



1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): City of Troutdale
219 E Historic Columbia River Hwy
Troutdale, OR 97060

Customer Ref.: 410 N.W. 257th Way & 320 NW 257th Way
Order No.: 472519001018
Effective Date: October 12, 2020 at 08:00 AM
Charge: \$350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:
Urban Renewal Agency of the City of Troutdale, an Oregon quasi-municipal corporation

Premises. The Property is:

(a) Street Address:

410 N.W. 257th Way & 320 NW 257th Way, Troutdale, OR 97060
320 NW 257th Way, Troutdale, OR 97060
302 NW 257th Way, Troutdale, OR 97060

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Unpaid Real Property Taxes for the fiscal year 2020-2021, which taxes were reduce because of Cities and Towns Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
 - a) Levied Amount: **\$7,901.63**
Levy Code: 931
Account No.: R320520
Map No.: 1N2E25BD-00400
(Affects Parcels I, II, III, IV, V, VI, VII, special assessments only)
 - b) Levied Amount: **\$864.80**
Levy Code: 931
Account No.: R320650
Map No.: 1N2E25BD-00500
(Affects Parcel VIII, special assessments only)
 - c) Levied Amount: **\$3,535.34**
Levy Code: 931
Account No.: R320485
Map No.: 1N2E25BD-00100
(Affects Parcel IX, special assessments only)
 - d) Levied Amount: **\$675.74**
Levy Code: 931
Account No.: R320654
Map No.: 1N2E25BD-00600
(Affects Parcel X, special assessments only)
2. City Liens, if any, in favor of the City of Troutdale.

No search has been made as to the existence of any liens. A search will be conducted, for an additional charge, only upon request of the Assured herein named.
3. Any adverse claims based upon the assertion that the Sandy River has changed in location.
4. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created.
5. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.
6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Adjoining property owner
Purpose: Outlet for spring to Sandy River
Recording Date: October 13, 1894
Book: 217 Page: 124

Affects: The Easterly portions of Parcels V, VI, VII and IX

As affected by Instrument recorded July 7, 2020 as Fee No. 2020-081975.

And also affected by Instrument recorded July 7, 2020 as Fee No. 2020-082179.

7. Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,
In favor of: The State of Oregon, acting by the State Land Board
Reservation of: Coal and all other minerals
Recording Date: October 21, 1946
Book: 1112 Page: 148
Affects: Parcels V, VI, VII and IX
8. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: December 13, 1947
Book: 1228 Page: 324
Affects: Parcel IV
9. [Intentionally Deleted]
10. [Intentionally Deleted]
11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Power lines and appurtenances
Recording Date: May 31, 1985
Recording No.: 85-036711
Book: 1827 Page: 400
Affects: A strip through the Southwesterly portion of Parcel VIII and Parcel X

As affected by Instrument recorded July 22, 2020 as Fee No. 2020-089551.
12. Easement for the purpose shown below and rights incidental thereto, as reserved in a document:
By: The City of Troutdale
Purpose: Utilities
Recording Date: November 26, 1986
Recording No.: 86-097519
Book: 1958, Page: 1227
Affects: Parcel X
13. Terms and provisions, including obligations for maintenance of Easement as required by Oregon Law and by instrument;
Recording Date: November 26, 1986
Recording No.: 86-097835
Book: 1958,
Page: 1947
Affects: Parcel IX
14. Agreement, including the terms and provisions thereof;
Executed by: The City of Troutdale and Donald L. Bennett and Marie I. Bennett, husband and wife
Recording Date: January 12, 1987
Recording No.: 87-002666

Book: 1972, Page: 661

The above document was re-recorded by instrument;
Recording Date: March 6, 1987
Recording No.: 87-018299
Book: 1985, Page: 461

15. Easement for the purpose shown below and rights incidental thereto, as reserved in a document:
By: The City of Troutdale
Purpose: Public utilities and improvements
Recording Date: January 12, 1987
Recording No.: 87-002667
Book: 1972, Page: 667
Affects: Parcel IX

16. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Troutdale
Purpose: Utilities
Recording Date: January 29, 1990
Recording No.: 90-008201
Book: 2272 Page: 461
Affects: Various strips through Parcel II

As affected by Instrument recorded July 22, 2020 as Fee No. 2020-089681.

17. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Electric power lines and appurtenances and danger tree rights
Recording Date: September 29, 1992
Recording No.: 92-109167
Book: 2593 Page: 1138
Affects: Parcels II, III, VI and IX

18. Easement for the purpose shown below and rights incidental thereto, as reserved in a document:
By: The City of Troutdale
Purpose: Channel improvements
Recording Date: May 14, 1993
Recording No.: 93-062049
Book: 2690, Page: 1762
Affects: Parcel IX

19. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Underground distribution line
Recording Date: July 2, 1993
Recording No.: 93-087000
Book: 2717 Page: 2971
Affects: Parcels II and III

20. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Electric power line
Recording Date: July 2, 1993
Recording No.: 93-087001
Book: 2717 Page: 2974
Affects: Parcels III, VII and X

Said easement was partially released by Quitclaim Deed

Recording Date: June 29, 2020

Recording No.: 2020-077962

AND

Re-Recording Date: July 2, 2020

Re-Recording No.: 2020-080715

21. Terms and Provisions of Stipulated General Judgment, entered February 16, 2018 in Circuit Court for the County of Multnomah and State of Oregon, Case No. 18CV05034, by and between State of Oregon *ex rel*, the Director of the Department of Environmental Quality (Plaintiff) and Urban Renewal Agency of the City of Troutdale (Defendant);
Recording Date: March 7, 2018
Recording No.: 2018-025054
22. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
23. [Intentionally Deleted]
24. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: City of Troutdale, Oregon
Purpose: Utility lines and appurtenances
Recording Date: September 21, 1971
Book: 814 Page: 160
Affects: see document for details
25. Unrecorded easement for ingress and egress in favor of GTE Mobilnet of Oregon Limited Partnership (tenant in adjoining property lease), as disclosed by unrecorded land lease agreement dated December 1, 1994 between David R. Bennett (Landlord) and GTE Mobilnet of Oregon Limited Partnership (Tenant).
26. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: City of Troutdale, Oregon
Purpose: Sanitary sewer and appurtenances
Recording Date: July 6, 2020
Recording No.: 2020-080926

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tami Conn

503-336-9119

Tami.Conn@titlegroup.fntg.com

Chicago Title Company of Oregon

1433 SW 6th Avenue

Portland, OR 97201

EXHIBIT "A"

Legal Description

PARCEL I:

A part of the David F. Buxton Donation Land claim in Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Commencing at a stone in the North line of the David F. Buxton Donation Land Claim, said stone being North 89° 57' East 748 feet distant from the section corner common to Sections 23, 24, 25, and 26, said Township and Range; thence South 0°23' West 1346 feet to an iron pipe; thence East 675.33 feet to an iron pipe and the true point of beginning of the land herein to be described; thence South 0°23' West 345.34 feet to an iron pipe; thence East 586.45 feet to an iron pipe; thence North 27°18' West 244.11 feet to an iron pipe; thence North 9°24' West 130.17 feet to an iron pipe; thence West 450.92 feet to the true point of beginning.

