

AFTER RECORDING RETURN TO:

Asst. City Recorder (Kelly Burgoyne)
City of Oregon
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$88.00

08/11/2014 11:04:02 AM

D-ER Cnt=1 Stn=54 COUNTER2
\$40.00 \$16.00 \$22.00 \$10.00

Map No.: 32E09D
Tax Lot: 1802 & 1803
Planning No.: TP 06-03

Grantor: TL III, LLC

CITY OF OREGON CITY, OREGON PUBLIC UTILITY(S) EASEMENT

KNOW ALL BY THESE PRESENTS, THAT TL III, LLC hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain the public pedestrian and access easement on the following described land:

See attached Exhibit "A-1" & "A-2" Legal Description and attached

Exhibit "B-1" & "B-2" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the CITY.

Upon completion of the construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is \$1.00, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions)

and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this 15th day of July, 2014; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

GRANTOR:

TL III, LLC, an Oregon Limited Liability Company

BY: TL 177, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: VERGEPOINTE CAPITAL FUND XI, LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER

BY: VCFGF XI, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: VCJT, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

Scott Roberts, Manager

BY: _____

Matthew Vance, Manager

BY: _____

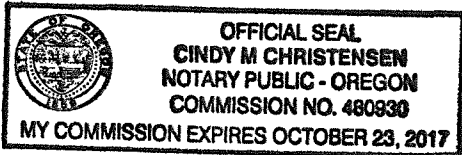
Jeffrey D. Smith, Manager

By H.S. Attorney in fact
MATTHEW D. VANCE

~~STATE OF OREGON~~)

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on July 15, 2014 (date) by Scott Roberts, Manager, VCJT, LLC, an Oregon LLC, Manager VCFGP XI, LLC, General Partner of Vergepointe Capital Fund XI, LP, Manager of TL 177, LLC, Sole Member of TL III, LLC and he acknowledged the foregoing instrument to be his voluntary act and deed.

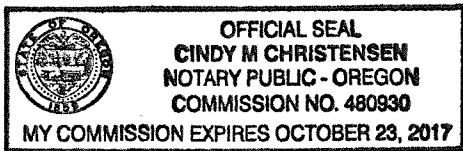


Cindy M Christensen
Notary Public for Oregon

My commission expires: 10-23-2017.

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on July 15, 2014 (date) by Matthew Vance, Manager, VCJT, LLC, an Oregon LLC, Manager VCFGP XI, LLC, General Partner of Vergepointe Capital Fund XI, LP, Manager of TL 177, LLC, Sole Member of TL III, LLC and he acknowledged the foregoing instrument to be his voluntary act and deed.



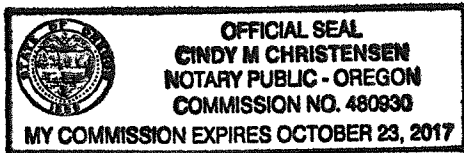
Cindy M Christensen
Notary Public for Oregon

My commission expires: 10-23-2017.

STATE OF OREGON)
) ss.
County of Clackamas)

Matthew Vance
Attorney in Fact for

This instrument was acknowledged before me on July 15, 2014 (date) by Jeffrey D. Smith, Manager, VCJT, LLC, an Oregon LLC, Manager VCFGP XI, LLC, General Partner of Vergepointe Capital Fund XI, LP, Manager of TL 177, LLC, Sole Member of TL III, LLC and he acknowledged the foregoing instrument to be his voluntary act and deed.



Cindy M. Christensen

Notary Public for Oregon

My commission expires: 10-23-2017

CITY:

City of Oregon City
P.O. Box 3040
625 Center Street
Oregon City, OR 97045-0304
(Grantee's Name and Address)

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.

Mayor

Doug D. [Signature]

City Recorder

Nancy [Signature]

**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



**LANDSCAPE ARCHITECTURE
SURVEYING**

Offices Located In:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

AKS Job No. 3432

EXHIBIT A -

A tract of land located in the Southeast One-Quarter of Section 9, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon being more particularly described as follows:

Beginning at the northwesterly corner of Lot 12 of the plat "Carrington Place"; thence along the westerly line of said Lot South $00^{\circ}31'57''$ East 9.22 feet to a point; thence South $53^{\circ}53'18''$ West 91.48 feet to a point on the northerly line of Lot 203 of the plat "Sequoia Landing No. 2"; thence along said northerly line North $89^{\circ}52'19''$ West 10.18 feet to a point on the easterly right-of-way line of Sunstone Place; thence along said easterly right-of-way line along non-tangent curve to the left with a Radius of 46.50 feet, a Delta of $11^{\circ}33'43''$, a Length of 9.38 feet, and a Chord of North $19^{\circ}36'40''$ West 9.37 feet to a point; thence North $53^{\circ}53'18''$ East 107.76 feet to a point on the westerly line of Lot 11 of said plat; thence along said westerly line South $00^{\circ}31'57''$ East 9.22 feet to the Point of Beginning.

