

URA RESOLUTION NO. 242

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO THE CONSTRUCTION OF CANYON CREEK ROAD EXTENSION TO TOWN CENTER LOOP EAST (CIP 4184) AND AMENDING URA RESOLUTION NO. 239.

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

WHEREAS, Canyon Creek Road currently terminates at the south end of the Renaissance Homes development at Canyon Creek; and

WHEREAS, the section between the current terminus and Town Center Loop East is a gap in service identified in the City of Wilsonville's 2013 Transportation System Plan as project RE-05; and

WHEREAS, the Canyon Creek Road section fronting Renaissance Homes development at Canyon Creek consists of an interim partial roadway cross-section and needs to be built out to a full minor arterial cross-section; and

WHEREAS, construction of this project will improve north-south connectivity motorized vehicles, bicycles, transit, pedestrians, and emergency services; and

WHEREAS, the City's fiscal year 2013-14 budget includes design and property acquisition funding for CIP 4184; and

WHEREAS, in order to construct this project, property acquisition is needed from Tax Lots 31W13B-02601, 02691, and 02603 owned by Mentor Graphics; and

WHEREAS, the property interests to be acquired for the Project are legally described in Exhibits 1 and 2, attached hereto and incorporated herein by reference; and

WHEREAS, the property described in Exhibits 1 and 2 will be the subject of a development agreement between the Urban Renewal Agency and Mentor Graphics that will be presented to the Agency Board in April 2014; and

WHEREAS, on January 23, 2014 the Agency Board approved URA Resolution No. 239 authorizing the acquisition of property needed for the Canyon Creek Road project as identified in

Exhibits 1 through 9 to that resolution; and

WHEREAS, the legal descriptions contained in Exhibits 1 through 9 to URA Resolution No. 239 are based on centerline surveys and it was stated in that resolution that upon recordation of these surveys with the Clackamas County Surveyors Office, staff would present an amending resolution to the Agency Board to update Exhibits 1 through 9 with recorded survey numbers; and

WHEREAS, this survey has now been recorded and the revised legal descriptions are attached hereto as Exhibits 3 through 10, amending Exhibits 1 through 9 to URA Resolution No. 239; from URA Resolution No. 239, Exhibit 6 was determined not to be needed, and is dropped from the revised legal descriptions; and

WHEREAS, the acquisition of the properties described in Exhibits 1 through 10 to this resolution are necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Agency acquires real property in accordance with guidelines set forth in its Urban Renewal Agency's adopted "*Appraisal and Acquisition Policies*" and the ODOT Right of Way Manual; and

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

WHEREAS, in comparing the cost amount for the aforementioned construction and the property interests along with the existing use of the subject properties, the project reflects the least amount of property interest to ensure safe, efficient and adequate public improvements; and

WHEREAS, construction of the project will begin in the summer of 2014 after needed property interests have been acquired; and

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

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

1. Based on the above recitals incorporated herein, the City Council acting as the Urban Renewal Agency Board finds that there is a public necessity for the construction of the aforementioned street improvements, that the property described in Exhibits 1 and 2 is necessary for the construction of said public improvements, and that the proposed street improvements are planned and located in a manner which will be most compatible with the greatest public good and the least private injury, and that these acquisitions will occur in accordance with the terms of a development agreement between the Urban Renewal Agency and Mentor Graphics, to be presented to the Agency Board in April 2014

2. Based on the above recitals incorporated herein, the City Council acting as the Urban Renewal Agency Board amends URA Resolution No. 239, replacing Exhibits 1 through 9 to URA Resolution No. 239 with Exhibits 3 through 10 to this resolution.

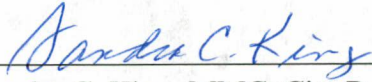
3. Agency staff and the City Attorney are authorized and directed to negotiate with the owners of the real property herein described and as necessary subject to a development agreement under negotiation with Mentor Graphics, as to the compensation be paid for the acquisition of the property described in Exhibits 1 through 10 and in the event agreement cannot be reached, upon consultation with the Agency Board, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of the real property described in Exhibits 1 through 10 in order to complete construction of the Project in a timely and efficient manner.

4. Title to the acquired right of way shall vest directly in the name of the City of Wilsonville.

ADOPTED by the Urban Renewal Agency of the City of Wilsonville at a regular meeting thereof this 7th day of April, 2014, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, Board Chair

ATTEST:



Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Knapp	Yes
Member Goddard	Yes
Member Starr	Yes
Member Fitzgerald	Yes
Member Stephens	Excused

EXHIBITS:

Exhibit 1: Legal Descriptions, City acquisition of Mentor Graphics properties.
Exhibit 2: Legal Descriptions, Mentor Graphics obligations for properties
Exhibit 3: 631 SF right-of-way dedication from TL 31W13BD-2200
Exhibit 4: 678 SF public utility easement from TL 31W13BD-2200
Exhibit 5: 565 SF temporary construction easement from TL 31W13BD-2200
Exhibit 6: 81 SF right-of-way dedication from TL 31W13CB-100
Exhibit 7: 443 SF public utility easement from TL 31W13CB-100
Exhibit 8: 3,522 SF right-of-way dedication from TL 31W13CB-600
Exhibit 9: 3,213 SF public utility easement from TL 31W13CB-600
Exhibit 10: 858 SF temporary construction easement from TL 31W13CB-600

EXHIBIT 1

Property Vested in:
Mentor Graphics Corporation
31W13B-2601



LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of Parcels 1 and 2 of that property described and conveyed to Mentor Graphics Corporation, an Oregon Corporation, in Statutory Warranty Deed recorded December 22, 1988 as Document No. 88-053412, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet left of Proposed Canyon Creek Road Centerline Station 3+80.00, said point being the beginning of a 592.50 foot radius curve to the left, having a central angle of 18°57'38", the radius point of which bears N30°00'13"W, 592.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N50°30'58"E, 195.18 feet) 196.07 feet to a point 37.50 feet left of Proposed Centerline Station 5+88.48;

Thence northerly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+00.89;

Thence northwesterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+00.60;

Thence northeasterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+67.52;

Thence southeasterly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+67.24;

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Property Vested in:
Mentor Graphics Corporation
31W13B-2601

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 6+82.91;

Thence southeasterly, in a straight line, to a point on the Proposed Centerline at Station 6+82.91, said point being the beginning of a 630.00 foot radius non-tangent curve to the left, having a central angle of $30^{\circ}39'57''$, the radius point of which bears $N57^{\circ}33'06''W$, 630.00 feet;

Thence northeasterly along the Proposed Centerline and the arc of said non-tangent curve to the left (the long chord of which bears $N17^{\circ}06'56''E$, 333.18 feet) 337.19 feet to a point at Proposed Centerline Station 10+20.09;

Thence continuing along the Proposed Centerline northerly, in a straight line, to a point at Proposed Centerline Station 10+94.21, said point being the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the Proposed Centerline and the arc of said curve to the right (the long chord of which bears $N7^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point at Proposed Centerline Station 12+05.59, said point also being located on the existing centerline and right-of-way line of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence southeasterly along said existing right-of-way of Canyon Creek Road, in a straight line, to a point 31.00 feet right of Proposed Centerline Station 12+05.59, said point being the beginning of a 527.00 foot radius non-tangent curve to the right, having a central angle of $6^{\circ}35'29''$, the radius point of which bears $S76^{\circ}46'52''E$, 527.00 feet;

Thence northeasterly along said existing right-of-way of Canyon Creek Road and the arc of said non-tangent curve to the right (the long chord of which bears $N16^{\circ}30'53''E$, 60.59 feet) 60.63 feet to a point 31.00 feet right of Proposed Centerline Station 12+69.78.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 191.19 feet right of Proposed Canyon Creek Road Centerline Station 6+66.16, said point being the beginning of a 274.50 foot radius curve to the

EXHIBIT 1

Property Vested in:
Mentor Graphics Corporation
31W13B-2601

right, having a central angle of $16^{\circ}30'31''$; the radius point of which bears $N20^{\circ}22'54''E$, 274.50 feet;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears $N61^{\circ}21'50''W$, 78.82 feet) 79.09 feet to a point 112.75 feet right of Proposed Centerline Station 6+59.94;

Thence northwesterly, in a straight line, to a point 48.65 feet right of Proposed Centerline Station 6+62.39;

Thence northerly, in a straight line, to a point 42.00 feet right of Proposed Centerline Station 6+68.87, said point being the beginning of a 672.00 foot radius non-tangent curve to the left, having a central angle of $31^{\circ}56'31''$, the radius point of which bears $N56^{\circ}16'32''W$, 672.00 feet;

Thence northeasterly along of arc of said non-tangent curve to the left (the long chord of which bears $N17^{\circ}45'13''E$, 369.80 feet) 374.63 feet to a point 42.00 feet right of Proposed Centerline Station 10+20.09;

Thence northerly, in a straight line, to a point 42.00 feet right of Proposed Centerline Station 10+94.21, said point being the beginning of a 516.00 foot radius curve to the right, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N10^{\circ}47'47''E$, 161.69 feet) 162.36 feet to a point 42.00 feet right of Proposed Centerline Station 12+69.78.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Canyon Creek Road.

The parcel of land to which this description applies contains 47,678 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point

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Mentor Graphics Corporation
31W13B-2601

also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

EXHIBIT 1

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Mentor Graphics Corporation
31W13B-2601

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 1

(PAGE 1 OF 2)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



C1
Δ=18°57'38"
R=592.50'
L=196.07'
LC=N50°30'58"E,
195.18'
RADIUS POINT BEARS
N30°00'13"W 592.50'

SEE PAGE 2 OF 2

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

NOTE:
SEE PAGE 2 OF 2
FOR REMAINING
CURVE DATA

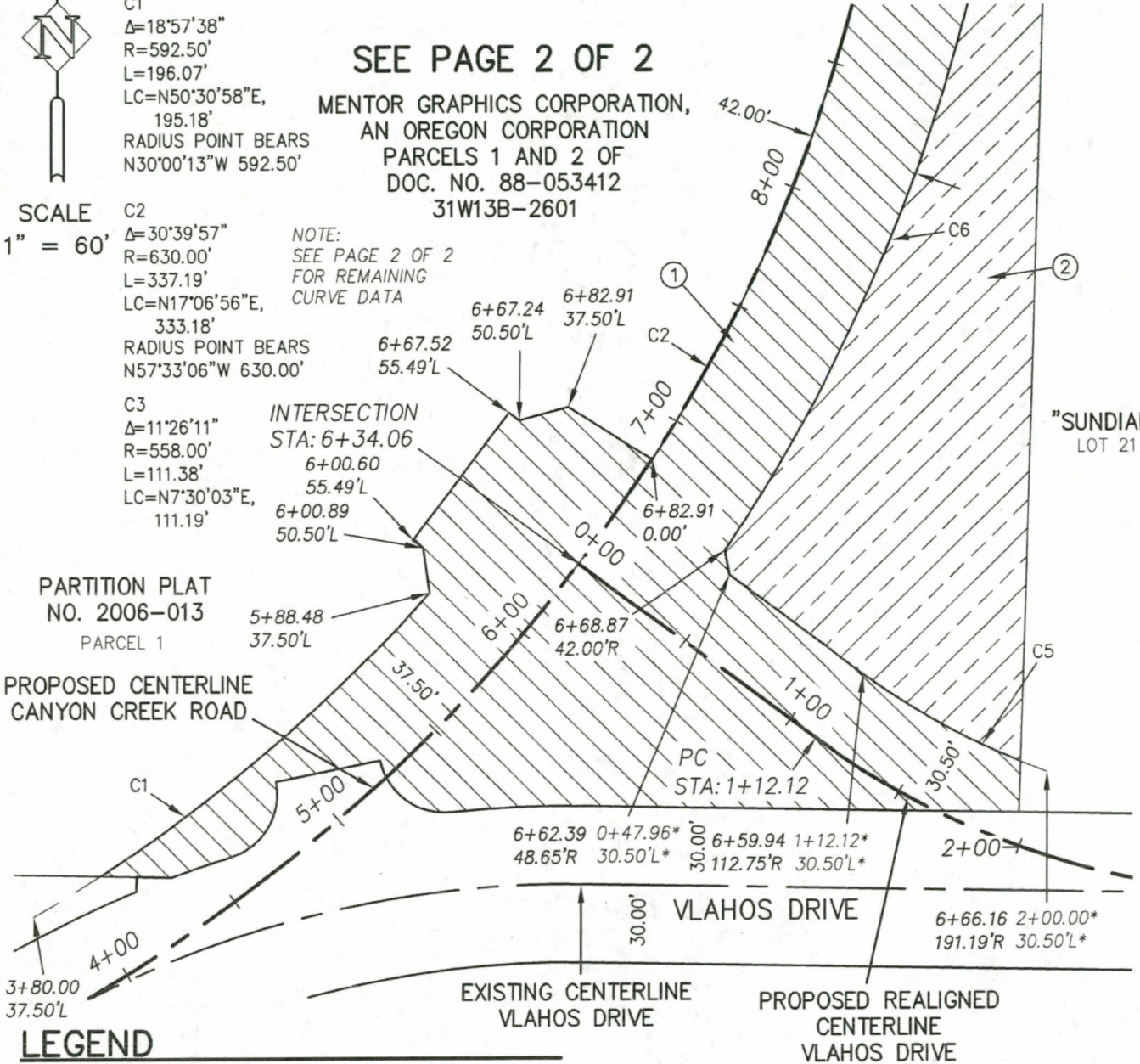
C2
Δ=30°39'57"
R=630.00'
L=337.19'
LC=N17°06'56"E,
333.18'
RADIUS POINT BEARS
N57°33'06"W 630.00'

C3
Δ=11°26'11"
R=558.00'
L=111.38'
LC=N7°30'03"E,
111.19'

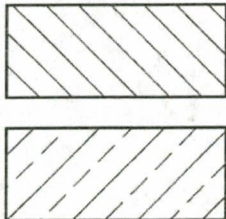
PARTITION PLAT
NO. 2006-013
PARCEL 1

PROPOSED CENTERLINE
CANYON CREEK ROAD

"SUNDIAL"
LOT 21



LEGEND



- ① RIGHT OF WAY DEDICATION
± 47,678 SQ.FT.
- ② FEE SIMPLE ACQUISITION
± 23,454 SQ.FT.



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

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* = PROPOSED VLAHOS DRIVE CENTERLINE STATIONING

EXHIBIT 1

(PAGE 2 OF 2)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

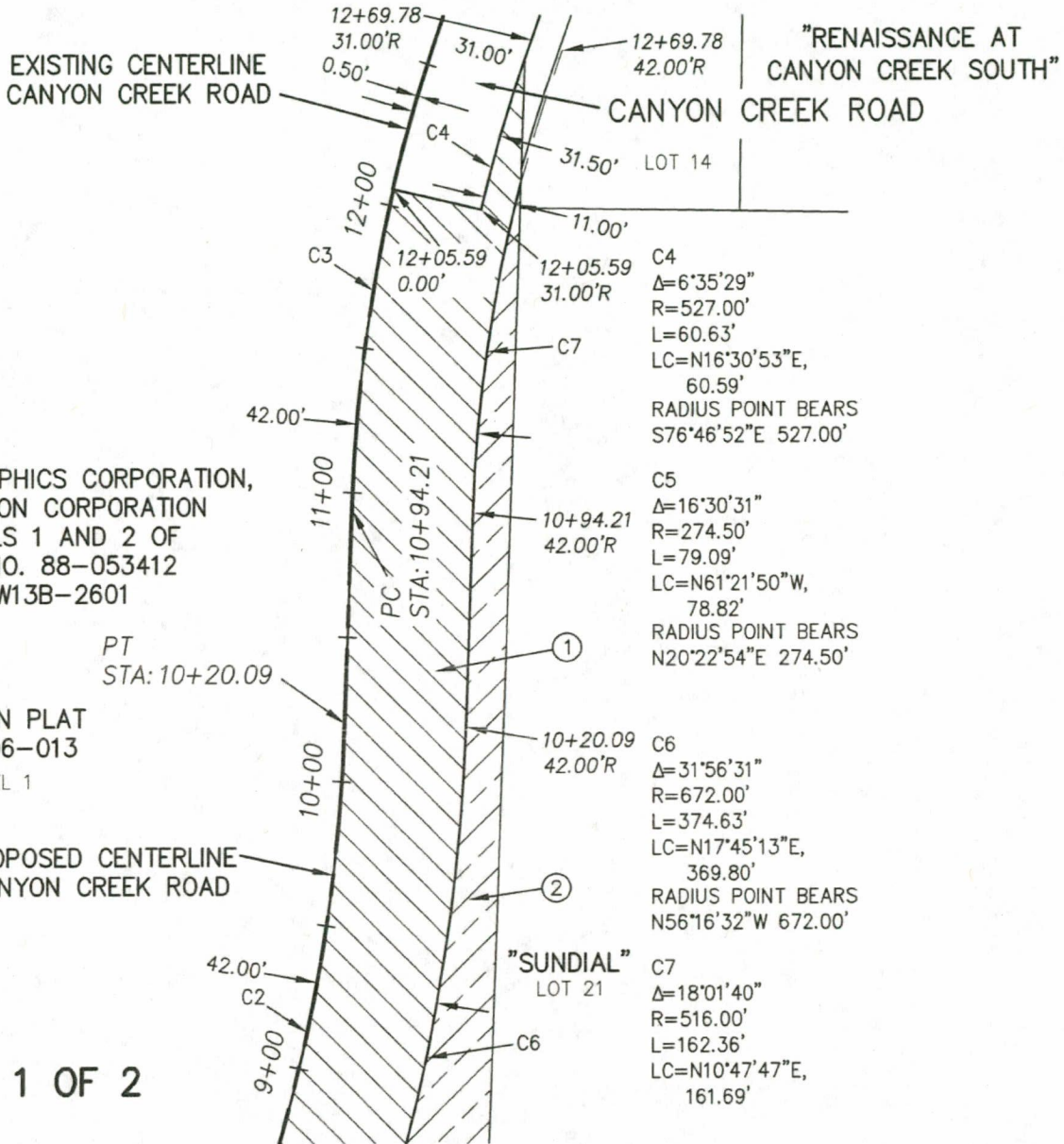


SCALE
1" = 60'

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

PARTITION PLAT
NO. 2006-013
PARCEL 1

PROPOSED CENTERLINE
CANYON CREEK ROAD

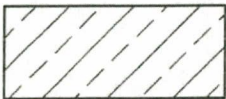


SEE PAGE 1 OF 2

LEGEND



① RIGHT OF WAY DEDICATION
 \pm 47,678 SQ.FT.



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 \pm 23,454 SQ.FT.



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EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691



LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of Parcels 2 and 3 of that property described and conveyed to Mentor Graphics Corporation, an Oregon Corporation, in Statutory Warranty Deed recorded December 22, 1988 as Document No. 88-053412, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet left of Proposed Canyon Creek Road Centerline Station 3+80.00, said point being the beginning of a 592.50 foot radius curve to the left, having a central angle of $18^{\circ}57'38''$, the radius point of which bears $N30^{\circ}00'13''W$, 592.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears $N50^{\circ}30'58''E$, 195.18 feet) 196.07 feet to a point 37.50 feet left of Proposed Centerline Station 5+88.48;

Thence northerly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+00.89;

Thence northwesterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+00.60;

Thence northeasterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+67.52;

Thence southeasterly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+67.24;

EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 6+82.91, said point being the beginning of a 592.50 foot radius non-tangent curve to the left, having a central angle of $30^{\circ}39'57''$, the radius point of which bears $N57^{\circ}33'06''W$, 592.50 feet;

Thence northeasterly along the arc of said non-tangent curve to the left (the long chord of which bears $N17^{\circ}06'56''E$, 313.35 feet) 317.12 feet to a point 37.50 feet left of Proposed Centerline Station 10+20.09;

Thence northerly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 10+94.21, said point being the beginning of a 595.50 foot radius curve to the right, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N10^{\circ}47'47''E$, 188.60 feet) 187.37 feet to a point 37.50 feet left of Proposed Centerline Station 12+69.78, said point being the beginning of a 520.50 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 163.10 feet) 163.77 feet to a point 37.50 feet left of Proposed Centerline Station 14+45.35;

Thence northerly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 18+18.97;

Thence northwesterly, in a straight line, to a point 50.00 feet left of Proposed Centerline Station 18+34.07;

Thence westerly, in a straight line, to a point 55.00 feet left of Proposed Centerline Station 18+34.07;

Thence northerly, in a straight line, to a point 55.00 feet left of Proposed Centerline Station 18+95.07;

Thence easterly, in a straight line, to a point 50.00 feet left of Proposed Centerline Station 18+95.07;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 19+06.57;

EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691

Thence northerly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 20+47.25, said point being the beginning of a 520.50 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the arc of said curve to the left (the long chord of which bears N4°59'08"W, 122.68 feet) 122.97 feet to a point 37.50 feet left of Proposed Centerline Station 21+79.08, said point being the beginning of a 595.50 foot radius reverse curve to the right, having a central angle of 43°13'14";

Thence northeasterly along the arc of said reverse curve to the right (the long chord of which bears N9°51'24"E, 438.64 feet) 449.21 feet to a point 37.50 feet left of Proposed Centerline Station 26+00.00.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet left of Proposed Canyon Creek Road Centerline Station 3+80.00, said point being the beginning of a 592.50 foot radius curve to the left, having a central angle of 18°57'38", the radius point of which bears N30°00'13"W, 592.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N50°30'58"E, 195.18 feet) 196.07 feet to a point 37.50 feet left of Proposed Centerline Station 5+88.48;

Thence northerly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+00.89;

Thence northwesterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+00.60;

Thence northeasterly, in a straight line, to a point 55.49 feet left of Proposed Centerline Station 6+67.52;

Thence southeasterly, in a straight line, to a point 50.50 feet left of Proposed Centerline Station 6+67.24;

EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 6+82.91;

Thence southeasterly, in a straight line, to a point on the Proposed Centerline at Station 6+82.91, said point being the beginning of a 630.00 foot radius non-tangent curve to the left, having a central angle of $30^{\circ}39'57''$, the radius point of which bears $N57^{\circ}33'06''W$, 630.00 feet;

Thence northeasterly along the Proposed Centerline and the arc of said non-tangent curve to the left (the long chord of which bears $N17^{\circ}06'56''E$, 333.18 feet) 337.19 feet to a point at Proposed Centerline Station 10+20.09;

Thence continuing along the Proposed Centerline northerly, in a straight line, to a point at Proposed Centerline Station 10+94.21, said point being the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the Proposed Centerline and the arc of said curve to the right (the long chord of which bears $N7^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point at Proposed Centerline Station 12+05.59, said point also being located on the existing centerline and right-of-way line of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence southeasterly along said existing right-of-way of Canyon Creek Road, in a straight line, to a point 31.00 feet right of Proposed Centerline Station 12+05.59, said point being the beginning of a 527.00 foot radius non-tangent curve to the right, having a central angle of $6^{\circ}35'29''$, the radius point of which bears $S76^{\circ}46'52''E$, 527.00 feet;

Thence northeasterly along said existing right-of-way of Canyon Creek Road and the arc of said non-tangent curve to the right (the long chord of which bears $N16^{\circ}30'53''E$, 60.59 feet) 60.63 feet to a point 31.00 feet right of Proposed Centerline Station 12+69.78.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Canyon Creek Road.

The parcel of land to which this description applies contains 70,266 square feet, more or less.



EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

EXHIBIT 2

Property Vested in:
Mentor Graphics Corporation
31W13B-2601, 2603, and 2691

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 2

(PAGE 1 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



C1
Δ=18°57'38"
R=592.50'
L=196.07'
LC=N50°30'58"E,
195.18'
RADIUS POINT BEARS
N30°00'13"W 592.50'

SEE PAGE 2 OF 7

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

SCALE
1" = 60'

C2
Δ=30°39'57"
R=592.50'
L=317.12'
LC=N17°06'56"E,
313.35'
RADIUS POINT BEARS
N57°33'06"W 592.50'

C7
Δ=31°45'10"
R=582.50'
L=322.82'
LC=N17°39'32"E,
318.70'
RADIUS POINT BEARS
N56°27'53"W 582.50'

PARTITION PLAT
NO. 2006-013

PARCEL 1

PROPOSED CENTERLINE
CANYON CREEK ROAD

3+80.00
47.50'L
10.00'
C15
C1
3+80.00
37.50'L
4+00

INTERSECTION
STA: 6+34.06

6+00.60
55.49'L

6+00.89
50.50'L

5+97.96
47.50'L

5+88.48
37.50'L

6+67.24
50.50'L

6+67.52
55.49'L

6+70.95
47.50'L

6+82.91
37.50'L

6+82.91
0.00'

10.00'
37.50'
42.00'
8+00
C2
C7
C12

C12
Δ=30°39'57"
R=630.00'
L=337.19'
LC=N17°06'56"E,
333.18'
RADIUS POINT BEARS
N57°33'06"W 630.00'

C15
Δ=19°49'20"
R=582.50'
L=201.52'
LC=N50°05'07"E,
200.52'
RADIUS POINT BEARS
N30°00'13"W 582.50'

"SUNDIAL"
LOT 21

PC
STA: 1+12.12

30.00'

VLAHOS DRIVE

EXISTING CENTERLINE
VLAHOS DRIVE

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

LEGEND



① RIGHT OF WAY DEDICATION
± 70,266 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 20,105 SQ.FT.



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Houf Peterson
Righellis Inc.

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* = PROPOSED VLAHOS DRIVE CENTERLINE STATIONING

EXHIBIT 2

(PAGE 2 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



SEE PAGE
3 OF 7

EXISTING CENTERLINE
CANYON CREEK ROAD

"RENAISSANCE AT
CANYON CREEK SOUTH"

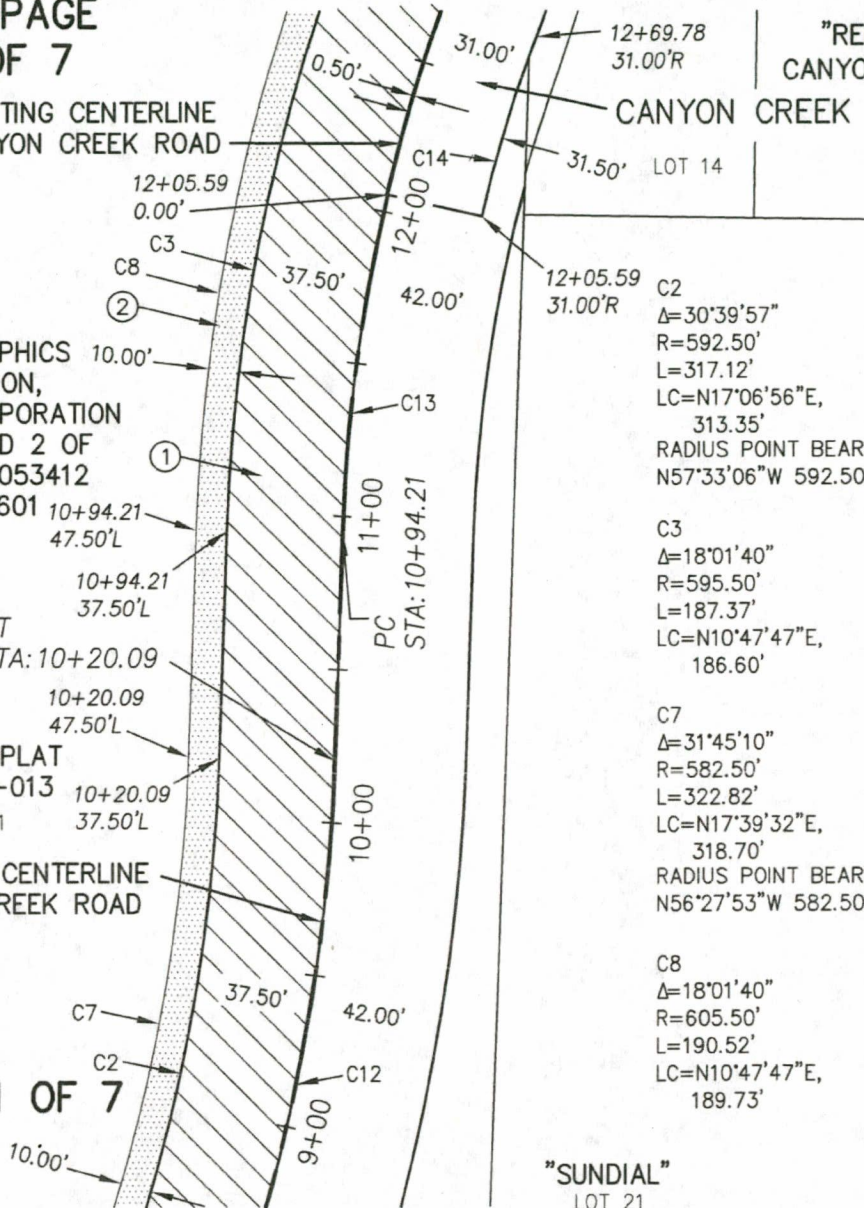
CANYON CREEK ROAD

SCALE
1" = 60'

MENTOR GRAPHICS
CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

PARTITION PLAT
NO. 2006-013
PARCEL 1

PROPOSED CENTERLINE
CANYON CREEK ROAD



C2 Δ=30°39'57" R=592.50' L=317.12' LC=N17°06'56"E, 313.35' RADIUS POINT BEARS N57°33'06"W 592.50'	C12 Δ=30°39'57" R=630.00' L=337.19' LC=N17°06'56"E, 333.18' RADIUS POINT BEARS N57°33'06"W 630.00'
C3 Δ=18°01'40" R=595.50' L=187.37' LC=N10°47'47"E, 186.60'	C13 Δ=11°26'11" R=558.00' L=111.38' LC=N7°30'03"E, 111.19'
C7 Δ=31°45'10" R=582.50' L=322.82' LC=N17°39'32"E, 318.70' RADIUS POINT BEARS N56°27'53"W 582.50'	C14 Δ=6°35'29" R=527.00' L=60.63' LC=N16°30'53"E, 60.59' RADIUS POINT BEARS S76°46'52"E 527.00'
C8 Δ=18°01'40" R=605.50' L=190.52' LC=N10°47'47"E, 189.73'	

SEE PAGE 1 OF 7

"SUNDIAL"
LOT 21

LEGEND



① RIGHT OF WAY DEDICATION
± 70,266 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 20,105 SQ.FT.

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EXHIBIT 2

(PAGE 3 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

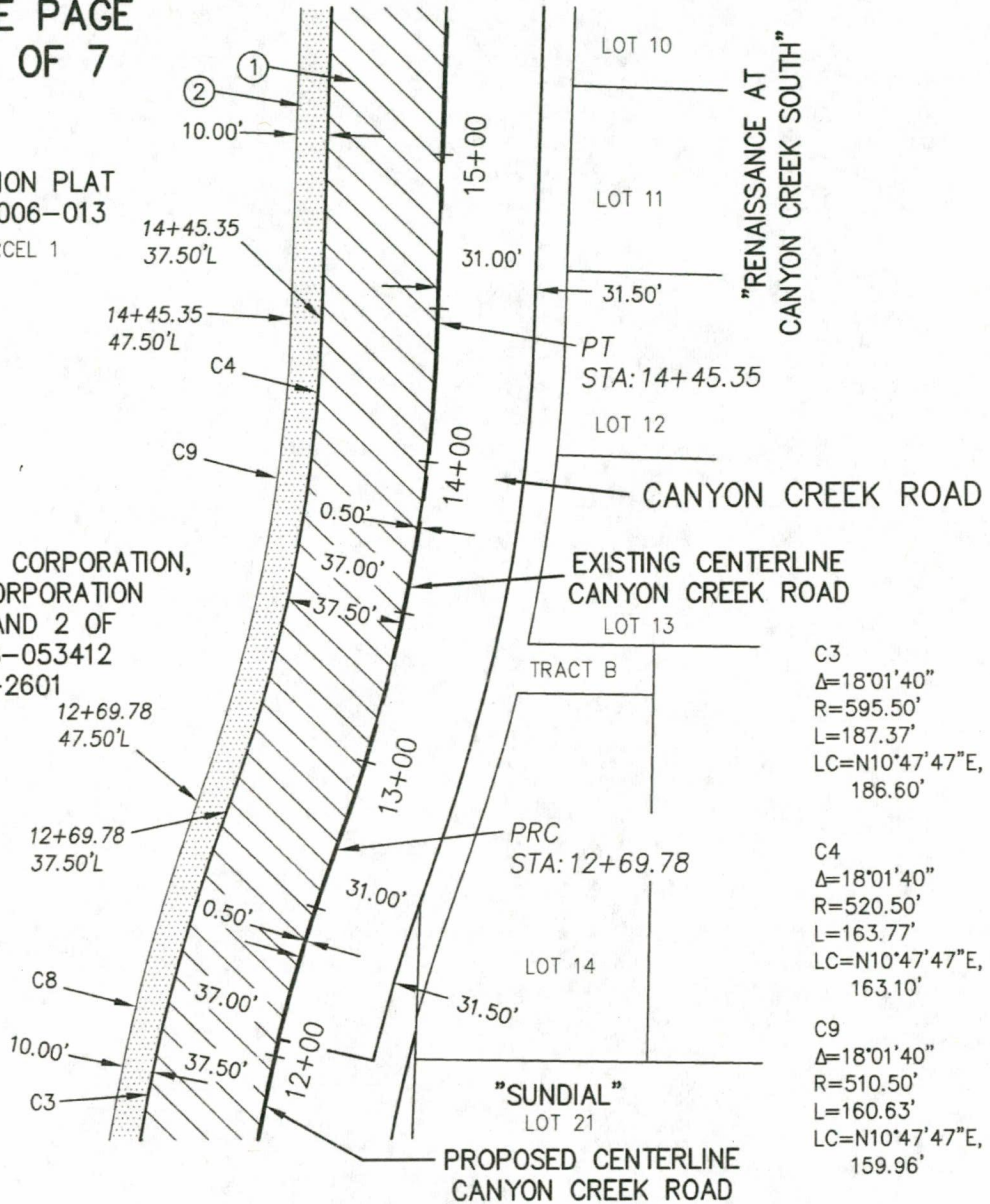
SEE PAGE
4 OF 7

PARTITION PLAT
NO. 2006-013
PARCEL 1

SCALE
1" = 60'

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

SEE PAGE
2 OF 7

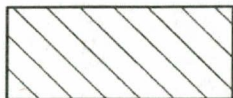


C3
Δ=18°01'40"
R=595.50'
L=187.37'
LC=N10°47'47"E,
186.60'

C4
Δ=18°01'40"
R=520.50'
L=163.77'
LC=N10°47'47"E,
163.10'

C9
Δ=18°01'40"
R=510.50'
L=160.63'
LC=N10°47'47"E,
159.96'

LEGEND



① RIGHT OF WAY DEDICATION
± 70,266 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 20,105 SQ.FT.



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EXHIBIT 2

(PAGE 4 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

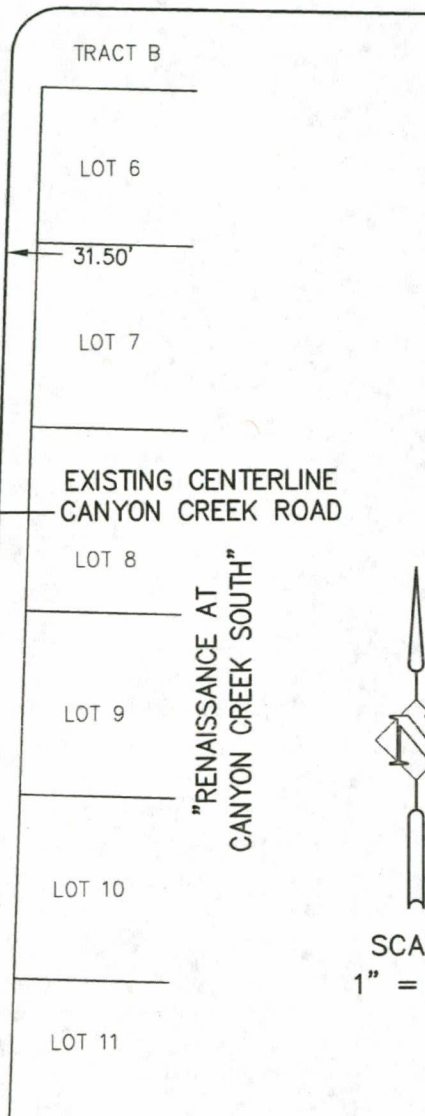
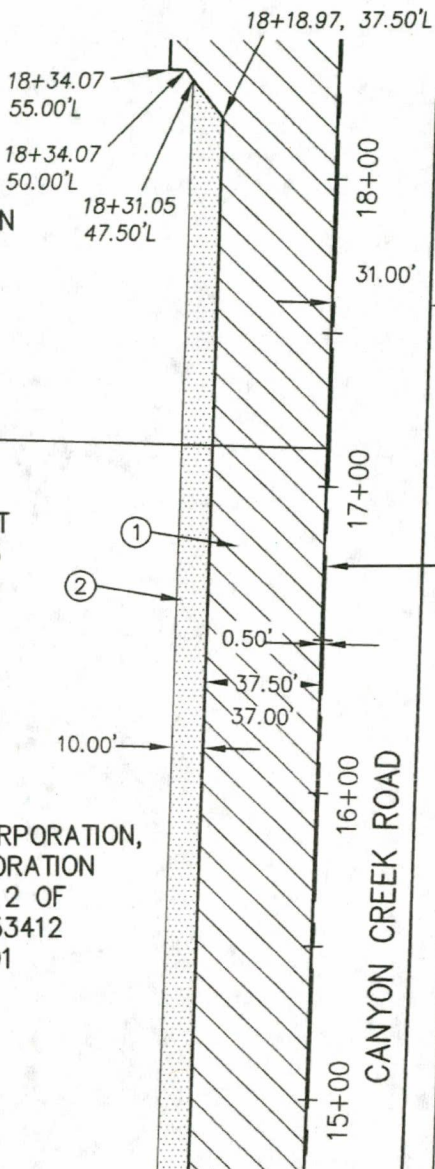
SEE PAGE
5 OF 7

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCEL 3 OF
DOC. NO. 88-053412
31W13B-2691

PARTITION PLAT
NO. 2006-013
PARCEL 1

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCELS 1 AND 2 OF
DOC. NO. 88-053412
31W13B-2601

SEE PAGE
3 OF 7


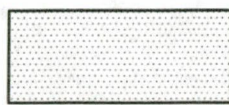


"RENAISSANCE AT
CANYON CREEK SOUTH"



SCALE
1" = 60'

LEGEND

-  ① RIGHT OF WAY DEDICATION
± 70,266 SQ.FT.
-  ② PUBLIC UTILITY EASEMENT
± 20,105 SQ.FT.

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EXHIBIT 2

(PAGE 5 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



SEE PAGE
6 OF 7

SCALE
1" = 60'

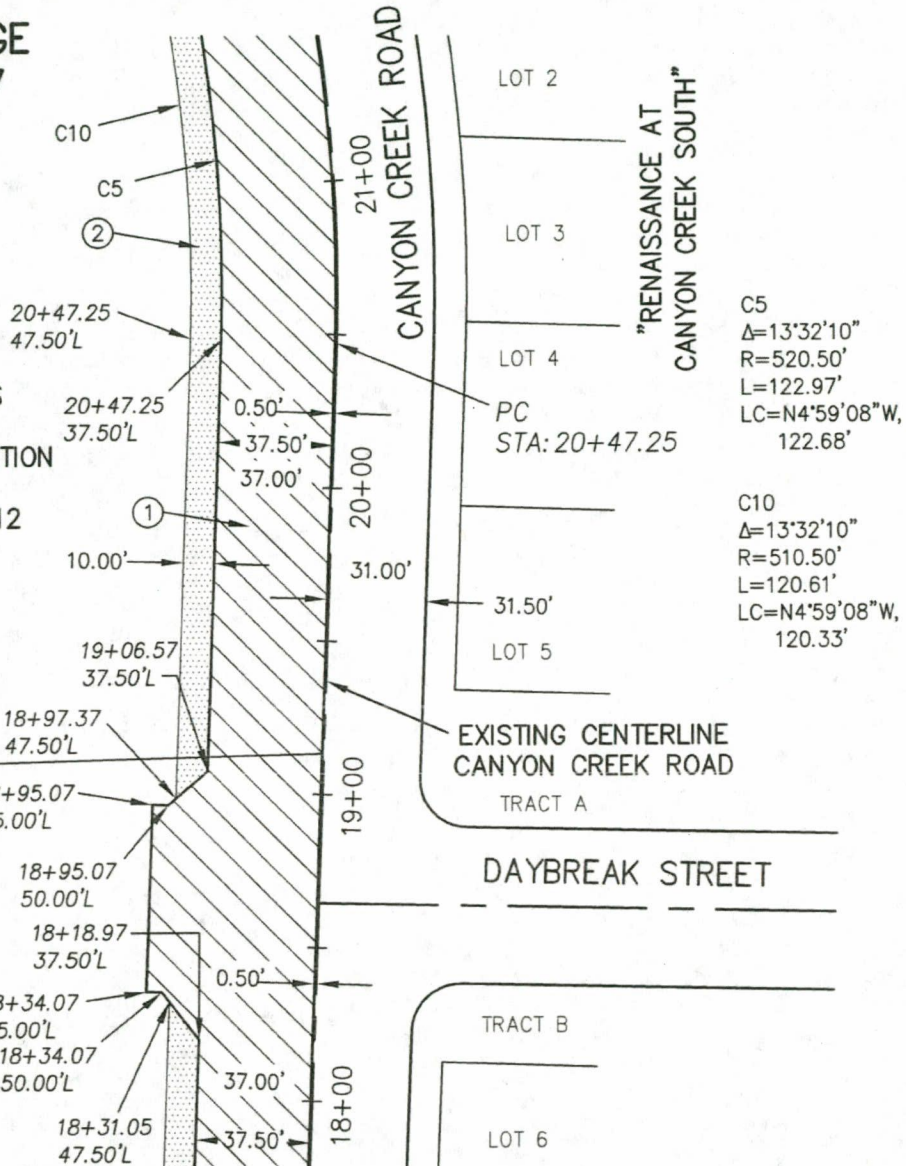
MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCEL 3 OF
DOC. NO. 88-053412
31W13B-2603

PARTITION PLAT
NO. 2006-013
PARCEL 2

PARTITION PLAT
NO. 2006-013
PARCEL 1

MENTOR GRAPHICS CORPORATION,
AN OREGON CORPORATION
PARCEL 3 OF
DOC. NO. 88-053412
31W13B-2691

SEE PAGE
4 OF 7



C5
 $\Delta=13^{\circ}32'10''$
R=520.50'
L=122.97'
LC=N4^{\circ}59'08''W,
122.68'

C10
 $\Delta=13^{\circ}32'10''$
R=510.50'
L=120.61'
LC=N4^{\circ}59'08''W,
120.33'

LEGEND



① RIGHT OF WAY DEDICATION
± 70,266 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 20,105 SQ.FT.



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EXHIBIT 2

(PAGE 6 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



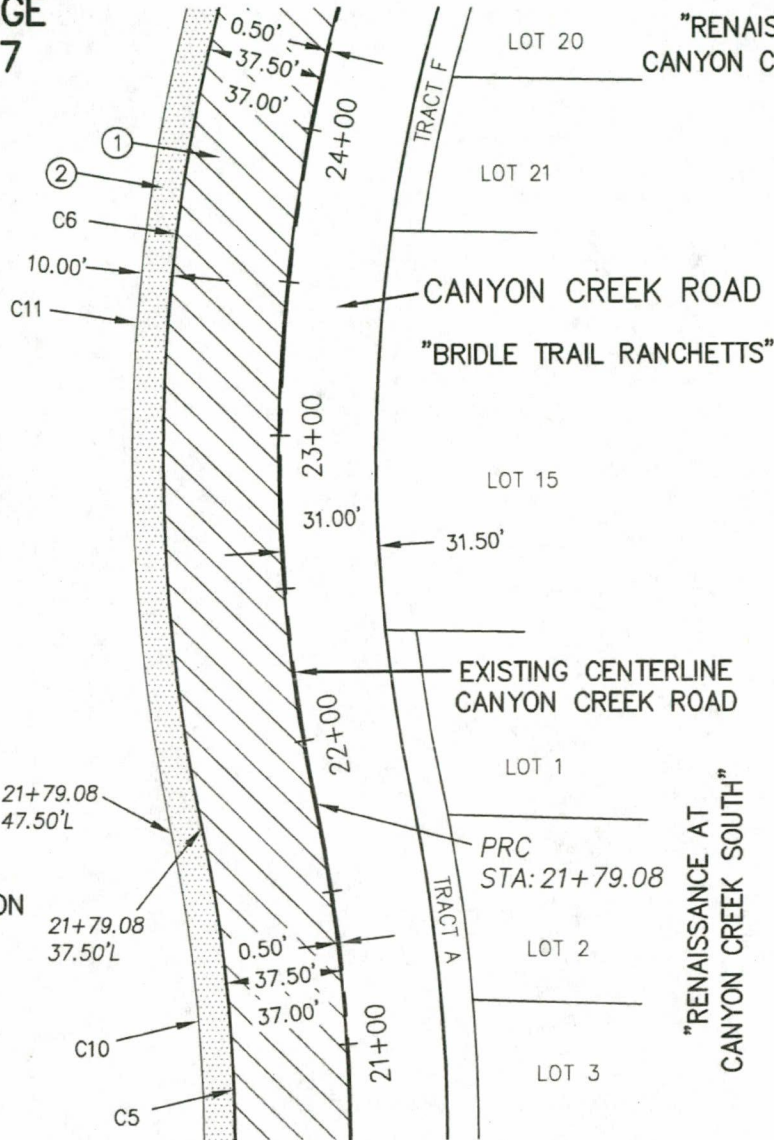
SEE PAGE
7 OF 7

SCALE
1" = 60'

PARTITION PLAT
NO. 2006-013
PARCEL 2

MENTOR GRAPHICS
CORPORATION,
AN OREGON CORPORATION
PARCEL 3 OF
DOC. NO. 88-053412
31W13B-2603

SEE PAGE
5 OF 7



C5
 $\Delta=13^{\circ}32'10''$
 $R=520.50'$
 $L=122.97'$
 $LC=N4^{\circ}59'08''W,$
 $122.68'$

C6
 $\Delta=43^{\circ}13'14''$
 $R=595.50'$
 $L=449.21'$
 $LC=N9^{\circ}51'24''E,$
 $438.64'$

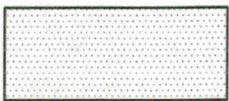
C10
 $\Delta=13^{\circ}32'10''$
 $R=510.50'$
 $L=120.61'$
 $LC=N4^{\circ}59'08''W,$
 $120.33'$

C11
 $\Delta=44^{\circ}14'50''$
 $R=605.50'$
 $L=467.61'$
 $LC=N10^{\circ}22'13''E,$
 $456.07'$

LEGEND



① RIGHT OF WAY DEDICATION
 $\pm 70,266$ SQ.FT.



② PUBLIC UTILITY EASEMENT
 $\pm 20,105$ SQ.FT.



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EXHIBIT 2

(PAGE 7 OF 7)

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON



SCALE
1" = 60'

PARTITION PLAT
NO. 2006-013
PARCEL 2

PARTITION PLAT
NO. 1997-045
PARCEL 1

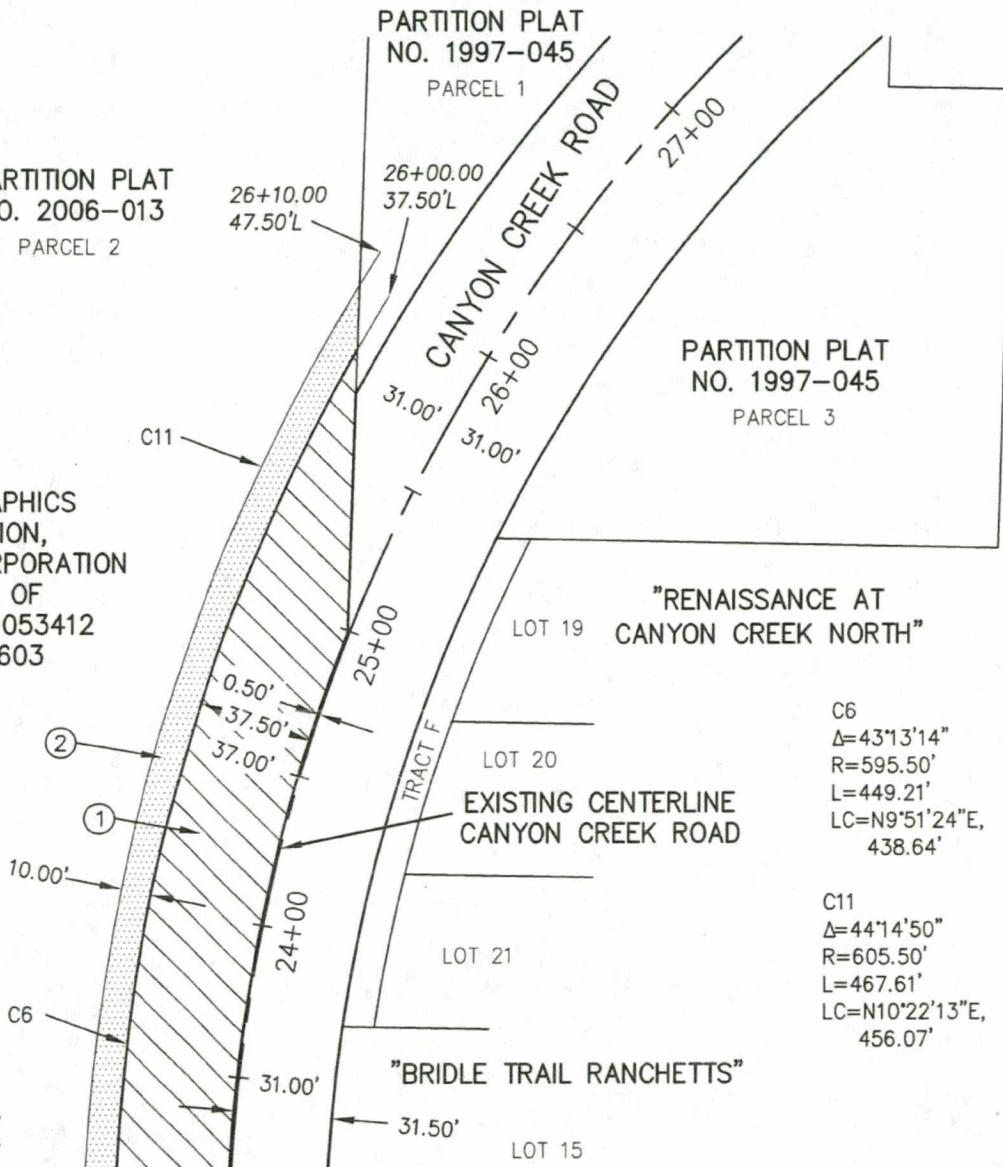
PARTITION PLAT
NO. 1997-045
PARCEL 3

MENTOR GRAPHICS
CORPORATION,
AN OREGON CORPORATION
PARCEL 3 OF
DOC. NO. 88-053412
31W13B-2603

"RENAISSANCE AT
CANYON CREEK NORTH"

C6
 $\Delta=43^{\circ}13'14''$
 $R=595.50'$
 $L=449.21'$
 $LC=N9^{\circ}51'24''E,$
 $438.64'$

C11
 $\Delta=44^{\circ}14'50''$
 $R=605.50'$
 $L=467.61'$
 $LC=N10^{\circ}22'13''E,$
 $456.07'$

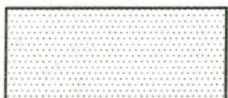


SEE PAGE
6 OF 7

LEGEND



① RIGHT OF WAY DEDICATION
 $\pm 70,266$ SQ.FT.



② PUBLIC UTILITY EASEMENT
 $\pm 20,105$ SQ.FT.



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EXHIBIT 3

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200



Harper
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Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 30.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 275.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 275.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S76°24'51"E, 118.40 feet) 119.33 feet to a point 30.00 feet left of Proposed Centerline Station 3+02.35, said point being located on the existing north right-of-way line of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence along said north right-of-way line easterly, in a straight line, to a point 30.00 feet left of Proposed Centerline Station 3+12.35;

Thence leaving said north right-of-way line southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 631 square feet, more or less.

EXHIBIT 3

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears N85°04'40"E, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence S53°06'34"E, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of 35°44'10";

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears S70°58'39"E, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number 2014-024;

Thence S88°50'45"E, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of Termination, said point bears S88°50'45"E, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

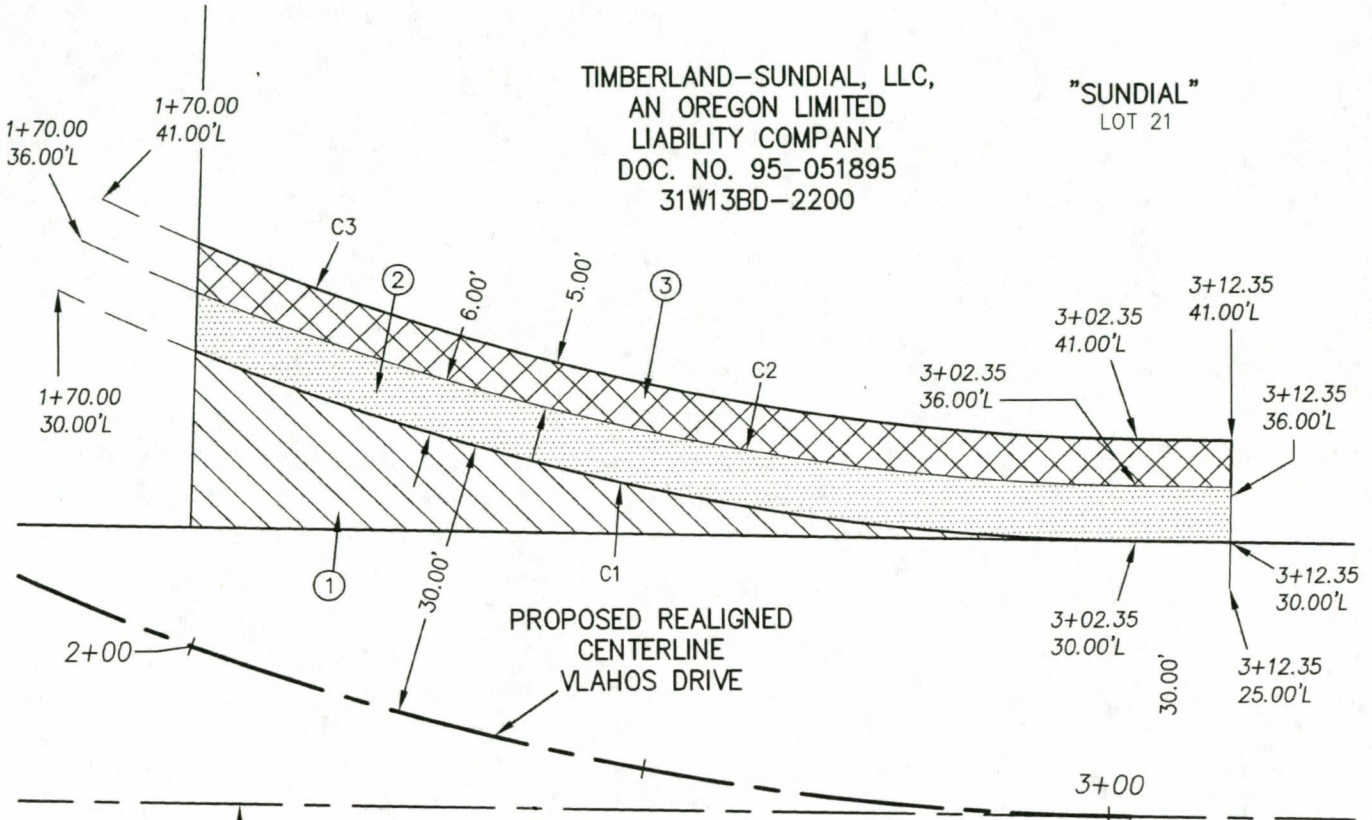
EXPIRES: 12-31-19

EXHIBIT 3

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
AN OREGON LIMITED
LIABILITY COMPANY
DOC. NO. 95-051895
31W13BD-2200

"SUNDIAL"
LOT 21



EXISTING CENTERLINE
VLAHOS DRIVE

VLAHOS DRIVE

PT
STA: 3+02.35

C1
 $\Delta=24^{\circ}51'47''$
R=275.00'
L=119.33'
LC=S76°24'51"E,
118.40'
RADIUS POINT BEARS
N26°01'03"E 275.00'

C2
 $\Delta=24^{\circ}51'47''$
R=269.00'
L=116.73'
LC=S76°24'51"E,
115.82'
RADIUS POINT BEARS
N26°01'03"E 269.00'

C3
 $\Delta=24^{\circ}51'47''$
R=264.00'
L=114.56'
LC=S76°24'51"E,
113.66'
RADIUS POINT BEARS
N26°01'03"E 264.00'

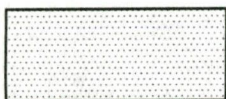


SCALE
1" = 20'

LEGEND



① RIGHT OF WAY DEDICATION
± 631 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 678 SQ.FT.



③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.



**Harper
Houf Peterson
Righellis Inc.**

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EXHIBIT 4

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 36.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 269.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 269.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears S76°24'51"E, 115.82 feet) 116.73 feet to a point 36.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 36.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 30.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 275.00 foot radius curve to the left, having a central angle of 24°51'47", the radius point of which bears N26°01'03"E, 275.00 feet;

EXHIBIT 4

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200

Thence southeasterly along the arc of said curve to the left (the long chord of which bears $S76^{\circ}24'51''E$, 118.40 feet) 119.33 feet to a point 30.00 feet left of Proposed Centerline Station 3+02.35, said point being located on the existing north right-of-way line of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence along said north right-of-way line easterly, in a straight line, to a point 30.00 feet left of Proposed Centerline Station 3+12.35;

Thence leaving said north right-of-way line southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 678 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears $N85^{\circ}04'40''E$, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $S53^{\circ}06'34''E$, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of $35^{\circ}44'10''$;

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears $S70^{\circ}58'39''E$, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number 2014-024;

Thence $S88^{\circ}50'45''E$, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of

EXHIBIT 4

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200

Termination, said point bears S88°50'45"E, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

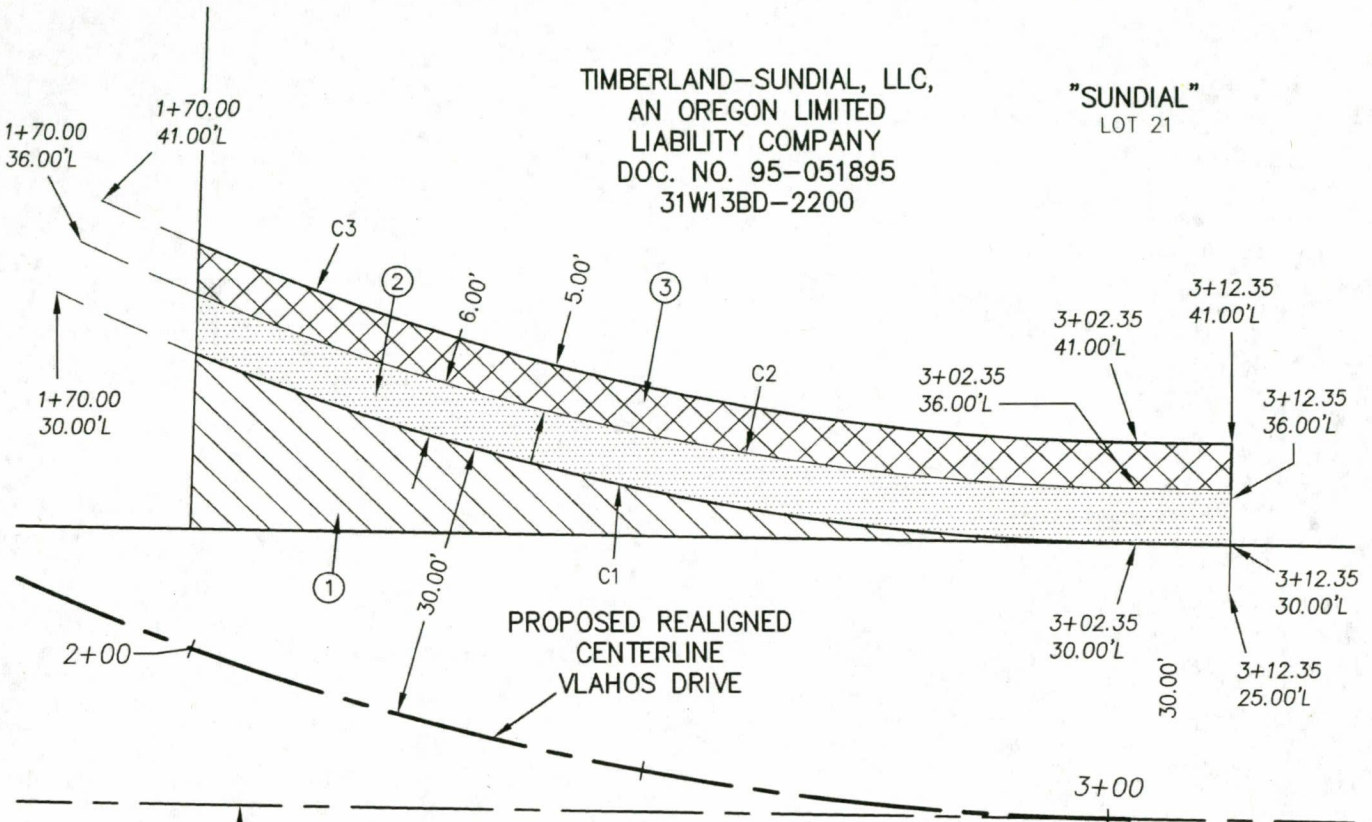
EXPIRES: 12-31-15

EXHIBIT 4

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
AN OREGON LIMITED
LIABILITY COMPANY
DOC. NO. 95-051895
31W13BD-2200

"SUNDIAL"
LOT 21



EXISTING CENTERLINE
VLAHOS DRIVE

VLAHOS DRIVE

PT
STA: 3+02.35

C1
Δ=24°51'47"
R=275.00'
L=119.33'
LC=S76°24'51"E,
118.40'
RADIUS POINT BEARS
N26°01'03"E 275.00'

C2
Δ=24°51'47"
R=269.00'
L=116.73'
LC=S76°24'51"E,
115.82'
RADIUS POINT BEARS
N26°01'03"E 269.00'

C3
Δ=24°51'47"
R=264.00'
L=114.56'
LC=S76°24'51"E,
113.66'
RADIUS POINT BEARS
N26°01'03"E 264.00'

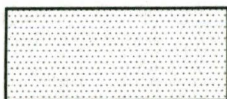


SCALE
1" = 20'

LEGEND



① RIGHT OF WAY DEDICATION
± 631 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 678 SQ.FT.



③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.



**Harper
Houf Peterson
Righellis Inc.**

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

EXHIBIT 5

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Temporary Construction Easement
Canyon Creek Road
City of Wilsonville, Oregon

(TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Southeast one-quarter of the Northwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Timberland-Sundial, LLC, an Oregon Limited Liability Company, in Warranty Deed recorded August 29, 1995 as Document No. 95-051895, Clackamas County Deed Records; said parcel being that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 41.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 264.00 foot radius curve to the left, having a central angle of $24^{\circ}51'47''$, the radius point of which bears $N26^{\circ}01'03''E$, 264.00 feet;

Thence southeasterly along the arc of said curve to the left (the long chord of which bears $S76^{\circ}24'51''E$, 113.66 feet) 114.56 feet to a point 41.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 41.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

EXCEPTING therefrom that portion of said property lying southwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 36.00 feet left of Proposed Vlahos Drive Centerline Station 1+70.00, said point being the beginning of a 269.00 foot radius curve to the left, having a central angle of $24^{\circ}51'47''$, the radius point of which bears $N26^{\circ}01'03''E$, 269.00 feet;

EXHIBIT 5

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200

Thence southeasterly along the arc of said curve to the left (the long chord of which bears $S76^{\circ}24'51''E$, 115.82 feet) 116.73 feet to a point 36.00 feet left of Proposed Centerline Station 3+02.35;

Thence easterly, in a straight line, to a point 36.00 feet left of Proposed Centerline Station 3+12.35;

Thence southerly, in a straight line, to a point 25.00 feet left of Proposed Centerline Station 3+12.35.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 565 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Vlahos Drive, being more particularly described as follows:

Beginning at Proposed Vlahos Drive Centerline Station 0+00.00, said point bears $N85^{\circ}04'40''E$, 1161.12 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being Proposed Canyon Creek Road Centerline Station 6+34.06 as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $S53^{\circ}06'34''E$, along the proposed centerline of Vlahos Drive, 112.12 feet to Proposed Centerline Station 1+12.12 and the beginning of a 305.00 foot radius curve to the left, having a central angle of $35^{\circ}44'10''$;

Thence southeasterly along the proposed centerline of Vlahos Drive and the arc of said curve to the left (the long chord bears $S70^{\circ}58'39''E$, 187.16 feet) 190.23 feet to Proposed Centerline Station 3+02.35, said point being on the existing centerline of Vlahos Drive and the east/west center of section line for said Section 13 as shown on said Survey Number 2014-024;

Thence $S88^{\circ}50'45''E$, along the existing centerline of Vlahos Drive, 585.73 feet to a found 5/8-inch iron rod at Proposed Centerline Station 8+88.08 and the Point of Termination, said point bears $S88^{\circ}50'45''E$, along the said east/west center of section line, 2009.48 feet from a found 3-inch brass disk in a monument box at the west one-

EXHIBIT 5

Property Vested in:
Timberland-Sundial, LLC
31W13BD-2200

quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

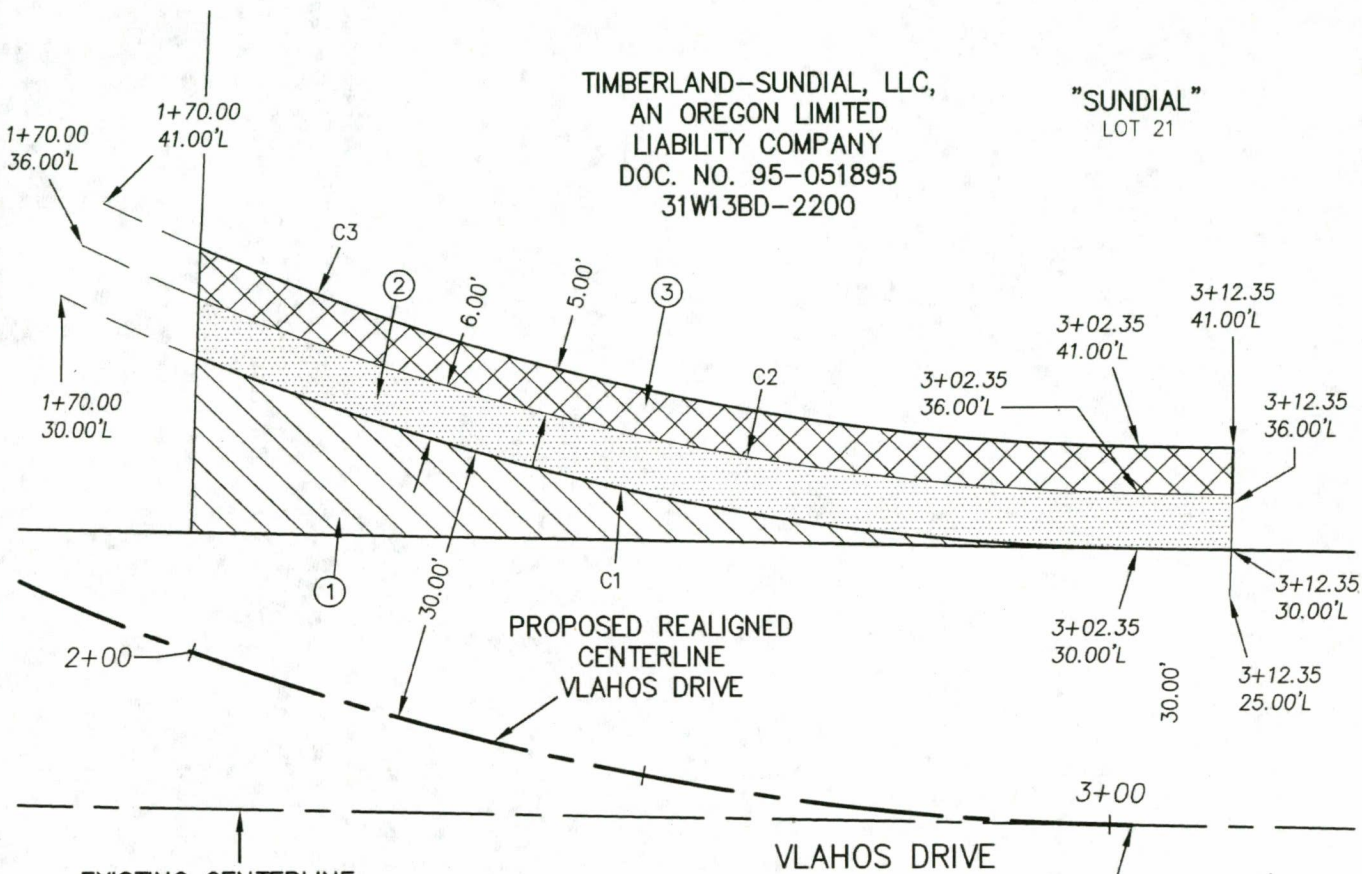
EXPIRES: 12-31-15

EXHIBIT 5

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

TIMBERLAND-SUNDIAL, LLC,
AN OREGON LIMITED
LIABILITY COMPANY
DOC. NO. 95-051895
31W13BD-2200

"SUNDIAL"
LOT 21



C1
 $\Delta=24^{\circ}51'47''$
R=275.00'
L=119.33'
LC=S76°24'51"E,
118.40'
RADIUS POINT BEARS
N26°01'03"E 275.00'

C2
 $\Delta=24^{\circ}51'47''$
R=269.00'
L=116.73'
LC=S76°24'51"E,
115.82'
RADIUS POINT BEARS
N26°01'03"E 269.00'

C3
 $\Delta=24^{\circ}51'47''$
R=264.00'
L=114.56'
LC=S76°24'51"E,
113.66'
RADIUS POINT BEARS
N26°01'03"E 264.00'

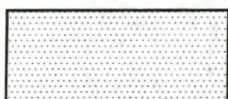


SCALE
1" = 20'

LEGEND



① RIGHT OF WAY DEDICATION
± 631 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 678 SQ.FT.



③ TEMPORARY CONSTRUCTION
EASEMENT
± 565 SQ.FT.



Harper
Houf Peterson
Righellis Inc.

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

EXHIBIT 6

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to HCP SH Windfield Village, LLC, a Delaware Limited Liability Company, in Limited Warranty Deed recorded March 27, 2013 as Document No. 2013-021010, Clackamas County Deed Records; said parcel being that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 667.50 foot radius curve to the left, having a central angle of $9^{\circ}05'40''$, the radius point of which bears $N29^{\circ}32'56''W$, 667.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears $N55^{\circ}54'14''E$, 105.84 feet) 105.95 feet to a point 37.50 feet right of Proposed Centerline Station 4+75.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 81 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the

EXHIBIT 6

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100

existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25, and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

EXHIBIT 6

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 6

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

PARTITION PLAT NO. 2006-013
PARCEL 1

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

PROPOSED CENTERLINE
CANYON CREEK ROAD

EXISTING CENTERLINE
VLAHOS DRIVE

VLAHOS
DRIVE

HCP SH WINDFIELD VILLAGE, LLC,
AN DELAWARE LIMITED
LIABILITY COMPANY
DOC. NO. 2013-021010
31W13CB-100

PARTITION PLAT
NO. 1990-114
PARCEL 2

PARTITION PLAT
NO. 2008-121
PARCEL 4

C1	C2
$\Delta=9^{\circ}05'40''$	$\Delta=9^{\circ}05'40''$
$R=667.50'$	$R=677.50'$
$L=105.95'$	$L=107.54'$
$LC=N55^{\circ}54'14''E,$	$LC=N55^{\circ}54'14''E,$
$105.84'$	$107.43'$
RADIUS POINT BEARS	RADIUS POINT BEARS
$N29^{\circ}32'56''W 667.50'$	$N29^{\circ}32'56''W 677.50'$

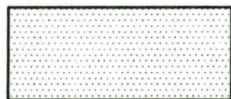


SCALE
1" = 40'

LEGEND



① RIGHT OF WAY DEDICATION
± 81 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 443 SQ.FT.



Harper
Houf Peterson
Righellis Inc.

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205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

EXHIBIT 7

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to HCP SH Windfield Village, LLC, a Delaware Limited Liability Company, in Limited Warranty Deed recorded March 27, 2013 as Document No. 2013-021010, Clackamas County Deed Records; said parcel being that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 47.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 677.50 foot radius curve to the left, having a central angle of 9°05'40", the radius point of which bears N29°32'56"W, 677.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N55°54'14"E, 107.43 feet) 107.54 feet to a point 47.50 feet right of Proposed Centerline Station 4+75.00.

EXCEPTING therefrom that portion of said property lying northwesterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 37.50 feet right of Proposed Canyon Creek Road Centerline Station 3+75.00, said point being the beginning of a 667.50 foot radius curve to the left, having a central angle of 9°05'40", the radius point of which bears N29°32'56"W, 667.50 feet;

Thence northeasterly along the arc of said curve to the left (the long chord of which bears N55°54'14"E, 105.84 feet) 105.95 feet to a point 37.50 feet right of Proposed Centerline Station 4+75.00.

EXHIBIT 7

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive.

The parcel of land to which this description applies contains 443 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$

EXHIBIT 7

Property Vested in:
HCP SH Windfield Village, LLC.
31W13CB-100

(the long chord of which bears N16°30'53"E, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of 18°01'40";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears N10°47'47"E, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 7

CANYON CREEK ROAD CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

PARTITION PLAT NO. 2006-013
PARCEL 1

PROPOSED REALIGNED
CENTERLINE
VLAHOS DRIVE

PROPOSED CENTERLINE
CANYON CREEK ROAD

VLAHOS
DRIVE

EXISTING CENTERLINE
VLAHOS DRIVE

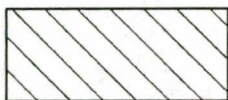
HCP SH WINDFIELD VILLAGE, LLC,
AN DELAWARE LIMITED
LIABILITY COMPANY
DOC. NO. 2013-021010
31W13CB-100

PARTITION PLAT
NO. 1990-114
PARCEL 2

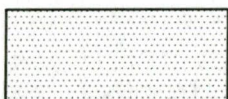
PARTITION PLAT
NO. 2008-121
PARCEL 4

C1	C2
$\Delta=9^{\circ}05'40''$	$\Delta=9^{\circ}05'40''$
$R=667.50'$	$R=677.50'$
$L=105.95'$	$L=107.54'$
$LC=N55^{\circ}54'14''E,$	$LC=N55^{\circ}54'14''E,$
$105.84'$	$107.43'$
RADIUS POINT BEARS	RADIUS POINT BEARS
$N29^{\circ}32'56''W 667.50'$	$N29^{\circ}32'56''W 677.50'$

LEGEND



① RIGHT OF WAY DEDICATION
± 81 SQ.FT.



② PUBLIC UTILITY EASEMENT
± 443 SQ.FT.



SCALE
1" = 40'



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205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

EXHIBIT 8

Property Vested in:
Bowling Building, LLC.
31W13CB-600



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LEGAL DESCRIPTION
Right-of-Way Dedication
Canyon Creek Road
City of Wilsonville, Oregon

(RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 0+69.22;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 437.50 foot radius curve to the right, having a central angle of 36°27'21";

Thence northeasterly along the arc of said curve to the right (the long chord of which bears N42°47'59"E, 273.70 feet) 278.37 feet to a point 37.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 592.50 foot radius reverse curve to the left, having a central angle of 7°23'51";

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears N57°19'44"E, 76.44 feet) 76.50 feet to a point 37.50 feet left of Proposed Centerline Station 4+50.00

EXHIBIT 8

Property Vested in:
Bowling Building, LLC.
31W13CB-600

EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 3522 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$

EXHIBIT 8

Property Vested in:
Bowling Building, LLC.
31W13CB-600

(the long chord of which bears N16°30'53"E, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of 18°01'40";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears N10°47'47"E, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 8

CANYON CREEK ROAD CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

C1
 $\Delta=0^{\circ}45'31''$
 $R=892.00'$
 $L=11.81'$
 $LC=N69^{\circ}51'07''W,$
 $11.81'$
 RADIUS POINT BEARS
 $S20^{\circ}31'38''W, 892.00'$

C2
 $\Delta=36^{\circ}27'21''$
 $R=437.50'$
 $L=278.37'$
 $LC=N42^{\circ}47'59''E,$
 $273.70'$

C3
 $\Delta=7^{\circ}23'51''$
 $R=592.50'$
 $L=76.50'$
 $LC=N57^{\circ}19'44''E,$
 $76.44'$

C4
 $\Delta=36^{\circ}27'21''$
 $R=445.50'$
 $L=283.46'$
 $LC=N42^{\circ}47'59''E,$
 $278.70'$

C5
 $\Delta=7^{\circ}23'51''$
 $R=584.50'$
 $L=75.46'$
 $LC=N57^{\circ}19'44''E,$
 $75.41'$

C7
 $\Delta=9^{\circ}04'22''$
 $R=457.50'$
 $L=72.45'$
 $LC=N51^{\circ}20'43''E,$
 $72.37'$
 RADIUS POINT BEARS
 $S43^{\circ}11'28''E 457.50'$

C6
 $\Delta=22^{\circ}14'14''$
 $R=445.50'$
 $L=172.90'$
 $LC=N35^{\circ}41'25''E,$
 $171.82'$

C8
 $\Delta=5^{\circ}08'45''$
 $R=445.50'$
 $L=40.01'$
 $LC=N58^{\circ}27'17''E,$
 $40.00'$
 RADIUS POINT BEARS
 $S34^{\circ}07'06''E 445.50'$

**BOWLING BLDG. LLC,
 AN OREGON LIMITED
 LIABILITY COMPANY
 DOC. NO. 2013-042560
 31W13CB-600**

**PARTITION PLAT NO. 2008-121
 PARCEL 4**

LEGEND



① RIGHT OF WAY DEDICATION
 ± 3522 SQ.FT.



② PUBLIC UTILITY EASEMENT
 ± 3213 SQ.FT.



③ TEMPORARY CONSTRUCTION
 EASEMENT
 ± 858 SQ.FT.



SCALE
 1" = 60'



**Harper
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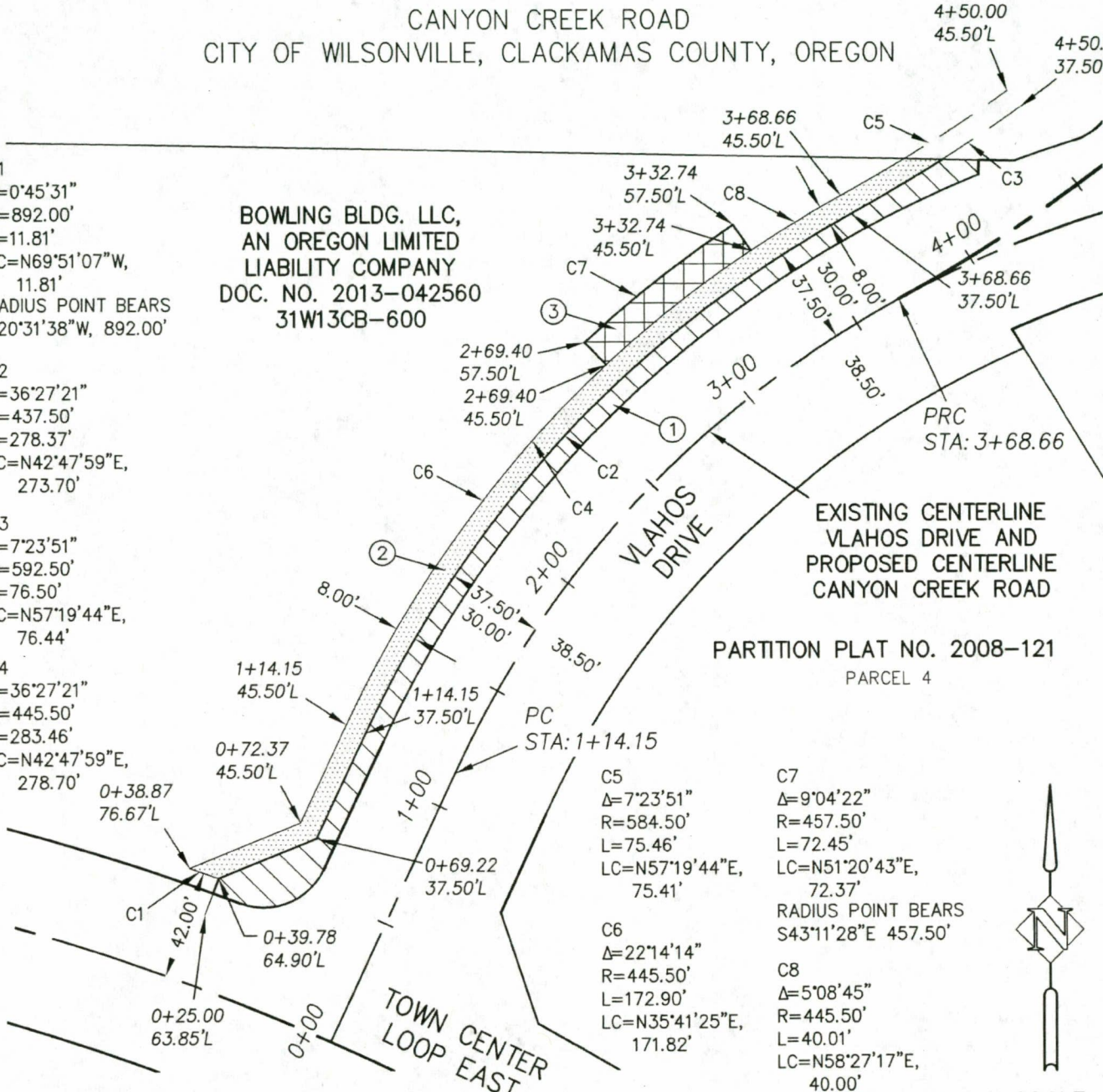


EXHIBIT 9

Property Vested in:
Bowling Building, LLC.
31W13CB-600



**Harper
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Righellis Inc.**

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LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Public Utility Easement
Canyon Creek Road
City of Wilsonville, Oregon

(PUBLIC UTILITY EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 278.70 feet) 283.46 feet to a point 45.50 feet left of Proposed

EXHIBIT 9

Property Vested in:
Bowling Building, LLC.
31W13CB-600

Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 0+69.22;

Thence northeasterly, in a straight line, to a point 37.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 437.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 273.70 feet) 278.37 feet to a point 37.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 592.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 76.44 feet) 76.50 feet to a point 37.50 feet left of Proposed Centerline Station 4+50.00

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 3213 square feet, more or less.

EXHIBIT 9

Property Vested in:
Bowling Building, LLC.
31W13CB-600

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

EXHIBIT 9

Property Vested in:
Bowling Building, LLC.
31W13CB-600

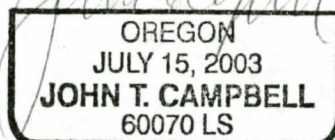
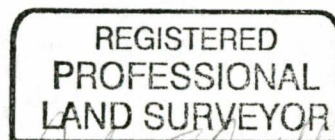
Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears N10°47'47"E, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence N01°46'57"E, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of 13°32'10";

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears N04°59'08"W, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of 63°19'29";

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears N19°54'32"E, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears N35°47'58"E, 2662.19 feet from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.



EXPIRES: 12-31-15

EXHIBIT 9

CANYON CREEK ROAD
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

C1
 $\Delta=0^{\circ}45'31''$
 $R=892.00'$
 $L=11.81'$
 $LC=N69^{\circ}51'07''W,$
 $11.81'$
 RADIUS POINT BEARS
 $S20^{\circ}31'38''W, 892.00'$

C2
 $\Delta=36^{\circ}27'21''$
 $R=437.50'$
 $L=278.37'$
 $LC=N42^{\circ}47'59''E,$
 $273.70'$

C3
 $\Delta=7^{\circ}23'51''$
 $R=592.50'$
 $L=76.50'$
 $LC=N57^{\circ}19'44''E,$
 $76.44'$

C4
 $\Delta=36^{\circ}27'21''$
 $R=445.50'$
 $L=283.46'$
 $LC=N42^{\circ}47'59''E,$
 $278.70'$

**BOWLING BLDG. LLC,
AN OREGON LIMITED
LIABILITY COMPANY**
 DOC. NO. 2013-042560
 31W13CB-600

C5
 $\Delta=7^{\circ}23'51''$
 $R=584.50'$
 $L=75.46'$
 $LC=N57^{\circ}19'44''E,$
 $75.41'$

C6
 $\Delta=22^{\circ}14'14''$
 $R=445.50'$
 $L=172.90'$
 $LC=N35^{\circ}41'25''E,$
 $171.82'$

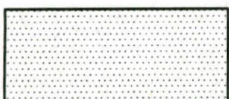
C7
 $\Delta=9^{\circ}04'22''$
 $R=457.50'$
 $L=72.45'$
 $LC=N51^{\circ}20'43''E,$
 $72.37'$
 RADIUS POINT BEARS
 $S43^{\circ}11'28''E 457.50'$

C8
 $\Delta=5^{\circ}08'45''$
 $R=445.50'$
 $L=40.01'$
 $LC=N58^{\circ}27'17''E,$
 $40.00'$
 RADIUS POINT BEARS
 $S34^{\circ}07'06''E 445.50'$

LEGEND



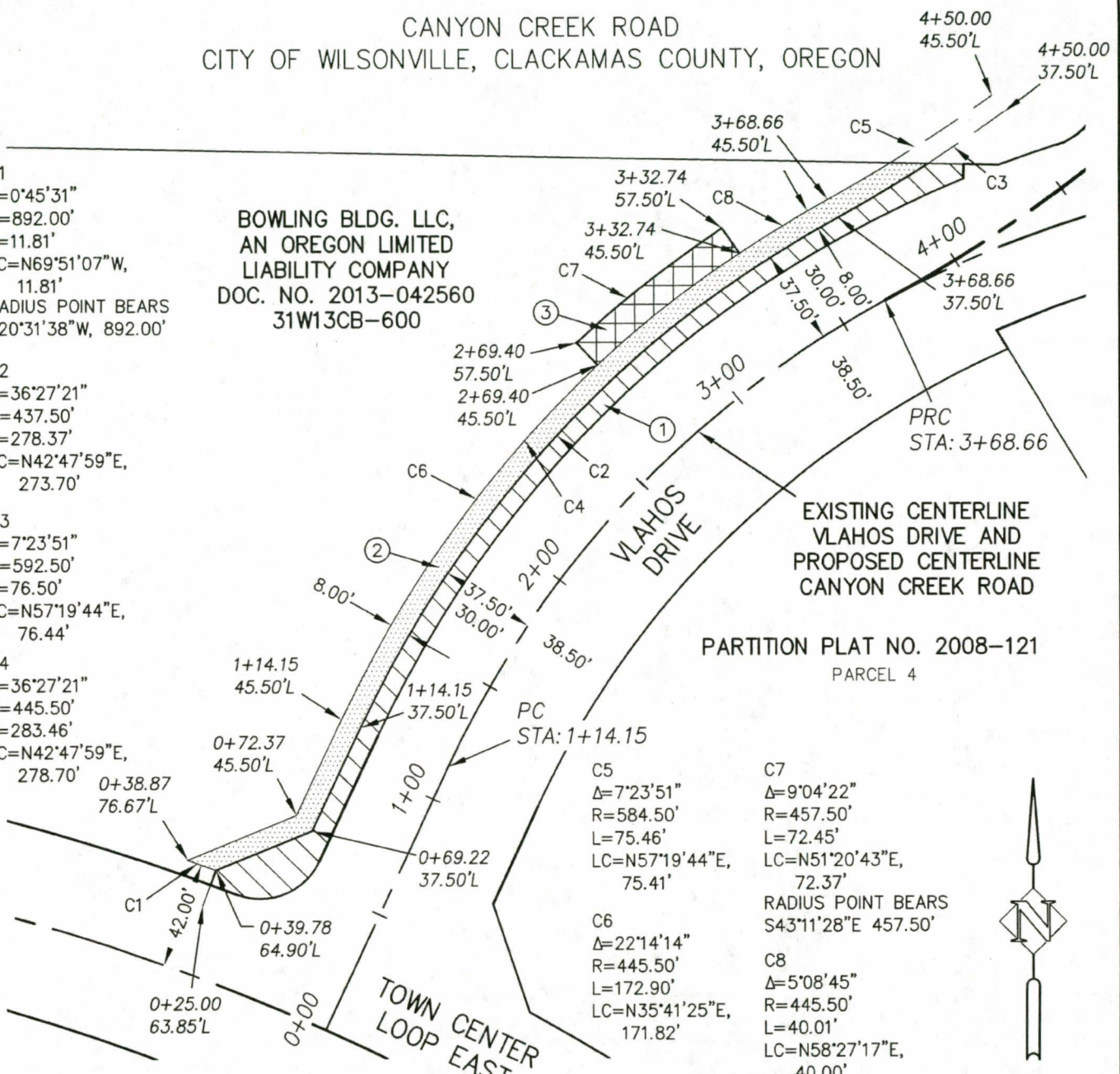
① RIGHT OF WAY DEDICATION
 ± 3522 SQ.FT.



② PUBLIC UTILITY EASEMENT
 ± 3213 SQ.FT.



③ TEMPORARY CONSTRUCTION
 EASEMENT
 ± 858 SQ.FT.



SCALE
 1" = 60'



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EXHIBIT 10

Property Vested in:
Bowling Building, LLC.
31W13CB-600



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

LEGAL DESCRIPTION
Temporary Construction Easement
Canyon Creek Road
City of Wilsonville, Oregon

(TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the Northwest one-quarter of the Southwest one-quarter of Section 13 in Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and being a portion of that property described and conveyed to Bowling BLDG., LLC, an Oregon Limited Liability Company, in Statutory Warranty Deed recorded June 19, 2013 as Document No. 2013-042560, Clackamas County Deed Records; said parcel being that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $22^{\circ}14'14''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N35^{\circ}41'25''E$, 171.82 feet) 172.90 feet to a point 45.50 feet left of Proposed Centerline Station 2+69.40;

EXHIBIT 10

Property Vested in:
Bowling Building, LLC.
31W13CB-600

Thence northwesterly, in a straight line, to a point 57.50 feet left of Proposed Centerline Station 2+69.40 and the beginning of a 457.50 foot radius non-tangent curve to the right, having a central angle of $9^{\circ}04'22''$, the radius point of which bears $S43^{\circ}11'28''E$, 457.50 feet;

Thence northeasterly along the arc of said non-tangent curve to the right (the long chord of which bears $N51^{\circ}20'43''E$, 72.37 feet) 72.45 feet to a point 57.50 feet left of Proposed Centerline Station 3+32.74;

Thence southeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 3+32.74 and the beginning of a 445.50 foot radius non-tangent curve to the right, having a central angle of $5^{\circ}08'45''$, the radius point of which bears $S34^{\circ}07'06''E$, 445.50 feet;

Thence northeasterly along the arc of said non-tangent curve to the right (the long chord of which bears $N58^{\circ}27'17''E$, 40.00 feet) 40.01 feet to a point 45.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

EXCEPTING therefrom that portion of said property lying easterly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property:

Beginning at a point 63.85 feet left of Proposed Canyon Creek Road Centerline Station 0+25.00;

Thence northeasterly, in a straight line, to a point 64.90 feet left of Proposed Centerline Station 0+39.78 and the beginning of a 892.00 foot radius non-tangent curve to the left, having a central angle of $0^{\circ}45'31''$, the radius point of which bears $S20^{\circ}31'38''W$, 892.00 feet;

Thence northwesterly along the arc of said non-tangent curve to the left (the long chord of which bears $N69^{\circ}51'07''W$, 11.81 feet) 11.81 feet to a point 76.67 feet left of Proposed Centerline Station 0+38.87;



EXHIBIT 10

Property Vested in:
Bowling Building, LLC.
31W13CB-600

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 0+72.37;

Thence northeasterly, in a straight line, to a point 45.50 feet left of Proposed Centerline Station 1+14.15 and the beginning of a 445.50 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N42^{\circ}47'59''E$, 278.70 feet) 283.46 feet to a point 45.50 feet left of Proposed Centerline Station 3+68.66 and the beginning of a 584.50 foot radius reverse curve to the left, having a central angle of $7^{\circ}23'51''$;

Thence northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N57^{\circ}19'44''E$, 75.41 feet) 75.46 feet to a point 45.50 foot left of Proposed Centerline Station 4+50.00.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Vlahos Drive and Town Center Loop East.

The parcel of land to which this description applies contains 858 square feet, more or less.

The stationing used to describe this parcel is based on the Proposed Centerline of Canyon Creek Road, being more particularly described as follows:

Beginning at Proposed Canyon Creek Road Centerline Station 0+00.00, said point bears $S64^{\circ}01'45''E$, 823.84 feet, from a found 3-inch brass disk in a monument box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145, said point also being the intersection of the existing centerline of Town Center Loop East with the existing centerline of Vlahos Drive as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence $N24^{\circ}34'18''E$, along the existing centerline of Vlahos Drive, 114.15 feet to Proposed Centerline Station 1+14.15 and the beginning of a 400.00 foot radius curve to the right, having a central angle of $36^{\circ}27'21''$;

Thence northeasterly along the existing centerline of Vlahos Drive and the arc of said curve to the right (the long chord bears $N42^{\circ}47'59''E$, 250.24 feet) 254.51 feet to

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31W13CB-600

Proposed Centerline Station 3+68.66 and the beginning of a 630.00 foot radius reverse curve to the left, having a central angle of $59^{\circ}14'42''$;

Thence leaving the existing centerline of Vlahos Drive northeasterly along the arc of said reverse curve to the left (the long chord of which bears $N31^{\circ}24'18''E$, 622.80 feet) 651.43 feet to Proposed Centerline Station 10+20.09;

Thence $N01^{\circ}46'57''E$, 74.12 feet to Proposed Centerline Station 10+94.21 and the beginning of a 558.00 foot radius curve to the right, having a central angle of $11^{\circ}26'11''$;

Thence northeasterly along the arc of said curve to the right (the long chord of which bears $N07^{\circ}30'03''E$, 111.19 feet) 111.38 feet to a point on curve at Proposed Centerline Station 12+05.59, also being a point on the existing centerline of Canyon Creek Road as shown on Survey Number 2014-024, Clackamas County Survey Records;

Thence continuing northeasterly along the existing centerline of Canyon Creek Road and the arc of a 558.00 foot radius curve to the right, having a central angle of $6^{\circ}35'29''$ (the long chord of which bears $N16^{\circ}30'53''E$, 64.16 feet) 64.19 feet to Proposed Centerline Station 12+69.78 and the beginning of a 558.00 foot radius reverse curve to the left, having a central angle of $18^{\circ}01'40''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the left (the long chord of which bears $N10^{\circ}47'47''E$, 174.85 feet) 175.57 feet to Proposed Centerline Station 14+45.35;

Thence $N01^{\circ}46'57''E$, along the existing centerline of Canyon Creek Road, 601.90 feet to Proposed Centerline Station 20+47.25 and the beginning of a 558.00 foot radius curve to the left, having a central angle of $13^{\circ}32'10''$;

Thence northwesterly along the existing centerline of Canyon Creek Road and the arc of said curve to the left (the long chord of which bears $N04^{\circ}59'08''W$, 131.52 feet) 131.83 feet to Proposed Centerline Station 21+79.08 and the beginning of a 558.00 foot radius reverse curve to the right, having a central angle of $63^{\circ}19'29''$;

Thence northeasterly along the existing centerline of Canyon Creek Road and the arc of said reverse curve to the right (the long chord of which bears $N19^{\circ}54'32''E$, 585.80 feet) 616.72 feet to Proposed Centerline Station 27+95.80 and the Point of Termination, said point bears $N35^{\circ}47'58''E$, 2662.19 feet from a found 3-inch brass disk in a monument

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box at the west one-quarter corner of said Section 13 per U.S.B.T. Entry 2009-145 as shown on said Survey Number 2014-024;

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 2014-024, Clackamas County Survey Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John T. Campbell
OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

EXPIRES: 12-31-15

EXHIBIT 10

CANYON CREEK ROAD CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

C1
 $\Delta=0^{\circ}45'31''$
 $R=892.00'$
 $L=11.81'$
 $LC=N69^{\circ}51'07''W,$
 $11.81'$
 RADIUS POINT BEARS
 $S20^{\circ}31'38''W, 892.00'$

C2
 $\Delta=36^{\circ}27'21''$
 $R=437.50'$
 $L=278.37'$
 $LC=N42^{\circ}47'59''E,$
 $273.70'$

C3
 $\Delta=7^{\circ}23'51''$
 $R=592.50'$
 $L=76.50'$
 $LC=N57^{\circ}19'44''E,$
 $76.44'$

C4
 $\Delta=36^{\circ}27'21''$
 $R=445.50'$
 $L=283.46'$
 $LC=N42^{\circ}47'59''E,$
 $278.70'$

C5
 $\Delta=7^{\circ}23'51''$
 $R=584.50'$
 $L=75.46'$
 $LC=N57^{\circ}19'44''E,$
 $75.41'$

C6
 $\Delta=22^{\circ}14'14''$
 $R=445.50'$
 $L=172.90'$
 $LC=N35^{\circ}41'25''E,$
 $171.82'$

C7
 $\Delta=9^{\circ}04'22''$
 $R=457.50'$
 $L=72.45'$
 $LC=N51^{\circ}20'43''E,$
 $72.37'$
 RADIUS POINT BEARS
 $S43^{\circ}11'28''E 457.50'$

C8
 $\Delta=5^{\circ}08'45''$
 $R=445.50'$
 $L=40.01'$
 $LC=N58^{\circ}27'17''E,$
 $40.00'$
 RADIUS POINT BEARS
 $S34^{\circ}07'06''E 445.50'$

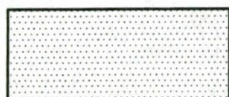
**BOWLING BLDG. LLC,
 AN OREGON LIMITED
 LIABILITY COMPANY
 DOC. NO. 2013-042560
 31W13CB-600**

**PARTITION PLAT NO. 2008-121
 PARCEL 4**

LEGEND



① RIGHT OF WAY DEDICATION
 ± 3522 SQ.FT.



② PUBLIC UTILITY EASEMENT
 ± 3213 SQ.FT.



③ TEMPORARY CONSTRUCTION
 EASEMENT
 ± 858 SQ.FT.



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SCALE
 1" = 60'

