERWOOD, OR97140-9568

R553573
HAMBURG JEFFREY S
22639 SW NORTON AVE
SHERWOOD, OR97140-9568

R2011821
RIES MICHAEL R AND NANCY
MORGAN-HART
22761 SW MARTIN CT
SHERWOOD, OR97140-9474

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15431 SW DARLA KAY CT
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R2136104
GUTHRIE MICHAEL T & BILLIE L T
15419 DARLA KAY CT
SHERWOOD, OR97140-9468

R2136105
BAGGIA LISA M & PENNINGTON CAROLYN D &
15407 SW DARLA KAY CT
SHERWOOD, OR97140-9468

R2165410
GUTHRIE THOMAS J & SHIRLENE L FAMILY TRUST
PO BOX 924
SHERWOOD, OR97140-0924

R2165411
DAY CHARLES F
519 NE 257TH AVE
CAMAS, WA98607-7175

R553001
DELOZIER GEORGIA ANN
PO BOX 145
SHERWOOD, OR97140-0145

R1323053
JAGOW JONATHAN P
15208 SW WILLAMETTE ST
SHERWOOD, OR97140-9841

R553010
RUTLAND JULIE E
6716 SW SUSSEX ST
BEAVERTON, OR97008-5244

R553029
SCHENK ROGER M
15262 SW WILLAMETTE ST
SHERWOOD, OR97140-9841

R1198457
COLES GERALD F & COLES LORI M
15348 SW WILLAMETTE ST
SHERWOOD, OR97140-9842

R553038
ROME SANFORD M & MARILYN G
14645 SW WILLAMETTE ST
SHERWOOD, OR97140-9836

R553047
STORMONT EDWARD A
22648 SW LINCOLN ST
SHERWOOD, OR97140

R553056
WALLER SCOTT D
22691 SW NORTON
SHERWOOD, OR97140-9568

R553074
KEEGAN SHANNON MARIE REV LIV TR
22694 SW LINCOLN ST
SHERWOOD, OR97140-9394

R553083
MOISAN KARINYA D & MOISAN THEODORE J
22766 SW LINCOLN ST
SHERWOOD, OR97140-9395

R553092
SCHULTZ ANGELA L
22784 SW LINCOLN ST
SHERWOOD, OR97140-9395

R553109
TANAKA TORU & FUSAE
22857 SW NORTON AVE
SHERWOOD, OR97140-9570

R553118
JONES JEFFRY AND KATHLEEN
22879 SW NORTON AVE
SHERWOOD, OR97140-9570

R1253967
MOISAN KARINYA D & MOISAN THEODORE J
22766 SW LINCOLN ST
SHERWOOD, OR97140-9395

R553127
BOSWELL DEAN & WENDY
22796 SW LINCOLN ST
SHERWOOD, OR97140-9395

R553136
BROADHURST ADRIAN
22864 SW LINCOLN ST
SHERWOOD, OR97140-9465

R553145
STONE SANDRA J
1517 N JEFFERSON ST
LAFAYETTE, OR97127-9214

R553163
BOLEEN LOIS M
15489 SW VISTA AVE
SHERWOOD, OR97140-9632

R553172
SHERWOOD METHODIST CHURCH
PO BOX 127
SHERWOOD, OR97140-0127

R553252
STARNES DAMON M & WOLF SARA E
22955 SW LINCOLN ST
SHERWOOD, OR97140-9404

R553261
SNOW ALAN MICHAEL & SHANNON T
15427 SW VISTA DR
SHERWOOD, OR97140-9632

R553270
FELD JAMES J & FELD LYNDA
PO BOX 506
NEWBERG, OR97132-0506

R553289
BLACKBURN K ERIC & BLACKBURN APRIL
15441 SW VISTA AVE
SHERWOOD, OR97140-9632

R553323
DORN FRANK D REV LIV TRUST & DORN RHODAJANE REV LIV TRUST
17427 SW ARBUTUS DR
BEAVERTON, OR97007-7779

R553332
MAST ELLEN K
22795 SW LINCOLN ST
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SHERWOOD, OR97140-9836

R552510
BOETTCHER RHIANNON L
15467 SW WILLAMETTE ST
SHERWOOD, OR97140-9804

R552529
HENRY JOAN E
480 SE WILLAMETTE ST
SHERWOOD, OR97140-9804

R552538
BARNHART WESLEY & BARNHART KATHERINE
15169 SW WILLAMETTE ST
SHERWOOD, OR97140-9840

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DONAHUE SHARON
22489 SW QUIVER CT
SHERWOOD, OR97140-9826

