

RETURN TO:
City Recorder
320 Warner Milne Road
Oregon City, OR 97045

TEMPORARY CONSTRUCTION EASEMENT

This TEMPORARY CONSTRUCTION EASEMENT is entered into this 15 day of September, 2005, by and between, property owner **Oregon City Auto Center, an Oregon Partnership** (hereafter referred to as "Grantor") and the City of Oregon City, a Municipal Corporation of the State of Oregon (hereafter referred to as "Grantee").

RECITALS

1. Grantor is the owner of certain real property located in the City of Oregon City, Clackamas County, Oregon, illustrated on Exhibit 'A' attached hereto (hereafter referred to as "Easement Area").
2. Grantor desires to grant to Grantee, for good and valuable consideration a temporary, non-exclusive easement over, under, and across the Easement Area, together with the right to go upon said Easement Area for the purpose of reconstructing a **concrete sidewalk and driveway apron at the right-of-way line, pedestrian access and miscellaneous improvements.**
3. This TEMPORARY CONSTRUCTION EASEMENT is intended to allow the City of Oregon City to undertake the reconstruction of a **new sidewalk and driveway apron and all other activities** that the Grantee deems necessary and appurtenant to the above noted activities in conjunction with the Beavercreek Road Improvement project.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each of the parties, it is agreed as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantee a non-exclusive temporary easement over, under, and across the Easement Area, together with the right to go upon said Easement Area for the **purpose of reconstructing a sidewalk and driveway apron.**
2. **Term of Easement.** This TEMPORARY CONSTRUCTION EASEMENT shall be temporary and shall terminate when both the City of Oregon City has approved the completion of the project and the Grantor has approved the restoration of the Easement Area.

3. **Grantor's Covenants.** Grantor covenants and warrants that (a) Grantor holds full legal and equitable title to the property; (b) Grantee's rights to the use and enjoyment of the Easement Area shall not be disturbed; (c) no structures of any kind shall be erected by Grantor in the Easement Area; and (d) no trees, retaining walls, or other significant landscaping shall be allowed on the Easement Area while this TEMPORARY CONSTRUCTION EASEMENT is in effect.
4. **Allowed Uses.** Grantee shall have the right to conduct construction and maintenance activities within the Easement Area, so long as such activities do not unreasonably interfere with the use of the adjoining lands by the Grantor.
5. **Restoration.** Upon completion of the identified work by Grantee in the Easement Area, Grantee shall restore the Easement Area to its prior condition, at Grantee's sole cost and expense. Restoration shall be limited to re-grading to previous contours and providing ground cover, grass, or similar vegetation as was removed by the construction process.
6. **Run with the Land.** The terms and provisions of this TEMPORARY CONSTRUCTION EASEMENT shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
7. **Indemnification.** Each party agrees to indemnify and hold the other party harmless from any loss, claim or liability arising in any manner out of such party's use of the Easement Area or the breach of this TEMPORARY CONSTRUCTION EASEMENT. In addition, Grantor agrees to indemnify and hold Grantee harmless from any loss, claim or liability arising from subsurface conditions, hazardous wastes and hazardous substances existing on or under the Easement Area as of the date of this TEMPORARY CONSTRUCTION EASEMENT.
8. **Attorney Fees.** If legal action is commenced in connection with this TEMPORARY CONSTRUCTION EASEMENT, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom. The term "action" shall be deemed to include action commenced in the bankruptcy courts of the United States and any other court of general or limited jurisdiction.

The true consideration for this conveyance is **Two hundred** and NO/100 DOLLARS (\$200.00)

This TEMPORARY CONSTRUCTION EASEMENT has been executed as of the date and year first written above.

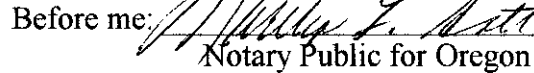
GRANTOR:

Myrin Z Chose
By: *Partner*

By: _____

City of Oregon City
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045-0304

I certify that I know or have satisfactory evidence that Myron L. Chase
is/are the person(s) who appeared before me, and said person(s)
acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are
authorized to execute the instrument and acknowledged it as the Partner of the of
Oregon City Auto Center, an Oregon Partnership to be the free and voluntary act and deed of
~~such party(ies) for the uses and purposes therein mentioned~~ in the instrument.



Accepted on behalf of the City of Oregon City on the condition that the easement granted is free and clear from any taxes, liens, and encumbrances.

