

## EXHIBIT A

LEGAL DESCRIPTION FOR AN  
**EASEMENT**  
CITY OF PORTLAND WATER BUREAU  
Sept 4, 2018

A subsurface strip of land, located under a portion of property described as "Parcel 1" and "Parcel 2" in a deed to Paragon Industries II, Inc. through document 2016-056663 (recorded 5-10-2016), Multnomah County Deed Records; being situated in the Southeast quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon. Said strip being more particularly described as follows:

COMMENCING at a point in the West line of S.E. 3<sup>rd</sup> Ave (60 feet wide), 30 feet South and 60 feet West of the S.W. corner of Block 43, STEPHENS' ADDITION TO EAST PORTLAND; thence along the West line of S.E. 3<sup>rd</sup> Ave South 00°00'00" West 252.73 feet to the POINT OF BEGINNING. Thence South 00°00'00" West along the West right-of-way line 30.00 feet; thence leaving the West right-of-way line South 89°10'00" West 113.44 feet to the West line of said "Parcel 2"; thence along the West line North 56°18'36" West 43.95 feet to the Northwest corner of "Parcel 2", being common with the Southwest corner of "Parcel 1"; thence along the West line of "Parcel 1" North 51°06'11" West 7.96 feet; thence North 89°10'00" East 156.21 feet to the POINT OF BEGINNING.

EXCEPTING all land above an elevation of -5 (negative five) feet, with reference to the City of Portland vertical datum.

This strip contains 4,061 square-feet, more or less. The basis of bearing for this description is the plat of Stephens' Addition to East Portland.

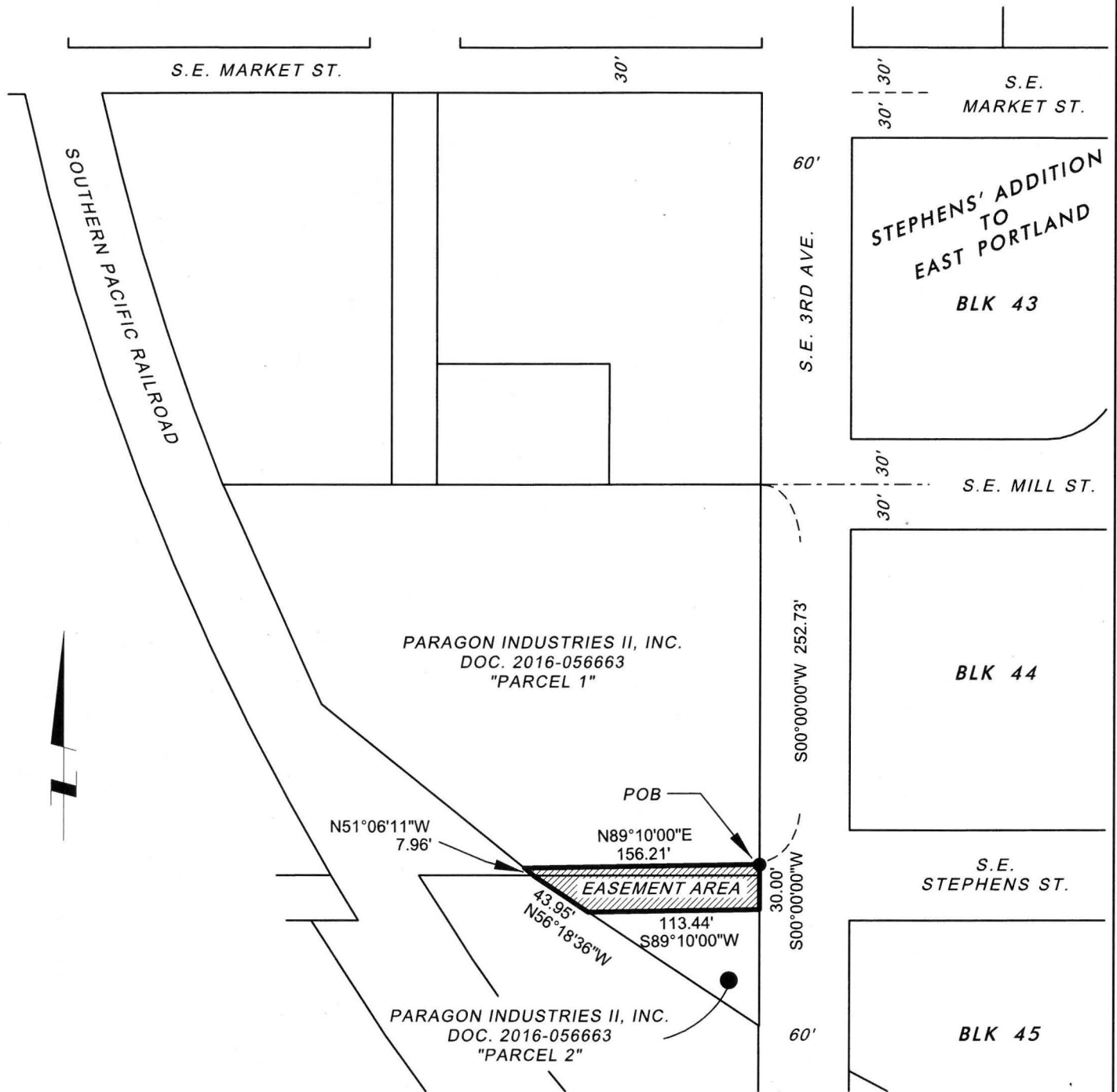
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19

