

# Exhibit 1

EXHIBIT A – Page 1 of 1

File 8682-001

Drawing RG 2002-0501 County Record 58011

08/22/2018

## Easement for Right of Way Purposes

A parcel of land lying in Lot 2 of "Rivergate Industrial District Block 28, Lots 1-6", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Tonquin Resources Limited, dated November 21, 1986, recorded December 15, 1986 as Book 1963 Page 1741, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 4+60.54 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

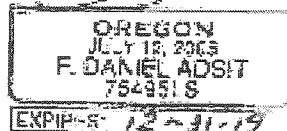
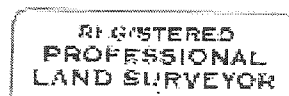
Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 26+51.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

The Northerly line of said easement is described as follows:

Station	to	Station	Width on Northerly side of center line
4+59.76		4+68.19	127.90 feet in a straight line to 117.19 feet
4+68.19		4+85.77	20.53 feet along the arc of a 25.0' radius curve to the right through a central angle of $47^{\circ}03'06''$ to 107.74 feet
4+85.77		7+32.37	107.74 feet in a straight line to 87.32 feet
7+32.37		7+44.00	5.83 feet along the arc of a 7.0' radius curve to the right through a central angle of $52^{\circ}59'51''$ to 95.74 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 18,950 square feet, more or less, outside the existing right of way.



## Exhibit 2

EXHIBIT A – Page 1 of 1

File 8682-001

Drawing RG 2002-0501 County Record 58011

08/22/2018

### Temporary Construction Easement

A parcel of land lying in Lot 2 of "Rivergate Industrial District Block 28, Lots 1-6", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Tonquin Resources Limited, dated November 21, 1986, recorded December 15, 1986 as Book 1963 Page 1741, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 4+60.54 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

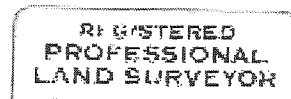
Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 26+51.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

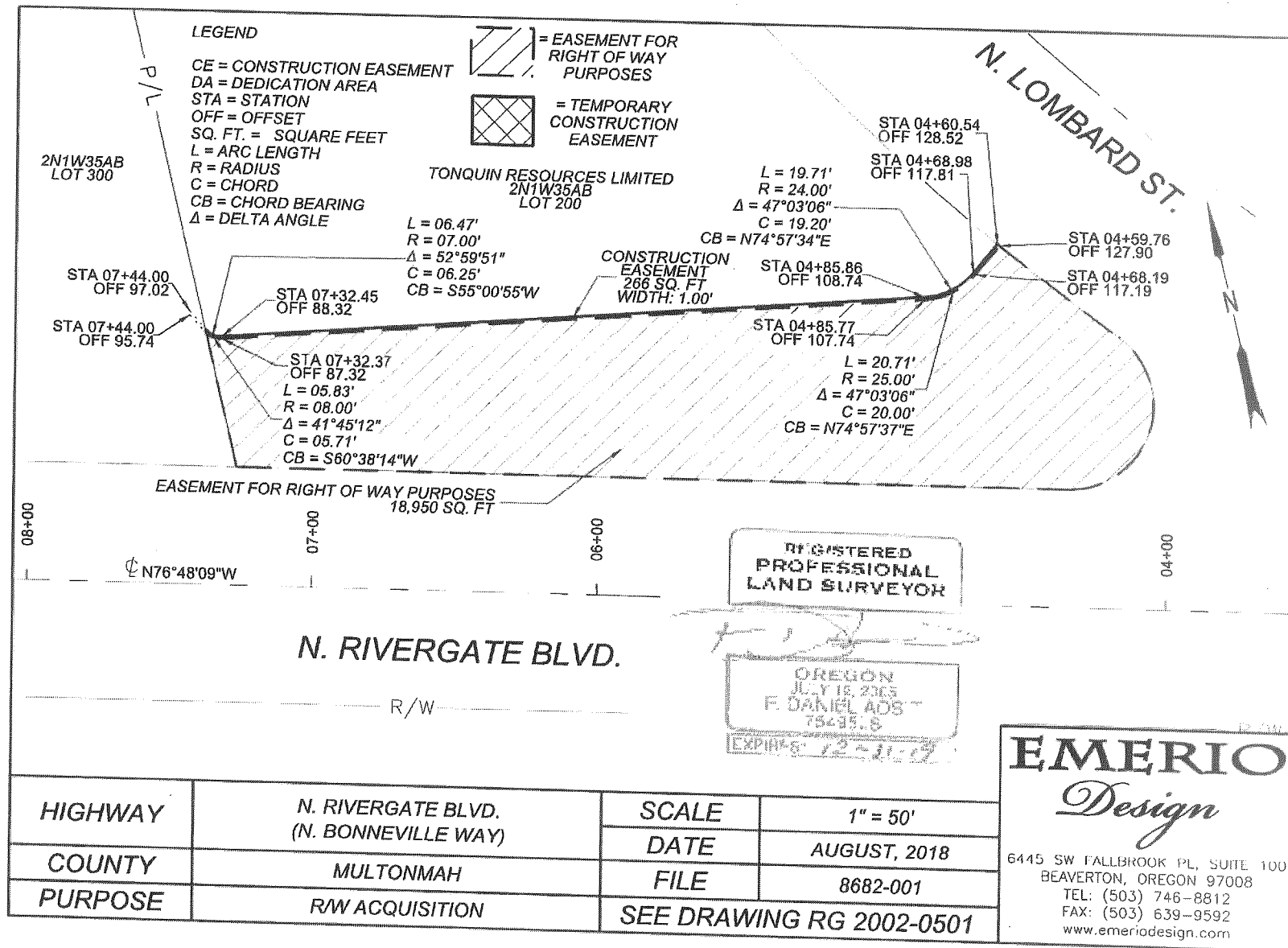
The Northerly line of said easement is described as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
4+60.54		4+68.98	128.52 feet in a straight line to 117.81 feet
4+68.98		4+85.86	19.71 feet along the arc of a 24.0' radius curve to the right through a central angle of $47^{\circ}03'06''$ to 108.74 feet
4+85.86		7+32.45	108.74 feet in a straight line to 88.32 feet
7+32.45		7+44.00	6.47 feet along the arc of a 7.0' radius curve to the right through a central angle of $52^{\circ}59'51''$ to 97.02 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 266 square feet, more or less, outside the existing right of way.