R552789
BOESHANS DAVID
22463 SW QUIVER CT
SHERWOOD, OR97140-9826

R552798
FOERSTER DOROTHY J
22435 SW QUIVER CT
SHERWOOD, OR97140-9826

R552823
CASTER THOMAS E AND SHARON F
15190 SW MERRYMAN ST
SHERWOOD, OR97140-9428

R552832
GILGAN LANCE K & KELLY S
22460 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R552841
LAFAYETTE JEAN M
22466 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R552850
JEWELL JO ANNA & ALVIA N
PO BOX 604
SHERWOOD, OR97140-0604

R552869
THORESON JOSHUA B &
THORESON JAIME M
22490 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R552878
GARCIA RAFAEL Z & BONNIE R
22495 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

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TASKER MARK L & TASKER KRISTI L
15130 SW DIVISION ST
SHERWOOD, OR97140-9462

R552896
HUGGINS STEPHEN R/CHERYL A
22471 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R552903
HUNT ALLISON A & BLACKWELL TROY A
22463 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R552912
DELAO ESTHERVINA & PEREZ JORGE
22451 SE NOTTINGHAM CT
SHERWOOD, OR97140

R2009930
HIGHBERGER JOSHUA L & GINA M
22435 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R2009931
NORMAN ANNE C & OHMAN SCOTT P
22401 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R2009932
PEREZ SABINO & YERALDY
22393 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2009933
CATIBAYAN FRANCISCO R & KELLY J
22385 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2009934
GODFREY RICKI P & JEANETTE L
22377 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2009935
ROBINSON STAN S
22369 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2009936
JOHNSON ROGER M
1242 DEEP CREEK RD
LIVERMORE, CA94550-8616

R2009937
BOYLE TONY J
22353 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2009975
AUGUST LIVING TRUST
22372 SW NOTTINGHAM CT
SHERWOOD, OR97140-9819

R2136100
NELSON CYNTHIA M
15404 SW DARLA KAY CT
SHERWOOD, OR97140-9468

R2136101
LOCKHART GEORGE E JR &
LOCKHART JENNIFER L
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R552306
TURNER JERRY L & LORI K
15197 SW WILLAMETTE ST
SHERWOOD, OR97140-5100

R552315
LONGLEY LAURY L
15259 SW WILLAMETTE ST
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R552324
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PO BOX 93
SHERWOOD, OR97140-0093

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GRANT MICHAEL A & SUSAN M
15275 SW WILLAMETTE ST
SHERWOOD, OR97140-9841

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MAREK TIMBERLY & KESTER PAUL B
635 SE CLIFFORD CT
SHERWOOD, OR97140

R552351
YOUNG BARBARA
PO BOX 482
SHERWOOD, OR97140-0482

R1473578
HARRY KRISTEN G & BRIAN P
15354 SW CLIFFORD CT
SHERWOOD, OR97140-9835

R2004078
FOSS DAVID E & CHARLENE R
22386 SW LINCOLN ST
SHERWOOD, OR97140-8996

R2008051
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11100 SW 95TH
TIGARD, OR97223-6516

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STURBELLE LIVING TRUST
5830 SUNBROOK DR
LAKE OSWEGO, OR97035-8787

R980193
LEAVITT RANDALL V & DEENA D
22346 SW LINCOLN ST
SHERWOOD, OR97140-8996

R980200
ROGERS KURT & ROGERS NICOLE
15355 SW CLIFFORD CT
SHERWOOD, OR97140-9835

R980219
BUNFILL LONNIE W AND SHERYL K
15331 SW CLIFFORD CT
SHERWOOD, OR97140-9835

R552379
MOORE KHRISTINA L
22282 SW LINCOLN ST
SHERWOOD, OR97140-9444

R552388
MARTIN NELS JOSEPH AND RUTH
22296 SW LINCOLN ST
SHERWOOD, OR97140-9444

R552404
THORNTON JULIAN G & THORNTON ALICE
22324 SW LINCOLN ST
SHERWOOD, OR97140-8996

R552413
PARISH DAVID A & CINDY A
5204 LAKE CREST DR
MCKINNEY, TX75071-6486

R953640
ARRIGONI PAUL J & PATRICIA J
22443 SW NOTTINGHAM CT
SHERWOOD, OR97140-9820

R953659
NELSON ARON J
15173 SW MERRYMAN ST
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111 NE LINCOLN ST #200-L
HILLSBORO, OR97124-3036

R2105171
BILET PRODUCTS CO
PO BOX 1227
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TUALATIN VALLEY FIRE & RESCUE
20665 SW BLANTON ST
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SHERWOOD CITY OF
22560 SW PINE ST
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R1109972
WALTERS KIMBERLEY
22367 SW LINCOLN ST
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SCHELLER DONALD J & YVONNE
23137 SW SCHAMBURG DR
SHERWOOD, OR97140-9864