City Recorder Nancy Goble

PROJECT: **BEAVERCREEK ROAD**

LOCATION: **TAX LOT 207, 3 2E 5D**

DOCUMENT: **98-65053**

PROPERTY OWNER:
**Oregon City Auto Center
13851 Beavercreek Road, No. 105
Oregon City, Oregon 97045**

PREPARED BY:
**Compass Engineering
6564 S.E. Lake Road
Milwaukie, Oregon 97222
(503) 653-9093**

TEMPORARY CONSTRUCTION EASEMENT:

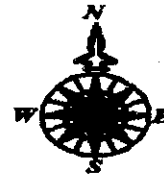
A 17.50 FOOT WIDE STRIP OF LAND IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON (AND BEING A PORTION OF PARCEL 2, PARTITION PLAT NUMBER 1996-137, CLACKAMAS COUNTY PARTITION PLAT RECORDS), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 1, PARTITION PLAT NO. 1996-137; THENCE PARALLEL WITH AND 56.00 FEET FROM THE CENTERLINE OF BEAVERCREEK ROAD (MARKET ROAD NO. 11) NORTH 79°24'08" WEST 47.53 FEET TO THE MOST EASTERLY WEST LINE OF PARCEL 2 OF SAID PARTITION PLAT NO. 1996-137; THENCE ALONG SAID WEST LINE NORTH 10°35'49" EAST 17.50 FEET; THENCE PARALLEL WITH AND 73.50 FEET FROM THE CENTERLINE OF BEAVERCREEK ROAD (MARKET ROAD NO. 11) SOUTH 79°24'08" EAST 47.53 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL 1, PARTITION PLAT NO. 1996-137; THENCE ALONG SAID WESTERLY LINE SOUTH 10°35'49" WEST 17.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 832 SQUARE FEET, MORE OR LESS.



TEMPORARY CONSTRUCTION
EASEMENT, 832 SQUARE FEET



Scale: 1" = 20'

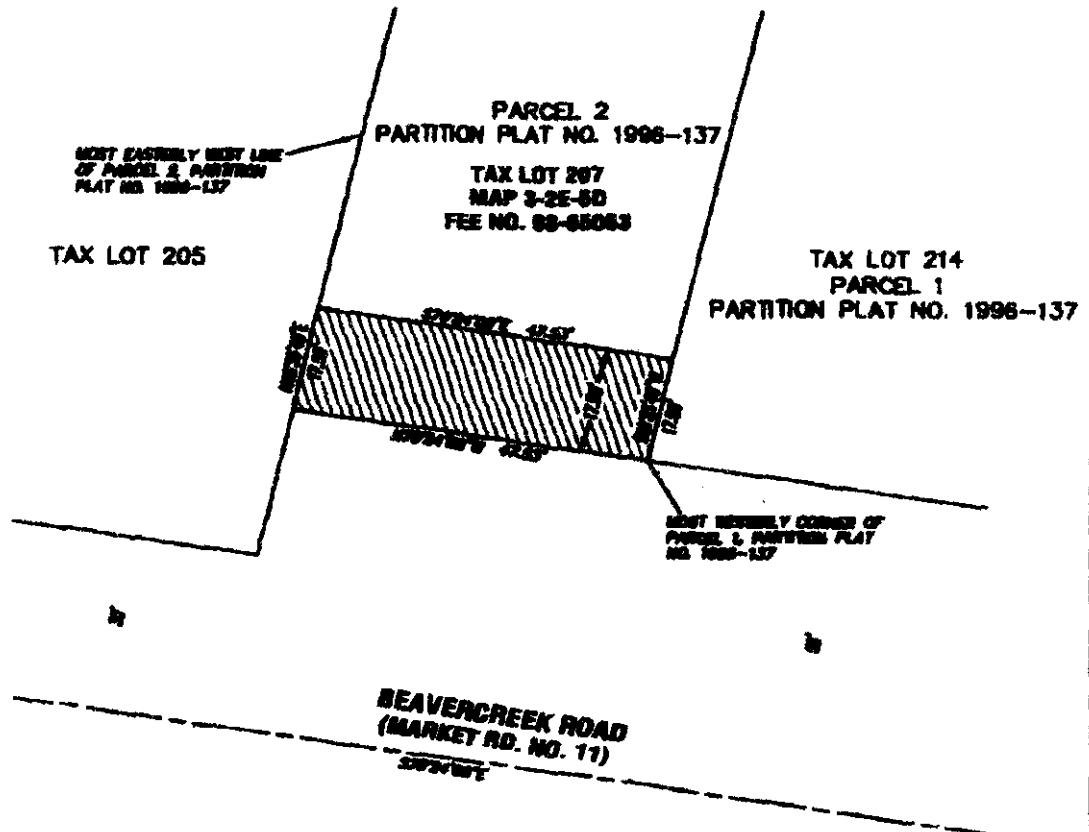


EXHIBIT "B"



COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING
8004 S.E. LAKE ROAD 800 452-0888 PHONE
GILMAINE, OREGON 97322 WWW.COMPASS-ENGINEERING.COM

OREGON CITY AUTO CENTER
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OREGON CITY, OREGON 97045