## Exhibit 4

EXHIBIT A – Page 1 of 1

File 8682-002

Drawing RG 2002-0501 County Record 58011

08/22/2018

### Easement for Right of Way Purposes

A parcel of land lying in Lot 2 of "Rivergate Industrial District Block 28, Lots 1-6", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Statutory Special Warranty Deed to Del Monte Fresh Produce N.A. Inc., dated May 1, 2006, recorded May 1, 2006 as Document No. 2006-079050, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 7+18.00 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

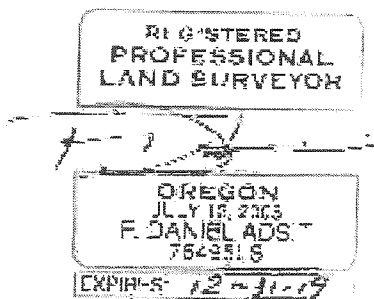
Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 26+51.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
7+18.00		7+82.89	50.22 feet in a straight line to 42.00 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 136 square feet, more or less, outside the existing right of way.



## Exhibit 5

EXHIBIT A – Page 1 of 2

File 8682-002

Drawing RG 2002-0501 County Record 58011

10/03/2018

### Temporary Construction Easement

A parcel of land lying in Lot 2 of "Rivergate Industrial District Block 28, Lots 1-6", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Statutory Special Warranty Deed to Del Monte Fresh Produce N.A. Inc., dated May 1, 2006, recorded May 1, 2006 as Document No. 2006-079050, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 7+18.00 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North 76°48'09" West 2561.20 feet to Engineer's center line Station 25+61.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of 51°45'41" to station 31+13.08.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
7+18.00		7+82.89	50.22 feet in a straight line to 42.00 feet
7+82.89		8+31.94	42.00 feet
8+31.94		8+31.26	42.00 feet in a straight line to 110.41 feet
8+31.26		8+21.20	110.41 feet in a straight line to 110.36 feet
8+21.20		8+21.28	110.36 feet in a straight line to 99.37 feet
8+21.28		8+16.14	8.03 feet along the arc of a 5.0' radius curve to the right through a central angle of 91°57'57" to 94.33 feet
8+16.14		8+06.69	94.33 feet in a straight line to 94.52 feet
8+06.69		7+96.85	16.40 feet along the arc of a 10.0' radius curve to the right through a central angle of 94°00'48" to 104.33 feet
7+96.85		7+34.94	104.33 feet in a straight line to 118.69 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011  
This parcel of land contains 6254 square feet, more or less, outside the existing right of way.

### Temporary Construction Easement

Together with a second temporary construction easement, the Northerly line of which is described as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
9+33.00		9+33.00	42.00 feet in a straight line to 49.87 feet
9+33.00		10+31.92	49.87 feet in a straight line to 49.87 feet
To a point that is offset from the said centerline			
10+24.00		11+39.00	61.64 feet in a straight line to 62.80 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011  
This parcel of land contains 2645 square feet, more or less, outside the existing right of way.