R2018413
TIRRAL SCOTT
155 SE LINCOLN ST
SHERWOOD, OR97140-8996

R552486
GROSSMAN TRAVIS L
22417 SW LINCOLN ST
SHERWOOD, OR97140-8998

R552495
TUFTO JILL V
185 SE LINCOLN
SHERWOOD, OR97140-8998

R2144732
PIETRAS TERRY
22582 SW MAIN ST #305
SHERWOOD, OR97140-9936

R2144733
CHILDS JOHN & CAROL REV TRUST
22582 SW MAIN ST #6
SHERWOOD, OR97140-9935

R2144734
HARRISON R BRADLEY
22582 SW MAIN ST #7
SHERWOOD, OR97140-9935

R2144735
KINNEY BRIAN D
22582 SW MAIN ST #8
SHERWOOD, OR97140-9935

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JADEE LLC c/o SILVERADO FUNDING LLC
22582 SW MAIN ST #9
SHERWOOD, OR97140-9935

R2144737
CHILDS JOHN & CAROL REV TRUST
22582 SW MAIN ST #6
SHERWOOD, OR97140-9935

R2144738
KRAHNKE RICHARD & KRAHNKE STEVEN A &
10861 SW NELSON ST
TUALATIN, OR97062-8156

R2144739
PIETRAS TERRY
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MORRIS SHANE M & SHOTWELL MARY JEAN
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22582 SW MAIN ST #4
SHERWOOD, OR97140-9935

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HARRISON R BRADLEY
22582 SW MAIN ST #7
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22582 SW MAIN ST #8
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22582 SW MAIN ST #2
SHERWOOD, OR97140-9935

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VOELKER GERALD B/PATRICIA M
22582 SW MAIN ST #4
SHERWOOD, OR97140-9935

R2144749
PIETRAS TERRY
22582 SW MAIN ST #305
SHERWOOD, OR97140-9936

R2144750
KRAHNKE RICHARD & KRAHNKE STEVEN A &
10861 SW NELSON ST
TUALATIN, OR97062-8156

R2144751
HARRISON R BRADLEY
22582 SW MAIN ST #7
SHERWOOD, OR97140-9935

R2144752
KINNEY BRIAN D
22582 SW MAIN ST #8
SHERWOOD, OR97140-9935

R555599
SHERWOOD CITY OF URBAN RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R2159523
SHERWOOD CITY OF URBAN RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555615
SHERWOOD CITY OF URBAN RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555633
ELTON MICHAEL D & KAY F S
856 HAWKS REST DR
MAPLETON, UT84664-5039

R555642
GROVES WANDA C & MARK A
180 SE WILLAMETTE ST
SHERWOOD, OR97140

R2013775
BUTLER RICHARD J
15623 SW WILLAMETTE ST
SHERWOOD, OR97140-9813

R2066064
SHERWOOD CITY OF
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555660
SALADE ARTHUR R AND MELVINA M
15654 SW WILLAMETTE ST
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ESPINOZA LUIS A
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WILSONVILLE, OR97070-1192

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22463 SW WASHINGTON ST
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OLD TOWN PROPERTIES LLC #432
16004 SW TUALATIN-SHERWOOD RD
SHERWOOD, OR97140-8521

R555198
SCHROEDER SCOTT L &
SCHROEDER WANDA
20132 SW LEBEAU RD
SHERWOOD, OR97140-8718

R555205
ALLRED M TIM & LAURIE A
PO BOX 1568
SHERWOOD, OR97140-1568

R555214
190 WASHINGTON LLC & JOAN
CASH & SHERWOOD-CACH
PROPERTIES LLC
12488 SW AUTUMNVIEW
TIGARD, OR97224-0723

R555223
190 WASHINGTON LLC & JOAN
CASH & SHERWOOD-CACH
PROPERTIES LLC
12488 SW AUTUMNVIEW
TIGARD, OR97224-0723

R555232
HYDE LIVING TRUST BY JAY &
JOYCE HYDE TRS
14655 SW UPLANDS DR
LAKE OSWEGO, OR97034-2753

R555241
STAPP ANA M
1526 39TH AVE
SAN FRANCISCO, CA94122-3016

R555250
SHERWOOD CITY OF URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555269
SHERWOOD CITY OF URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555278
HELENIUS FAMILY TRUST
7581 SW APPLEGATE DR
BEAVERTON, OR97007-8952

R555287
SHERWOOD MASONIC TEMPLE
ASSOCIATION
22536 SW WASHINGTON ST
SHERWOOD, OR97140-9083

R555296
SHERWOOD LODGE I 0 0 F 222
22556 SW WASHINGTON ST
SHERWOOD, OR97140

R555303
ESTREM JOHN & CARLSEN JANE
8355 PARRETT MOUNTAIN RD
NEWBERG, OR97132-9303

R555312
GOLDEN BOAR INVESTMENTS LLC
16043 SW RAILROAD ST
SHERWOOD, OR97140-9340

R555321
STEWART-MAPLETHORPE
PROPERTIES L
22595 SW PINE ST
SHERWOOD, OR97140-9408

R555330
U S BANK
2800 EAST LAKE ST
MINNEAPOLIS, MN55406-1930

R555349
COLE FAMILY REV LIV TRUST BY
LOUIS F/EILEEN B COLE TRS
16186 SW FIRST ST
SHERWOOD, OR97140-9411

R555367
HARBICK CHARLES C & PEGGY S
16057 SW 2ND ST
SHERWOOD, OR97140-9330

R555376
WALTER KORB ENTERPRISES LLC
15043 SW DIVISION ST
SHERWOOD, OR97140-9461

R555385
CSK SHERWOOD LLC
11013 SW 111TH PL
TIGARD, OR97223-3609

R555394
LUNDY DANIEL WAYNE & BARBARA
JO REV LIVING TRUST
874 NW 22ND AVE
CANBY, OR97013-2202

R555401
SHERWOOD CITY OF
22560 SW PINE ST
SHERWOOD, OR97140-9335

R555447
GRIBBLE OLIVE M TRUSTEE
16237 SW RAILROAD ST
SHERWOOD, OR97140-9094

R555456
WASHINGTON DON & WASHINGTON
CHARLOTTE E
15774 SW THRASHER WAY
SHERWOOD, OR97140-8892

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MCCORMICK CONDO OWNERS OF
ALL UNITS
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STEVEN A &
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R555704
DEC PS LLC
11646 SW BOONES BEND DR
BEAVERTON, OR97008-7807

R555713
FORD ANGI
22769 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555722
HAMMOND-ECKER JANET
22918 SW PINE ST
SHERWOOD, OR97140-7085

R555731
BAKER AL & ABSTON-BAKER VICKIE
22936 SW PINE ST
SHERWOOD, OR97140-7085

R555740
ST FRANCIS CATHOLIC CHURCH
15651 SW OREGON ST
SHERWOOD, OR97140-9342

R555759
HENRICKSON JEFFREY A & KIMM R
22781 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555768
LILES CLIFFORD V PAT S
22796 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555777
LILES CLIFFORD V/PATRICIA S &
SCOLES DEE A
22793 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555795
STICKEL KENNETH E
22750 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555802
MARTIN PHYLLIS L
22738 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555811
RANDEL LORI
22710 SW ORCUTT PL
SHERWOOD, OR97140-9629

R555820
ROME SANFORD M & MARILYN G
14645 SW WILLAMETTE ST
SHERWOOD, OR97140-9836

R555839
PETERS NICK F AND MARGARET M
21769 SW SHERWOOD RD #170
SHERWOOD, OR97140

R555848
PLUM ELEANORE J
22735 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555857
SIMPSON ETHEL F
22749 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555866
SCOLES DEE A
22793 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555875
ROSS MARIKAY
22805 SW HIGHLAND DR
SHERWOOD, OR97140-7084

R555884
VANDENHOEK KENNETH M/RACHEL
M
22845 SW HIGHLAND DR
SHERWOOD, OR97140-7084

R555893
BROOKENS BRUCE A/SHARON L
22950 SW PINE ST
SHERWOOD, OR97140-7085

R555900
ALVAREZ JANENE MARIE
PO BOX 722
SHERWOOD, OR97140-0722

R555919
DRENNAN DAVID K & HARTWIG
DANIEL C
22846 SW HIGHLAND DR
SHERWOOD, OR97140-7084

R555928
STATES WILLIAM A & DARLA C
22808 SW HIGHLAND DR
SHERWOOD, OR97140-7084

R555937
BROUSE ROBERT A & BROUSE
RENEE E
22794 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555946
SCHLICHTING PAUL H AND SYLVIA E
22754 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555955
BISSETT BETTY V
22742 SW HIGHLAND DR
SHERWOOD, OR97140-7083

R555964
HAFFNER TROY D
22692 SW HIGHLAND DR
SHERWOOD, OR97140-7082

R555973
ASHTON ARIA N
22650 SW HIGHLAND DR
SHERWOOD, OR97140-7082

R555982
MOLER LISA L
22604 SW HIGHLAND DR
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R556017
SHERWOOD CITY OF URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R556026
CITY OF SHERWOOD URBAN
RENEWAL AGENCY
22560 SW PINE ST
SHERWOOD, OR97140-9335

R556035
COLE KATHY
22870 SW WASHINGTON ST
SHERWOOD, OR97140-7091

R556044
COLE KATHY B
22870 SW WASHINGTON ST
SHERWOOD, OR97140-7091

R556053
CONNOLLY PAULA D
PO BOX 953
SHERWOOD, OR97140-0953

R556062
GOLDADER HELEN E
15753 SW WILLAMETTE ST
SHERWOOD, OR97140-9814

R556071
WRIGHT RICHARD & ELISHA
15715 SW WILLAMETTE ST
SHERWOOD, OR97140-9814

R556080
COOK DARRELL D/BARBARA J
15712 SW WILLAMETTE ST
SHERWOOD, OR97140-9814

R556099
HAYES SANDRA K
PO BOX 1267
SHERWOOD, OR97140-1267

R556106
BENJAMIN DALE & DAVIDSON
KARILYNN
125 S DEVON RD
SHELBY, MT59474-9224

R556115
THORNTON RODERICK
PO BOX 1356
SHERWOOD, OR97140-1356

R556124
GANDER DAVID RAY & SHANNON
RENEA
22932 SW WASHINGTON ST
SHERWOOD, OR97140-7093

R2095373
WARNER MARTIN E & ANN C
PO BOX 1365
SHERWOOD, OR97140-1365

R556133
MURO DANIEL & KELLY A
24700 SW LABROUSSE RD
SHERWOOD, OR97140-8820

R2057042
MURO DANIEL & KELLY A
24700 SW LABROUSSE RD
SHERWOOD, OR97140-8820

R556151
FERNANDEZ SHAWN & RACHEL
15746 SW TUALATIN ST
SHERWOOD, OR97140-9630

R556160
OCHS ERIC D & NELSON ROBYN R
15760 SW TUALATIN ST
SHERWOOD, OR97140-9630

R556179
ROSENQUIST PAUL E & TINA RAE
22944 SW WASHINGTON ST
SHERWOOD, OR97140-7093

R556188
WOOD DONALD R JR & BARBARA J
22956 SW WASHINGTON ST
SHERWOOD, OR97140-7093

R556197
TURNER DAVID W
22966 SW WASHINGTON ST
SHERWOOD, OR97140-7093

R556204
FEDERAL HOME LOAN MORTGAGE
CORP
5000 PLANO PKWY
CARROLLTON, TX75010-4900

R556213
GIDEON ALICE
PO BOX 85
SHERWOOD, OR97140-0085

R556231
SOUTHARD NEIL A & PAMELA A
22977 SW PINE ST
SHERWOOD, OR97140-7085

R556240
MCDONALD NANCY A ALEXANDER
DALE R
22981 SW PINE ST
SHERWOOD, OR97140-7085

R556259
YACKEY ANGELA J
22965 SW PINE ST
SHERWOOD, OR97140-7085

R2057043
ALLERUZZO JUDITH A
22953 SW PINE ST
SHERWOOD, OR97140-7085

R556268
VEHAFRIC FRANK/EMILY A
15826 SW TUALATIN ST
SHERWOOD, OR97140-9631

R556277
FAHLAND ERIC M & SUZANNE M
15880 SW TUALATIN ST
SHERWOOD, OR97140-9631

R556286
FAHLAND ERIC M & SUZANNE M
15880 SW TUALATIN ST
SHERWOOD, OR97140-9631

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TURNER STEVEN R
15891 SW DIVISION ST
SHERWOOD, OR97140-9399