# EXHIBIT A-1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*  
OREGON

MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(PLAN VIEW)

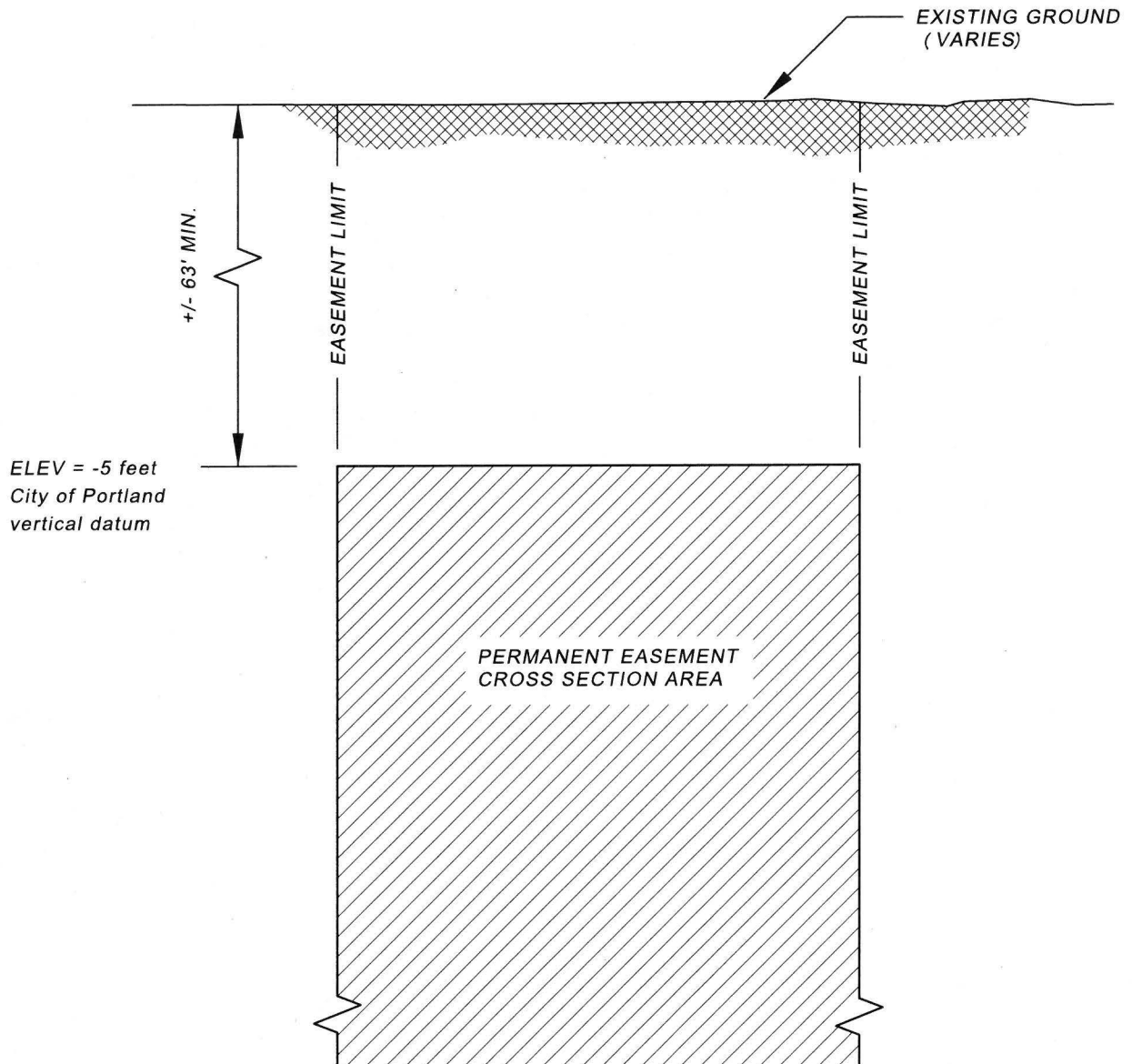
DATE: 9/4/2018

T1S R1E Sec 3, SE Qtr  
QSEC 3230

MULTNOMAH COUNTY

SCALE: 1" = 100 FT.

## EXHIBIT A-2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(ELEVATION VIEW)

DATE: 9/4/2018

T1S R1E Sec 3, SE Qtr  
QSEC 3230

MULTNOMAH COUNTY

NOT TO SCALE

## EXHIBIT B

LEGAL DESCRIPTION FOR AN

### EASEMENT

CITY OF PORTLAND WATER BUREAU

October 25, 2018

A subsurface easement, located under a portion of property owned by Riverplace Condominium No. 1 Association, a condominium created pursuant to the Oregon Condominium Act and recorded in Book 1833 Pg 1317 (6/27/1985), Multnomah County Deed Records; being situated in the Southwest quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon; being more particularly described as follows:

Commencing at the Southwest corner of Lot 2, as shown on survey number 48392, Multnomah County Survey Records, thence along the West line of Lot 2 North  $22^{\circ}23'06''$  East 232.67 feet to the POINT OF BEGINNING of the centerline of a 30-foot wide easement (station 0+00); thence leaving the West line of Lot 2 South  $68^{\circ}20'58''$  East to the East line of Lot 2 at station 3+15.90. The side lines of said strip to be shortened or lengthened to terminate at both the West and East lines of Lot 2.

EXCEPTING all land above the following elevations:

from station 0+00 to 1+45, an elevation of 19 feet;

from station 1+45 to 1+95, an elevation of 10 feet;

from station 1+95 to 2+45, an elevation of 0 feet;

from station 2+45 to 3+28.37, an elevation of -(negative)10 feet.

The area of this strip is 9,479 square-feet, more or less. The basis of bearing for this description is said survey number 48392. Elevations are referenced to the City of Portland vertical datum.

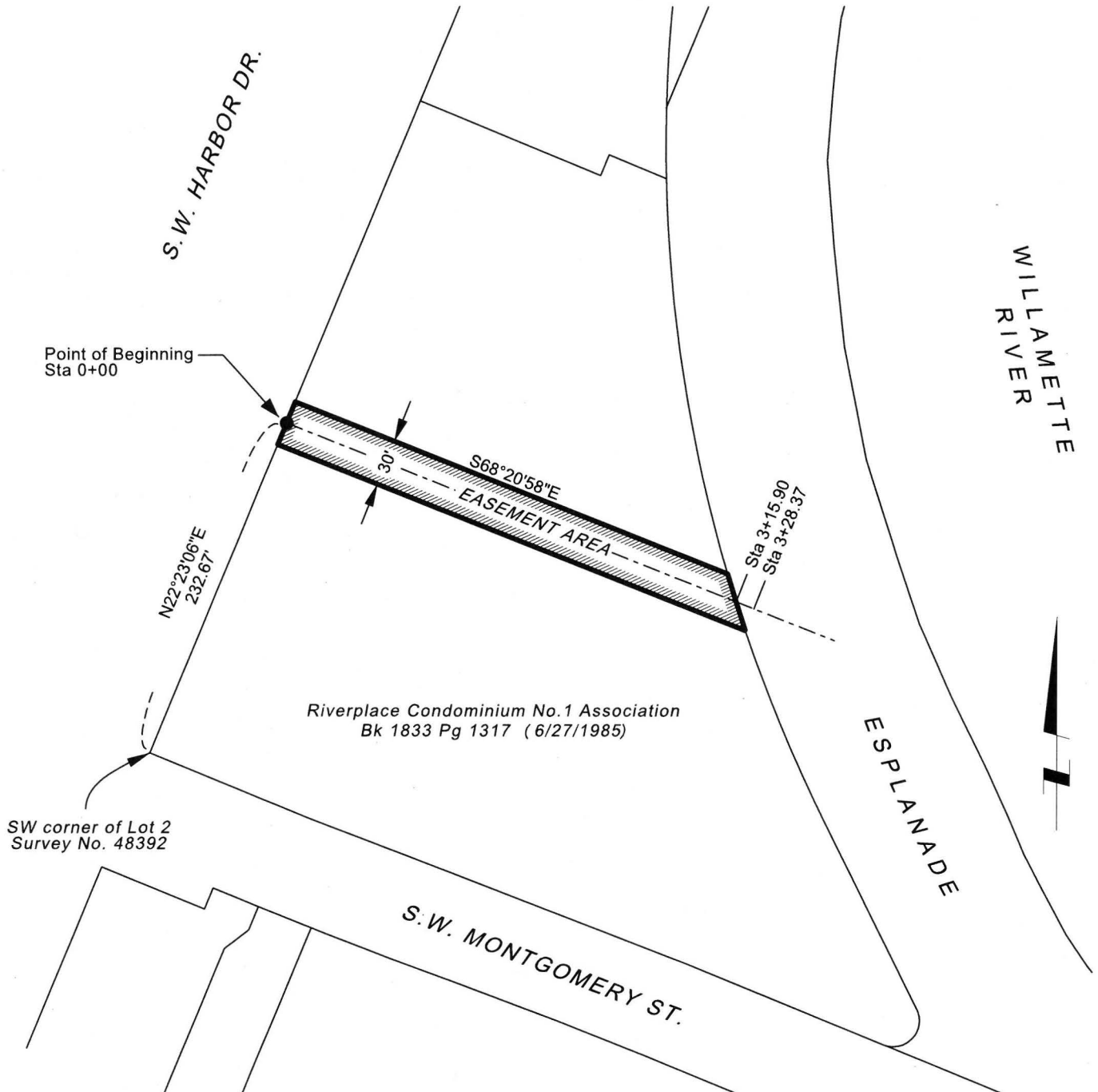
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19

# EXHIBIT B-1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(PLAN VIEW)

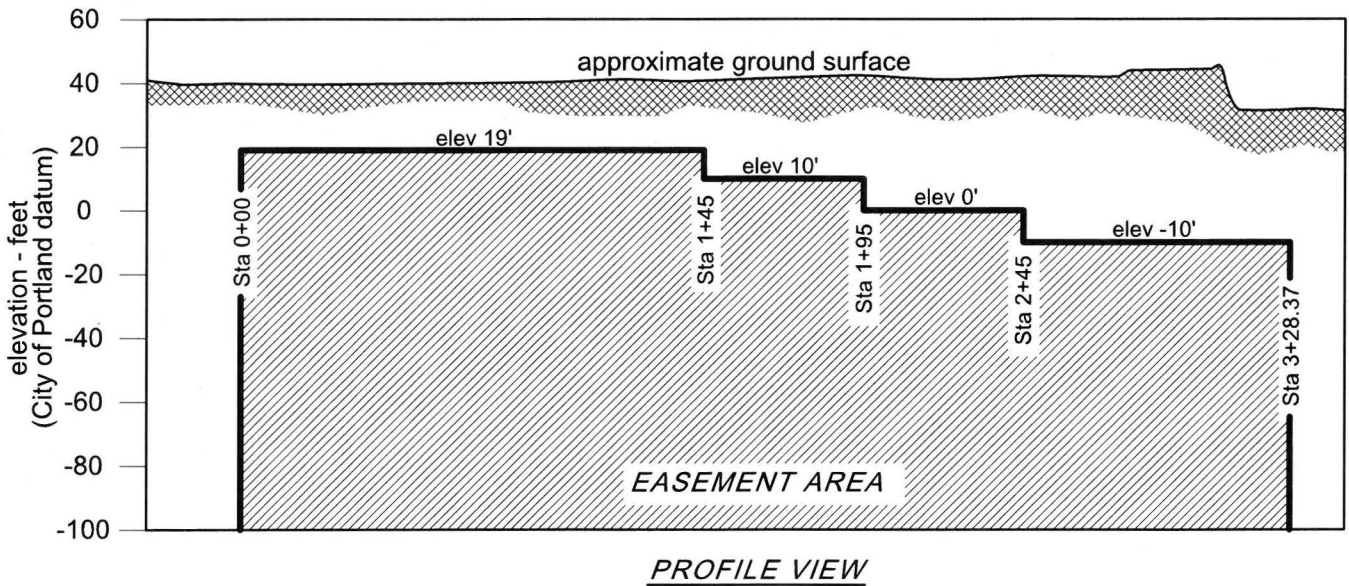
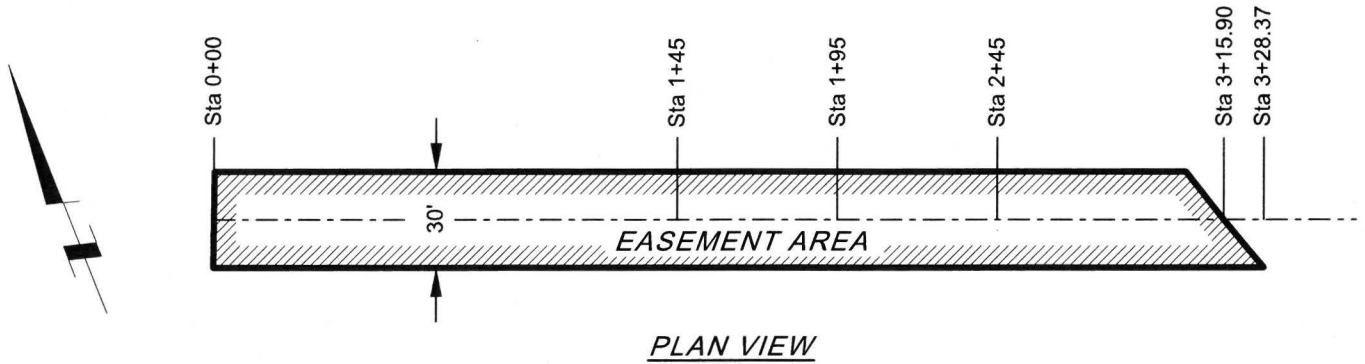
DATE: 10/25/2018

T1S R1E Sec 3, SW Qtr  
QSEC 3229

MULTNOMAH COUNTY

SCALE: 1" = 100 FT.

# EXHIBIT B-2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(PLAN & PROFILE VIEW)

DATE: 10/25/2018

T1S R1E Sec 3, SW Qtr  
QSEC 3229

MULTNOMAH COUNTY

SCALE: 1" = 60 FT.

## EXHIBIT C

LEGAL DESCRIPTION FOR AN  
**EASEMENT**  
CITY OF PORTLAND WATER BUREAU  
Sept 4, 2018

A subsurface strip of land, located under a portion of property deeded to SKB-BFH 1921 3<sup>rd</sup> Venture, LLC as described in deed document 2017-022599, Multnomah County Deed Records; being situated in the Southeast quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon; said strip being more particularly described as follows:

Commencing at a point in the West line of S.E. 3<sup>rd</sup> Ave (60 feet wide), at the intersection of the projected centerline of S.E. Stephens St. (60 feet wide), thence North 90°00'00" West 150.00 feet along the projected centerline to the Northeast corner of said SKB-BFH property and the POINT OF BEGINNING.

Thence along the North line of the SKB-BFH property North 90°00'00" West 76.41 feet to the Northwest corner, and falling on the East line of the Southern Pacific Railroad right-of-way; thence Southeasterly along the Railroad right-of-way 30.63 feet; thence, leaving the East right-of-way line, North 89°10'00" East 96.45 feet to the West line of that land deeded to Paragon Industries II, Inc. as "Parcel 2" in document 2016-056663; thence along the West line of Paragon North 56°18'36" West 43.95 feet to the POINT OF BEGINNING.

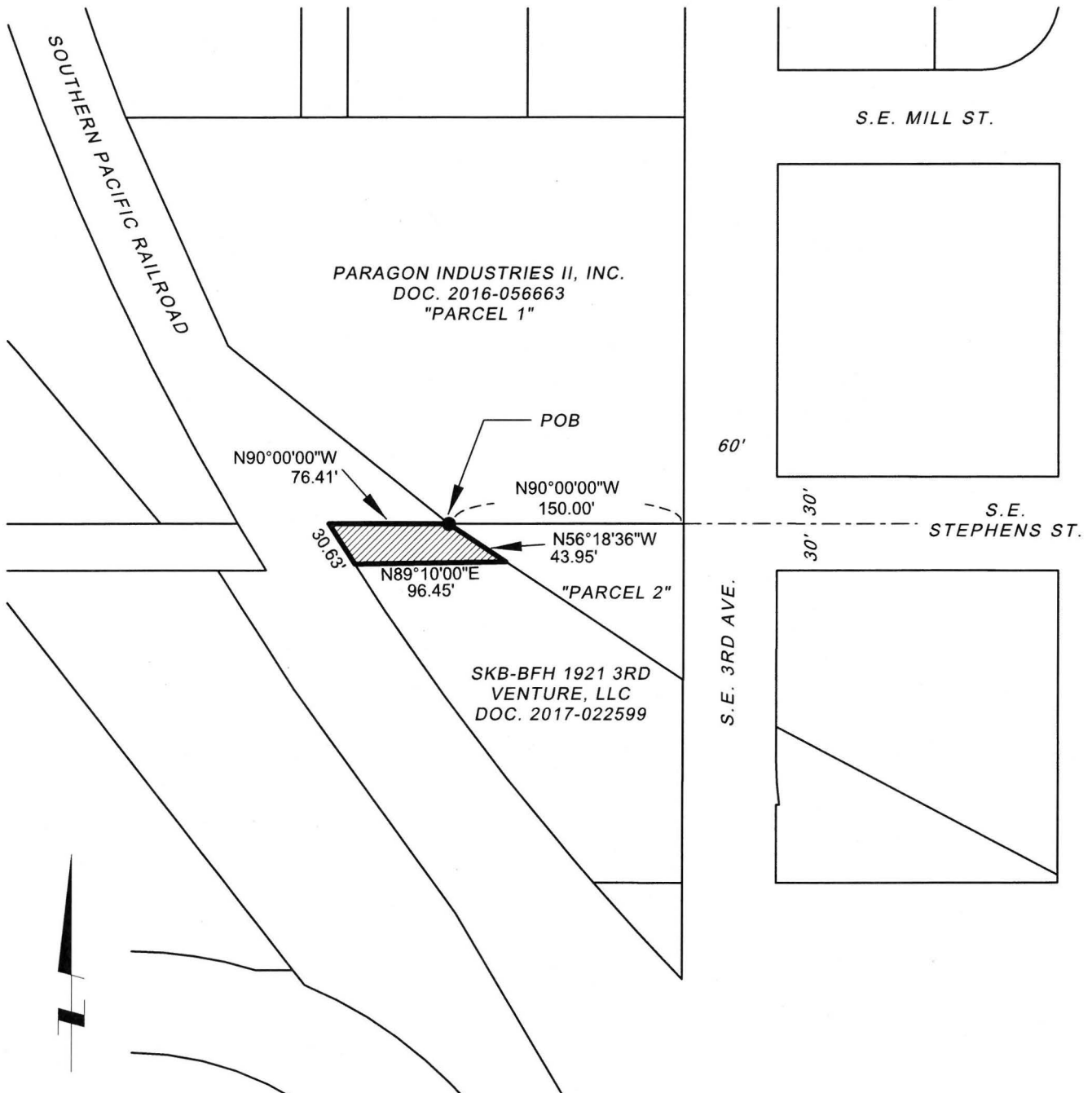
EXCEPTING all land above an elevation of -7 (negative seven) feet, with reference to the City of Portland vertical datum.

This strip contains 2,186 square-feet, more or less. The basis of bearing for this description is the plat of Stephens' Addition to East Portland.



EXPIRES: 6/30/19

# EXHIBIT C-1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(PLAN VIEW)

DATE: 9-4-2018

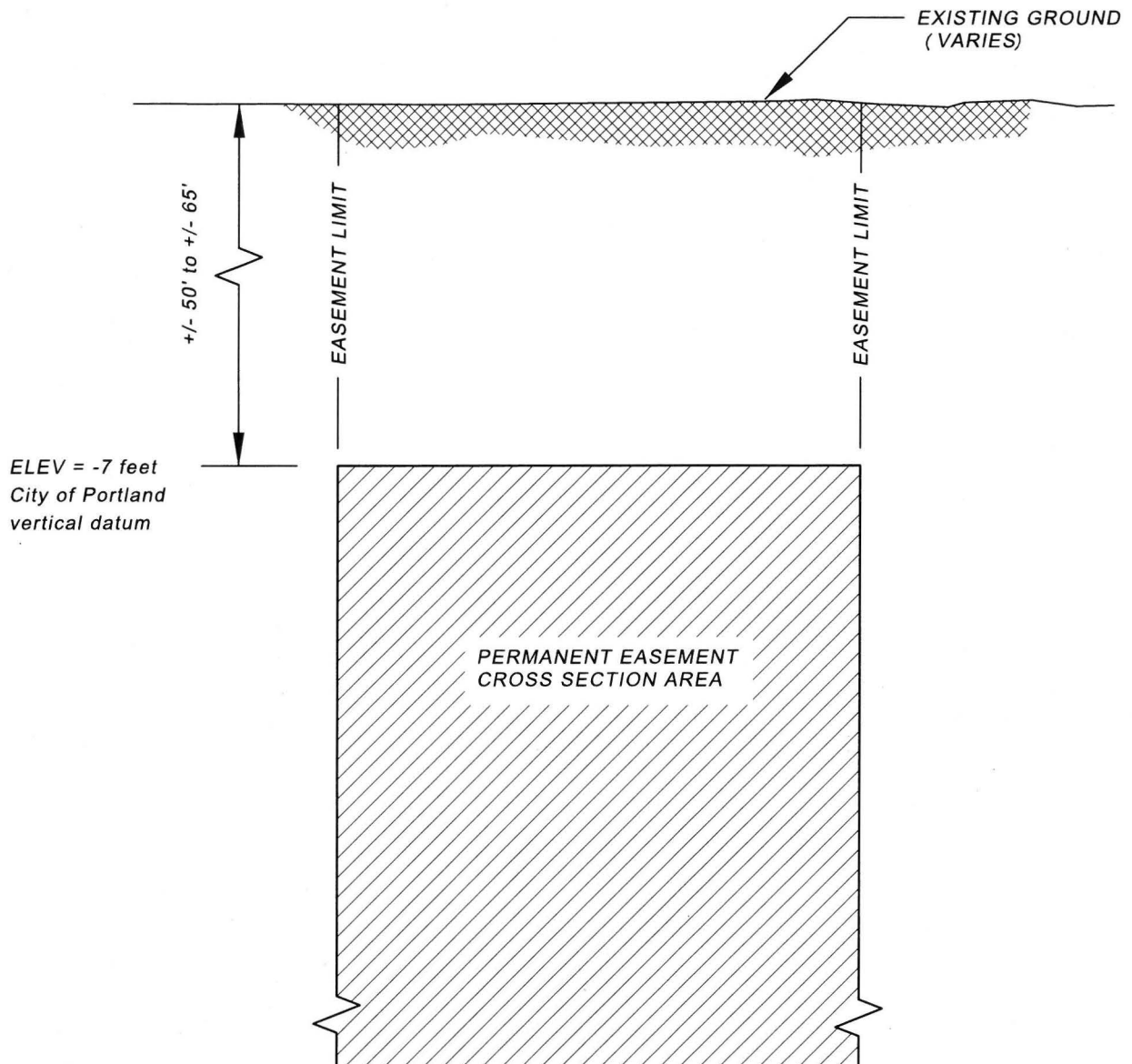
T1S R1E Sec 3, SE Qtr  
QSEC 3230

MULTNOMAH COUNTY

SCALE: 1" = 100 FT.



## EXHIBIT C-2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT  
(ELEVATION VIEW)

DATE: 9/4/2018

T1S R1E Sec 3, SE Qtr  
QSEC 3230

MULTNOMAH COUNTY

NOT TO SCALE

## EXHIBIT D

LEGAL DESCRIPTION FOR AN

### EASEMENT

CITY OF PORTLAND WATER BUREAU

November 5, 2018

A tract of land, located on a portion of land deeded to the Oregon Museum of Science and Industry (OMSI) in book 1969, page 3954 (recorded Dec 31, 1986), Multnomah County Deed Records; being situated in the Southeast quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon. Said tract being more particularly described as follows:

The North 18.00 feet of TRACT 'E', as shown on survey number 65317, Multnomah County Survey Records.

This tract contains 830 square-feet, more or less.

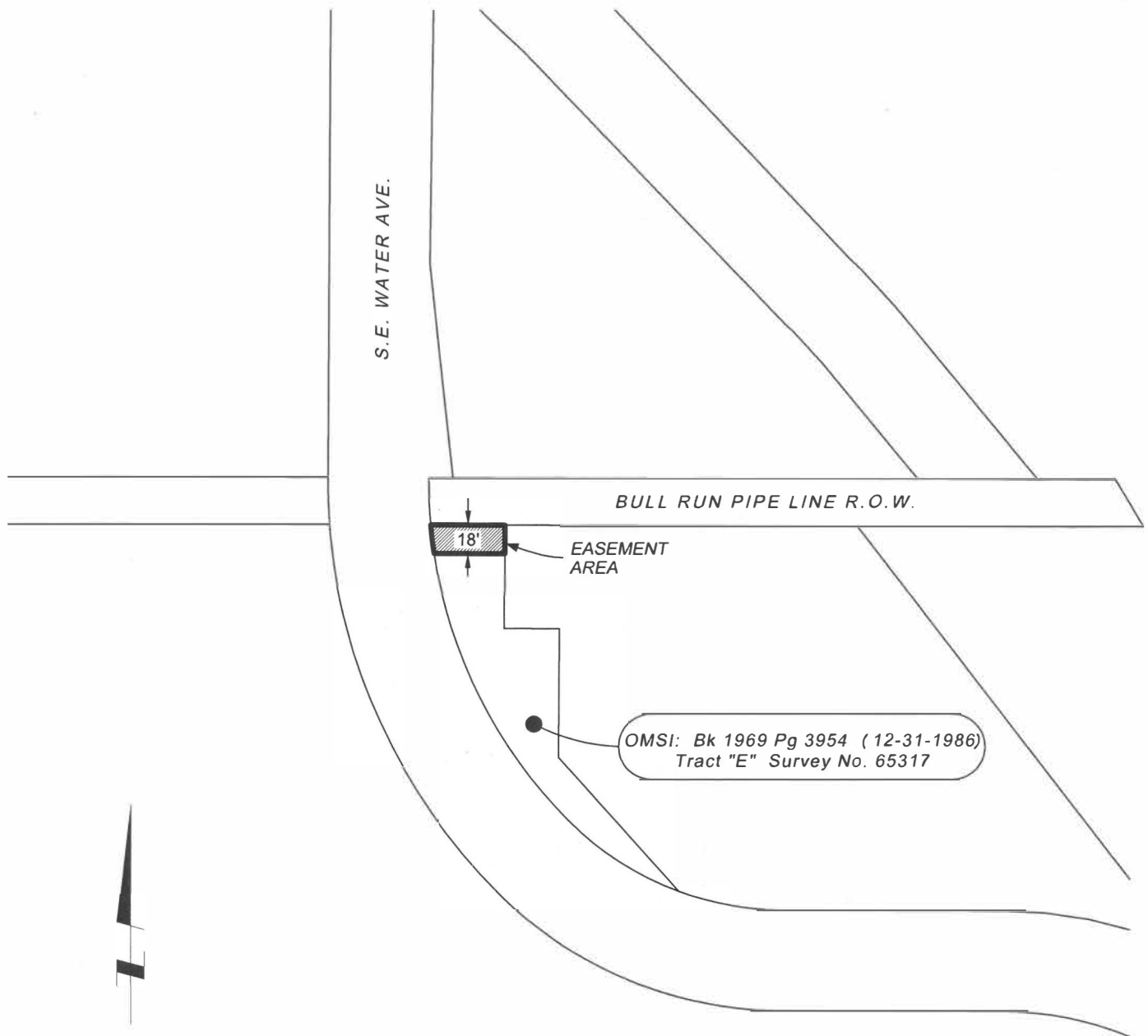
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19

# EXHIBIT D-1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT

DATE: 11/5/2018

T1S R1E Sec 3, SE Qtr  
QSEC 3230

PROJECT W01590  
WILLAMETTE R. CROSSING

SCALE: 1" = 100 FT.

## EXHIBIT E

LEGAL DESCRIPTION FOR AN  
**EASEMENT**  
CITY OF PORTLAND WATER BUREAU  
November 5, 2018

A tract of land, located on a portion of land deeded to Portland General Electric Company (PGE), recorded in book 96, page 1 (recorded 9-23-1930), Multnomah County Deed Records; being situated in the Southeast quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon. Said tract being more particularly described as follows:

BEGINNING at a point on the westerly extension of the South line of SE Stephens Street (60 feet wide), 508.22 feet West of the Northwest corner of Block 45, STEPHEN'S ADDITION TO EAST PORTLAND; said point being the Northwest corner of that land conveyed to TRIMET (Doc. 2012-032428) and the Northeast corner of said PGE land:

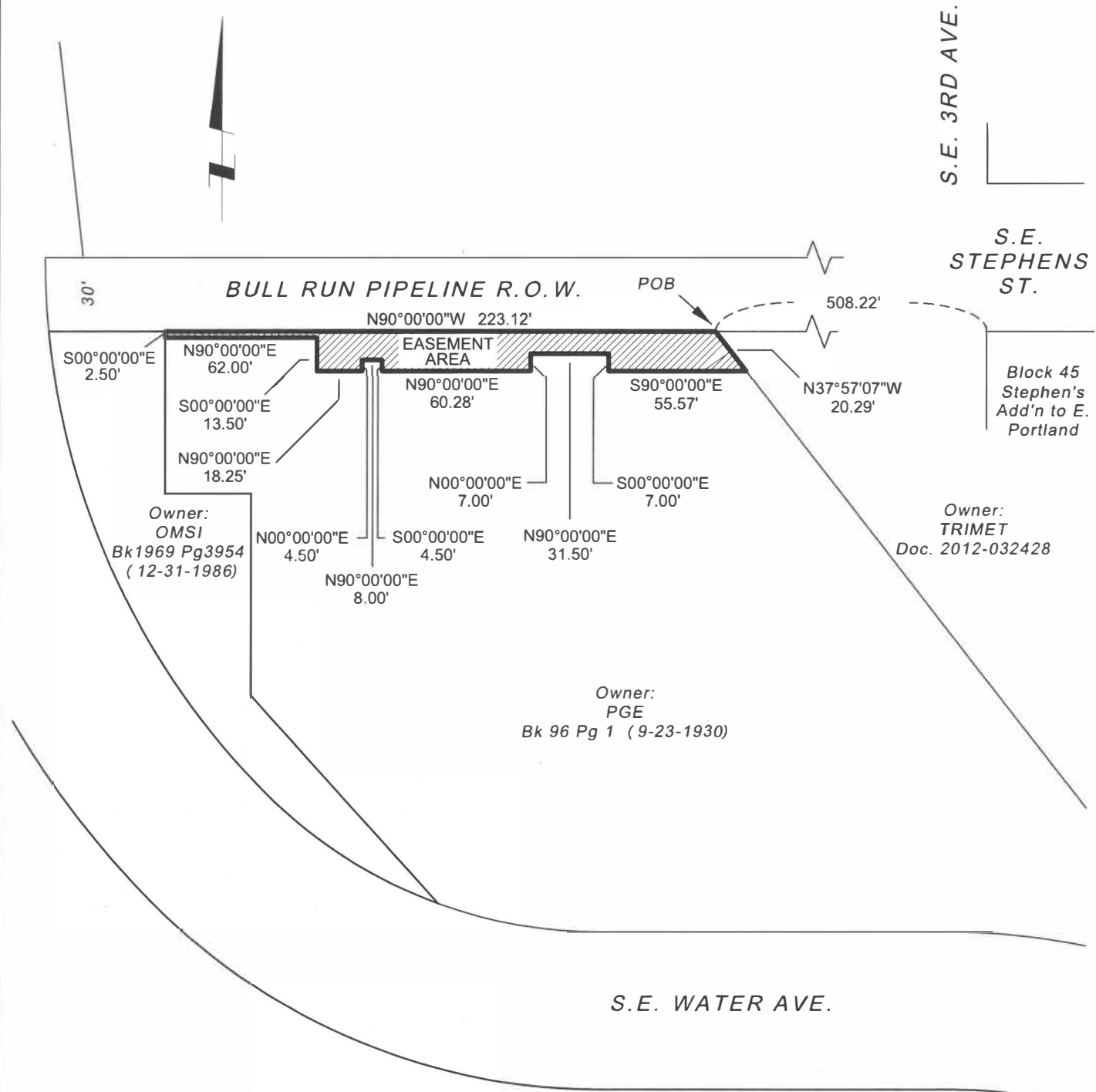
thence along the North line of said PGE land North 90°00'00" West a distance of 223.12 feet to the East line of that land conveyed to OMSI (Bk 1969 Pg 3954, recorded 12-31-1986);  
thence along the East line of OMSI South 0°00'00" East a distance of 2.50 feet;  
thence leaving the East line North 90°00'00" East a distance of 62.00 feet;  
thence South 0°00'00" East a distance of 13.50 feet;  
thence North 90°00'00" East a distance of 18.25 feet;  
thence North 0°00'00" East a distance of 4.50 feet;  
thence North 90°00'00" East a distance of 8.00 feet;  
thence South 0°00'00" East a distance of 4.50 feet;  
thence North 90°00'00" East a distance of 60.28 feet;  
thence North 0°00'00" East a distance of 7.00 feet;  
thence North 90°00'00" East a distance of 31.50 feet;  
thence South 0°00'00" East a distance of 7.00 feet;  
thence South 90°00'00" East a distance of 55.57 feet to the West line of said TRIMET land;  
thence along the West line North 37°57'07" West a distance of 20.29 feet to the POINT OF BEGINNING.

The basis of bearing for this description is the plat of STEPHEN'S ADDITION TO EAST PORTLAND. This tract contains 2,576 square-feet, more or less.



EXPIRES: 6/30/19

# EXHIBIT E-1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT

DATE: 11/5/2018

T1S R1E Sec 3, SE Qtr  
QSEC 3230

Project #W01590  
Willamette River Crossing

SCALE: 1" = 60 FT.

## EXHIBIT F

LEGAL DESCRIPTION FOR AN  
**EASEMENT**  
CITY OF PORTLAND WATER BUREAU  
November 5, 2018

A tract of land, located on a portion of land deeded to Water Avenue Associates, L.L.C. through document 2004-139305 (recorded July 30, 2004), Multnomah County Deed Records; being situated in the Southeast quarter of Section 3, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon. Said tract being more particularly described as follows:

BEGINNING at a  $\frac{3}{4}$ " iron pipe marking the Southwest corner of PARCEL 2 as shown on partition plat 1995-58 (Multnomah County Survey Records), also being the Southwest corner of said Water Avenue land; thence along the South line of PARCEL 2 North  $90^{\circ}00'00''$  East 295.33 feet to the Southeast corner of PARCEL 2; thence along the East line of PARCEL 2 North  $38^{\circ}00'00''$  West 94.81 feet to a point of curvature; thence northwesterly 17.44 feet along a 270-foot radius tangent curve, concave to the Southwest, through a central angle of  $3^{\circ}42'06''$  (chord bears North  $39^{\circ}51'03''$  West 17.44 feet); thence leaving the East line South  $51^{\circ}25'20''$  West 71.37 feet; thence North  $38^{\circ}14'20''$  West 121.20 feet; thence South  $88^{\circ}23'40''$  West 110.33 feet to the West line of PARCEL 2; thence along the West line South  $06^{\circ}26'30''$  East 136.56 feet to the POINT OF BEGINNING.

The area of this tract contains 27,703 square-feet, more or less.

The basis of bearing for this description is partition plat 1995-58, Multnomah County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David R. King*

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19

## EXHIBIT F-1

S.E. MARKET ST.

### CURVE DATA

C1

RADIUS = 270.00'  
 $\Delta$  03°42'06"  
 LENGTH = 17.44'  
 CHORD = N 39°51'03" W 17.44'

S.E. WATER AVE.

UN-NAMED RIGHT-OF-WAY

WATER AVE ASSOC.  
L.L.C.

S88°23'40"W 110.33'

S06°26'30"E 136.56'

N38°14'20"W  
121.20'

S51°25'20"V.  
71.37'

C1  
N38°00'00"W  
94.81'

EASEMENT  
AREA

N90°00'00"E 295.33'

POINT OF BEGINNING  
SW CORNER OF PARCEL 2,  
PARTITION PLAT 1995-58

BULL RUN PIPE LINE R.O.W.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David R. King

OREGON  
MAY 10, 2011  
DAVID R. KING  
82190

EXPIRES: 6/30/19



CITY OF PORTLAND  
WATER BUREAU

EASEMENT EXHIBIT

DATE: 11/5/2018

PROJECT W01590  
WILLAMETTE R. CROSSING

T1S R1E Sec 3, SE Qtr  
QSEC 3230

SCALE: 1" = 100 FT.