

Multnomah County Official Records
R Weldon, Deputy Clerk

2014-104175

10/17/2014 12:50:43 PM

1R-RESTRICT Pgs=17 Stn=28 ATMWB
\$85.00 \$11.00 \$10.00 \$20.00

\$126.00

Space above this line for Recorder's use

**DECLARATION OF RESTRICTIONS
AND GRANT OF ENTRY**

Declarant's Name & Address:

PORTLAND HARBOR HOLDINGS II, LLC
c/o Wildlands
3855 Atherton Road
Rocklin, CA 95765

After recording, return to:

PORTLAND HARBOR HOLDINGS II, LLC
c/o Wildlands
3855 Atherton Road
Rocklin, CA 95765

**Property Address: NW Gillihan Road
Multnomah County
Portland, OR 97231**

Tax Parcel IDs: 700 and 800

Portland Harbor Holdings II, LLC (hereafter the "DECLARANT") is the fee simple owner of approximately 64 acres of land in Portland, Multnomah County, Oregon, which are more particularly described in the attached Attachment A (hereafter "Overall Property"). Attachment A is incorporated herein by reference.

The Declarant intends to implement a natural resource damage assessment restoration project known as the Alder Creek Restoration Project on 52.3 acres of the Overall Property. The 52.3 acre portion of the Overall Property is more particularly depicted and described in the attached Attachment B (hereafter the "Property"). Attachment B is incorporated herein by reference.

The Declarant hereby restricts, as set forth below, the uses to which the Property may be put. The Declarant declares that these restrictions shall constitute covenants that run with the land, as provided by applicable law, and said restrictions shall continue in perpetuity or for the maximum period allowed by law. The restrictions on the Property's use under this Declaration shall be binding on the Declarant, its personal representatives, heirs, successors, assigns, employees, agents, lessees, licensees and invitees, and any subsequent person or entity claiming an interest in the Property. However, this deed restriction will terminate at the time that Declarant conveys a conservation easement approved by the Portland Harbor Natural Resource Trustee Council (hereafter "Trustee Council") to an authorized holder.

Recorded By Tigor Title
Courtesy Only. Not Examined
362607072-9

RESTRICTIONS:

The Property shall be restricted as follows:

1. Uses by the Declarant and the Trustee Council furthering natural resource damage assessment restoration objectives. The Trustee Council consists of the National Oceanic and Atmospheric Administration on behalf of the Department of the Commerce, the United States Fish and Wildlife Service on behalf of the Department of Interior, the Oregon Department of Fish and Wildlife on behalf of the State of Oregon, the Confederated Tribes of the Grand Ronde Community of Oregon, the Confederated Tribes of Siletz Indians, the Confederated Tribes of the Umatilla Indian Reservation, the Confederated Tribes of the Warm Springs Reservation of Oregon, and the Nez Perce Tribe. The term "natural resource" shall be defined pursuant to 42 U.S.C. § 9601 (16).
2. Implementation of the Alder Creek Restoration Plan consistent with and pursuant to the terms of the Alder Creek Restoration Plan (including Exhibits), incorporated herein by reference and agreed to by the Trustee Council and the Declarant.
3. Purposes compatible with the preservation and enhancement of native species and their habitats in a manner consistent with the conservation purposes and performance standards set forth in the Alder Creek Restoration Plan.

The Property shall not be used for any purposes inconsistent with the Alder Creek Restoration Project and the perpetual protection and conservation of the Property as provided in the Alder Creek Restoration Plan. All rights accruing from Declarant's ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not prohibited herein and are not inconsistent with the purposes of this Declaration are reserved to Declarant and Declarant's personal representatives, heirs, successors, and assigns.

Prohibited uses of the Property, in so far as they are not actions identified by the Alder Creek Restoration Plan and its Exhibits, include, but are not limited to, the following:

1. Construction, reconstruction or placement of any permanent building or structure.
2. Unseasonable watering; use of fertilizers, biocides, or other agricultural chemicals; incompatible fire protection activities; and any and all other uses which may adversely affect conservation objectives and performance standards.
3. Grazing and agricultural activity of any kind.
4. Commercial or industrial uses.
5. Depositing or accumulating soil, trash, ashes, refuse, waste, bio-solids or any other material.
6. Filling, dumping, excavating, draining, dredging, mining, drilling, removing, exploring

for or extracting minerals, loam, gravel, soil, rock, sand or other material on or to a depth of 100 feet below the surface of the Property, or granting or authorizing surface entry for any of these purposes of the Property, or granting or authorizing surface entry for any of these purposes.

7. Altering the surface or general topography of the Property, including building roads, paving or otherwise covering the Property with concrete, asphalt, or any other impervious material,
8. Removing, destroying, or cutting trees, shrubs or other vegetation, except as required for: (i) fire breaks; (ii) maintenance of existing foot trails or roads; (iii) prevention or treatment of disease; (iv) utility line clearance; (v) levee easement clearance; or (vi) invasive species management.
9. Use of motorized vehicles, including off-road vehicles, except on existing roadways, inasmuch as they are harmful or adverse to the conservation objectives of the Alder Creek Restoration Plan, otherwise they shall be allowed for the purposes of land management, restoration project implementation, and monitoring.
10. Transferring any water, mineral, or air rights necessary to maintain or restore the biological resources of the Property.
11. Planting, introduction, or dispersal of invasive or exotic plant or animal species.
12. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the Property, other than those actions set forth under the Alder Creek Restoration Plan, and any activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters.
13. Permitting a general right of access to the Property.
14. Hunting.
15. Trapping of native species. An exception to the prohibition on trapping may be made for the trapping of beaver during the ten-year monitoring period as agreed to by the Trustee Council or its designee(s).

GRANT OF ENTRY:

The Declarant hereby grants the Trustee Council or its designee(s) the right to enter the Property at reasonable times, subject to giving the Declarant 48-hours' notice (except in cases where the Trustee Council or its designee(s) determines that immediate entry is required to preserve the conservation values of the Property) to monitor the Declarant's compliance with the terms of this Declaration and for other purposes not inconsistent with this instrument; provided that the Trustee Council or its designee(s) shall not unreasonably interfere with the Declarant's authorized use and quiet enjoyment of the Property.

ENFORCEMENT:

The Declarant hereby grants the Trustee Council or its designee(s) the right to enforce the terms of this instrument and prevent any activity or use of the Property that is inconsistent with the terms of this instrument or the Alder Creek Restoration Plan and, thus, detrimental to the interests of the Trustee Council and its designee(s). Further, consistent with the forgoing grant of a right of enforcement, the Declarant hereby recognizes the Trustee Council and its designee(s)' standing to enforce the terms of this instrument and the Alder Creek Restoration Plan and require the restoration of such areas or features of the Property that may be damaged by any act, failure to act, or any use or activity that is inconsistent with the purposes of this instrument and the Alder Creek Restoration Plan.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned being duly authorized by the Declarant herein has unto set its hand this 6th day of October, 2014.

FOR THE DECLARANT,
PORTLAND HARBOR HOLDINGS II, LLC



Name Mark B. Heintz
Title Authorized Representative

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of Placer }

On October 6, 2014 before me, Julie D. Maddox, Notary Public,
Date Here Insert Name and Title of the Officer

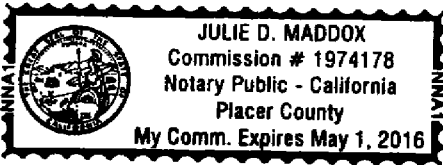
personally appeared Mark Heintz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Declaration of Restrictions and Grant of Entry

Exhibit A
Overall Property
[legal description of overall property]

EXHIBIT A

Parcel 1 (Adjusted TL 700)

A tract of land located in the James Menzie Donation Land Claim Number 45 also being located in Sections 27 and 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at a 4 inch brass disk at the most Northerly Corner of the James Menzie Donation Land Claim Number 45, thence South 57°04'51" East 1961.55 feet to a point on the centerline of Gillihan Road; thence along said centerline South 60°16'26" West 2254.26 feet to a 1/2 inch iron pipe; thence continuing along said centerline South 60°42'26" West 149.38 feet to a point; thence leaving said centerline South 59°01'00" East 23.03 feet to a point on the southeast right-of-way of Gillihan Road (20.00 feet from centerline) from which a 1 inch iron pipe bears South 59°01'00" East 0.76 feet; thence along the westerly northeast line of the tract per Book 524 Page 330 (recorded 09/01/1966) South 59°01'00" East 2630.64 feet to a point; thence along the northwest line of the tract per Book 2759 Page 2103 (recorded 09/29/1993) North 30°59'00" East 507.27 feet to a point; thence along the northeast line of said tract per Book 2759 Page 2103 South 59°01'00" East 915.32 feet to a point on the centerline of the Levee Easement per Book 490 Page 435 (Recorded 04/05/1939), Book 497 Page 251 (Recorded 05/19/1939), Book 518 Page 250 (Recorded 10/18/1939), Book 523 Page 91 (Recorded 11/22/1939), Book 535 Page 51 (Recorded 02/16/1940) and Book 2086 Page 291 (Recorded 10/18/1961), hereinafter called "Levee Easement", also being the True Point of Beginning; thence along said "Levee Easement" along a non-tangent curve to the right (Radial North 53°55'48" West) with a Radius of 1637.02 feet, a Delta of 36°46'12", a Length of 1050.57 feet, and a Chord of South 54°27'18" West 1032.63 feet to a point; thence leaving said "Levee Easement" North 19°14'19" West 593.80 feet to a point; thence along a line offset 60.00 feet southwesterly from said westerly northeast line of the tract per Book 524 Page 330 North 59°01'00" West 141.19 feet to a point; thence along the southeast line of the tract per Book 1968 Page 1822 (recorded 12/30/1986) South 30°59'00" West 675.87 feet to a point; thence along the southwest line of said tract per 1968 Page 1822 North 59°01'00" West 1008.31 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "W&H PACIFIC"; thence along the southeast line of the tract per Document Number 2006-199633 South 30°59'00" West 423 feet, more or less, to a point on the mean low water line of the Multnomah Channel; thence southeasterly along the mean low water line of the Multnomah Channel and northerly along the mean low water line of the Willamette River and to a point on the northeast line of said tract per Book 2759 Page 2103; thence along said northeast line North 59°01'00" West 423 feet, more or less, to the True Point of Beginning.

The above described tract contains 50.25 acres, more or less.

Parcel 2 (Adjusted TL 800)

A tract of land located in the James Menzie Donation Land Claim Number 45 also being located in Sections 27 and 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at a 4 inch brass disk at the most Northerly Corner of the James Menzie Donation Land Claim Number 45, thence South 57°04'51" East 1961.55 feet to a point on the centerline of Gillihan Road; thence along said centerline South 60°16'26" West 2254.26 feet to a 1/2 inch iron pipe; thence

continuing along said centerline South 60°42'26" West 149.38 feet to a point; thence leaving said centerline South 59°01'00" East 23.03 feet to a point on the southeast right-of-way of Gillihan Road (20.00 feet from centerline) from which a 1 inch iron pipe bears South 59°01'00" East 0.76 feet; thence along said southeast right-of-way South 60°42'26" West 69.09 feet to a point; thence along a line offset 60.00 feet southwesterly from the westerly northeast line of the tract per Book 524 Page 330 (recorded 09/01/1966) South 59°01'00" East 1563.07 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "W&H PACIFIC"; thence along the northwest line of the tract per Book 1968 Page 1822 (recorded 12/30/1986) South 30°59'00" West 240.22 feet to the True Point of Beginning; thence leaving said northwest line South 59°01'00" East 363.00 feet to a point; thence North 30°59'00" East 240.22 feet to a point; thence along said line offset 60.00 feet southwesterly from said westerly northeast line of the tract per Book 524 Page 330 (recorded 09/01/1966) South 59°01'00" East 645.31 feet to a point; thence along the southeast line of said tract per Book 1968 Page 1822 (recorded 12/30/1986) South 30°59'00" West 675.87 feet to a point; thence along the southwest line of said tract per Book 1968 Page 1822 (recorded 12/30/1986) North 59°01'00" West 1008.31 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "W&H PACIFIC"; thence along said northwest line of Book 1968 Page 1822 (recorded 12/30/1986) North 30°59'00" East 435.65 feet to the True Point of Beginning.

The above described tract contains 13.64 acres, more or less (Tax Lot 800).

Parcel 3

Easements for access and temporary construction as set forth in Declaration of Access Easement and Temporary Construction Easement recorded March 7, 2012 at Recording No. 2012-026639.

Exhibit B
Property
(Restricted Area)
[legal description of Property]



EXHIBIT B
THE PROPERTY
(RESTRICTED AREA)

OVERALL TRACT:

A tract of land located in the James Menzie Donation Land Claim Number 45 also being located in Sections 27 and 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at a 4 inch brass disk at the most northerly corner of the James Menzie Donation Land Claim Number 45, thence South $12^{\circ}30'05''$ East 3393.60 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the westerly northern corner of the tract per Document Number 2012-031855 and the True Point of Beginning; thence along the northeasterly line of said Document Number 2012-031855 South $59^{\circ}01'00''$ East 363.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said northeasterly line North $30^{\circ}59'00''$ East 240.22 feet to 5/8 inch iron rod with a yellow plastic cap inscribed " AKS ENGR."; thence along the northeasterly lines of the tracts per Document Number 2012-031855 and Document Number 2011-145120 South $59^{\circ}01'00''$ East 786.50 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed " AKS ENGR."; thence continuing along the northeasterly line of said Document Number 2011-145120 South $19^{\circ}14'19''$ East 593.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed " AKS ENGR."; thence along the centerline of the Levee Easement per Book 490 Page 435 (recorded 04/05/1939), Book 497 Page 251 (recorded 05/19/1939), Book 518 Page 250 (recorded 10/18/1939), Book 523 Page 91 (recorded 11/22/1939), Book 535 Page 51 (recorded 02/16/1940) and Book 2086 Page 291 (recorded 10/18/1961), partially quitclaimed per Document Number 2012-026638 hereinafter called "Levee Easement", along a non-tangent curve to the left (Radial: North $17^{\circ}09'37''$ West) with a Radius of 1637.02 feet, a Delta of $36^{\circ}46'12''$, a Length of 1050.57 feet, and a Chord of North $54^{\circ}27'18''$ East 1032.63 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed " AKS ENGR."; thence leaving said Levee Easement centerline along the northeasterly line of said Document Number 2011-145120 South $59^{\circ}01'00''$ East 423 feet, more or less to the Mean Low Water line of the Willamette River; thence southerly along the Mean Low Water line of the Willamette River and northwesterly along the Mean Low Water line of the Multnomah Channel 4330 feet, more or less to a point on the northwest line of said tract per Document Number 2011-145120; thence along the northwest line of said tracts per Document Number 2011-145120 and Document Number 2012-031855 North $30^{\circ}59'00''$ East 859 feet, more or less to the True Point of Beginning.

EXCEPTING THEREFROM:

A tract of land located in the James Menzie Donation Land Claim Number 45 also being located in Section 27, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at a 4 inch brass disk at the most northerly corner of the James Menzie Donation Land Claim Number 45, thence South 12°30'05" East 3393.60 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the westerly northern corner of the tract per Document Number 2012-031855; thence along the northeasterly line of said Document Number 2012-031855 South 59°01'00" East 363.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence continuing along said northeasterly line North 30°59'00" East 240.22 feet to 5/8 inch iron rod with a yellow plastic cap inscribed " AKS ENGR."; thence along the northeasterly line of the tract per Document Number 2012-031855 South 59°01'00" East 431.01 feet to a point on the westerly line of the 30.00 foot pipeline easement per Book 265 Page 113 (Recorded 04/05/1965) and the True Point of Beginning; thence along said westerly line South 11°44'00" West 89.00 feet to a point; thence continuing along said westerly line South 05°48'00" East 593.55 feet to a point; thence leaving said pipeline easement along the westerly line of the communications easement per Document Number 98179149 South 39°12'00" West 31.82 feet to a point; thence continuing along said westerly line South 05°48'00" East 525.01 feet to a point on the Mean Low Water Line of the Multnomah Channel; thence along said Mean Low Water line South 66°23'34" East 60 feet, more or less to a point on the easterly line of said pipeline easement; thence along said easterly line North 05°48'00" West 1166.02 feet to a point; thence continuing along said easterly line North 11°44'00" East 73.90 feet to a point on the northeasterly line of said Document Number 2012-031855; thence along said northeasterly line North 59°01'00" West 31.78 feet to the True Point of Beginning.

ALSO EXCEPTING THEREFROM:

A tract of land located in the James Menzie Donation Land Claim Number 45 also being located in Sections 27 and 28, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, and being more particularly described as follows:

Beginning at a 4 inch brass disk at the most northerly corner of the James Menzie Donation Land Claim Number 45, thence South 12°30'05" East 3393.60 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the westerly northern corner of the tract per Document Number 2012-031855; thence along the northwesterly line of the tracts per Document Number 2012-031855 and Document Number 2011-145120 South 30°59'00" West 544.67 feet to a point on northerly line of the "Levee Easement" (115.00 feet from centerline) and the True Point of Beginning; thence along the northerly line of said "Levee Easement" South 54°44'34" East 289.67 feet to a point; thence continuing along said northerly line along a non-tangent curve to the left (Radial: North 34°39'49" East) with a Radius of 1522.02 feet, a Delta of 39°47'41", a Length of 1057.12 feet, and a Chord of South 75°14'01" East 1036.00 feet to a point; thence continuing along said north line South 05°07'52" East 10.00 feet to a point; thence continuing along said northerly line (105.00 feet from centerline) along a non-tangent curve to the left (Radial: North 05°07'52" West) with a Radius of 1532.02 feet, a Delta of 11°53'11", a Length of 317.83 feet, a Chord of North 78°55'32" East 317.26 feet to a point on the northeasterly line of said Document Number 2011-145120; thence along said northeasterly line South 19°14'19" East 105.07 feet to a point on the centerline of said "Levee Easement"; thence along said centerline along a non-tangent curve to the left (Radial: North 17°09'37" West) with a Radius of 1637.02 feet, a Delta of 36°46'12", a Length of 1050.57 feet, and a Chord of North 54°27'18" East 1032.63 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the northeasterly line of said Document Number 2011-145120; thence along said northeasterly line South

59°01'00" East 90.34 feet to a point on the southerly line of said "Levee Easement" (90.00 feet from centerline); thence along said southerly line along a non-tangent curve to the right (Radial: North 54°11'45" West) with a Radius of 1727.02 feet, a Delta of 17°33'53", a Length of 529.44 feet, a Chord of South 44°35'11" West 527.37 feet to a point; thence continuing along said southerly line South 36°37'52" East 15.00 feet to a point; thence continuing along said southerly line (105.00 feet from centerline) along a non-tangent curve to the right (Radial: North 36°37'52" West) with a Radius of 1742.02 feet, a Delta of 07°00'00", a Length of 212.83 feet, and a Chord of South 56°52'08" West 212.70 feet to a point; thence North 29°37'52" West 10.00 feet to a point; thence continuing along said southerly line (95.00 feet from centerline) along a non-tangent curve to the right (Radial: North 29°37'52" West) with a Radius of 1732.02 feet, a Delta of 64°19'55", a Length of 1944.72 feet, and a Chord of North 87°27'55" West 1844.17 feet to a point; thence North 54°44'34" West 275.03 feet to a point on the northwest line of said Document Number 2011-145120; thence along said northwest line North 30°59'00" East 210.59 feet to the True Point of Beginning.

The above described Property (restricted area) contains 52.28 acres, more or less.

7-25-14
REGISTERED
PROFESSIONAL
LAND SURVEYOR

M B H

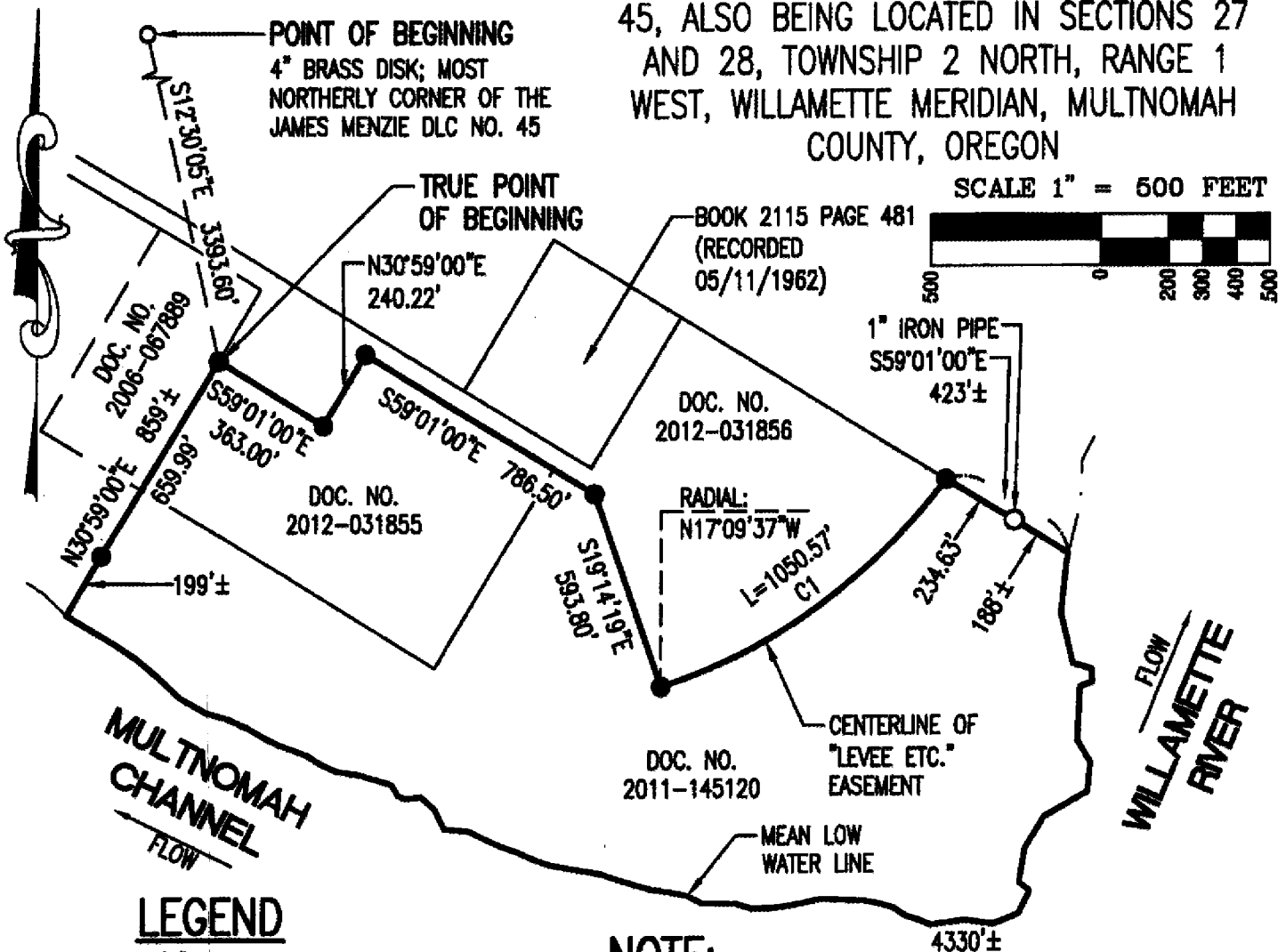
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/15

PREPARED FOR

PORTLAND HARBOR HOLDINGS II, LLC.
3855 ATHERTON ROAD
ROCKLIN, CA 95765

EXHIBIT B

LOCATED IN THE JAMES MENZIE DLC NO. 45, ALSO BEING LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON



LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."
 - MONUMENT AS NOTED
- DOC. NO. DOCUMENT NUMBER PER MULTNOMAH COUNTY DEED RECORDS

NOTE:

"LEVEE ETC." EASEMENT IS PER BOOK 490 PAGE 435 (04/05/1939), BOOK 497 PAGE 251 (05/19/1939), BOOK 523 PAGE 91 (11/22/1939), BOOK 535 PAGE 51 (02/16/1940), AND BOOK 2086 PAGE 291 (10/18/1961), PARTIALLY QUITCLAIMED PER DOC. NO. 2012-026638

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1637.02'	36°46'12"	1050.57'	N54°27'18"E 1032.63'

7-25-14
REGISTERED PROFESSIONAL LAND SURVEYOR

M.B.H.
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/15

JOB NAME: ALDER CREEK
JOB NUMBER: 2641
DRAWN BY: JOH
CHECKED BY: NSW
DWG NO.: 2641 20140725 EXB

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152
www.aks-eng.com
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE





DOC. NO.
2012-031856

S59°01'00"E 363.00'

N30°59'00"E 240.22'

S59°01'00"E 431.01'

N59°01'00"W 31.78'

N11°44'00"E 73.90'

POINT OF BEGINNING
BEARS S12°30'05"E 3393.60'
FROM A 4" BRASS DISK; MOST
NORTHERLY CORNER OF THE
JAMES MENZIE DLC NO. 45

TRUE POINT
OF BEGINNING
S11°44'00"W 89.00'

DOC. NO.
2012-031855

30.00' PIPELINE EASEMENT PER 265
PAGE 113 (04/05/1965) AND
COMMUNICATIONS EASEMENT PER
DOC. NO. 98179149

S05°48'00"E 593.55'

S05°48'00"E 1166.02'

S39°12'00"W 31.82'

DOC. NO.
2011-145120

EXCEPTION AREA

MEAN LOW
WATER LINE

15.00' COMMUNICATIONS
EASEMENT PER DOC.
NO. 98179149

S05°48'00"E 525.01'

30.00' PIPELINE
EASEMENT PER
265 PAGE 113
(04/05/1965)

S66°23'34"E 60'±

EXHIBIT B

LOCATED IN THE JAMES MENZIE DLC
NO. 45, ALSO BEING LOCATED IN
SECTIONS 27, TOWNSHIP 2 NORTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN,
MULTNOMAH COUNTY, OREGON

PREPARED FOR

PORTLAND HARBOR HOLDINGS II, LLC.
3855 ATHERTON ROAD
ROCKLIN, CA 95765

SCALE 1" = 200 FEET



MULTNOMAH
CHANNEL
FLOW

7-25-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Handwritten signature

OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS

RENEWS: 6/30/15

JOB NAME: ALDER CREEK

JOB NUMBER: 2641

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 2641 20140725 EXB

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152
www.aks-eng.com



ENGINEERING · PLANNING · SURVEYING
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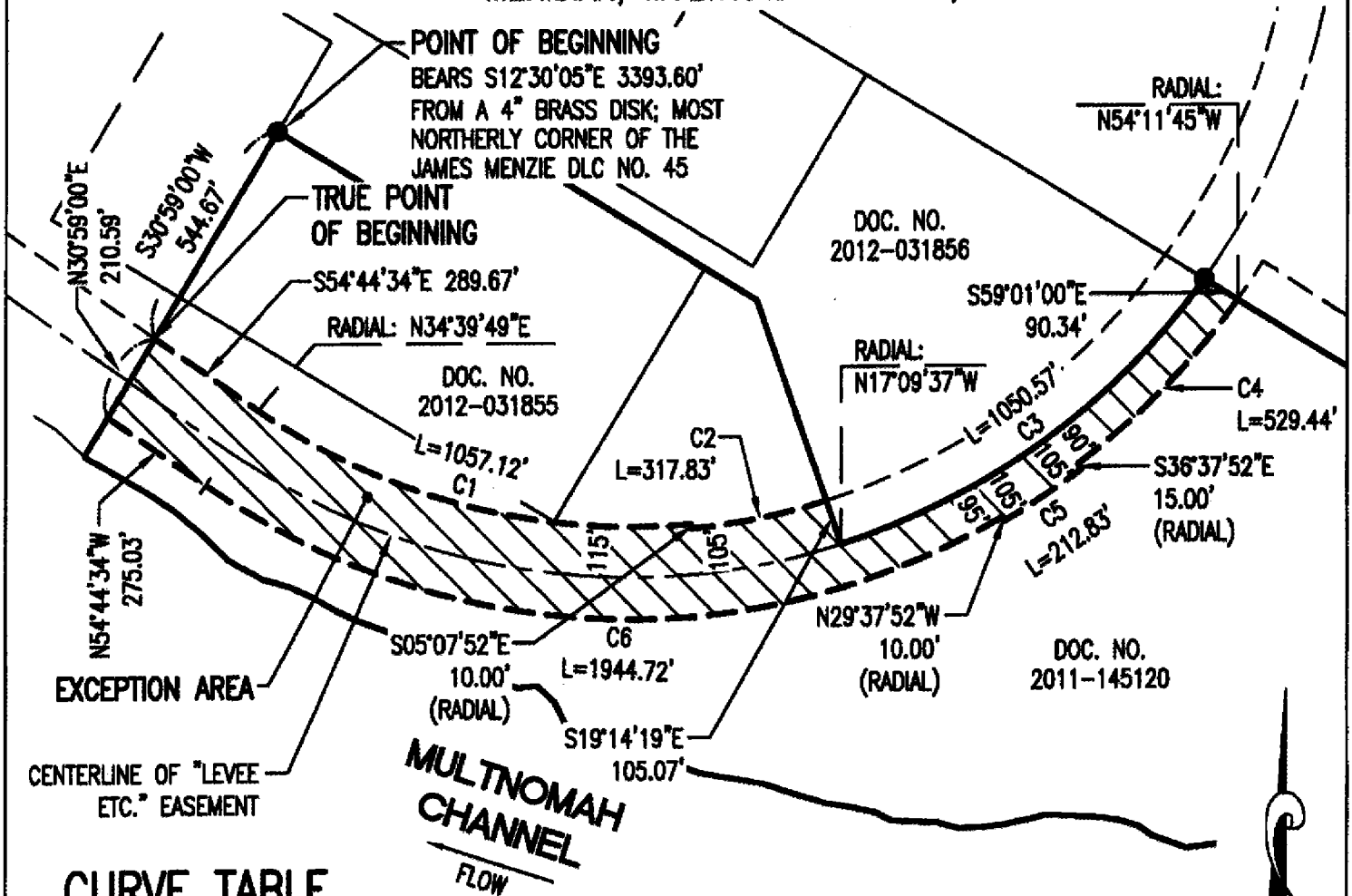
EXHIBIT B

SHEET 3 OF 4

PREPARED FOR

PORTLAND HARBOR HOLDINGS II, LLC.
3855 ATHERTON ROAD
ROCKLIN, CA 95765

LOCATED IN THE JAMES MENZIE DLC NO. 45,
ALSO BEING LOCATED IN SECTIONS 27 AND 28,
TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE
MERIDIAN, MULTNOMAH COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1522.02'	39°47'41"	1057.12'	S75°14'01"E 1036.00'
C2	1532.02'	11°53'11"	317.83'	N78°55'32"E 317.26'
C3	1637.02'	36°46'12"	1050.57'	N54°27'18"E 1032.63'
C4	1727.02'	17°33'53"	529.44'	S44°35'11"W 527.37'
C5	1742.02'	7°00'00"	212.83'	S56°52'08"W 212.70'
C6	1732.02'	64°19'55"	1944.72'	N87°27'55"W 1844.17'

SCALE 1" = 400 FEET



7-25-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

M.B.H.

OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS

RENEWS: 6/30/15

JOB NAME: ALDER CREEK

JOB NUMBER: 2641

DRAWN BY: JOH

CHECKED BY: NSW

DWG NO.: 2641 20140725 EXB

AKS ENGINEERING AND FORESTRY, LLC

12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152
www.aks-eng.com

AKS

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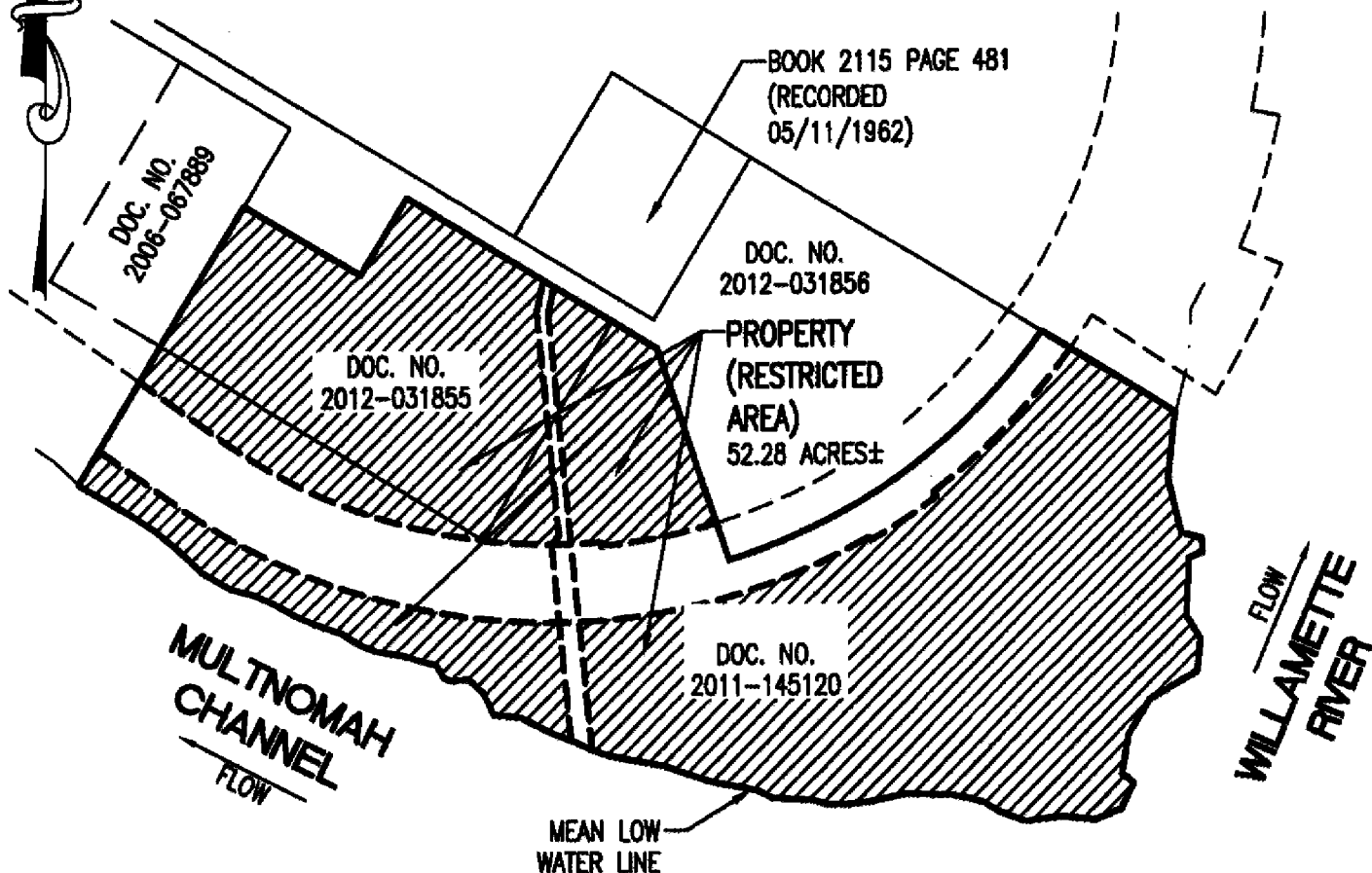
PREPARED FOR

PORTLAND HARBOR HOLDINGS II, LLC.
3855 ATHERTON ROAD
ROCKLIN, CA 95765

EXHIBIT B

LOCATED IN THE JAMES MENZIE DLC NO. 45, ALSO BEING LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON

SCALE 1" = 500 FEET



LEGEND

DOC. NO. DOCUMENT NUMBER PER MULTNOMAH COUNTY DEED RECORDS

7-25-14
REGISTERED PROFESSIONAL LAND SURVEYOR

MJB
OREGON
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