

Exhibit "A"

LEGAL DESCRIPTION
NE SANDY BOULEVARD STREET VACATION

December 11, 2015
 RWA #7961

Tract 1

A tract of land located in the NE1/4 of the SW1/4 Section 35, Township 1 North, Range 1 East, W.M., City of Portland, Multnomah County, Oregon, being all that portion of NE Sandy Boulevard within Block 267, LANE'S ADDITION TO EAST PORTLAND which lies north of a line parallel with, and 42.00 feet northerly of, the centerline of East Burnside Street, said portion being more particularly described as follows:

Beginning at a point on the east line of said Block 267 which bears S00°11'57"W, 96.35 feet from a 5/8 inch diameter iron rod, set in Survey Number 47036, Multnomah County Survey Records found at the NE corner of Lot 8, Block 267, LANE'S ADDITION TO EAST PORTLAND;
 thence continuing along the east line of said Block 267, S00°11'57"W, 91.68 feet to a point 42.00 feet northerly of the centerline of said East Burnside Street;
 thence N89°48'20"W, parallel with and 42.00 feet northerly of said centerline, 155.01 feet to the northwest right of way line of said NE Sandy Boulevard;
 thence along said northwest right of way line N59°35'36"E, 180.10 feet to the Point of Beginning.

Contains 7,106 square feet, or 0.16 acres, more or less.

Tract 2

A tract of land located in the NE1/4 of the SW1/4 Section 35, Township 1 North, Range 1 East, City of Portland, Multnomah County, Oregon, being all that portion of NE Sandy Boulevard within Block 276, LANE'S ADDITION TO EAST PORTLAND, described as follows:

Beginning at the intersection point of the northwest right of way line of NE Sandy Boulevard and the west line of said Block 276, said point bears S89°48'04"E, 60.00 feet and S00°11'57"W, 60.85 feet from a 5/8 inch diameter iron rod, set in Survey Number 47036, Multnomah County Survey Records, found at the NE corner of Lot 8, Block 267, LANE'S ADDITION TO EAST PORTLAND;
 thence along said northwest right of way line N59°35'36"E, 119.53 feet to a point on the north line of said Block 276, said north line being the south right of way line of NE Couch Street, and said point being 30.00 feet southerly of the centerline thereof;
 thence along said south right of way line S89°48'04"E, 57.13 feet;
 thence 58.46 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 83°43'57" (the chord of said curve bears S47°56'05"E, 53.39 feet) to a point on the southeast right of way line of said NE Sandy Boulevard which bears S59°35'36"W, 0.28 feet from a point on the east line of said Block 276, said point on the east line of Block 276 bears S00°11'56"W, 35.49 feet from the northeast corner thereof;
 thence along said southeast right of way line S59°35'36"W, 232.10 feet to the west line of said Block 276;
 thence along said west line N00°11'57"E, 92.95 feet to the Point of Beginning.

Contains 15,457 square feet, or 0.35 acres, more or less.

The basis of bearings of this description is the Oregon Coordinate Reference System, Portland Zone.