PARCEL II:

A tract of land situated in Section 25, Township 1 North Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the corner of Sections 23, 24, 25, and 26, said Township and Range, on the North line of the D. F. Buxton Donation Land Claim; thence North 89°57' East, on the North line of said D. F. Buxton Donation Land Claim, 748 feet to a stone; thence South 0°23' West 1343.82 feet, more or less, to a 2" X 36" pipe; thence South 61°11' East 398.04 feet, to a 1-1/4" X 34" pipe; thence South 49°01' East 96.72 feet to a 1-1/4" X 32" pipe; thence South 57°27' 1/2' East 49.45 feet to a 1" X 38" pipe; thence South 66°46' 30" East 216.40 feet to a 1" X 26" pipe; thence South 74°31'25" East 10.94 feet to a point for the point of beginning of the tract herein described; running thence South 0°23' West 623.96 feet to a point in the North line of the O. W. R. & N. Co.'s right of way; thence South 88°44' East on said right of way line; 117.71 feet to a point of curve; thence on a curve to the left of 2740 foot radius, 186.78 feet to a 1" X 37" iron rod; thence North 11°55' East 202.3 feet to a 1" X 36" pipe; thence North 86°04' East 225 feet to a 1" X 35" pipe; thence North 11°50' East 317.17 feet to a 3/4" X 26" pipe, at a point, said point being the most Southerly corner of that certain tract of land conveyed to H. C. McGinnis, by Deed recorded April 22, 1943 in Book 744 Page 188, Deed Records; thence North 14°19' East 24.34 feet; thence North 27°18' West 110.89 feet, more or less, to the Southeast corner of that certain tract of land conveyed to Lloyd Stanley Holman and wife, by Deed recorded August 9, 1957 in Book 1856 Page 394, Deed Records; thence West 586.45 feet, along the Southerly line of said Holman tract to the Southwest corner thereof; thence South 0°23' west 24.82 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM a parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, and more particularly described as follows:

Commencing at the common section corner to Sections 23, 24, 25, and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; Thence North 89°56' 35" East along the North line of the David F. Buxton Donation and Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1,524.26 feet to a one and one-half inch diameter iron pipe located at the Northeast corner of a tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920 and recorded June 10, 1920 in Book 815 at Page 232 of the Multnomah County Deed Records; thence South 68°07'12" East a distance of 775.98 feet to a five-eighths inch diameter by thirty inch long iron rod set at the true point of beginning of this description; thence North 89°58'22" East a distance of 245.00 feet to a five-eighths inch diameter by thirty inch long iron rod, said iron rod being located North 67°01'53" West a distance of 63.88 feet from a three-fourths inch diameter iron pipe at the Southeast most corner of that tract of land conveyed to H.C. McGinnis as described in that Deed recorded April 22, 1943 in Book 744 at Page 18 of the Multnomah County Deed Records; thence South 00°01'38" East a distance of 171.90 feet to a five-eighths inch diameter by thirty inch long iron rod; thence South 86°13'49" West a distance of 245.52 feet to a five-eighths inch diameter by thirty inch long iron rod; thence North 00°01'38" West a distance of 187.92 feet to the true point of beginning of this description.

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ALSO EXCEPTING THEREFROM a parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, and more particularly described as follows:

Commencing at the common Sections Corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56'35" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1524.26 feet to a 1-1/2 inch diameter iron pipe located at the Northeast corner of that tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, and recorded June 10, 1920, in Book 815, Page 232 of the Multnomah County Deed Records; thence South 56°28'34" East a distance of 863.87 feet to a 5/8 inch diameter by a 30 inch long iron rod and the true point of beginning of this description; thence North 86°13'49" East a distance of 245.52 feet to a 5/8 inch diameter by 30 inch long iron rod; thence continuing North 86°13'49" East a distance of 4.80 feet; thence South 00°01'38" East a distance of 20.04 feet; thence North 86° 13' 49" East a distance of 20.29 feet to a point on the most Easterly line of that tract of land described as Parcel III in that Executor's Deed to the Town of Troutdale recorded August 3, 1970 in Book 745, Page 580 of the Multnomah County Deed Records; thence South 11°51'20" West along the most Easterly line of the said Town of Troutdale parcel a distance of 151.52 to a 5/8 inch diameter by 30 inch long iron rod set an angle point in said Town of Troutdale parcel; thence South 86°11'58" West along the Southerly line of the said Town of Troutdale parcel a distance of 224.95 feet to a 5/8 inch diameter by 30 inch long iron rod set at an angle point in the Town of Troutdale parcel; thence South 11°56'24" West along the Westerly East line of the said Town of Troutdale parcel a distance of 15.13 feet; thence North 03°35'32" West a distance of 180.60 feet to the true point of beginning of this description.

PARCEL III:

A tract of land situated in Section 25, Township 1 North, Range 3 East of Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 25, said Township and Range; thence North 89°57' East, along the North line of the D.F. Buxton Donation Land Claim, 748 feet to a stone; thence South 0°23' West 1343.82 feet, more or less, to a 2" X 36" pipe; thence South 61°11' East 398.04 feet to a 1-1/4" X 34" pipe; thence South 49°01' East 96.72 feet to a 1-1/4" X 32" pipe; thence South 57°27'-1/2' East 49.45 feet to a 1" X 38" pipe; thence South 66°46' 30" East 216.40 feet to a 1" X 26" pipe; thence South 74°31'25" East 10.94 feet; thence South 0°23' West 623.96 feet to a point on the North line of the O. W. R. & N. Co.'s right of way; thence South 88°44' East along said right of way 117.71 feet to an angle corner on said right of way; thence North to a point of curve; thence on a curve to the left of 2740 foot radius 186.78 feet to a 1" X 37" iron rod on said right of way and being the true point of beginning of the tract of land herein described; thence on the said curve to the left of 2740 foot radius 50.0 feet; thence North 8°33'31" West 138.00 feet; thence South 11°55' West 142.3 feet to the true point of beginning.

PARCEL IV:

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Commencing at the common Section corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56'35" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1524.26 feet to a 1-1/2 inch diameter iron pipe located at the Northeast corner of the tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, recorded June 10, 1920 in Book 815 Page 232 of the Multnomah County Deed Records; thence North 68°42'42" East a distance of 424.58 feet to a 5/8 inch diameter X 30 inch long iron rod set at the Southwest corner of that tract of land conveyed to Cecil E. Duncan and Donald L. Bennett by that Warranty Deed recorded January 26, 1983 in Book 1642 Page 514 of the Multnomah County Deed Records, said corner also being the Northwest corner of that tract of land conveyed to H.C. McGinnis by that

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Bargain and Sale Deed recorded April 22, 1943 in Book 744 Page 188 of the Multnomah County Deed Records and the true point of beginning of this description; thence North 00°24'36" East along the West line of the said Duncan and Bennett Tract a distance of 25.00 feet to the Northwest corner thereof; thence North 89°59'35" East along the North line thereof, a distance of 447.01 feet to the Northeast corner thereof; thence South 09°15'37" East along the East line thereof a distance of 25.33 feet to the Southeast corner thereof, said corner also being the Northeast corner of the said H.C. McGinnis Tract, said corner being marked by a 3/4 inch diameter iron pipe; thence South 89°59'35" West along the South line of the said Duncan and Bennett Tract and the North line of the said H.C. McGinnis Tract a distance of 451.27 feet to the true point of beginning of this description.

PARCEL V:

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Commencing at the common Section corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89° 56' 35" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1524.26 feet to 1-1/2 inch diameter iron pipe located at the Northeast corner of the tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, recorded June 10, 1920 in Book 815 Page 232 of the Multnomah County Deed Records; thence North 68°42'42" East a distance of 424.58 feet to a 5/8 inch diameter X 30 inch long iron rod set at the Southwest corner of that tract of land conveyed to Cecil E. Duncan and Donald L. Bennett by that Warranty Deed recorded January 26, 1983 in Book 1642 Page 514 of the Multnomah County Deed Records, said corner also being the Northwest corner of that tract of land conveyed to H.C. McGinnis by that Bargain and Sale Deed recorded April 22, 1943 in Book 744 Page 188 of the Multnomah County Deed Records; thence North 89°59'35" East along the South line of the said Duncan and Bennett Tract and the North line of the said H.C. McGinnis Tract a distance of 451.27 feet to a 3/4 inch iron pipe at the Northeast corner of the said McGinnis Tract and the true point of beginning of this description, said point further being the Southwest corner of that tract of land conveyed to the State of Oregon by Quitclaim Deed recorded August 23, 1946 in Book 1091 Page 447 of the Multnomah County Deed Records; thence North 89°59'35" East along the South line of the said State of Oregon Tract a distance of 37.30 feet to a point that in at the West Water's Edge of the Sandy River as located November 29, 1983; thence along the following courses and distances following said West Water's Edge: South 7°24'19" East for a distance of 15.94 feet; South 16°38'22" East for a distance of 38.02 feet; South 33°09'01" East for a distance of 21.88 feet; South 40°50'27" East for a distance of 32.53 feet; South 35°02'59" East for a distance of 36.26 feet; South 46°26'13" East for a distance of 12.82 feet; South 35°03'31" East for a distance of 35.89 feet; South 36°18'27" East for a distance of 38.76 feet; South 21°30'34" East for a distance of 46.76 feet; South 38°52'07" East for a distance of 24.08 feet; South 37°01'47" East for a distance of 29.76 feet; South 39°40'57" East for a distance of 32.50 feet; South 29°10'17" East for a distance of 39.99 feet; South 38°59'56" East for a distance of 41.94 feet; South 31°16'45" East for a distance of 29.20 feet; South 43°32'12" East for a distance of 20.95 feet; South 51°03'34" East for a distance of 28.46 feet; South 61°23'15" East for a distance of 26.78 feet; South 57°13'08" East for a distance of 1.81 feet; thence leaving said West Water's Edge South 89°59'35" West a distance of 167.68 feet to a 5/8 inch diameter X 30 inch long iron rod, said point being the most Easterly angle point in said H.C. McGinnis Tract; thence North 27°08'50" West along the Easterly line of said McGinnis Tract a distance of 355.10 feet to a 5/8 inch diameter X 30 inch long iron rod set at an angle point in the East line of the said McGinnis Tract; thence North 09°15'37" West along the East line of the said McGinnis Tract a distance of 130.30 feet to the true point of beginning of this description.

EXCEPTING THEREFROM all of the above described lands lying between the said West Water's Edge of the Sandy River and Westerly therefrom to the low water mark on the West bank of the said Sandy River.

TOGETHER with all of the lands between the said West Water's Edge of the Sandy River and Easterly to the low water mark on the West bank of the said Sandy River.

EXCEPTING from all of the above, all lands lying below the mean high water mark of the Sandy River.

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Legal Description

PARCEL VI:

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Commencing at the common Section corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56'35" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a Stone; thence South 10°14'13" East a distance of 1524.26 feet to a 1-1/2 inch diameter iron pipe located at the Northeast corner of the tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, recorded June 10, 1920 in Book 815 Page 232 of the Multnomah County Deed Records; thence North 68°42'42" East a distance of 424.58 feet to a 5/8 inch diameter X 30 inch long iron rod located at the Northwest corner of that tract of land conveyed to H.C. McGinnis by that Bargain and Sale Deed recorded April 22, 1943 in Book 744 Page 188 of the Multnomah County Deed Recorder; thence North 89°59'35" East along the North line of the said McGinnis Tract a distance of 451.27 feet to the Northeast corner thereof, said corner being marked by a 3/4 inch diameter iron pipe; thence South 9°15'37" East along the East line of said McGinnis Tract, a distance of 130.30 feet to a 5/8 inch diameter X 30 inch iron rod set at an angle corner therein; thence South 27°08'50" East continuing along the East line of the said McGinnis Tract a distance of 355.10 feet to a 5/8 inch diameter X 30 inch iron rod set at the most Easterly corner of the said McGinnis Tract and the true point of beginning of this description; thence South 00°01'38" East a distance of 185.92 feet; thence South 85°36'40" West a distance of 39.87 feet to a point on the most Easterly line of that tract of land described within Parcel 3 of that Executor Deed to the Town of Troutdale recorded August 3, 1970 in Book 745, Page 580 of the Multnomah County Deed Records; thence North 11°51'20" East along the Easterly line of the said Town of Troutdale Parcel 3 and it's Northerly extension a distance of 193.09 feet to the true point of beginning of this description.

PARCEL VII:

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Commencing at the common section corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56'36" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1524.26 feet to a 1-1/2 inch diameter iron pipe located at the Northeast corner of the tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, recorded June 10, 1920 in Book 815, Page 232 of the Multnomah County Deed Records; thence South 56°28'34" East a distance of 863.87 feet to a 5/8 inch diameter X 30 inch long Iron rod; thence South 03°35'32" East a distance of 180.60 feet to a point on the Westerly East line of Parcel 3 as described in that Executor's Deed within which lands were conveyed to the Town of Troutdale as recorded August 3, 1970 in Book 745, Page 580 of the Multnomah County Deed Records, and the true point of beginning of this description; thence South 03°35'32" East a distance of 180.26 feet to a 5/8 inch diameter X 30 inch long iron rod located at the Southeast corner of that tract of land conveyed to the City of Troutdale by Deed recorded March 27, 1969 in Book 669, Page 824 of the Multnomah County Deed Records; thence North 08°32'01" West along the East line of the said City of Troutdale Parcel a distance of 138.00 feet to a 5/8 inch diameter X 30 inch long iron rod set at the most Northerly corner of the said City of Troutdale Tract, said corner being on the Westerly East line of the said Town of Troutdale Tract; thence North 11°56'24" East along the Westerly East line of the said Town of Troutdale Tract a distance of 44.39 feet to the true point of beginning of this description.

PARCEL VIII:

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, and more particularly described as follows:

EXHIBIT "A"

Legal Description

Commencing at the common section corner to Sections 23, 24, 25, and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56'35" East along the North line of the David F. Buxton Donation and Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1,524.26 feet to a one and one-half inch diameter iron pipe located at the Northeast corner of a tract of land conveyed to Z. T. Truelove by Deed dated May 26, 1920 and recorded June 10, 1920 in Book 815 at Page 232 of the Multnomah County Deed Records; thence South 68°07'12" East a distance of 775.98 feet to a five-eighths inch diameter by thirty inch long iron rod set at the true point of beginning of this description; thence North 89°58'22" East a distance of 245.00 feet to a five-eighths inch diameter by thirty inch long iron rod, said iron rod being located North 67°01'53" West a distance of 63.88 feet from a three-fourths inch diameter iron pipe at the Southeast most corner of that tract of land conveyed to H.C. McGinnis as described in that Deed recorded April 22, 1943 in Book 744 at Page 18 of the Multnomah County Deed Records; Thence South 00°01'38" East a distance of 171.90 feet to a five-eighths inch diameter by thirty inch long iron rod; thence South 86°13'49" West a distance of 245.52 feet to a five-eighths inch diameter by thirty inch long iron rod; thence North 00°01'38" West a distance of 187.92 feet to the true point of beginning of this description.

PARCEL IX:

All that certain real property situated in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

That portion of the following described property lying South of the South line of a tract of land conveyed to the State of Oregon by deed recorded August 23, 1946 in Book 1091, Page 447 of Deed Records:

A tract of land partially in the City of Troutdale, County of Multnomah and State of Oregon, described as follows: Beginning at a point at low water mark on the West bank of the Sandy River, which point is on the line between Sections 24 and 25, Township 1 North, Range 3 East of the Willamette Meridian, the same being 1606-1/2 feet East of the corner to Sections 23, 24, 25 and 26; thence Southeasterly along the low water mark in said Sandy River to a point in the North line of the Oregon Railway and Navigation Company's right-of-way; thence South 77°45' West, 400 feet along said right-of-way; thence North 12°15' West, 75 feet along the OR. and N. Col's depot grounds; thence following the North line of depot grounds as follows: South 77°45' West, 21 feet; thence on a curve to the right with a radius of 2740 feet 462-7/10 feet to an iron rod driven in the ground at the Southwest corner of a one-acre tract of land; thence North 11°41' East, 198.71/100 feet to the Northwest corner of a one-acre tract; thence North 85°40' East 225 feet; thence North 11°35' East 354-4/10 feet; thence North 28°09' West, 350 feet; thence North 9°39' West, 350 feet; thence North 23°24' West, 100 feet; thence North 20°09' West, 250 feet; thence North 32°39' West, 150 feet; thence North 25°53' West, 50 feet; thence North 19°28' West, 250 feet; thence North 19°36' West, 200 feet; thence North 5°39' West, 186 3/10 feet to a stone monument in the line between Sections 24 and 25 located 1456-1/2 feet East of the corner to Sections 23, 24, 25 and 26; thence East on section line 150 feet to the place of beginning, all lying Section 25, Township 1 North, Range 3 East of the Willamette Meridian.

EXCEPTING THEREFROM the ownership of the State of Oregon in that portion lying below the line of mean high water of the Sandy River.

FURTHER EXCEPTING THEREFROM a triangle at the Southwest corner therefrom conveyed to the City of Troutdale by Deed recorded March 27, 1969 in Book 669, Page 824 of Deed Records.

ALSO EXCEPTING THEREFROM Parcels I, II, III and IV, as described in the Deed from Marie I. Bennett to the City of Troutdale, recorded November 26, 1986 in Book 1958, Page 1229.

TOGETHER WITH that certain road Easement as set forth in instrument recorded November 26, 1986 at Recording No. 86-097835.

PARCEL X:

EXHIBIT "A"
Legal Description

A parcel of land located within Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, and more particularly described as follows:

Commencing at the common Sections Corner to Sections 23, 24, 25 and 26, Township 1 North, Range 3 East of the Willamette Meridian, said corner being marked by a brass cap; thence North 89°56' 35" East along the North line of the David F. Buxton Donation Land Claim a distance of 748.00 feet to a stone; thence South 10°14'13" East a distance of 1524.26 feet to a 1-1/2 12 inch diameter iron pipe located at the Northeast corner of that tract of land conveyed to Z.T. Truelove by Deed dated May 26, 1920, and recorded June 10, 1920, in Book 815, Page 232 of the Multnomah County Deed Records; thence South 56°28'34" East a distance of 863.87 feet to a 5/8 inch diameter by a 30 inch long iron rod and the true point of beginning of this description; thence North 86°13'49" East a distance of 245.52 feet to a 5/8 inch diameter by 30 inch long iron rod; thence continuing North 86°13'49" East a distance of 4.80 feet; thence South 00°01'38" East a distance of 20.04 feet; thence North 86°13'49" East a distance of 20.29 feet to a point on the most Easterly line of that tract of land described as Parcel III in that Executor's Deed to the Town of Troutdale recorded August 3, 1970 in Book 745, Page 580 of the Multnomah County Deed Records; thence South 11°51'20' West along the most Easterly line of the said Town of Troutdale parcel a distance of 151.52 to a 5/8 inch diameter by 30 inch long iron rod set an an angle point in said Town of Troutdale parcel; thence South 86°11'58' West along the Southerly line of the said Town of Troutdale parcel a distance of 224.95 feet to a 5/8 inch diameter by 30 inch long iron rod set at an angle point in the Town of Troutdale parcel; thence South 11°56'24" West along the Westerly East line of the said Town of Troutdale parcel a distance of 15.13 feet; thence North 03°35'32" West a distance of 180.60 feet to the true point of beginning of this description.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY