

Map No.: 2-2E-31AB
Tax Lot No.: 04000
Planning No.: N/A

Grantor
Busch & Busch Development, LLC

TEMPORARY CONSTRUCTION EASEMENT

This TEMPORARY CONSTRUCTION EASEMENT is entered into this 13 day of August, 2014, by and between, property owner Busch & Busch Development, LLC (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, and illustrated on Exhibit "A", attached hereto and further described as:

The easterly ten feet of Tax Map 2-2E-31AB and Tax Lot 04000 of Block 23, excluding any existing buildings.

hereafter referred to as "Easement Area(s)".

2. Grantor desires to grant to Grantee, for good and valuable consideration a temporary, non-exclusive easement over, under, and across the Easement Area(s), together with the right to go upon said Easement Area(s) for the purpose of **construction of the Downtown Alley Enhancement Project**.
3. This TEMPORARY CONSTRUCTION EASEMENT is intended to allow the City of Oregon City, or its assigns to undertake **sidewalk replacement and repair** and all other activities that the Grantee deems necessary and appurtenant to the above noted activities in conjunction with the **Downtown Alley Enhancement 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(s), together with the right to go upon said Easement Area(s) for the purpose of **construction**.
2. **Term of Easement.** This TEMPORARY CONSTRUCTION EASEMENT shall be temporary and shall become effective on the date the City of Oregon City issues notice to proceed to the contractor for construction of the **Downtown Alley Enhancement Project** and shall terminate when construction on the property is completed or when the City of Oregon City has made final acceptance of the project, whichever is earlier.

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

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

GRANTOR:

INDIVIDUALS, GENERAL PARTNERSHIPS

Signer's Name

Signer's Name

Signer's Name

PERSONAL ACKNOWLEDGMENT

STATE OF OREGON

County of _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me _____, a notary public for Oregon.

WITNESS my hand and official seal.

Notary's signature

My Commission Expires: _____

GRANTOR:

GRANTEE:

City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, OR 97045

CORPORATION/LIMITED PARTNERSHIP

Busch & Busch Development Inc.
Corporation/Partnership Name

Andrew Busch Vice President
Signer's Name, Title

Andrew Busch
Signer's Name, Title Signature

Andrew Busch
Signer's Name, Title
Date 8/13/11

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON

County of Clackamas

Personally appeared Andrew Busch

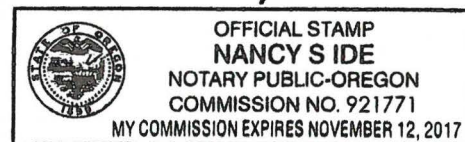
_____ who being duly sworn, did prove on the basis of satisfactory evidence that he/she/they is/are Vice president of Busch & Busch Development, and he/she/they acknowledged said instrument to be its voluntary act and deed.

Before me Nancy S. Ide, a notary public for Oregon.

WITNESS my hand and official seal.

Nancy S. Ide
Notary's signature

My Commission Expires: 11/12/2017



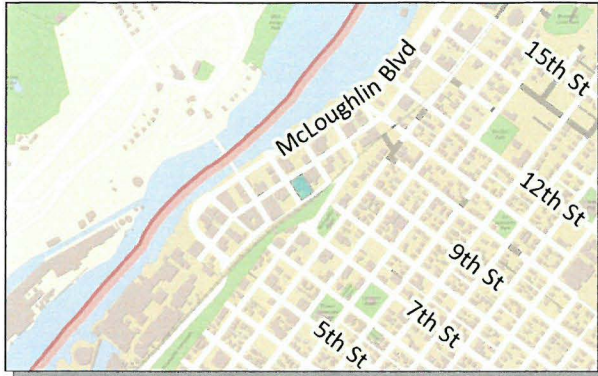
Accepted on behalf of the City of Oregon City on the condition that the easement granted is free and clear from any taxes, liens, and encumbrances.

Doug Neeley, Mayor

Nancy Ide, City Recorder

Taxlot Detail Report

Taxlot: 2-2E-31AB-04000



Overview Map

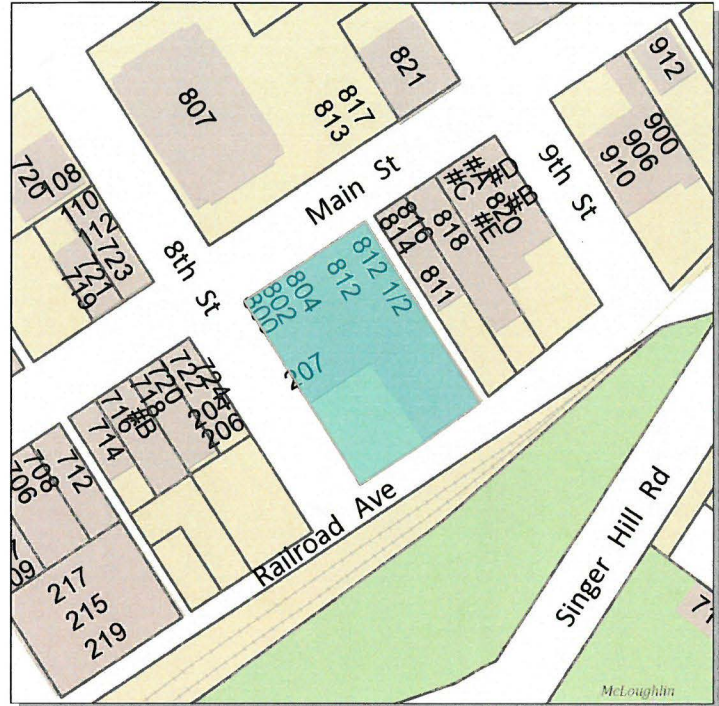
Taxlot Information

APN: 2-2E-31AB-04000

Alt ID: 00572188

Site Address: 804 MAIN ST
OREGON CITY, OR 97045

Year Built: 0



Taxlot highlighted in blue

Taxpayer Information

Taxpayer: BUSCH & BUSCH DEVELOPMENT LLC

Address: 804 MAIN ST
OREGON CITY, OR 97045

Reference Information

Parcel Area (acres - approx): 0.6

Parcel Area (sq. ft. - approx): 25,700

Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31AB

Values

Values as of: 12/20/2013

Land Value (Mkt): \$297,598

Building Value (Mkt): \$381,480

Exempt Amount: \$0

Net Value (Mkt): \$679,078

Note: The values above are Market, NOT Assessed values.

Assessed Value: \$561,412

Planning Designations

Zoning: MUD

- Mixed Use Downtown District

Comprehensive Plan: mud

- Mixed Use - Downtown

Subdivision: OREGON CITY

PUD (if known):

Neighborhood Assn: Two Rivers NA

Urban Renewal District: Downtown Urban Renewal Area

Historic District:

Historic Designated Structure? N

In Willamette Greenway? N

In Geologic Hazard? Y

In Nat. Res. Overlay District (NROD)? Y

In 1996 Floodplain? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

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City of Oregon City
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625 Center St
Oregon City, OR 97045
(503) 657-0891
www.oregocity.org



9TH STREET



0 20 40
SCALE IN FEET

MAIN STREET

SIDEWALK

820 MAIN STREET

818 MAIN STREET

814 MAIN STREET
2-2E-31AB-03900
DOC# 2010-079944

ALLEY

10' EASEMENT

804 MAIN STREET
2-2E-31AB-04000
DOC# 2011-075119

RAILROAD AVENUE

8TH STREET

EXHIBIT A

BLOCK 23

1/2014