The above described tract of land contains 1,538 square feet, more or less.

4/5/2013



**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



**LANDSCAPE ARCHITECTURE
SURVEYING**

Offices Located In:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

AKS Job No. 3432

EXHIBIT A - 2

A tract of land located in the Southeast One-Quarter of Section 9, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon being more particularly described as follows:

Beginning at the northwesterly corner of Lot 12 of the plat "Carrington Place"; thence along the westerly line of said Lot South $00^{\circ}31'57''$ East 63.30 feet to southeasterly corner of Lot 202 of the plat "Sequoia Landing No. 2"; thence along the southerly line of said Lot North $89^{\circ}52'19''$ West 74.40 feet to the True Point of Beginning; thence South $53^{\circ}53'18''$ West 11.20 feet to a point on the easterly right-of-way line of Sunstone Place; thence along said easterly right-of-way line along non-tangent curve to the left with a Radius of 46.50 feet, a Delta of $08^{\circ}17'17''$, a Length of 6.73 feet, and a Chord of North $09^{\circ}41'10''$ West 6.72 feet to the southwesterly corner of said Lot; thence along the southerly line of said Lot South $89^{\circ}52'19''$ East 10.18 feet to the True Point of Beginning.

The above described tract of land contains 33 square feet, more or less.

4/5/2013

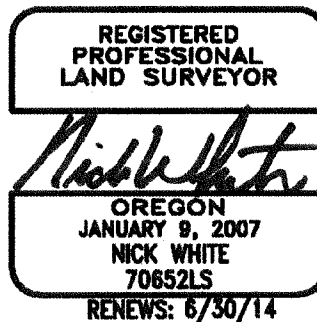
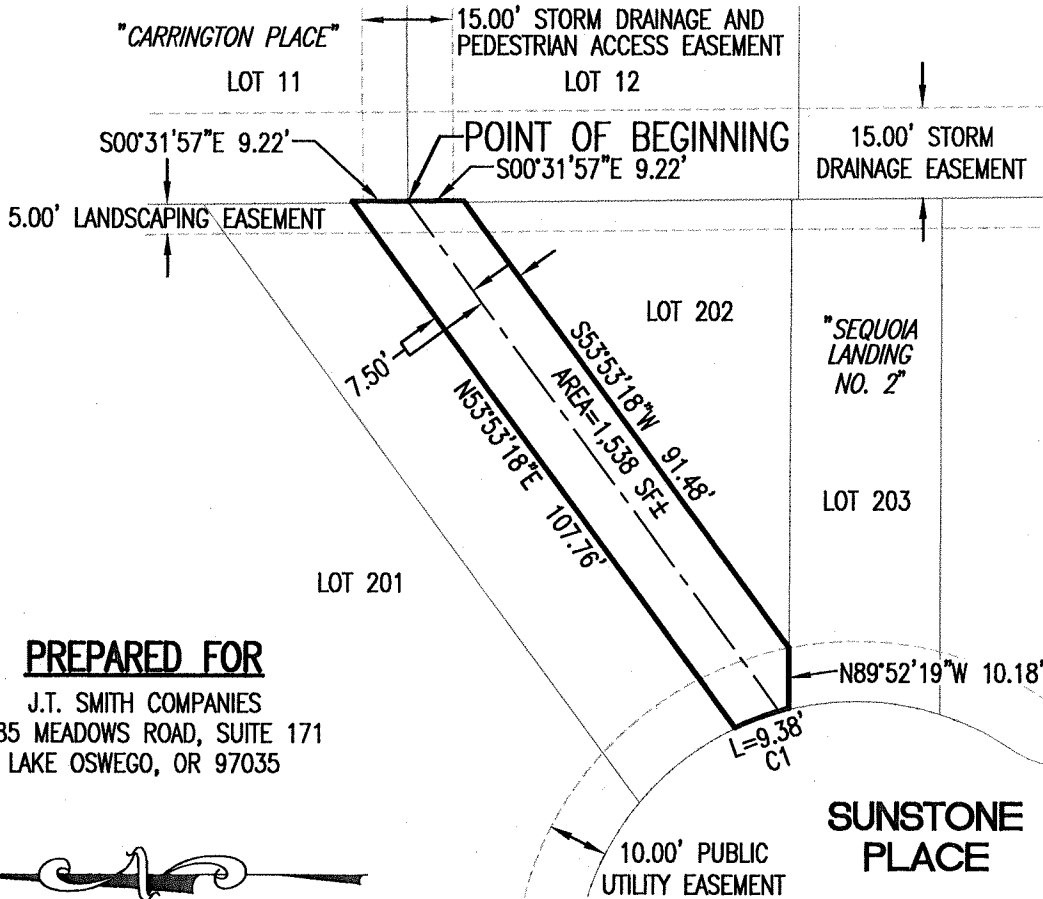


EXHIBIT B -1

LOT 202 OF "SEQUOIA LANDING NO. 2"
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
 TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