= TEMPORARY  
CONSTRUCTION  
EASEMENT



= EASEMENT FOR  
RIGHT OF WAY  
PURPOSES

# LEGEND

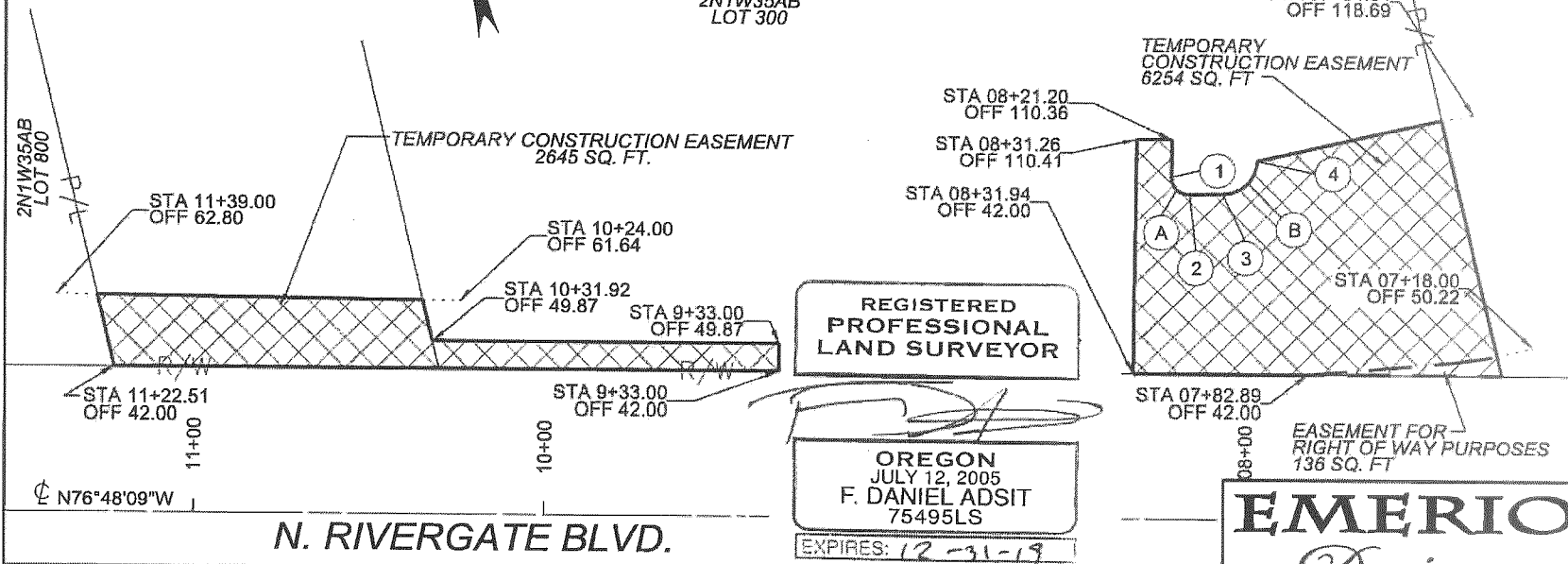
STA = STATION  
OFF = OFFSET  
SQ. FT. = SQUARE FEET  
R = RADIUS  
L = LENGTH  
C = CHORD  
CB = CHORD BEARING  
 $\Delta$  = DELTA ANGLE

CALLOUT	L	R	$\Delta$	C	CB
A	08.03'	05.00'	91°57'57"	07.19'	N32°20'45"W
B	15.36'	10.00'	88°05'30"	13.89'	N58°17'46"E

CALLOUT	STATION	OFFSET
1	STA 08+21.28	99.37
2	STA 08+16.14	94.33
3	STA 08+06.69	94.52
4	STA 07+96.85	104.33

2N1W35AB  
LOT 200

DEL MONTE FRESH PRODUCE N.A, INC.  
2N1W35AB  
LOT 300



HIGHWAY	N. RIVERGATE BLVD. (N. BONNEVILLE WAY)	SCALE	1" = 50'
COUNTY	MULTONMAH	DATE	AUGUST, 2018
PURPOSE	R/W ACQUISITION	FILE	8682-002
SEE DRAWING RG 2002-0501			