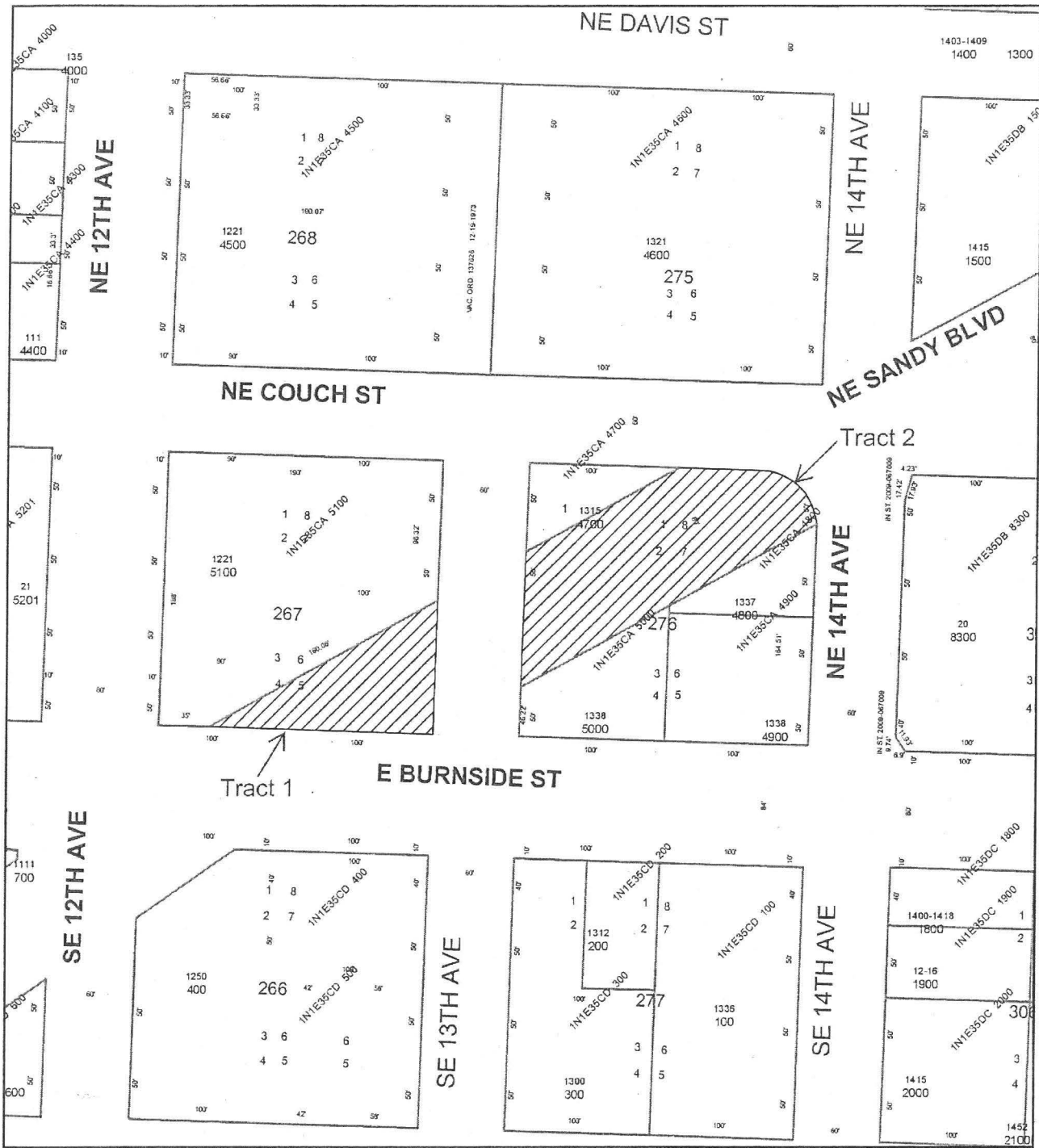
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark Mayer

OREGON
 JULY 14, 1998
 MARK J. MAYER
 2887

RENEWS: 12-31-2016

EXHIBIT B



NE Sandy Boulevard

Petitioner: Weston Investment Co., LLC

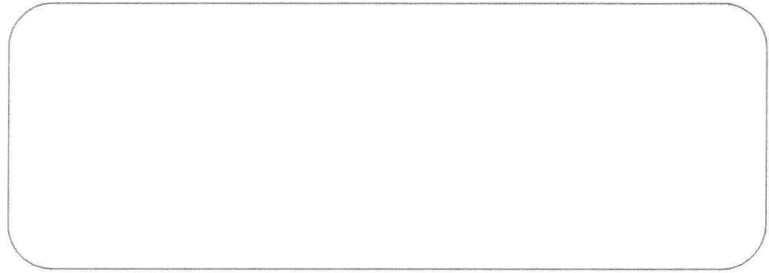
 Area Herein Vacated

State ID: 1N1E35CA 1/4 Section: 3031 RWA #7961



1 in = 100 ft

Grantor's Name and Address
City of Portland
Bureau of Transportation
1120 SW 5th Ave., 8th Fl
Portland, OR 97204



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the City of Portland, a municipal corporation, duly organized and existing under the laws of the State of Oregon, ("Grantor"), in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration, does hereby remise, release and quitclaim unto *, ("Grantee"), and unto Grantee's successors and assigns, all of Grantor's right, title and interest in and to those certain streetlight poles, electrical wires, and appurtenances (the "Facilities") situated in the County of Multnomah, State of Oregon, described as follows:

A portion of Vacated NE Sandy Boulevard lying between NE 12th and NE 14th Avenues, situated in the southwest one-quarter of Section 35, T1N, R1E, W.M., City of Portland, County of Multnomah, State of Oregon, referenced herein and depicted on Exhibit 1 attached hereto.

THE INTENT OF THIS INSTRUMENT is to release all interest Grantor may have in those certain Facilities listed below, located within a portion of NE Sandy Boulevard vacated in Ordinance No. *, passed by City Council on * impacting the property described above.

PROVIDED HOWEVER that as a condition of releasing Grantor's interest and in consideration of such release, Grantee agrees to accept ownership of any streetlight poles, electrical wires, and appurtenances located in property described above including streetlight pole * ("Facilities"). Grantee hereby waives any claims of any nature that may arise in connection with the existence of the Facilities or the City's prior use of the Facilities. Grantee's acceptance of ownership of the Facilities, and waiver of claims relating to the Facilities, is binding on Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD, the same unto Grantee's successors and assigns forever.

R/W #8017-2	<u>After Recording Return to :</u>
1N1E35CA	<u>Lance D. Lindahl, City of Portland</u>
	<u>1120 SW 5th Avenue, 8th Fl</u>
	<u>Portland, OR 97204</u>
	<u>Tax Statement shall be sent to: No Change</u>

CITY OF PORTLAND, GRANTOR

By: _____
Bureau Director or designee

State of OREGON

County of MULTNOMAH

On this _____ day of _____, 20____, personally appeared _____, who being duly sworn, did say that he/she is the Director or designee for the Bureau of Transportation of the City of Portland, a municipal corporation, and that said instrument was signed on behalf of said corporation by authority of its City Council and acknowledged said instrument to be its voluntary act and deed.

Before me _____
Notary Public for Oregon
My Commission expires _____

APPROVED AS TO FORM:

City Attorney

Acknowledged and Agreed:

*

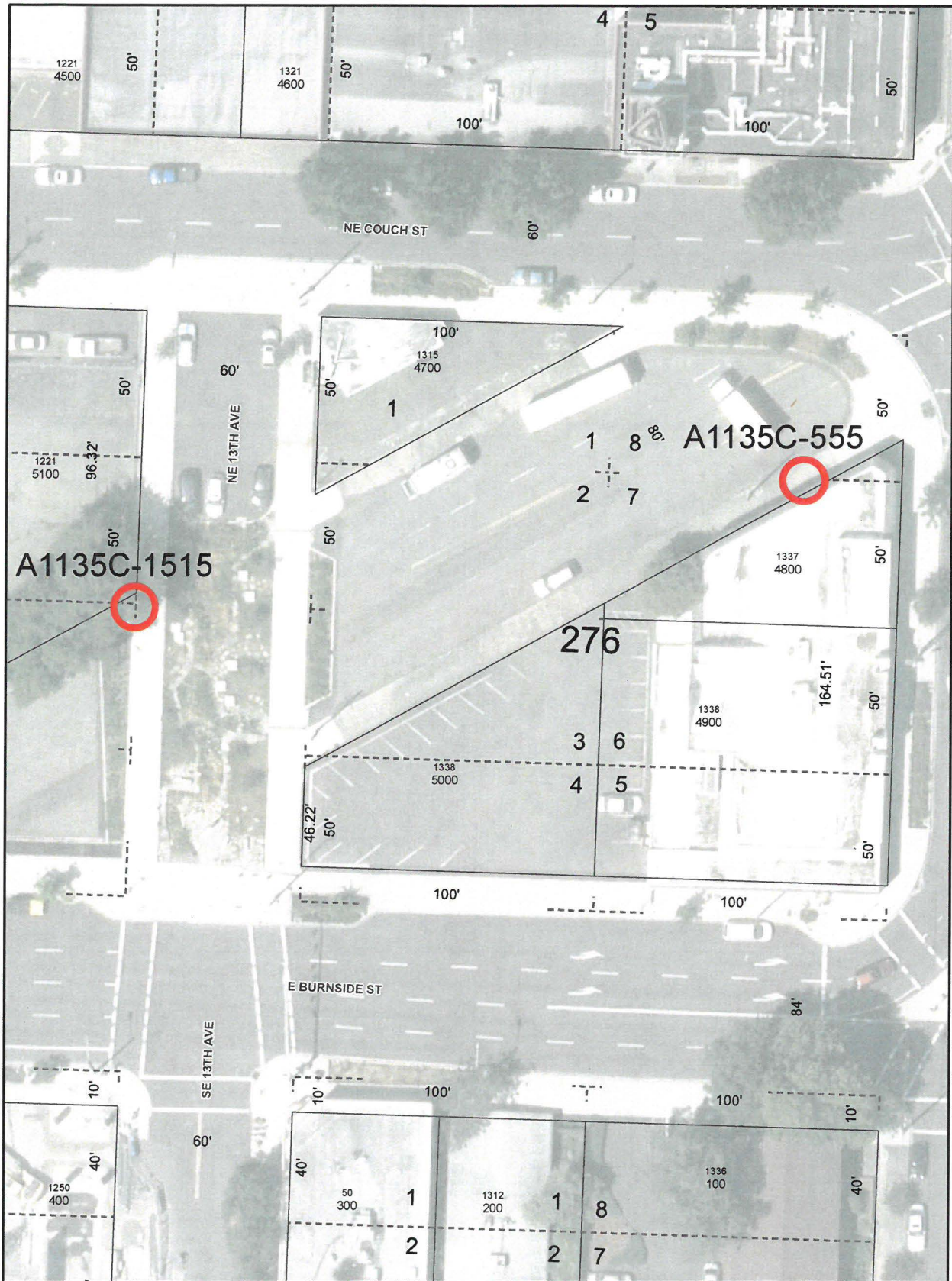
By: _____
*

STATE OF _____

County of _____

This instrument was acknowledged before me on _____, 20____,
by _____ as *.

Notary Public for (state) _____
My Commission expires _____



VACATED NE SANDY BOULEVARD NORTH OF E BURNSIDE STREET

Grantee: *

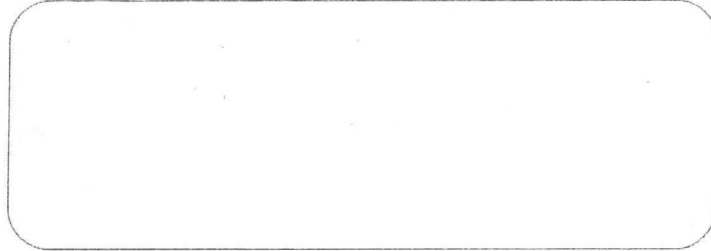
R/W: 8017-2 1/4 Section:3031 Section: 1N1E35CA



Quitclaim

EXHIBIT D

Grantee's Name and Address:
Weston Investment Co. LLC
2154 NE Broadway, Suite 200
Portland, OR 97232



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the City of Portland, a municipal corporation, duly organized and existing under the laws of the State of Oregon, ("Grantor"), in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration, does hereby remise, release and quitclaim unto **Weston Investment Co. LLC**, an Oregon limited liability company, ("Grantee"), and unto Grantee's successors and assigns, all of Grantor's right, title and interest in and to those certain sewer inlets, piping, and appurtenances (the "Facilities") situated in the County of Multnomah, State of Oregon, described as follows:

A portion of Lots 4, 5, 6, and 7, Block 267, in the duly recorded plat of "Lane's Addition", situated in the southwest one-quarter of Section 35, T1N, R1E, W.M., City of Portland, County of Multnomah, State of Oregon, being those portions of said Lots 4, 5, 6, and 7 lying within Vacated NE Sandy Boulevard referenced herein and depicted on Exhibit 1 attached hereto.

THE INTENT OF THIS INSTRUMENT is to release all interest Grantor may have in those certain Facilities listed below, located within a portion of NE Sandy Boulevard vacated in Ordinance No. *, passed by City Council on * impacting the property described above.

PROVIDED HOWEVER that as a condition of releasing Grantor's interest and in consideration of such release, Grantee agrees to accept ownership of any sewer facilities, inlets, and other related storm sewers located in property described above including storm manhole APH 570, storm channel APH 570-APH 569, storm inlet APH 569, and that portion of 10 inch wide storm sewer line APH 569-APH 579 located north of the north right-of-way line of E Burnside Street will no longer function as public sewer facilities. Grantee hereby waives any claims of any nature that may arise in connection with the existence of the Facilities or the City's prior use of the Facilities. Grantee's acceptance of ownership of the Facilities, and waiver of claims relating to the Facilities, is binding on Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD, the same unto Grantee's successors and assigns forever.

R/W #8017
IN1E35CA

After Recording Return to :
Lance D. Lindahl, City of Portland
1120 SW 5th Avenue, 8th Fl
Portland, OR 97204
Tax Statement shall be sent to: No Change

CITY OF PORTLAND, GRANTOR

By: _____
Bureau of Environmental Services Director
or Designee

State of OREGON

County of MULTNOMAH

On this _____ day of _____, 20 ____, personally
appeared _____, who being duly sworn, did say that he/she is the
Director, Bureau of Environmental Services, or his designee, of the City of Portland, a municipal
corporation, and that said instrument was signed in behalf of said corporation by authority of its
City Council and acknowledged said instrument to be its voluntary act and deed.

Notary Public for OREGON
My Commission expires _____

APPROVED AS TO FORM:

City Attorney

Acknowledged and Agreed:

WESTON INVESTMENT Co. LLC,
AN OREGON LIMITED LIABILITY COMPANY

By: _____
Member

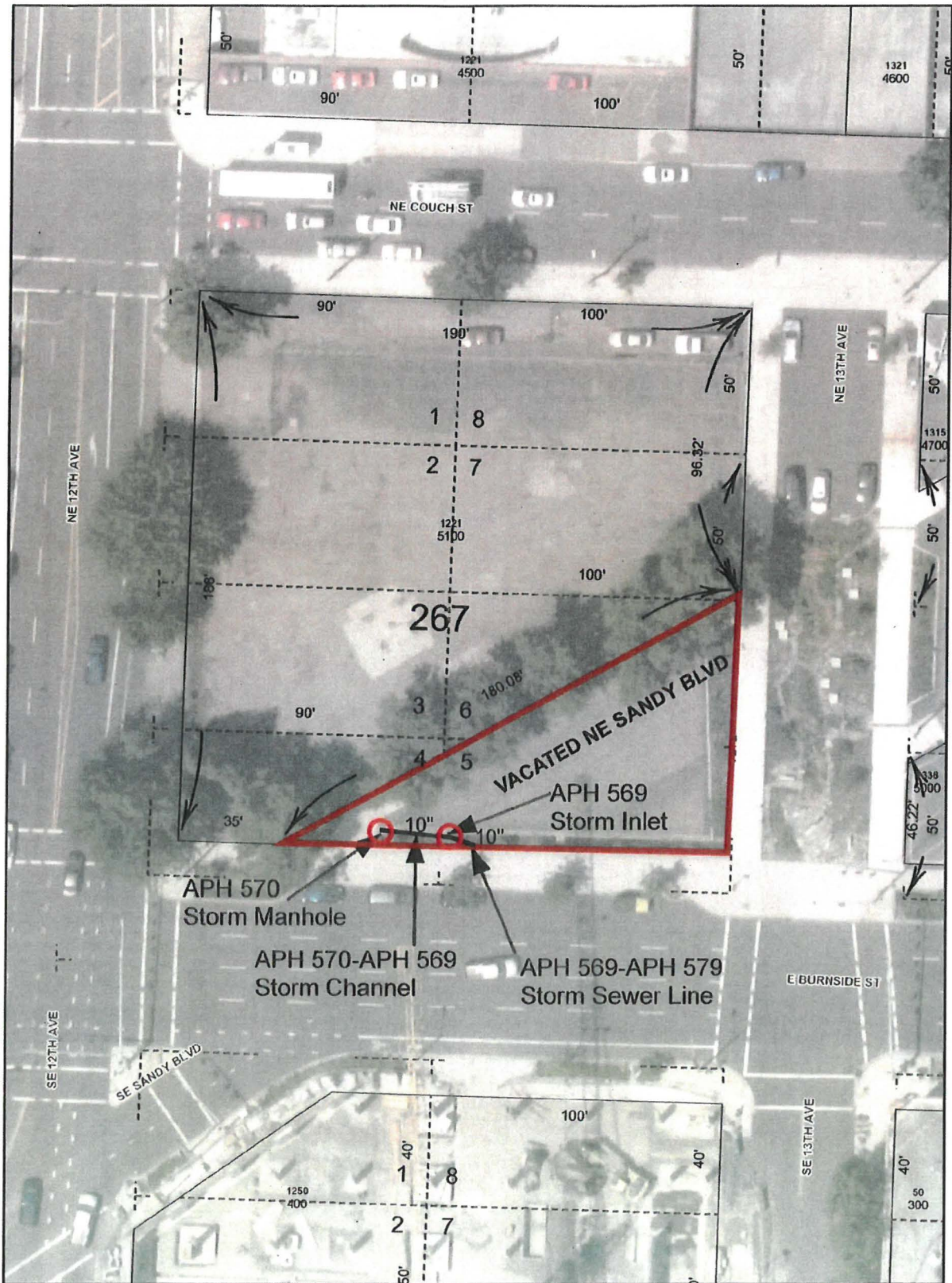
STATE OF _____

County of _____

This instrument was acknowledged before me on _____, 20____,
by _____ as member of Weston Investment Co. LLC, an
Oregon limited liability company.

Notary Public for (state) _____
My Commission expires _____

EXHIBIT 1



VACATED NE SANDY BOULEVARD NORTH OF E BURNSIDE STREET AND WEST OF NE 13TH AVENUE

<p>Legal: A portion of Lots 4, 5, 6, and 7, Block 267, Lane's Addition Grantee: Weston Investment Co. LLC R/W: 8017 1/4 Section: 3031 Section: 1N1E35CA</p>	<p> Facility Release Area</p>	 <p>1 in = 50 ft</p>
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