

SEND TAX STATEMENTS TO:

Metro  
Parks & Environmental Services  
600 NE Grand Avenue  
Portland, OR 97232-2736

AFTER RECORDING RETURN TO:

Metro  
Office of the Metro Attorney  
600 NE Grand Avenue  
Portland, OR 97232-2736

Escrow No: 472511489140TO-CT50

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Broadmoor, Inc., an Oregon corporation

Grantor, conveys and specially warrants to

Metro, an Oregon municipal corporation, as to an undivided 50% interest and the City of Portland, an Oregon municipal corporation, as to an undivided 50% interest, as tenants in common

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

The true consideration for this conveyance is \$530,400.00.

ENCUMBRANCES:

SEE ATTACHED EXHIBIT "B"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated December 7, 2012; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Broadmoor, Inc., an Oregon corporation

By: Scott Krieger  
Scott Krieger, President & Treasurer

By: David Krieger  
David Krieger, Vice President & Secretary

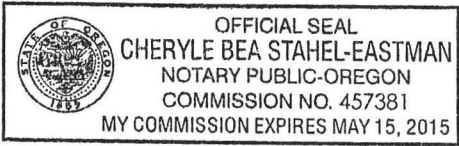
Chicago Title  
472511489140TO  
CT50

STATE OF OREGON

County of Multnomah

This instrument was acknowledged before me this 7 day of December, 2012, by Scott J. Krieger, as President and Treasurer of Broadmoor, Inc., an Oregon corporation.

Cheryl Bea Stahel-Eastman  
Notary Public for Oregon  
My Commission Expires: 5/15/15

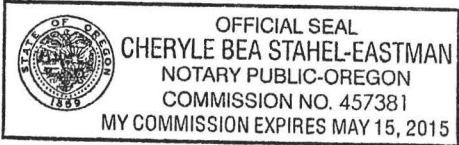


STATE OF OREGON

County of Multnomah

This instrument was acknowledged before me this 7 day of December, 2012, by David J. Krieger, as Vice President and Secretary of Broadmoor, Inc., an Oregon corporation.

Cheryl Bea Stahel-Eastman  
Notary Public for Oregon  
My Commission Expires: 5/15/15



This conveyance is approved as to form and content and accepted by Metro, an Oregon municipal corporation, as of the date set forth above.

METRO,  
an Oregon municipal corporation

By:



Martha J. Bennett  
Chief Operating Officer



State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on December 5, 2012, by  
Martha J. Bennett as Chief Operating Officer of Metro.



Notary Public - State of Oregon

This conveyance is approved as to form and content and accepted by the City of Portland, an Oregon municipal corporation, by and through its Bureau of Environmental Services, as of the date set forth above.

THE CITY OF PORTLAND,  
an Oregon municipal corporation, by and through  
its Bureau of Environmental Services

By: \_\_\_\_\_

*Nick Fish*

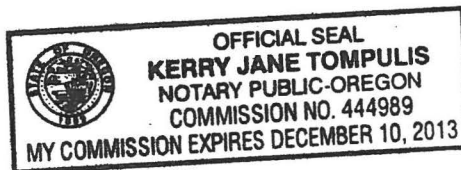
Name: Nick Fish

Title: Portland City Commissioner

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on Dec 10, 2012, by  
Nick Fish as Commissioner  
of The City of Portland, by and through its Bureau of Environmental Services.

*Kerry Jane Tompulis*  
Notary Public - State of Oregon



APPROVED AS TO FORM

By: \_\_\_\_\_

*Jane H. Van Dyke* 12/7/12  
City Attorney for the City of Portland  
CITY ATTORNEY

## EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land situated in the Southwest one-quarter and the Southeast one-quarter of Section 12, Township 1 North, Range 1 East, Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more fully described as follows;

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped "PELSER PLS 2801" at the Northeast corner of Parcel 1, PARTITION PLAT NO. 1999-67, Multnomah County Plat Records; thence North  $89^{\circ}15'17''$  East along the North line of that tract of land described in Document No. 98-173913, a distance of 805.99 feet to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $8^{\circ}06'58''$  East, a distance of 87.67 feet to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $20^{\circ}48'05''$  East, a distance of 79.70 feet to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445", thence South  $33^{\circ}07'47''$  East, a distance of 180.65 feet to a 5/8 inches iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $31^{\circ}31'14''$  East, a distance of 138.43 feet to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $53^{\circ}22'01''$  East, a distance of 805.90 feet, to a 5/8 inches iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $31^{\circ}44'43''$  East, a distance of 366.96 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $1^{\circ}26'31''$  East, a distance of 112.44 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $20^{\circ}43'59''$  West, a distance of 228.44 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $1^{\circ}17'01''$  West, a distance of 72.76 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $57^{\circ}27'10''$  West, a distance of 36.16 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence North  $83^{\circ}24'40''$  West, a distance of 55.89 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence North  $75^{\circ}04'14''$  West, a distance of 423.69 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $85^{\circ}33'41''$  West, a distance of 300.06 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $88^{\circ}41'00''$  West, a distance of 437.00 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence North  $45^{\circ}54'33''$  West, a distance of 23.32 feet, to a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence South  $87^{\circ}58'44''$  West, a distance of 686.04 feet, to a point set on the West line of said Book 1970 Page 332 and a 5/8 inch iron rod with a red plastic cap stamped "FERGUSON LS 2445"; thence North  $0^{\circ}08'45''$  West along the West line of said Book 1970 Page 332 and the West line of Document No. 98-143913, a distance of 265.33 feet to a 1/2 inch iron rod and the Southeast corner of that tract of land described in said Document No. 2003-015023; thence South  $89^{\circ}59'22''$  West along the South line of said Document No. 2003-015023, a distance of 641.92 feet, to the