**EMERIO**  
*Design*

6445 SW FALLBROOK PL, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

## Exhibit 7

EXHIBIT A – Page 1 of 2

File 8682-003

Drawing RG 2002-0501 County Record 58011

10/03/2018

### Temporary Construction Easement

A parcel of land lying in Lot 2 of "Rivergate Industrial District", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Quitclaim Deed to Port of Portland, dated April 3, 2001, recorded April 20, 2001 as Document No. 2001-056183, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 22+63.00 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 25+61.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

The Northerly line of said easement is described as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
22+63.00		22+54.26	42.97 feet along the arc of a 252.4' radius curve to the right through a central angle of $12^{\circ}27'32''$ to 305.67 feet
22+54.26		22+14.10	305.67 feet in a straight line to 312.75 feet
22+14.10		22+20.72	312.75 feet in a straight line to 350.26 feet
22+20.72		22+93.00	350.26 feet in a straight line to 337.51 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 2500 square feet, more or less, outside the existing right of way.

**Temporary Construction Easement**

Together with a second temporary construction easement, the Northerly line of which is described as follows:

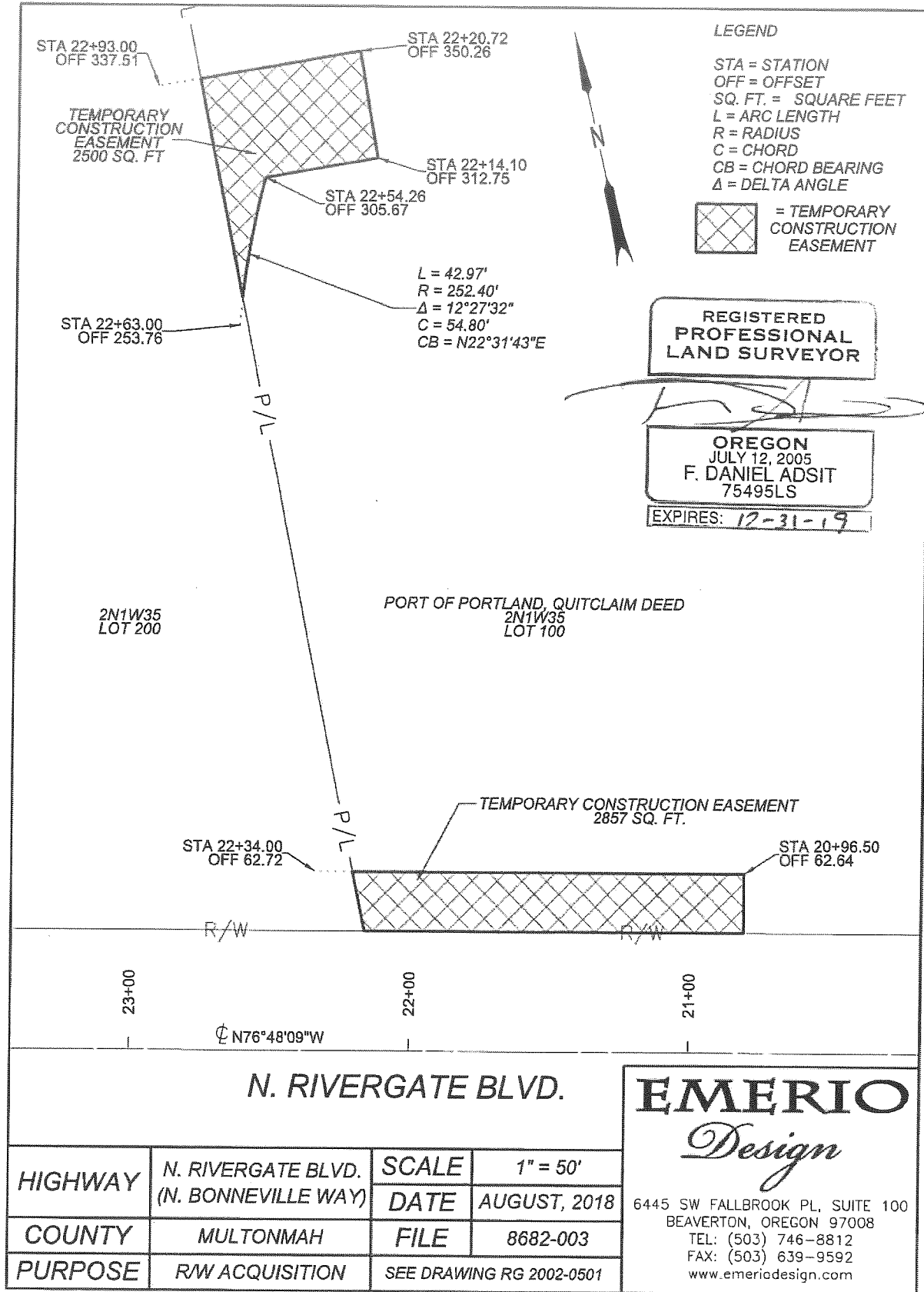
<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
20+96.50		22+34.00	62.64 feet in a straight line to 62.72 feet

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 2857 square feet, more or less, outside the existing right of way.