R556302
FAHLAND ERIC M & SUZANNE M
15880 SW TUALATIN ST
SHERWOOD, OR97140-9631

R556311
SPATH LARRY O
22990 SW PARK ROW AVE
SHERWOOD, OR97140

R556320
HALL LIVING TRUST
PO BOX 331
SHERWOOD, OR97140-0331

R556339
MASSIE PATRICK A
15820 SW WILLAMETTE ST
SHERWOOD, OR97140-9815

R556348
GROSSMAN LISA L
15832 SW WILLAMETTE ST
SHERWOOD, OR97140-9815

R556357
CLARK HARVEY E & EDITH M &
CLARK TIMOTHY M
15850 SW WILLAMETTE ST
SHERWOOD, OR97140-9815

R556366
MORTON JIMMY D & KATHERINE S
15885 SW TUALATIN ST
SHERWOOD, OR97140-9631

R556375
SIECKMAN CLARICE K
22936 SW PARK ROW
SHERWOOD, OR97140-9812

R556384
COPELAND SCOTT A/SHANNON J
15865 SW TUALATIN ST
SHERWOOD, OR97140-9631

R556393
CLARK ANTHONY
22921 SW WASHINGTON ST
SHERWOOD, OR97140-7094

R2084488
MCBRIDE JAYDE M
22933 SW WASHINGTON ST
SHERWOOD, OR97140-7094

R556400
FERGUSON CHRISTINA L & SCOTT A
22915 SW WASHINGTON ST
SHERWOOD, OR97140-7094

R556419
FITCH GERALD
PO BOX 553
SHERWOOD, OR97140-0553

R556428
SMITH JEROLD L RUTH I
PO BOX 244
SHERWOOD, OR97140-0244

R556437
CAMPBELL SCOTT & MARTY
10925 SW BYROM TER
TUALATIN, OR97062-6010

R556446
FITCH GERALD JAMES
PO BOX 553
SHERWOOD, OR97140-0553

R556455
FITCH GERALD J
PO BOX 553
SHERWOOD, OR97140-0553

R556464
FITCH GERALD
PO BOX 553
SHERWOOD, OR97140-0553

R2100929
FITCH GERALD J
PO BOX 553
SHERWOOD, OR97140-0553

R556507
GRIBBLE OLIVE TR
16237 SW RAILROAD ST
SHERWOOD, OR97140-9094

R556516
PELTIER MARK A & KATHY AUSTIN
15937 SW DIVISION ST
SHERWOOD, OR97140-9398

R556525
CONANT COURTNEY W & TAMMY S
22855 SW PARK ROW AVE
SHERWOOD, OR97140

R2088896
HARKNESS JOSEPH A & HARKNESS
ERIN M
PO BOX 1224
SHERWOOD, OR97140-1224

R2092433
ELLIOTT LINDA MINES & DOHERTY
KELLY A
22911 SW PARK ROW
SHERWOOD, OR97140-9812

R2092434
JOHNSON RONALD E & JOHNSON
SHARON K
15996 MADRONA LN
SHERWOOD, OR97140-9579

R556534
PATTERSON STEVEN O
22865 SW WASHINGTON ST
SHERWOOD, OR97140-7092

R556543
DORN FRANK & RHODAJANE
17427 SW ARBUTUS DR
BEAVERTON, OR97007-7779

R556552
DORN FRANK & RHODAJANE
17427 SW ARBUTUS DR
BEAVERTON, OR97007-7779

R1214260
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R1453956
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R2009471
PIERCE PATRICK L
22940 SW MAIN ST
SHERWOOD, OR97140-6203

R2041099
SHERWOOD CITY OF
22560 SW PINE ST
SHERWOOD, OR97140-9335

R2062821
HILLIARD JOHN T & HILLIARD
THEODORE F
5245 COLLEGE AVE #211
OAKLAND, CA94618-1414

R2062822
BAKER BARRY A & SHIRLEY R
43512 ROLLING RD
RONAN, MT59864-8972

R2125772
GOSELIN TODD A & PAMELA J
15548 SW WILLAMETTE ST
SHERWOOD, OR97140-9805

R2125773
MCGEE BRADEN T & JENNIFER
15540 SW WILLAMETTE ST
SHERWOOD, OR97140-9805

R2125774
TOFTE ROSA ESPINOZA & PAUL
15532 SW WILLAMETTE ST
SHERWOOD, OR97140-9805

R2166380
COLE ARTHUR JAMES
22993 SW PINE ST
SHERWOOD, OR97140-7085

R2166381
COLE STEVEN J
15579 SW DIVISION ST
SHERWOOD, OR97140-9620

R556954
JOHNSON CHARLES R & LEE J
23035 SW PINE ST
SHERWOOD, OR97140-9571

R557098
EATON ROBERT B & PENNY K
23025 SW SCHAMBURG DR
SHERWOOD, OR97140-9863

R1243265
BLAIR CHARLOTTE N
15620 SW DIVISION ST
SHERWOOD, OR97140-9489

R557105
SCHOENBRUN STEVEN J
23855 SW ROBSON TER
SHERWOOD, OR97140-7057

R557123
BLANKENBAKER LIVING TRUST BY
POLLY S BLANKENBAKER TR
PO BOX 1384
SHERWOOD, OR97140-1384

R557141
STEELE EDWARD R
PO BOX 147
SHERWOOD, OR97140-0147

R2054088
SHERWOOD CITY OF
22560 SW PINE ST
SHERWOOD, OR97140-9335

R2159181
MAZZUCA SCOTT & MAZZUCA JACKI
PO BOX 2263
TUALATIN, OR97062-2263

R2159182
MAZZUCA SCOTT & MAZZUCA JACKI
PO BOX 2263
TUALATIN, OR97062-2263

R2159183
MAZZUCA SCOTT & MAZZUCA JACKI
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Job No.: ANK-119