Southwest corner of said Document No. 2003-015023 and a 5/8 inch iron rod with a yellow plastic cap stamped "OLSEN ENG. PLS 2030; said iron rod being on the East right of way line of N.E. 33rd Avenue 40.00 feet from the centerline thereof; thence Northeasterly along said East right of way line and the arc of a 2825.00 foot radius curve right through a central angle of  $0^{\circ}15'59''$ , a distance of 13.13 feet, the long chord of which bears North  $5^{\circ}01'25''$  East a distance of 13.14 feet; thence continuing along said East right of way line North  $6^{\circ}01'36''$  East, a distance of 17.00 feet to a 5/8 inch iron rod at the Northwest corner of said Document No. 2003-015023; thence North  $89^{\circ}59'22''$  East along the North line of said Document No. 2003-015023, a distance of 639.00 feet to a point on the West line of said Document No. 2003-015023; thence North  $0^{\circ}08'45''$  West along the West line of said Document No. 98-143913, a distance of 627.24 feet to a point on the East line of Parcel 2 of said PARTITION PLAT NO. 1999-69; thence continuing along the East line of said partition plat, North  $89^{\circ}51'15''$  East, a distance of 29.85 feet to a 5/8 inches iron rod; thence North  $31^{\circ}08'32''$  East, a distance of 38.51 feet; thence North  $38^{\circ}17'08''$  East, a distance of 128.70 feet to a 5/8 inch iron rod; thence North  $26^{\circ}18'06''$  East, a distance of 91.73 feet to a 5/8 inch iron rod and the beginning of a non-tangent 370 foot radius curve left through a central angle of  $43^{\circ}00'00''$ , a length of 277.68 feet, the long chord of which bears North  $4^{\circ}48'06''$  East a distance of 271.21 feet, thence North  $16^{\circ}41'55''$  West, a distance of 50.00 feet; thence North  $11^{\circ}27'04''$  West a distance of 101.75 feet to the point of beginning.

TOGETHER WITH, and without warranty as to title, an Easement for ingress, egress and underground utilities as set forth in instrument recorded September 6, 1977 in Book 1205, Page 728, Multnomah County Deed records.

EXHIBIT "B"

1. Easement for the purpose shown below and rights incidental thereto as set forth in a document:  
In favor of: Portland Power and Light  
Purpose: Electric facilities  
Recording Date: November 30, 1949  
Book: 1373  
Page: 407
2. Easement for the purpose shown below and rights incidental thereto as set forth in a document:  
In favor of: Multnomah County  
Purpose: Roadway and Slopes  
Recording Date: June 12, 1962  
Book: 2120  
Page: 381  
Affects: Westerly portion
3. Waiver of Remonstrance and Consent to Local Improvement District:  
Purpose: Storm Sewer  
Recording Date: April 26, 1990  
Recording No.: 90-034830  
Book: 2295  
Page: 2248
4. Waiver of Remonstrance and Consent to Local Improvement District:  
Purpose: Street  
Recording Date: April 26, 1990  
Recording No.: 90-034831  
Book: 2295  
Page: 2250
5. Waiver of Remonstrance and Consent to Local Improvement District:  
Purpose: Sanitary Sewer  
Recording Date: April 26, 1990  
Recording No.: 90-034832  
Book: 2295  
Page: 2252
6. City of Portland Land Use Document No. LUR 00-00560 EN, including the terms and provisions thereof;  
Recording Date: November 28, 2000  
Recording No.: 2000-162703
7. State of Oregon Well Information form, including the terms and provisions thereof;  
Recording Date: May 2, 2003  
Recording No.: 2003-100506
8. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,  
Recording Date: September 6, 1977  
Book: 1205  
Page: 728

9. Restrictive Covenant (Side Yard Building Code Compliance Covenant), including the terms and provisions thereof;  
Recording Date: June 26, 2001  
Recording No.: 2001-095968
10. City of Portland Land Use Review Document No. LU 12-155381 AD, including the terms and provisions thereof;  
Recording Date: October 9, 2012  
Recording No.: 2012-128788