# Exhibit 8



## Exhibit 9

EXHIBIT A – Page 1 of 1

File 8682-004

Drawing RG 2002-0501 County Record 58011

10/09/2018

### Easement for Right of Way Purposes

A parcel of land lying in Lot 2 of "Rivergate Industrial District Blocks 13-25", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Special Warranty Deed to 10001 N. Rivergate, LLC, dated April 8, 2014, recorded April 8, 2014 as Document No. 2014-032273, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 22+16.23 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

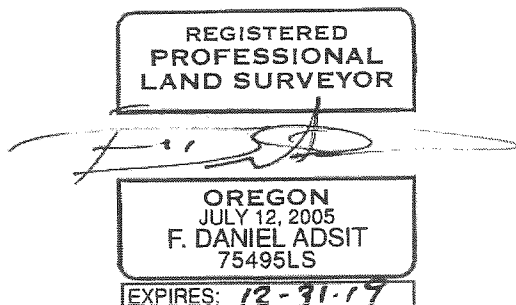
Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 25+61.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

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

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of center line</u>
28+96.33		29+16.94	41.00 feet along the spiral to the right having a central radius of 257.10 feet, a central curve length of 183.0 feet and spiral curve data having a length of 140.00 feet and a delta of $40^{\circ}48'01''$ to 42.25 feet.

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011

This parcel of land contains 5.50 square feet, more or less, outside the existing right of way.



# Exhibit 10

EXHIBIT A – Page 1 of 2

File 8682-004

Drawing RG 2002-0501 County Record 58011

08/22/2018

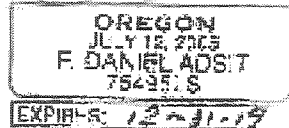
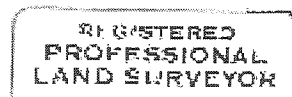
## Temporary Construction Easement

A parcel of land lying in Lot 2 of "Rivergate Industrial District Blocks 13-25", a recorded plat in Multnomah County Plat Records, City of Portland, Multnomah County, Oregon and being a portion of that property described in that Special Warranty Deed to 10001 N. Rivergate, LLC, dated April 8, 2014, recorded April 8, 2014 as Document No. 2014-032273, Multnomah County Deed Records; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of N. Rivergate Blvd. (N. Bonneville Way) at Engineer's Station 22+16.23 and included in a strip of land variable in width, lying on the Northerly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 00+00.00, said station being the centerline intersection of said N. Rivergate Blvd. (N. Bonneville Way) and N. Lombard Street, being in Section 35, Township 2 North, Range 1 West, W.M.; thence North  $76^{\circ}48'09''$  West 2561.20 feet to Engineer's center line Station 26+51.20, said point being the point of spiral to the right; thence along the spiral to the right having a central radius of 301.05 feet, a central curve length of 271.97 feet and spiral curve data having a length of 140.00 feet and a delta of  $51^{\circ}45'41''$  to station 31+13.08.

The course of said easement is described as follows:

Station	to	Station	Width on Northerly side of center line
22+16.23		22+20.54	42+00 feet in a straight line to 62.72 feet
22+20.54		22+36.47	62.72 feet
22+36.47		22+59.66	62.72 feet in a straight line to 194.23 feet
22+59.66		22+62.20	69.56 feet along the arc of a 252.4' radius curve to the right through a central angle of $13^{\circ}04'38''$ to 263.20 feet
22+62.20		22+78.11	263.20 feet in a straight line to 340.14 feet
22+78.11		23+06.80	340.14 feet in a straight line to 335.08 feet
23+06.80		22+71.47	335.08 feet in a straight line to 141.63 feet
22+71.47		23+53.53	130.90 feet along the arc of a 165.0' radius curve to the right through a central angle of $45^{\circ}28'15''$ to 44.00 feet
23+53.53		25+61.20	44.00 feet



25+61.20                      29+15.98    along the spiral to the right having a central radius of 257.10 feet, a central curve length of 183.0 feet and spiral curve data having a length of 140.00 feet and a delta of 40°48'01" to 44.00 feet.

Bearings are based on the Record Survey Data Multnomah County Survey Records 58011  
This parcel of land contains 12,559 square feet, more or less, outside the existing right of way.