Date: May 7, 2012

To: Brad Kilby, AICP
City of Sherwood

From: Keith Jones, AICP, LEED AP ND

Harper Houf Peterson Righellis Inc.
ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS

Project/Subject: **Neighborhood Meeting Summary**
Residences at Cannery Square

☐ Fax - Number:_____; Number of pages_____
(If you did not receive the correct number of pages, please call 503-221-1131)
☐ E-mail ☐ Mail ☒ Hand Deliver ☐ Interoffice

Background
A neighborhood meeting was held at 5:30 PM on Monday, April 30, 2012 at Rebekah Lodge at 22550 SW Washington Street, Sherwood, Oregon 97140. The purpose of the meeting was to discuss the proposal to develop the East and West Residential Phase of the Sherwood Cannery Square PUD. Mailing labels were obtained from Lawyer's Title in Portland, OR and residents within a 1,000-foot radius of the subject property were mailed notice, the site was posted and notice placed in the Oregonian and in the Tigard Times newspapers in accordance with Sherwood Zoning and Community Development Code (SZCDC) Section 16.70.020. Approximately 8 citizens attended the meeting and 7 signed the attendance sheet. Chairs were lined facing presentation boards.

Project Introduction
Jeff Sackett of Capstone Partners LLC started the meeting at approximately 5:40 PM. Mr. Sackett introduced himself and the project team. He went over the background of the project including the preliminary PUD approval and master plan approved with the PUD. Mr. Sackett indicated that this project is for the East and West Residential Phase approved with the PUD and that the proposal is consistent with the PUD approval and the number of units is the same as approved, 101.

Referring to a perspective board showing the Columbia Street side of the project, Mr. Sackett indicated a few highlights of the project including that the buildings are setback from Willamette Street with dense screen, will have dumpsters internal to the building, will have a full-time on-site manager and that the project will meet the design standards of the Architectural Pattern Book created with the PUD approval and the Old Cannery Overlay standards. Mr. Sackett turned the meeting over to Murray Jenkins the project architect. Mr. Jenkins went over the architectural design of the structure including materials, covered parking area, unit type and parking count.

Public Comments and Concerns
Those in attendance asked questions. Their comments and concerns along with responses are summarized on the next page:

1) **Willamette Street Frontage**
One neighbor indicated they wanted a nice look including brick façade to face Willamette Street. Others were concerned about the look of the building and parking area from their property on the other side of Willamette Street.

Response: The project team did not provide a perspective of the Willamette Street elevation but did indicate that the team is designing the buildings to have an attractive look to all four sides and the brick is used at the corner of Columbia and Highland to reinforce the corner of the building as required by the Old Cannery Design Standards. Further the landscaping will be enhanced between the parking area and Willamette Street to buffer the larger proposed building from the single-family homes across the street. The project team indicated they would work on a perspective and design for Willamette Street elevation.

2) **Parking**
Many residents were concerned that not enough parking will be provided.

Response: The project team indicated that the buildings are providing more parking than City Code requires. Further, it is the applicant's experience that people will have different situations and some may own more than one car and some may own none. This diversity of tenants will work to balance the parking need and further it will be clear to people renting what the parking availability is before they rent. The location is walkable to Old Town, many parks, library and schools, allowing tenants to not rely on a car.

3) **Site Amenities**
People asked about what site amenities will be provided.

Response: The project team indicated that an on-site manager will be available to address concerns and issues. Secure bike parking, community room, fitness area as well an outdoor deck or Juliet door will be provided in some units. Trash and recycling will be interior to the building and sent down a chute. The on-site manager will push the dumpsters out of the building to be collected by the hauler.

4) **Kid Friendly Design**
People asked if a playground or other kid amenities will be provided.

Response: The project team indicated that nothing specific would be provided on-site but the project is in walking distance to parks and schools including the Cannery Square Plaza that will have kid events and water play fountain.

5) **Air Conditioning**
People asked if air conditioning will be provided in the units and indicated the a/c should be provided in all units.

Response: The project team indicated that the upper floor will have a/c and the other floors provided with a port that someone could connect a small a/c unit to. Window a/c will not be allowed.

The meeting adjourned at approximately 7:15 PM

Note: These minutes represent a general summary of questions and answers and is not a transcript of what was discussed.

The Oregonian

Hillsboro Argus OregonLive.com

1320 S.W. Broadway, Portland, OR 97201-3499

Affidavit of Publication

I, G. Hatter, duly sworn depose and say that I am the Principal Clerk Of The Publisher of The Oregonian, a newspaper of general circulation, as defined by ORS 193.010 and 193.020, published in the city of Portland, in Multnomah County, Oregon; that the advertisement was published without interruption in the entire and regular issue of The Oregonian or the issue on the following date(s):

4/20/2012

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CHRISTINE D CASSEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 426993
MY COMMISSION EXPIRES MAY 27, 2012

G. Hatter

Principal Clerk of the Publisher:

4-30-12

Subscribed and sworn to before me this date:

Christine D. Cassel

Notary:

Ad Order Number: 0003320906

NOTICE OF NEIGHBORHOOD MEETING

Public Notice is hereby given that Capstone Partners LLC will conduct a neighborhood meeting on Monday, April 30, 2012 at 5:30 PM at Rebekah Lodge, 22550 SW Washington Street, Sherwood, Oregon. **Meeting Purpose:** The purpose of the meeting is to discuss the proposal with interested parties prior to submitting a land use application to the City and scheduling a public hearing before the Sherwood Planning Commission. **Proposal:** Capstone Partners LLC proposes to construct two residential buildings totaling 101 units within the Sherwood Cannery Square Planned Unit Development. The property includes Lot 9 (40,246 square feet) and Lot 10 (38,069 square feet) of the Sherwood Cannery Square Subdivision. Following the neighborhood meeting, the applicant will submit for a Planned Unit Development Final Development Plan and Site Plan Review application and a hearing before the Sherwood Planning Commission will be scheduled. **Location:** The property is owned by the Sherwood Urban Renewal Agency and includes two lots that front SW Highland Street between SW Columbia Street and SW Willamette Street in Sherwood, OR. Assessor Tax Lot numbers are 2S132BD08500 and 2S132BD08600. **Contact:** Keith Jones, HHPR (503) 221-1131 keithj@hhpr.com

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: The Residences at Cannery Square

Proposed Project Location: Cannery Square Development - Highland Drive

Project Contact: Keith Jones, HHPR (503) 221-1131

Meeting Location: Sherwood Rebekah Lodge - 22550 SW Washington Street

Meeting Date: April 30, 2012

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Keith Jones – HHPR	205 SE Spokane St Suite 206	keithj@hhpr.com				X
Jacky & John Boulton	22515 S.W. Lincoln St.		X			
Cye Gribble	16937 SW RR St	X	X	X	X	
Rosa Tofte	15325 W Willamette St	Tofters@yahoo.com	X	X		
Polly Blankenbaker	PO Box 1384, Sherwood		X	X		
Eugene Stewart	PO Box 534 Sherwood			X	X	
Ethel Simpson	22749 SW Highland Dr. Sherwood	Ethel_Simpson@Beaverton.K12.OR.US	✓	✓		

Updated October 2010

Continued sign-in sheet for proposed project: The Residences at Cannery Square **Date:** April 30, 2012

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Sanford Rome	14645 SW. Willamette	romeco1@juno.com	✓	X		—

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AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, SS

I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of *The Times*, a newspaper of general circulation, published at Tigard, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

Harper Houf Peterson Righellis Inc.
Notice of Neighborhood Meeting
TT11656

a copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 week in the following issue:
April 12, 2012

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this April 12, 2012.

Jerrin L Sipe

NOTARY PUBLIC FOR OREGON
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Meeting Purpose: The purpose of the meeting is to discuss a proposal with interested parties prior to submitting a land use application to the City and scheduling a public hearing before the Sherwood Planning Commission.

Proposal: Capstone Partners LLC proposes to construct two residential buildings (101 units of market rate apartments total) within the Sherwood Cannery Square Planned Unit Development (PUD). The property includes Lot 9 (40,246 square feet) and Lot 10 (38,069 square feet) of the Sherwood Cannery Square Subdivision. Following the neighborhood meeting, the applicant will submit a PUD Final Development Plan and Site Plan Review application, and a hearing before the Sherwood Planning Commission will be scheduled.

Location: The property is owned by the Sherwood Urban Renewal Agency and is under contract to be sold to Capstone Partners LLC. It includes two lots that front SW Highland Drive between SW Columbia Street and SW Willamette Street in Sherwood, OR. Assessor tax lot numbers are 2S132BD08500 and 2S132BD08600.

Contact: Keith Jones, HHPR
(503) 221-1131 keithj@hhpr.com
Publish 04/12/2012. TT11656

OFFICIAL SEAL
JERRIN L SIPE
NOTARY PUBLIC - OREGON
COMMISSION NO. 461515
MY COMMISSION EXPIRES SEPTEMBER 01, 2015