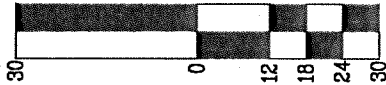


PREPARED FOR

J.T. SMITH COMPANIES
 5285 MEADOWS ROAD, SUITE 171
 LAKE OSWEGO, OR 97035



SCALE 1" = 30 FEET



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	46.50'	11°33'43"	9.38'	N19°36'40"W 9.37'

4/5/2013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/14

SEQUOIA LANDING NO. 3
 JOB NAME: REPLAT - PLA

JOB NUMBER: 3432

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3432_040513_EXB

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
 FORESTRY • SURVEYING



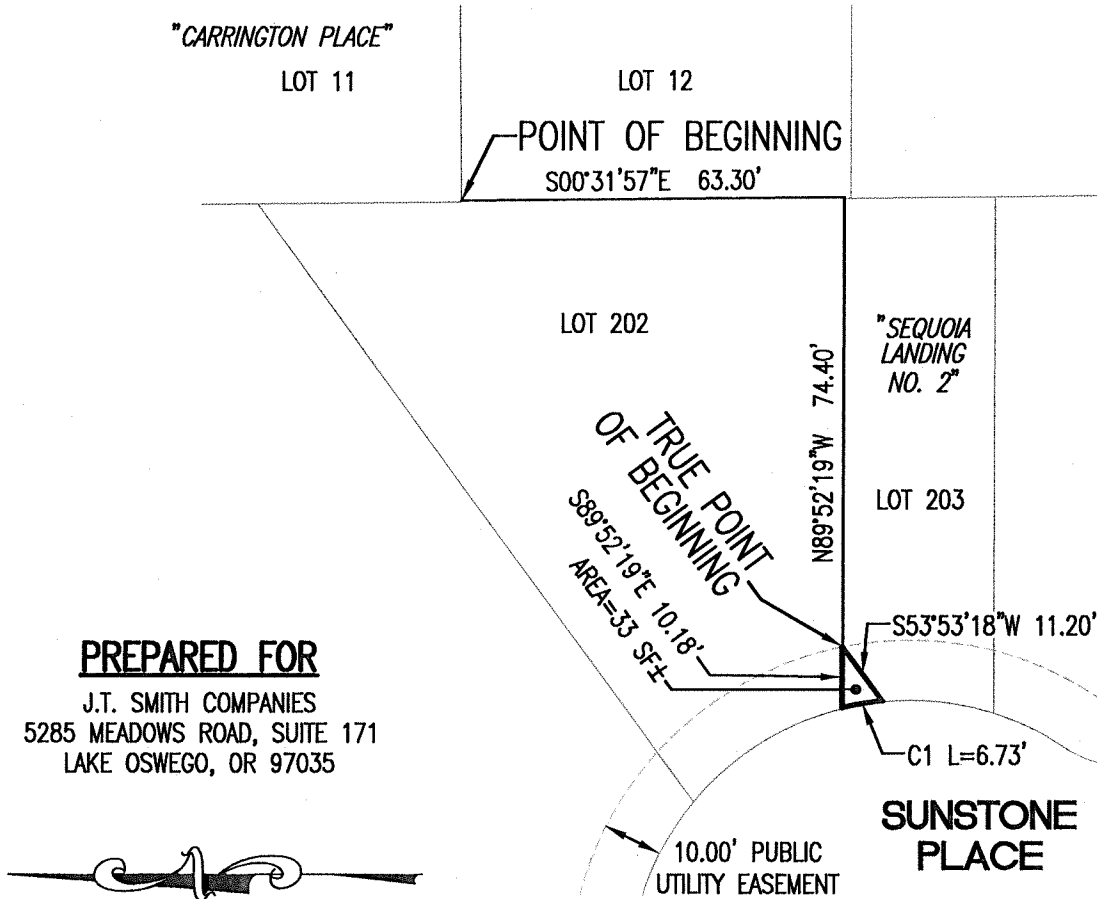
LICENSED IN OR & WA

13910 SW GALBREATH
 DRIVE, SUITE 100
 SHERWOOD, OR 97140
 PHONE: (503) 925-8799
 FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

EXHIBIT B - 2

LOT 203 OF "SEQUOIA LANDING NO. 2"
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

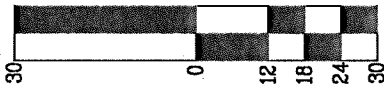


PREPARED FOR

J.T. SMITH COMPANIES
5285 MEADOWS ROAD, SUITE 171
LAKE OSWEGO, OR 97035



SCALE 1" = 30 FEET



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	46.50'	08°17'17"	6.73'	N09°41'10"W 6.72'

4/5/2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/14

SEQUOIA LANDING NO. 3
JOB NAME: REPLAT - PLA

JOB NUMBER: 3432

DRAWN BY: WCB

CHECKED BY: NSW

DWG NO.: 3432_040513_EXB

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING



LICENSED IN OR & WA

13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA