

RESOLUTION NO. 813

**A RESOLUTION REGARDING THE RECONCILIATION AND  
RECOMMENDATION FOR ASH APPORTIONMENT ON TAX LOTS 100,  
2600 AND 2700, L.I.D. #5.**

WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. That the Wilsonville City Council does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

Presented to the Wilsonville City Council at a regular meeting thereof this 19th day of February, 1991 at which time it was continued until March 4, 1991. The resolution was again continued to April 1, 1991 at which time it was adopted and filed with the Wilsonville City Recorder this same date.



GERALD A. KRUMMEL, Mayor

ATTEST:

  
\_\_\_\_\_

VERA A. ROJAS, CMC. City Recorder

SUMMARY of Votes:

Mayor Krummel       AYE  

Councilor Chandler .   AYE  

Councilor Carter     AYE  

Councilor Van Eck     AYE

EXHIBIT "A"

FINANCE DEPARTMENT  
MEMORANDUM

DATE: MARCH 27, 1991  
TO: HONORABLE CITY COUNCIL PRESIDENT AND CITY COUNCILORS  
FROM: RAY SHORTEN, FINANCE DIRECTOR  
SUBJECT: APPORTIONMENT OF L.I.D. 35 TAX LOTS #100, #2600 AND #2700  
RELATING TO THE ASH ORGANIZATION, INC. AND MENTOR  
GRAPHICS CORPORATION

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This document is the final follow up on a request from Mr. Robert Blackmore representing the Ash Organization to apportion these tax lots to coincide with the parcels that were sold to the Mentor Graphics Corporation. The application is complete and with the signed agreement between Ash and the City, the apportionment can be made.

The requirement that each partitioned parcel of property have a value of two times the proposed apportioned assessment is adequately covered due to the substantial value of this property. The request to apportion these properties is as detailed in documents following. Due to the fact Clackamas County has assigned new tax lot numbers to the parcels involved, the apportionment is computed on a tax basis rather than a parcel basis.

RS:VF

**EXHIBIT "A-1"**  
**ESCROW CALCULATIONS**

Total Mentor Graphics =	\$439,887.47
Less credit for previous payment	<2,941.17>
Plus payment for attorney fees	226.57
Less total interest credit	<u>&lt;114,111.31&gt;</u>
Balance to Escrow	\$323,061.56
Less monies to city per judgement	
Principal	\$108,000.00
Costs	226.57
Agreement	1,800.00
Payment	<2,904.85>
Interest	<36.32>
	<hr/>
Total to be released	\$107,085.40

**EXHIBIT "A-2"**  
**STATUS BEFORE APPORTIONMENT**

Tax Lot #	Original Assessment	Interest Due	Assessment Plus Interest	Mentor Graphics %	Ash %
100	173,085.00	69,699.43	242,784.43	(10) 24,278.44	(90) 218,505.99
2600	165,409.00	66,615.62	232,024.62	(99.4872) 230,834.80	(.5128) 1,189.82
2700	143,307.00	57,709.35	201,016.35	(91.92) 184,774.23	(8.08) 16,242.12
	481,801.00	194,024.40	675,825.40	439,887.47	235,937.93

**STATUS AFTER APPORTIONMENT**

Tax Lot #	Adjusted Assessment	Interest Due	Total Ash Property	Total Mentor Graphics Property
100	155,783.21	62,722.78	218,505.99	-0-
2700	12,427.42	5,004.52	17,431.94	-0-
2601	313,590.37	126,297.10	-0-	439,887.47
	481,801.00	194,024.40	235,937.93	439,887.47

**EXHIBIT "A-3"**  
**INTEREST ACCRUED THROUGH 3/4/91**

Tax Lot #	Interest C/A 11.5% 10/1/85 thru 3/31/86	Interest C/A 8.9115% 4/1/86 thru 9/30/86	Interest C/A 6.915% 10/1/86 thru 3/4/91	Totals
100	182 Days 9,924.46	183 Days 7,737.24	1587 Days 52,037.73	1952 Days 69,699.43
2600	182 Days 9,485.84	183 Days 7,393.20	1587 Days 49,736.58	1952 Days 66,615.62
2700	182 Days 8,217.30	183 Days 6,405.00	1587 Days 43,087.05	1952 Days 57,709.35
	27,627.60	21,535.44	144,861.36	194,024.40

**INTEREST CREDIT**

10/1/87 - 6/30/90 (1003 Days)		
100	\$32.79 per diem x 1003 days =	\$ 32,888.37
200	\$19.03 per diem x 1003 days =	\$ 19,087.09
2583	\$3.46 per diem x 1003 days =	\$ 3,470.38
2600	\$31.34 per diem x 1003 days =	\$ 31,434.02
2700	\$27.15 per diem x 1003 days =	\$ 27,231.45
Total Interest Credit		\$114,111.31

# DUNN, CARNEY, ALLEN, HIGGINS & TONGUE

ROBERT L. ALLEN  
BRADLEY O. BAKER  
JONATHAN A. BENNETT\*  
ROBERT F. BLACKMORE  
WILLIAM H. CAFFEE  
JOHN C. CAHALAN  
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AND CALIFORNIA  
† ADMITTED IN PENNSYLVANIA,  
WASHINGTON, D.C., NOT  
ADMITTED IN OREGON  
\*\* RESIDENT, BEND OFFICE

February 14, 1991

VIA FACSIMILE 682-1015 and  
Regular Mail

Mr. Ray Shorten  
City of Wilsonville  
P.O. Box 220  
Wilsonville, OR 97070

RE: Assessment Reapportionment Application

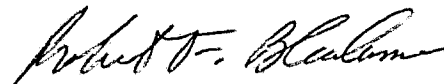
Dear Mr. Shorten:

Enclosed please find The Ash Organization, Inc.'s application to reapportion assessment of LID No. 5. This application is submitted pursuant to the agreement between the City of Wilsonville and The Ash Organization and the understanding that it will be presented to the City Council at its regularly scheduled meeting on Tuesday, February 19, 1991.

I trust you will find the application complete in all respects. The application should, of course, be on the agenda following the council's approval of the settlement agreement between the City and The Ash Organization.

Thank you for your courtesies and please feel free to call if there are any questions.

Very truly yours,

  
Robert F. Blackmore

RFB1017/jjb

Enclosure

cc: Stanley E. Ash  
Michael E. Kohlhoff (W/Letter of Application only)

# ASSESSMENT REAPPORTIONMENT APPLICATION

APPLICATION TO REAPPORTION AN ASSESSMENT IN A LOCAL IMPROVEMENT  
DISTRICT WITHIN THE CITY LIMITS OF WILSONVILLE, OREGON

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City of Wilsonville Ordinance #350 Section #3.209 (copy attached)  
outlines the requirements necessary to initiate a reapportionment of  
an existing LID assessment.

To assure that your application can be adequately processed, please  
sign and return this form and include the following items to satisfy  
your requirements for reapportionment.

1. A legal description of each parcel of land into which the  
property is proposed to be divided.
2. The complete name and address of each of the owners and  
other parties having an interest in such property.
3. Verification that an application to partition the property  
involved has been initiated through the City of Wilsonville  
Planning dept.
4. A survey map showing tax lot #'s, acreage of each parcel and  
approximate location of tax lot being reapportioned.
5. Verification that each partitioned parcel of property will have a  
value of two times the proposed reapportioned assessment of  
the parcel.

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All of the items above are provided with this application and I  
hereby apply to reapportion Tax Lot \*\*\_\_\_\_\_ in accordance  
with Ordinance #350.

\*\*See attached Assessment Reapportionment Application detail

Robert F. Blackmore  
(Signature of Applicant)

2-19-91  
Date of Application

Robert F. Blackmore  
Attorney on behalf of  
The Ash Organization, Inc.



3.290 Reapportionment of assessments. (1) Property in single ownership at the time of the initial hearing at which the City acquires jurisdiction to perform a public improvement need not be divided by the City for the purpose of levying assessments except when the City received actual notice of the division of ownership of such property prior to the enactment of the assessment ordinance. After an assessment has been levied upon contiguous property in single ownership as provided in this section, there shall be no division or reapportionment of the assessment lien except under the following procedure:

- (a) The owner of all or any portion of a parcel of contiguous land subject to a single assessment may make application to the Finance Director for a division and reapportionment of the assessment; and such application shall contain a legal description of each parcel of land into which the property is proposed to be divided together with the name and address of each of the owners and other parties having an interest in such property.
- (b) The Finance Director shall prepare a written report reapportioning the assessments within fifteen (15) working days of receipt of the application with recommendations to the City Council. The Finance Director shall mail the report to each owner or party having an interest in the property being reapportioned and shall include notice of the time that the City Council shall hear the recommendations.
- (c) The Finance Director shall make no recommendation for a reapportionment of an assessment which will impair the security of the City for collection of the assessments upon the property, and the Finance Director may recommend to Council conditions upon such reapportionments for the protection of the City.
- (d) The City Council by resolution shall adopt, modify, or deny the recommendations made by the Finance Director on reapportionment.

## ASSESSMENT REAPPORTIONMENT APPLICATION

This application to reapportion an assessment in a local improvement district within the City limits of Wilsonville, Oregon is made in accordance with City of Wilsonville Ordinance 350 Section 3.209. The Applicant, The Ash Organization, Inc., hereby petitions the City of Wilsonville to reapportion the LID No. 5 assessment against Clackamas County Tax Lot 2601 by partitioning the assessment among its respective tax lots. The reason for this partition is the sale of property to Mentor Graphics which has resulted in a new Tax Lot 2601. Prior to creation of that new tax lot, the LID No. 5 assessment was apportioned amongst Tax Lots 100, 2600 and 2700. By this application, those portions of Tax Lots 100, 2600 and 2700, which were sold to Mentor Graphics, will be encumbered by their pro rata distribution of LID No. 5.

Pursuant to the application form prepared by the City for this purpose, attached is the information and items requested:

1. A legal description of each parcel of land into which the property is proposed to be divided.

The Ash Organization, Inc. owned the following contiguous parcels at the time of the Local Improvement District No. 5 assessment, all of which were subject to LID No. 5:

Parcel 1 - previously a part of TL 2700; currently a part of TL 2601 - See Exhibit A-1 attached

Parcel 2 - previously a part of TL 2700; currently a part of TL 2601 - See Exhibit A-2 attached

Parcel 3 - previously TL 2600 and a portion of TL 100; currently a portion of TL 2601 - See Exhibit A-3 attached

Parcel 4 - previously a part of TL's 2700 and 2600; currently TL 2700 - See Exhibit A-4 attached

Parcel 5 - previously the major portion of TL 100; currently TL 100 - See Exhibit A-5 attached

A map showing the above parcels is attached hereto as Exhibit A-6. A map showing the current tax lot designations is attached as Exhibit C. A map showing the prior tax lot designations is attached hereto as Exhibit E.

2. The complete name and address of each of the owners and other parties having an interest in such property.

The Ash Organization, Inc., a California corporation, abn Ash & Associates, Inc., 17685 S.W. 65th Avenue, Lake Oswego, Oregon 97034 - current owner of Parcels 4 (TL 2700) and 5 (TL

100).

Mentor Graphics Corporation, an Oregon corporation, 8300 Creekside Place, Beaverton, Oregon 97005 - current owner of Parcels 1, 2 and 3 (TL 2601).

3. Verification that an application to partition the property involved has been initiated through the City of Wilsonville Planning Dept.

On December 21, 1988, pursuant to a sale agreement between The Ash Organization, Inc., as seller and Mentor Graphics Corporation, as buyer, the following parcels were sold to Mentor Graphics Corporation:

- Parcel 1 - See Exhibit A-1 attached
- Parcel 2 - See Exhibit A-2 attached
- Parcel 3 - See Exhibit A-3 attached

A copy of the deed conveying Parcels 1, 2 and 3 is attached as Exhibit B. No partition was required for the sale under City and State law. Since the sale, Clackamas County has consolidated Parcels 1, 2 and 3 into a single tax lot, TL 2601, and has given a new tax lot number, 2700, to the 2.129 acres segregated from TL 2700 and 2600, and which remains in the ownership of The Ash Organization, Inc.

4. A survey map showing tax lot numbers, acreage of each parcel and appropriate location of tax lot being reapportioned.

The Applicant hereby petitions to have the LID No. 5 assessment currently against previous tax lots 100, 2600 and 2700 reapportioned to and applied against new tax lot 2601 and 2700. The parcels constitute contiguous property held in single ownership at the time of the assessment, which is subject to the single assessment of LID No. 5. Maps setting forth information required are attached as Exhibits C and E.

5. Verification that each partitioned parcel of property will have a value of two times the proposed reapportioned assessment of the parcel.

The 1989-90 Clackamas County tax assessed value of TL 100 (Parcel 5) is \$1,955,980. A copy of property tax information relating to TL 100 is attached as Exhibit D. This value is many times the LID No. 5 assessment for Parcels 1, 2 and 3. Ordinance 350 requires that the reapportionment of an assessment shall not impair the security of the City for collection of an assessment. New TL 2700, which was previously a portion of prior TL 2700 and 2600, will have its pro rata assessment which will, in no way, impair the City's security due to its substantial value in excess of that amount.

All of the items above are provided with this application and I hereby apply to reapportion Tax Lots 2601 and 100 in accordance with Ordinance #350.

Applicant:

The Ash Organization, Inc.

Date of Application:

By: Robert F. Blackmore

2-14-91

Robert F. Blackmore  
Attorney on behalf of  
The Ash Organization, Inc.

ASH009

9-23-88

K.M.W.

Page 1 of 2

LEGAL DESCRIPTION

THE ASH ORGANIZATION, INC.

Parcel 1 9.626 Acres

DEEN  
A tract of land situated in the northwest one-quarter of Section 13 in Township 3 South and Range 1 West of the Willamette Meridian in the City of Wilsonville, County of Clackamas, and State of Oregon, being more particularly described as follows:

Beginning at a point North 89°30'49" East a distance of 330.00 feet from the southwest corner of the northwest one-quarter of said Section 13; and running thence North 89°30'49" East 672.41 feet to a 5/8" iron rod on the northerly right-of-way line of Vlahos Drive; thence tracing said northerly right-of-way line along a 430.00 foot radius curve to the right, whose radial center bears South 22°00'55" East, through a central angle of 03°11'33", an arc distance of 23.96 feet (the long chord of which bears North 69°34'51" East 23.96 feet) to a 5/8" iron rod at a point of reverse curvature the radial center of which bears North 18°49'22" West; thence along a 25.00 foot radius curve to the left, through a central angle of 03°03'10", an arc distance of 1.33 feet (the long chord of which bears North 69°39'03" East 1.33 feet) to a 5/8" iron rod at a point of compound curvature; thence along a 20.00 foot radius curve to the left, the radial center of which bears North 22°14'14" West, through a central angle of 80°54'33", an arc distance of 28.24 feet (the long chord of which bears North 27°18'29" East 25.95 feet) to a 5/8" iron rod at a point of tangency; thence North 13°08'47" West 121.73 feet to a 5/8" iron rod at a point of curvature; thence along a 794.00 foot radius curve to the left, through a central angle of 39°51'13", an arc distance of 552.29 feet (the long chord of which bears North 33°04'24" West 541.22 feet) to a 5/8" iron rod at a point of tangency; thence North 53°00'00" West 12.99 feet to 5/8" iron rod at the most southerly point on ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 84, page 5; thence tracing said plat boundary North 53°00'00" West 411.00 feet to a 5/8" iron rod; thence South 81°14'15" West 44.81 feet to the northeast corner of OAK VIEW CONDOMINIUMS Plat No. 2430, a duly recorded plat in said Clackamas County; thence tracing the east line of said OAK VIEW CONDOMINIUMS South 00°08'14" West 330.00 feet to the southeast corner thereof; thence continuing South 00°08'14" West 528.00 feet to the point of beginning.

DAVID EVANS AND ASSOCIATES INC.  
ENGINEERS SURVEYORS PLANNERS EXHIBIT ARCHITECTS  
OFFICES IN OREGON: SEASIDE, ASTORIA, GRESHAM, PORTLAND  
2020 SW CORBETT ST. SUITE 100  
PORTLAND, OREGON 97201

EXHIBIT A-1  
PAGE 1 of 2

ASH009  
9-23-88  
K.M.W.  
Page 2 of 2

Said tract containing 9.626 Acres, more or less.

Based on PS 21995 as it is recorded in the Clackamas County  
Surveyor's Office.

Kenneth M. Wightman 9/25/88  
Kenneth M. Wightman, P.L.S. 942

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EXHIBIT A-1  
PAGE 2 of 2

DAVID LANS AND ASSOCIATES INC  
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

LEGAL DESCRIPTION

THE ASH ORGANIZATION, INC.

Parcel 2 10.860 Acres

Dea

A tract of land situated in the northwest one-quarter of Section 13 in Township 3 South and Range 1 West of the Willamette Meridian in the City of Wilsonville, County of Clackamas, and State of Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe, which is North 89°30'49" East 1322.705 feet and North 00°08'37" East a distance of 30.00 feet from the southwest corner of the northwest one-quarter corner of Section 13, said point also being on the northerly right-of-way line of Vlahos Drive; and running thence South 89°30'49" West along the said northerly right-of-way line 162.83 feet to a 5/8" iron rod at a point of curvature; thence along the arc of a 430.00 foot curve to the left, through a central angle of 06°59'05" an arc distance of 52.42 feet (the long chord of which bears South 86°01'17" West 52.39 feet) to a 5/8" iron rod at a point of reverse curvature the radial center of which bears North 07°28'16" West; thence along the arc of a 25.00 foot radius curve to the right, through a central angle of 84°19'27", an arc distance of 36.79 feet (the long chord of which bears North 55°18'33" West 33.56 feet) to a 5/8" iron rod at a point of tangency; thence South 76°51'11" West 40.00 feet to a 5/8" iron rod; thence southwesterly along the arc of a 20.00 foot radius curve to the right, through a central angle of 81°16'17", an arc distance of 35.46 feet (the long chord of which bears South 27°29'19" West 32.56 feet) to a 5/8" iron rod at a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left, through a central angle of 80°54'33", an arc distance of 28.24 feet (the long chord of which bears North 27°18'29" East 25.95 feet) to a 5/8" iron rod at a point of tangency; thence North 13°08'47" West 121.73 feet to a 5/8" iron rod at a point of curvature; thence along the arc of a 794.00 foot radius curve to the left, through a central angle of 39°51'13", an arc length of 552.29 feet (the long chord of which bears North 33°04'24" West 541.22 feet) to a point of tangency; thence North 53°00'00" West 12.99 feet to a 5/8" iron rod at the most southerly point on Ash Meadows Road right-of-way, as platted in ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 84, page 5; thence tracing the southeasterly boundary

25  
Dea  
J. K. W.

of said ASH MEADOWS North 37°00'00" East 40.00 feet to a 5/8" iron rod at a point of curvature; thence along the arc of an 18.00 foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 28.27 feet (the long chord of which bears North 08°00'00" West 25.46 feet) to a 5/8" iron rod at a point of tangency; thence North 37°00'00" East along the southeasterly right-of-way line of Roger Road 510.00 feet to a 5/8" iron rod at the most easterly point of the boundary of said ASH MEADOWS; thence leaving said southeasterly plat boundary on the northeasterly extension thereof North 37°00'00" East 57.00 feet to a 5/8" iron rod at a point of curvature; thence along the arc of a 400.00 foot radius curve to the left, through a central angle of 08°46'26", an arc length of 61.25 feet (the long chord of which bears North 32°36'47" East 61.19 feet) to a 5/8" iron rod at a point of non-tangent curvature, the radial center of which bears North 61°46'26" West; thence South 89°51'23" East 226.29 feet to 5/8" iron rod on the east line of the west half of the northwest one-quarter of said Section 13; thence South 00°08'37" West along said east line 1140.00 feet to the point of beginning.

Said tract containing 10.860 Acres, more or less.

Based on PS 21995 as it is recorded in the Clackamas County Surveyor's Office.

*Kenneth M. Wightman* 9/28/88  
Kenneth M. Wightman P.L.S. 942



LEGAL DESCRIPTION

THE ASH ORGANIZATION, INC.

Revised Parcel 3 44.816



A tract of land situated in the northwest one-quarter of Section 13 and the northeast one-quarter of Section 14 in Township 3 South and Range 1 West of the Willamette Meridian in the City of Wilsonville, County of Clackamas, and State of Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe at the initial point of ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 84, page 5; said pipe also being South 00°08'14" West 1311.28 feet and South 89°50'44" East a distance of 258.22 feet from the northwest corner of said Section 13; and running thence along the northerly boundary of said ASH MEADOWS plat South 00°09'16" West a distance of 23.50 feet to a 5/8" iron rod; thence North 89°50'44" West 228.24 feet to a 5/8" iron rod on the easterly right-of-way line of Boones Ferry Road at a point of non-tangent curvature, the radial center of which bears South 89°08'31" West; thence northeasterly along said easterly right-of-way line along the arc of a 746.20 foot radius curve to the left, through a central angle of 16°22'15", an arc distance of 213.21 feet (the long chord of which bears North 09°02'37" West 212.48 feet) to a 5/8" iron rod at a point of tangency; thence North 17°13'44" West 748.85 feet to a 5/8" iron rod at a point of curvature; thence northwesterly along the arc of a 1939.86 foot radius curve to the left, through a central angle of 08°56'00", an arc distance of 302.46 feet (the long chord of which bears North 21°41'44" West 302.15 feet) to a 5/8" iron rod at a point of tangency; thence North 26°09'44" West 107.28 feet to a 5/8" iron rod at the intersection of the easterly right-of-way line of said Boones Ferry Road and the southerly right-of-way line of Boeckman Road; thence tracing said southerly line of Boeckman Road North 89°35'44" East 387.35 feet to a 5/8" iron rod on the east line of said Section 14; thence North 89°29'30" East along said southerly right-of-way line 1322.94 feet to the east line of the west one-half of the northwest one-quarter of said Section 13; thence South 00°08'37" West along said east line 1443.50 feet to a 5/8" iron rod; thence North 89°51'23" West 226.29 feet to a 5/8" iron

rod at a point of curvature; thence southwesterly along the arc of a 400.00 foot radius curve to the right, through a central angle of 08°46'26", an arc distance of 61.25 feet (the long chord bears South 32°36'47" West 61.19 feet) to a 5/8" iron rod at a point of tangency; thence South 37°00'00" West 57.00 feet to 5/8" iron rod at the most easterly corner of Roger Road in said plat of ASH MEADOWS; thence tracing the northerly boundary of said road North 53°00'00" West 40.00 feet to a 5/8" iron rod at the most northerly corner thereof; thence North 37°00'00" East 57.00 feet to a 5/8" iron rod at a point of curvature; thence northeasterly along the arc of a 360.00 foot radius curve to the left, through a central angle of 36°51'23", an arc distance of 231.58 feet (the long chord of which bears North 18°34'18" East 227.60 feet) to a 5/8" iron rod at a point of non-tangent curvature, the radial center of which bears North 89°51'23" West; thence South 86°46'52" West 440.00 feet to a 5/8" iron rod; thence South 03°01'47" East 167.43 feet to a 5/8" iron rod on the northerly line of said ASH MEADOWS plat; thence North 53°00'00" West along the northerly line of said plat 89.06 feet to a 5/8" iron rod at a point of curvature; thence along a 372.00 foot radius curve to the left, through a central angle of 36°50'44", an arc distance of 239.22 feet (the long chord of which bears North 71°25'22" West 235.12 feet) to a 5/8" iron rod at a point of tangency; thence North 89°50'44" West 73.00 feet to a 5/8" iron rod at a point of curvature; thence along the arc of a 24.00 foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 37.70 feet (the long chord of which bears North 44°50'44" West 33.94 feet) to a 5/8" iron rod; thence North 89°50'44" West 24.00 feet to the point of beginning.

Said tract containing 44.816 Acres, more or less.

Based on PS 21995 as it is recorded in the Clackamas County Surveyor's Office.

Kenneth M. Wightman 9/28/88  
Kenneth M. Wightman, P.L.S. 942

LEGAL DESCRIPTION

THE ASH ORGANIZATION, INC.

Recreation Parcel Exception 2.129 Acres



A tract of land situated in the northwest one-quarter of Section 13 in Township 3 South and Range 1 West of the Willamette Meridian in the City of Wilsonville, County of Clackamas, and State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod which is South 89°50'44" East 382.90 feet and North 03°01'47" West a distance of 15.48 feet from the initial point of ASH MEADOWS, a duly recorded plat in Plat Book 84, page 5 in said Clackamas County; and running thence North 86°46'52" East a distance of 440.00 feet to a 5/8" iron rod at a point of non-tangent curvature, the radial center of which bears North 89°51'23" West; thence southwesterly along the arc of a 360.00 foot radius curve to the right, through a central angle of 36°51'23", an arc distance of 231.58 feet (the long chord of which bears South 18°34'18" West 227.60 feet) to a 5/8" iron rod at a point of tangency; thence South 37°00'00" West 57.00 feet to a 5/8" iron rod at the most northerly corner of Roger Road as platted in said ASH MEADOWS; thence South 37°00'00" West along the northwesterly right-of-way line of said Roger Road 16.61 feet to a brass screw at a point of non-tangent curvature, the radial center of which bears North 13°17'05" West; thence northwesterly along the northerly line of said ASH MEADOWS on the arc of a 26.00 foot radius curve to the right, through a central angle of 49°55'20", an arc distance of 22.65 feet (the long chord of which bears North 78°19'25" West 21.94 feet) to a 5/8" iron rod at a point of reverse curvature, the radial center of which bears South 36°38'15" West; thence northwesterly along the arc of a 132.00 foot radius curve to the left, through a central angle of 36°28'59", an arc distance of 84.05 feet (the long chord of which bears North 71°36'15" West 82.64 feet) to a 5/8" iron rod at a point of tangency; thence North 89°50'44" West 89.15 feet to a 5/8" iron rod at a point of curvature; thence northwesterly along the arc of a 168.00 foot radius curve to the right, through a central angle of 36°50'44", an arc distance of 108.04 feet (the long chord of which bears North 71°25'22" West 106.18 feet) to a 5/8" iron rod at a point of tangency; thence North 53°00'00" West 30.00 feet to a 5/8" iron rod; thence leaving the northerly line

LEGAL DESCRIPTION

The Ash Organization, Inc.

Parcel 5

The East half of the Northeast quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the following described property, to-wit: The North 965.0 feet of the east 1/2 of the Northeast 1/4 of said Section 14 lying between the west line of the Baldock Freeway and the centerline of Market Road #27.

ALSO EXCEPTING THEREFROM the following described property, to-wit: Beginning at the southwest corner of the above-described tract; thence southerly along the east line of the said Baldock Freeway, a distance of 650.0 feet; thence easterly parallel with the north line of said Section 14 a distance of 360.74 feet; thence northerly parallel with the Baldock Freeway a distance of 650.0 feet to the south line of the first above excepted tract; thence westerly along said south line and parallel with the north line of said Section 14, a distance of 360.74 feet to the place of beginning.

ALSO EXCEPTION THEREFROM that part lying within public roads.

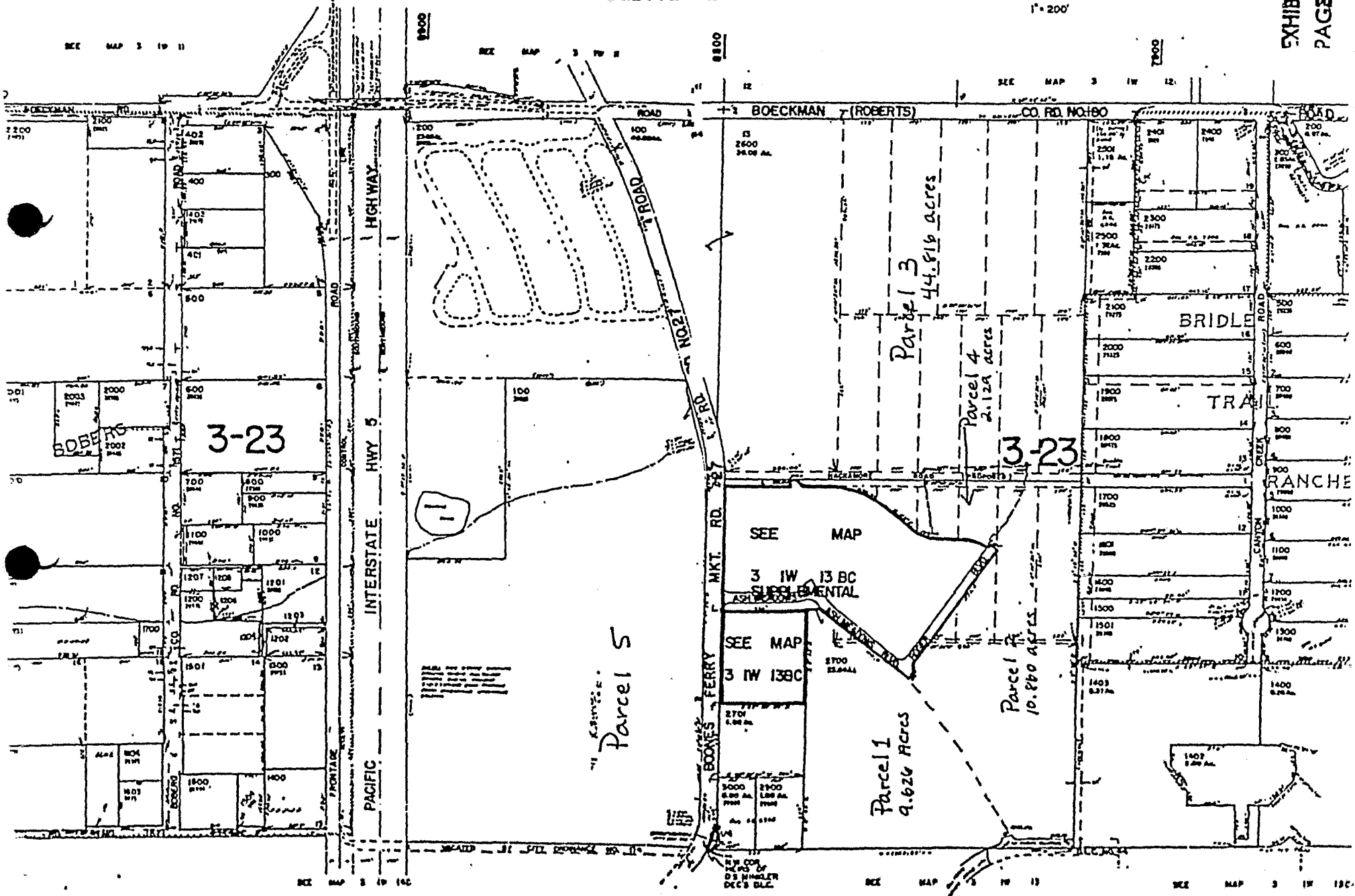
This description includes a parcel located between Market Road #27 and the east line of Section 14 which was sold to Mentor Graphics Corporation and became a part of the parcel described in Exhibit A-3.

NE 1/4 SEC. 14 T.3S. R.1W. W.M.  
CLACKAMAS COUNTY

EXHIBIT A-6  
Map Designating  
Parcels 1-5

NW 1/4 SEC. 13 T.3S. R.1W. W.M.  
CLACKAMAS COUNTY

EXHIBIT A-6  
PAGE 1 of 1





**OREGON TITLE Insurance Company**

**STATUTORY WARRANTY DEED**  
(Individual or Corporation)

The Ash Organization Inc. a California corporation doing business as Ash & Associates INC.

conveys and warrants to Mentor Graphics Corporation, an Oregon corporation, Grantor,  
the following described real property in the County of Clackamas and State of Oregon  
free of liens and encumbrances, except as specifically set forth herein:

Per attached Exhibit "A"

This deed also cancels and extinguishes the reservation set forth in the Declaration of Covenants, Conditions and Restrictions for Ash Meadows at pages 6 and 7, article 2.2 recorded August 27, 1981, as recorder's fee no. 81-30103.

This property is free of liens and encumbrances, EXCEPT:  
Easement recorded January 3, 1962 in Book 597, page 32 in favor of Portland General Electric for lines and appurtenances affecting parcel III. Easement recorded February 27, 1962 in Book 599, page 194 in favor of Northwest Natural Gas Company for pipelines and appurtenances affecting parcel III.

The true consideration for this conveyance is \$ 2,450,000.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL 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 APPROVED USES.

DATED this 21 day of December, 1988. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

THE ASH ORGANIZATION INC.

BY: [Signature] SEC. - TREAS.

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_

STATE OF OREGON, County of Multnomah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ by \_\_\_\_\_

The foregoing instrument was acknowledged before me this 21 day of December, 1988 by Stanley E. Ash, Secretary

of The Ash Organization Inc. a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires: 2-9-91

\*If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)."

Order No. 106007

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Mentor Graphics Corporation  
8300 Creekside Pl.  
Beaverton, OR 97005  
Attn: Doug Sowles

NAME, ADDRESS, ZIP

(Card is changed in amount of fee whenever shall be used to the following address)

Mentor Graphics Corporation  
8300 Creekside Pl  
Beaverton, OR 97005

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

EXHIBIT B  
PAGE 1 of 5

88 53412

OREGON TITLE INSURANCE COMPANY 106007C

EXHIBIT "A"

PARCEL I

A tract of land situated in the Northwest one-quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at a point North 89°30'49" East a distance of 330.00 feet from the Southwest corner of the Northwest one-quarter of said Section 13; and running thence North 89°30'49" East 672.41 feet to a 5/8 inch iron rod on the Northerly right-of-way line of Vlahos Drive; thence tracing said Northerly right-of-way line along a 430.00 foot radius curve to the right, whose radial center bears South 22°00'55" East, through a central angle of 03°11'33", an arc distance of 23.96 feet (the long chord of which bears North 69°34'51" East 23.96 feet) to a 5/8 inch iron rod at a point of reverse curvature the radial center of which bears North 18°49'22" West; thence along a 25.00 foot radius curve to the left, through a central angle of 03°03'10", an arc distance of 1.33 feet (the long chord of which bears North 69°39'03" East 1.33 feet) to a 5/8 inch iron rod at a point of compound curvature; thence along a 20.00 foot radius curve to the left, the radial center of which bears North 22°14'14" West, through a central angle of 80°54'33", an arc distance of 28.24 feet (the long chord of which bears North 27°18'29" East 25.93 feet) to a 5/8 inch iron rod at a point of tangency; thence North 13°08'47" West 121.73 feet to a 5/8 inch iron rod at a point of curvature; thence along a 794.00 foot radius curve to the left, through a central angle of 39°51'13", an arc distance of 552.29 feet (the long chord of which bears North 33°04'24" West 541.22 feet) to a 5/8 inch iron rod at a point of tangency; thence North 53°00'00" West 12.99 feet to 5/8 inch iron rod at the most Southerly point on ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 34, page 5; thence tracing said plat boundary North 53°00'00" West 411.00 feet to a 5/8 inch iron rod; thence South 81°14'15" West 44.81 feet to the Northeast corner of OAK VIEW CONDOMINIUMS Plat No. 2433, a duly recorded plat in said Clackamas County; thence tracing the East line of said OAK VIEW CONDOMINIUMS South 00°08'14" West 330.00 feet to the Southeast corner thereof; thence continuing South 00°08'14" West 528.00 feet to the point of beginning.

(CONTINUED)

2

PARCEL XI

A tract of land situated in the Northwest one-quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at a 2 inch iron pipe, which is North 89°30'49" East 1322.705 feet and North 00°08'37" East a distance of 30.00 feet from the Southwest corner of the Northwest one-quarter corner of Section 13, said point also being on the Northerly right-of-way line of Vlahos Drive; and running thence South 89°30'49" West along the said Northerly right-of-way line 162.83 feet to a 5/8 inch iron rod at a point of curvature; thence along the arc of a 430.00 foot curve to the left, through a central angle of 06°59'05" an arc distance of 52.42 feet (the long chord of which bears South 86°01'17" West 52.39 feet) to a 5/8 inch iron rod at a point of reverse curvature the radial center of which bears North 07°28'16" West; thence along the arc of a 25.00 foot radius curve to the right, through a central angle of 84°19'27", an arc distance of 36.79 feet (the long chord of which bears North 55°18'33" West 33.56 feet) to a 5/8 inch iron rod at a point of tangency; thence South 76°51'11" West 40.00 feet to a 5/8 inch iron rod; thence Southwesterly along the arc of a 25.00 foot radius curve to the right, through a central angle of 81°16'17", an arc distance of 35.46 feet (the long chord of which bears South 27°29'19" West 32.56 feet) to a 5/8 inch iron rod at a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left, through a central angle of 80°54'33", an arc distance of 28.24 feet (the long chord of which bears North 27°18'29" East 25.95 feet) to a 5/8 inch iron rod at a point of tangency; thence North 13°08'47" West 121.73 feet to a 5/8 inch iron rod at a point of curvature; thence along the arc of a 794.00 foot radius curve to the left, through a central angle of 39°51'13", an arc length of 552.29 feet (the long chord of which bears North 33°04'24" West 541.22 feet) to a point of tangency; thence North 53°00'00" West 12.99 feet to a 5/8 inch iron rod at the most Southerly point on Ash Meadows Road right-of-way, as platted in ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 84, Page 5; thence tracing the Southeasterly boundary of said ASH MEADOWS North 37°00'00" East 40.00 feet to a 5/8 inch iron rod at a point of curvature; thence along the arc of an 18.00

(CONTINUED)

3



foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 28.27 feet (the long chord of which bears North 08°00'00" West 25.46 feet) to a 5/8 inch iron rod at a point of tangency; thence North 37°00'00" East along the Southeasterly right-of-way line of Roger Road 510.00 feet to a 5/8 inch iron rod at the most Easterly point of the boundary of said ASH MEADOWS; thence leaving said Southeasterly plat boundary on the Northeasterly extension thereof North 37°00'00" East 57.00 feet to a 5/8 inch iron rod at a point of curvature; thence along the arc of a 400.00 foot radius curve to the left, through a central angle of 08°46'26", an arc length of 61.25 feet (the long chord of which bears North 32°36'47" East 61.19 feet) to a 5/8 inch iron rod at a point of non-tangent curvature, the radial center of which bears North 61°46'26" West; thence South 89°51'23" East 226.29 feet to a 5/8 inch iron rod on the East line of the West half of the Northwest one-quarter of said Section 13; thence South 00°08'37" West along said East line 1140.00 feet to the point of beginning.

PARCEL III

A tract of land situated in the Northwest one-quarter of Section 13, and the Northeast one-quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at a 2 inch iron pipe at the initial point of ASH MEADOWS, a duly recorded plat in said Clackamas County in Plat Book 84, page 5; said pipe also being South 00°08'14" West 1311.28 feet and South 89°50'44" East a distance of 258.22 feet from the Northwest corner of said Section 13; and running thence along the Northerly boundary of said ASH MEADOWS plat South 00°09'16" West a distance of 23.50 feet to a 5/8 inch iron rod; thence North 89°50'44" West 228.24 feet to a 5/8 inch iron rod on the Easterly right-of-way line of Boones Ferry Road at a point of non-tangent curvature, the radial center of which bears South 89°08'31" West; thence Northeasterly along said Easterly right-of-way line along the arc of a 746.20 foot radius curve to the left, through a central angle of 16°22'15", an arc distance of 213.21 feet (the long chord of which bears North 09°02'37" West 212.48 feet) to a 5/8 inch iron rod at a point of tangency; thence North 17°13'44" West 748.85 feet to a 5/8 inch iron rod at a point of curvature; thence Northwesterly along the arc of a

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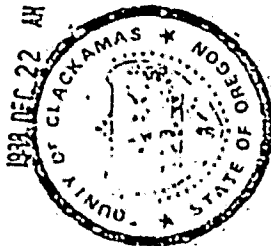
4

1939.86 foot radius curve to the left, through a central angle of  $08^{\circ}56'00''$ , an arc distance of 302.46 feet (the long chord of which bears North  $21^{\circ}41'44''$  West 302.15 feet) to a  $5/8$  inch iron rod at a point of tangency; thence North  $26^{\circ}09'44''$  West 107.28 feet to a  $5/8$  inch iron rod at the intersection of the Easterly right-of-way line of said Boones Ferry Road and the South right-of-way line of Boeckman Road; thence tracing said Southerly line of Boeckman Road North  $89^{\circ}35'44''$  East 387.35 feet to a  $5/8$  inch iron rod on the East line of said Section 14; thence North  $89^{\circ}29'30''$  East along said Southerly right-of-way line 1322.94 feet to the East line of the West one-half of the Northwest one-quarter of said Section 13; thence South  $00^{\circ}08'37''$  West along said East line 1443.50 feet to a  $5/8$  inch iron rod; thence North  $89^{\circ}51'23''$  West 225.29 feet to a  $5/8$  inch iron rod at a point of curvature; thence Southwesterly along the arc of a 400.00 foot radius curve to the right, through a central angle of  $08^{\circ}46'25''$ , an arc distance of 61.25 feet (the long chord bears South  $32^{\circ}36'47''$  West 61.19 feet) to a  $5/8$  inch iron rod at a point of tangency; thence South  $37^{\circ}00'00''$  West 57.00 feet to  $5/8$  inch iron rod at the most Easterly corner of Roger Road in said plat of ASH MEADOWS; thence tracing the Northerly boundary of said road North  $53^{\circ}00'00''$  West 40.00 feet to a  $5/8$  inch iron rod at the most Northerly corner thereof; thence North  $37^{\circ}00'00''$  East 57.00 feet to a  $5/8$  inch iron rod at a point of curvature; thence Northeasterly along the arc of a 360.00 foot radius curve to the left, through a central angle of  $36^{\circ}51'23''$ , an arc distance of 231.58 feet (the long chord of which bears North  $18^{\circ}34'18''$  East 227.60 feet) to a  $5/8$  inch iron rod at a point of non-tangent curvature, the radial center of which bears North  $89^{\circ}51'23''$  West; thence South  $86^{\circ}46'52''$  West 440.00 feet to a  $5/8$  inch iron rod; thence South  $03^{\circ}01'47''$  East 167.43 feet to a  $5/8$  inch iron rod on the Northerly line of said ASH MEADOWS plat; thence North  $53^{\circ}00'00''$  West along the Northerly line of said plat 89.06 feet to a  $5/8$  inch iron rod at a point of curvature; thence along a 372.00 foot radius curve to the left, through a central angle of  $36^{\circ}50'44''$ , an arc distance of 239.22 feet (the long chord of which bears North  $71^{\circ}25'22''$  West 235.12 feet) to a  $5/8$  inch iron rod at a point of tangency; thence North  $89^{\circ}50'44''$  West 73.00 feet to a  $5/8$  inch iron rod at a point of curvature; thence along the arc of a 24.00 foot radius curve to the right, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 37.70 feet (the long chord of which bears North  $44^{\circ}50'44''$  West 33.94 feet) to a  $5/8$  inch iron rod; thence North  $89^{\circ}50'44''$  West 24.00 feet to the point of beginning.

5

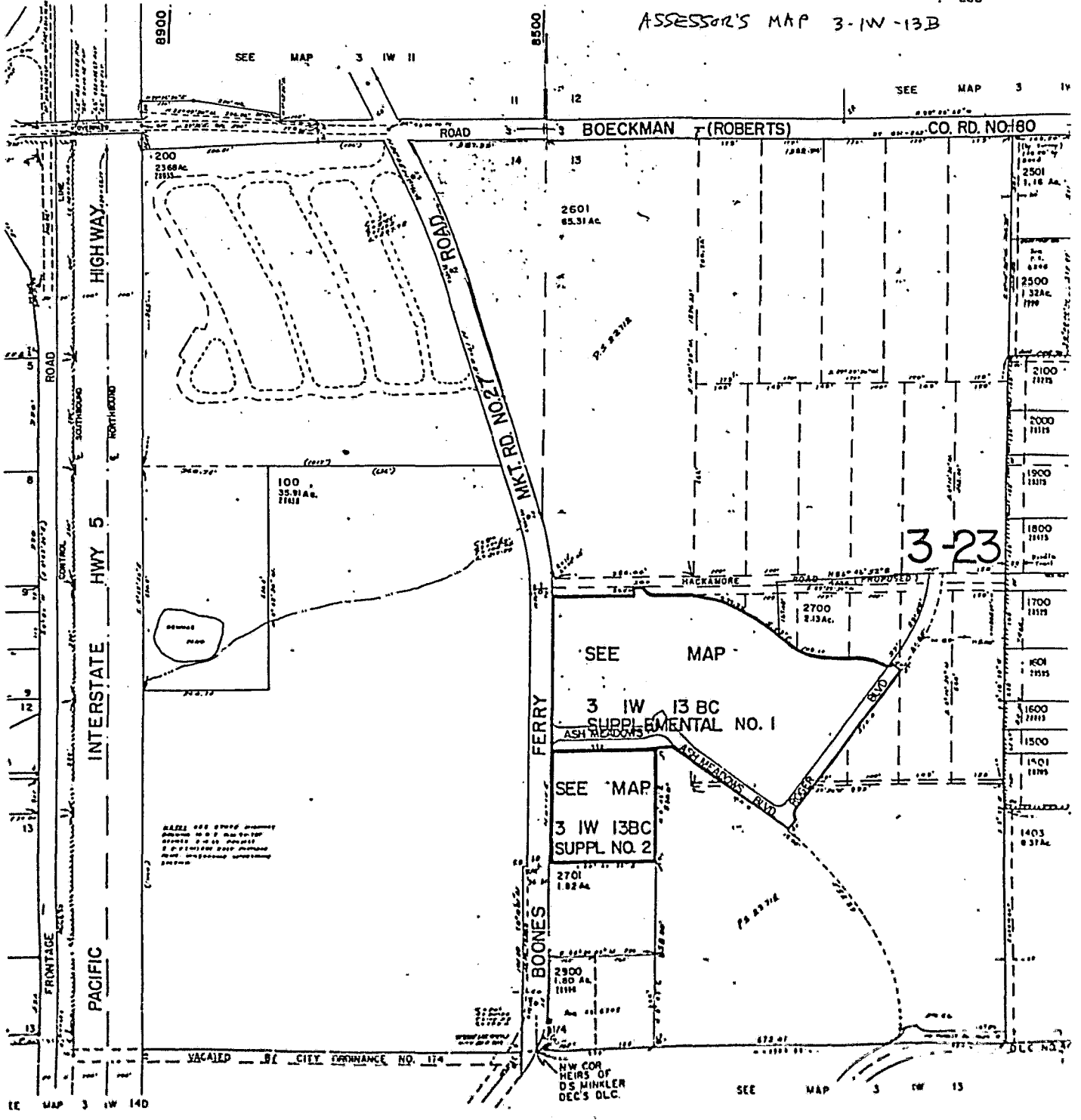
STATE OF OREGON  
County of Clackamas  
I, John F. Keuffner, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said County.

1939 DEC 22 AM 10:08



With my hand and seal affixed  
John F. Keuffner  
County Clerk  
Recording Certificate  
CC-44 (Rev. 12-24)  
88 53412

ASSESSOR'S MAP 3-1W-13B



Property Tax  
Information For  
Parcel 5 (TL 100)

< >R31W14A 00100

< TAX ACCOUNTING >

B2394-> 809888<

RECEIPT NO.	PAYMENT	TAX YEAR/B.G.	AMOUNT	DATE	TYPE
-------------	---------	---------------	--------	------	------

< ^	< FULL	^9901<	55,528.27<	^080990<	>F<
> < ^	< ONE THIRD	^8901<	19,194.96<	^080990<	>1<
> < ^	< TWO THIRDS	^8901<	37,704.39<	^080990<	>2<
> < ^	<	^	<	<	<

-----CERTIFIED OWNER----- TAX DUE 51,415.07 < . OUTSTANDING 51,415.07  
 ASH & ASSOCIATES INC < TAX CODE 003023< CITY WIK DISTRICTS  
 -----JANUARY 1 OWNER----- ACTION < MORTGAGE CODE ^0000<

ASH & ASSOCIATES INC < -----CERTIFIED VALUES-----  
 -----CURRENT OWNER----- ASSESSED 1955,980.00 <  
 ASH & ASSOCIATES INC < ASSESSED 1955,980.00 <  
 17685 SW 65TH < TAXABLE 1955,980.00 <

LAKE OSWEGO OR 97034< FIREPATROL <  
 0000< FIREPATROL .00 <  
 < TAXABLE .00 <  
 -SPECIAL LEGAL DESCRIPTION- FP ACRES .00 <  
 #SN 0065945 < FP ACRES .00 <  
 ADDED ASSESS MBL HOME ROLL < TAXABLE .00 <  
 #XN 158222P & 124704P < <  
 PT VAC ST < <  
 #CL 701-670-61-05-89-62 <

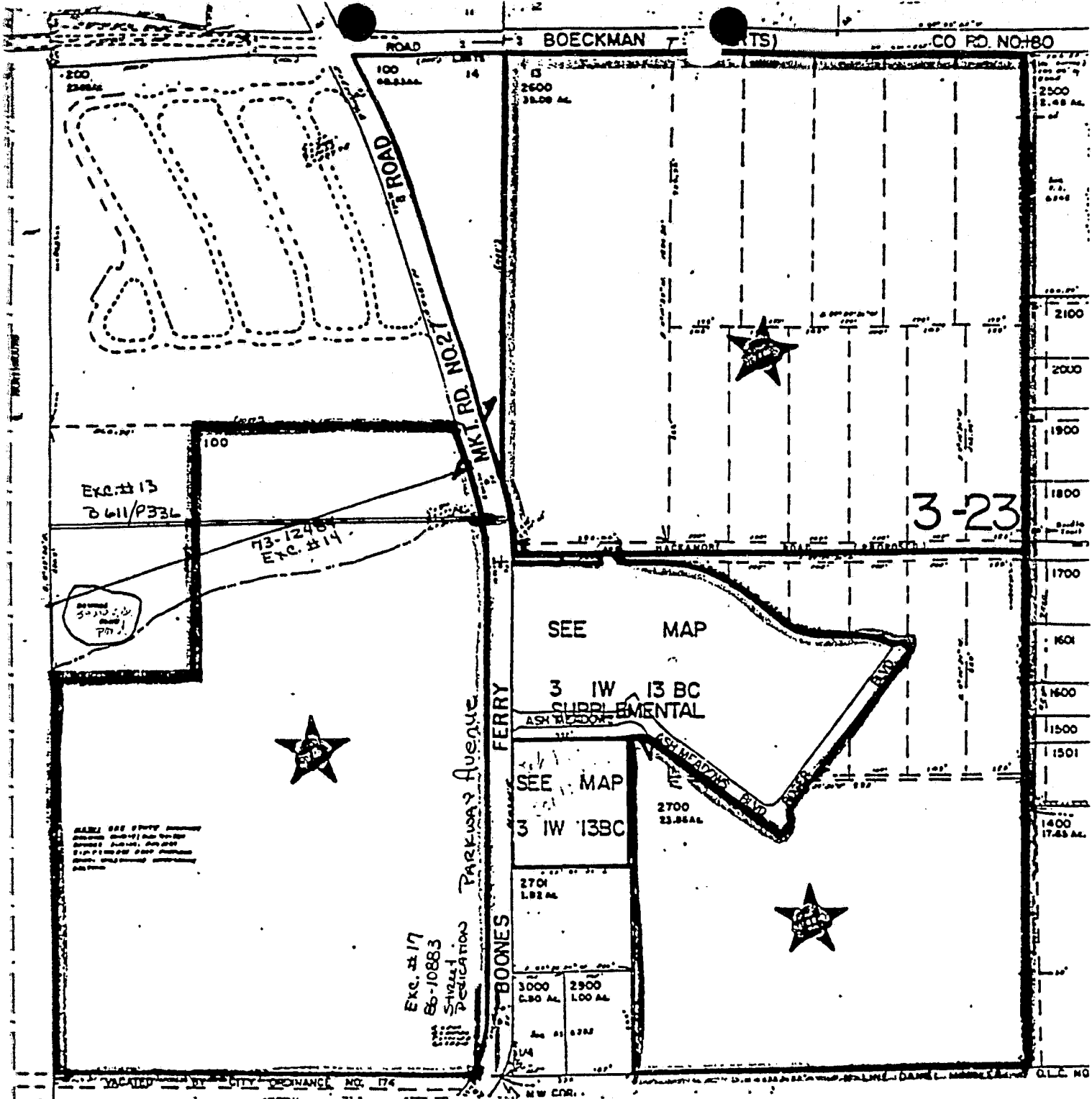
EGAL DESC CONT'D . XMT >?  
 < >R31W14A 00100 < LATEST SALE > < > 809888<

OLD TO: ASH & ASSOCIATES INC <	LAND VALUE	1,284,000
17685 SW 65TH <	BUILDING VALUE	671,980
LAKE OSWEGO OR 97034 <	FEATURE VALUE	
<		
<		

BY: NOT AVAILABLE

THE SALE IS AN UNQUALIFIED SALE WITH A CODE OF:  
 DATE OF SALE: 00/00< TYPE OF PROPERTY: IMPROVED  
 INSTRUMENT: < OFFICIAL RECORDS INDEX: 76-14390  
 SALES PRICE: 0

XMT >?



THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATION, IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.

THIS PLOT PLAN IS COURTESY OF  
REGON TITLE INSURANCE COMPANY

EXHIBIT E  
PAGE 1 of 1



City of  
**WILSONVILLE**  
in OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

Via FACSIMILE 224-7324  
& Regular Mail

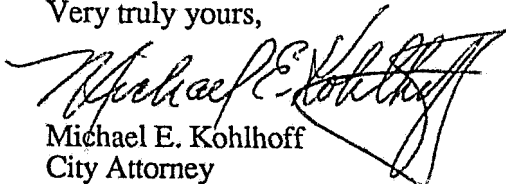
February 19, 1991

Mr. Bob Blackmore  
Dunn, Carney, Allen, Higgins & Tongue  
851 S. W. Sixth Avenue, Suite 1500  
Portland, OR 97204-1357

Dear Bob:

Please find enclosed proposed supplemental documentation and a Resolution regarding apportionment for tonight. Please call.

Very truly yours,

  
Michael E. Kohlhoff  
City Attorney

mek:pjm

City of  
**WILSONVILLE**  
In OREGON

30000 SW Town Center Loop E • PO Box 220  
Wilsonville, OR 97070  
(503) 682-1011

## FAX COVER SHEET

To: Steve Pfeiffer  
220-2480

From: Mike Kohloff  
Office of the City Attorney/Recorder  
Fax: 682-1015

### Special Notes/Comments/Instructions:

for 2/19/91 Council Meeting.

NUMBER OF PAGES IN THIS TRANSMISSION:  
(Including this cover letter)

5

*If this transmission is not complete, please call (503) 682-1011.*