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DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

June 25, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Resolution Declaring the Public Necessity and Purpose for the Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Proceedings, for the Stafford-65th-Elligsen Roundabout Project. Total project value is \$12,805,240. Funding is through Community Road Fund, System Development Charge funds, the City of Wilsonville, and Washington County. No County General Funds are involved.

Previous Board Action/Review: Approval of an IGA with Washington County 3/6/2025
Performance Clackamas: Strong infrastructure; Safe, secure and livable communities
Counsel Review: Yes **Procurement Review:** No
Contact Person: Carol Hager **Contact Phone:** 503-742-4674

EXECUTIVE SUMMARY: The Stafford-65th-Elligsen Roundabout Project (the “Project”) will build two single-lane roundabouts with bicycle, pedestrian, and stormwater facilities, and construct culverts to provide safe passage for fish and other wildlife through Boeckman Creek.

In order to construct the Project as designed, rights of way, easements, and fee property will need to be acquired. The Project is expected to impact six (6) abutting properties within the jurisdictions of both Washington and Clackamas Counties. Clackamas County has authority under ORS chapter 203 and ORS chapter 35 to acquire the needed property rights by agreement or purchase or by exercise of the power of eminent domain. Pursuant to an intergovernmental agreement between Washington and Clackamas Counties executed March 6, 2025, Washington County will perform work related to the acquisition of right of way for the Project. In accordance with ORS chapter 35, the Board must adopt a Resolution of Necessity before Washington County can make any offers.

The Project design team has collected and analyzed data sufficient to choose an alternative and advance the design of the Project. The Project has been planned and located in a manner which is most compatible with the greatest public good and which causes the least private injury. The design has progressed through the Department of Transportation and Development’s (the “Department’s”) project development procedures, and final legal descriptions for the needed property rights are being developed.

The attached resolution would direct Washington County to negotiate in good faith and in accordance with all applicable laws, rules, and regulations in an attempt to reach agreement as to the amount of compensation owed to each affected property owner, and to utilize authorized real estate appraisers and other such experts to determine just compensation. The resolution would further require the Director of the Department to notify the Board if the exercise of the power of eminent domain becomes necessary. Only after this process is completed would the resolution authorize the Clackamas County Office of County Counsel to commence condemnation proceedings.

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RECOMMENDATION: Staff recommends that the Board approve the attached Resolution of Necessity for the Project, authorizing acquisition of the needed property rights by good faith negotiations, if possible, or condemnation proceedings, if necessary.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

ATTACHMENTS:

Resolution of Necessity

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Declaring the Public Necessity and Purpose for the Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Proceedings, for the Stafford-65th-Elligsen Roundabout Project



Resolution No.

Page 1 of 2

Whereas, the Stafford-65th-Elligsen Roundabout Project (the “Project”) will build two single-lane roundabouts with bicycle, pedestrian, and stormwater facilities, and construct two culverts to provide safe passage for fish and other wildlife through Boeckman Creek; and

Whereas, the Project affects real properties within the jurisdictions of both Washington and Clackamas Counties; and

Whereas, the Project is consistent with the powers and purposes of county government, and is necessary for public use and the continued growth, safety, and welfare of the community; and

Whereas, the Board is responsible for providing safe transportation routes for commerce, convenience, and to adequately serve the traveling public; and

Whereas, the Project has been planned in accordance with appropriate standards for the improvement of transportation infrastructure such that property damage is minimized, transportation is promoted, and travel is safeguarded; and

Whereas, the Project has been planned and located in a manner which is most compatible with the greatest public good and which causes the least private injury; and

Whereas, in order to construct the Project as designed, rights of way, easements, and fee property will need to be acquired within the boundaries described and depicted in the attached Exhibits A-1 and A-2 (the “Exhibits”); and

Whereas, pursuant to an intergovernmental agreement between Washington and Clackamas Counties executed March 6, 2025, Washington County will perform work related to the acquisition of right of way for the Project; and

Whereas, the width of the right of way will be in accordance with the Clackamas County Comprehensive Plan and Transportation System Plan; and

Whereas, ancillary easements for sign, slope, sidewalk, utility, wetland mitigation, storm water treatment, storm water detention, and temporary construction purposes, together with incidental additional rights of way at intersections and due to topography, as may be reasonably necessary to accommodate the Project design, and any uneconomic remnants, as determined by appraisal, are all in the public interest in order to commence and complete the Project in a timely manner; and

Whereas, Clackamas County has authority under ORS chapter 203 and ORS chapter 35 to acquire the needed property rights by agreement or purchase through good faith negotiations or by exercise of the power of eminent domain through condemnation proceedings;

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of Declaring the Public Necessity and Purpose for the Acquisition of Rights of Way, Easements, and Fee Property, and Authorizing Good Faith Negotiations and Condemnation Proceedings, for the Stafford-65th-Elligsen Roundabout Project



Resolution No.

Page 2 of 2

NOW, THEREFORE, the Clackamas County Board of Commissioners does hereby resolve as follows:

- Section 1:** The Board declares it necessary and in the public interest that Washington County begin the acquisition process for the needed property rights in accordance with all applicable laws, rules, and regulations.
- Section 2:** Washington County is directed to, in good faith, attempt to negotiate agreements of just compensation with the owners of property within the boundaries of the Exhibits and to retain real estate appraisers, negotiators, and other such experts deemed necessary to assist with the acquisition process.
- Section 3:** It is the intention of the Board that the needed property rights be obtained through good faith negotiations. However, the Board acknowledges that the exercise of the power of eminent domain may be necessary. The Director of the Clackamas County Department of Transportation and Development shall inform the Board when the Director deems that exercise necessary. Thereafter, the Clackamas County Office of County Counsel is authorized to file complaints of condemnation with the circuit court and to take such other steps as it determines necessary for the immediate possession of the needed property rights and for the successful litigation of the condemnation proceedings, including the retention of real estate appraisers, experts, and other consultants.

DATED this 25th day of June 2026

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT "A-1"

**STAFFORD AND 65TH IMPROVEMENTS
RESOLUTION OF NECESSITY LEGAL DESCRIPTION
CLACKAMAS CO. PROJECT #CI-300324301
WASHINGTON CO. PROJECT #100744
JUNE 3, 2026**

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, W.M., WASHINGTON COUNTY, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, W.M., CLACKAMAS COUNTY, OREGON, LYING ON THE RIGHT AND LEFT SIDES OF THE FOLLOWING REALIGNED ROAD CENTERLINES:

CENTERLINE DESCRIPTION OF REALIGNED SW ELLIGSEN ROAD

A ROAD CENTERLINE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CENTERLINE STATION 300+00.00 ON THE CENTERLINE OF SW ELLIGSEN ROAD (WASHINGTON COUNTY ROAD NO. 8) [STATION 109+51.88 (ELLIGSEN)], SAID POINT BEARS NORTH 31°28'32" WEST 1,829.39 FEET FROM A 2 INCH BRASS DISK IN MONUMENT BOX MARKING THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE ALONG SAID CENTERLINE OF SW ELLIGSEN ROAD NORTH 89°19'37" EAST 358.00 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 303+58.00;

THENCE LEAVING SAID CENTERLINE OF SW ELLIGSEN ROAD AND ALONG THE ARC OF A 1,400.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 3°12'44", THE LONG CHORD OF WHICH BEARS SOUTH 89°04'01" EAST 78.48 FEET, AN ARC DISTANCE OF 78.49 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 304+36.49;

THENCE SOUTH 87°27'39" EAST 72.57 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 305+09.06;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 29°04'43", THE LONG CHORD OF WHICH BEARS NORTH 78°00'00" EAST 163.18 FEET, AN ARC DISTANCE OF 164.94 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 306+74.00;

THENCE NORTH 63°27'38" EAST 138.52 FEET TO AN ANGLE POINT [STATION 117+45.43, 86.22 FEET LEFT (ELLIGSEN) / STATION 316+57.08, 148.63 FEET LEFT (STAFFORD/65TH)] AT CENTERLINE STATION 308+12.52;

THENCE SOUTH 40°21'51" EAST 47.87 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 308+60.39;

THENCE ALONG THE ARC OF 200.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°09'03", THE LONG CHORD OF WHICH BEARS SOUTH 47°56'23" EAST 52.73 FEET, AN ARC DISTANCE OF 52.89 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 309+13.28;

THENCE SOUTH 55°30'54" EAST 194.63 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 311+07.91;

THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°31'33", THE LONG CHORD OF WHICH BEARS SOUTH 45°45'08" EAST 67.83 FEET, AN ARC DISTANCE OF 68.16 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 311+76.07;

THENCE SOUTH 35°59'21" EAST 56.01 FEET TO THE POINT OF TERMINUS [STATION 313+79.79, 161.11 FEET RIGHT (STAFFORD/65TH) / STATION 209+08.55, 87.86 FEET LEFT (MR-12)] AT CENTERLINE STATION 312+32.08.

CENTERLINE DESCRIPTION OF REALIGNED SW 65TH AVENUE

A ROAD CENTERLINE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE REALIGNED CENTERLINE OF SW 65TH AVENUE AT CENTERLINE STATION 400+00.00 [STATION 316+57.08, 148.63 FEET LEFT (STAFFORD/65TH) / STATION 117+45.43, 86.22 FEET LEFT (ELLIGSEN)], SAID POINT BEARS NORTH 05°36'45" WEST 1,663.73 FEET FROM A 2 INCH BRASS DISK IN MONUMENT BOX MARKING THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 47°23'10" EAST 62.79 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 400+62.79;

THENCE ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 47°52'23", THE LONG CHORD OF WHICH BEARS NORTH 23°26'58" EAST 251.55 FEET, AN ARC DISTANCE OF 259.02 FEET TO A POINT OF TANGENCY ON THE CENTERLINE OF SW 65TH AVENUE [STATION 319+29.11 (STAFFORD/65TH)] AT CENTERLINE STATION 403+21.81;

THENCE ALONG SAID CENTERLINE OF SW 65TH AVENUE NORTH 00°29'13" WEST 332.23 FEET TO THE POINT OF TERMINUS [STATION 322+61.34 (STAFFORD/65TH)] AT CENTERLINE STATION 406+54.04.

CENTERLINE DESCRIPTION OF REALIGNED SW STAFFORD ROAD

A ROAD CENTERLINE IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CENTERLINE STATION 100+00.00 ON THE CENTERLINE OF SW STAFFORD ROAD [STATION 306+59.81 (STAFFORD/65TH)], SAID POINT BEARS NORTH 00°29'13" WEST 659.81 FEET FROM A 2 INCH BRASS DISK IN MONUMENT BOX MARKING THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG SAID CENTERLINE OF SW STAFFORD ROAD NORTH 00°29'13" WEST 431.57 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 104+31.57;

THENCE LEAVING SAID CENTERLINE OF SW STAFFORD ROAD AND ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 37°55'44", THE LONG CHORD OF WHICH BEARS NORTH 18°28'39" EAST 227.49 FEET, AN ARC DISTANCE OF 231.69 FEET TO A POINT OF COMPOUND CURVATURE AT CENTERLINE STATION 106+63.26;

THENCE ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°50'42", THE LONG CHORD OF WHICH BEARS NORTH 46°21'52" EAST 74.45 FEET, AN ARC DISTANCE OF 74.75 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 107+38.01;

THENCE NORTH 55°17'13" EAST 39.75 FEET TO AN ANGLE POINT [STATION 313+79.79, 161.11 FEET RIGHT (STAFFORD/65TH) / STATION 209+08.55, 87.86 FEET LEFT (MR-12)] AT CENTERLINE STATION 107+77.76;

THENCE NORTH 47°08'03" EAST 92.90 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 108+70.66;

THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 11°43'47", THE LONG CHORD OF WHICH BEARS NORTH 41°16'09" EAST 24.52 FEET, AN ARC DISTANCE OF 24.57 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 108+95.23;

THENCE NORTH 35°24'16" EAST 132.93 FEET TO THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 110+28.16;

THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 11°58'57", THE LONG CHORD OF WHICH BEARS NORTH 41°23'44" EAST 146.13 FEET, AN ARC DISTANCE OF 146.39 FEET TO A POINT OF TANGENCY AT CENTERLINE STATION 111+74.55;

THENCE NORTH 47°23'13" EAST 97.33 FEET TO A POINT ON SAID CENTERLINE OF SW STAFFORD ROAD [STATION 203+95.60 (MR-12)] AND THE BEGINNING OF A TANGENT CURVE AT CENTERLINE STATION 112+71.88;

THENCE ALONG SAID CENTERLINE OF SW STAFFORD ROAD AND ALONG THE ARC OF A 716.20 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 27°14'06", THE LONG CHORD OF WHICH BEARS NORTH 33°46'10" EAST 337.24 FEET, AN ARC DISTANCE OF 340.44 FEET TO THE POINT OF TERMINUS [STATION 200+55.17 (MR-12)] AT CENTERLINE STATION 116+12.32.

[NN+NN.NN, N.NN] EQUALS CENTERLINE STATIONING AND OFFSET RELATIVE TO CENTERLINE ALIGNMENTS SHOWN ON SURVEY NO. 34995, WASHINGTON COUNTY SURVEY RECORDS.

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, BEING NORTH 00°29'13" WEST 2,641.97 FEET, PER SAID SURVEY NO. 34995.

SAID SURVEY NO. 34995 AND SURVEY NO. 2025-085, CLACKAMAS COUNTY SURVEY RECORDS, ARE IDENTICAL SURVEYS FILED IN EACH COUNTY FOR THIS PROJECT.

SAID TRACTS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 1, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO JOHN A. WAICUKAUSKI AND SHOU MING WAICUKAUSKI, RECORDED AS DOCUMENT NO. 90-27995, WASHINGTON COUNTY DEED RECORDS, LYING SOUTH AND EAST OF THE LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON LEFT SIDE OF REALIGNED SW ELLIGSEN ROAD CENTERLINE</u>
305+98.20 TO 306+05.09	19.53 FEET IN A STRAIGHT LINE TO 45.75 FEET
306+05.09 TO 306+41.00	45.75 FEET IN A STRAIGHT LINE TO 48.92 FEET
306+41.00 TO 306+61.98	48.92 FEET IN A STRAIGHT LINE TO 47.78 FEET
306+61.98 TO 306+77.04	47.78 FEET IN A STRAIGHT LINE TO 53.59 FEET
306+77.04 TO 307+15.88	53.59 FEET IN A STRAIGHT LINE TO 55.59 FEET
307+15.88 TO 307+38.36	55.59 FEET IN A STRAIGHT LINE TO 63.99 FEET
307+38.36 TO 307+60.85	63.99 FEET IN A STRAIGHT LINE TO 74.04 FEET
307+60.85 TO 307+70.35	74.04 FEET IN A STRAIGHT LINE TO 76.41 FEET
307+70.35 TO 308+02.12	76.41 FEET IN A STRAIGHT LINE TO 101.92 FEET

EQUATION STATION

STA: 308+02.12, 101.92 L (REALIGNED SW ELLIGSEN RD) =
STA: 400+18.22, 100.82 L (REALIGNED SW 65TH AVE)

<u>STATION TO STATION</u>	<u>WIDTH ON LEFT SIDE OF REALIGNED SW 65TH AVENUE CENTERLINE</u>
400+18.22 TO 400+45.05	100.82 FEET IN A STRAIGHT LINE TO 97.48 FEET
400+45.05 TO 400+60.95	97.48 FEET IN A STRAIGHT LINE TO 85.15 FEET
400+60.95 TO 400+88.24	85.15 FEET IN A STRAIGHT LINE TO 71.13 FEET
400+88.24 TO 401+14.48	71.13 FEET IN A STRAIGHT LINE TO 65.37 FEET
401+14.48 TO 401+47.26	65.37 FEET IN A STRAIGHT LINE TO 66.40 FEET
401+47.26 TO 401+77.49	66.40 FEET IN A STRAIGHT LINE TO 72.18 FEET
401+77.49 TO 402+52.69	72.18 FEET IN A STRAIGHT LINE TO 66.52 FEET
402+52.69 TO 402+95.15	66.52 FEET IN A STRAIGHT LINE TO 59.47 FEET
402+95.15 TO 403+21.45	59.47 FEET IN A STRAIGHT LINE TO 48.31 FEET
403+21.45 TO 403+39.70	48.31 FEET IN A STRAIGHT LINE TO 44.88 FEET
403+39.70 TO 403+65.49	44.88 FEET IN A STRAIGHT LINE TO 38.92 FEET

403+65.49 TO 403+79.17 38.92 FEET IN A STRAIGHT LINE TO 30.00 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAYS OF SW ELLIGSEN ROAD AND SW 65TH AVENUE.

CONTAINING 49,992 SQUARE FEET, MORE OR LESS.

TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 1, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CTH INVESTMENTS, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2021-077321, WASHINGTON COUNTY DEED RECORDS, BOUNDED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF SW ELLIGSEN ROAD, THE WESTERLY RIGHT-OF-WAY LINE OF SW STAFFORD ROAD, AND A LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON RIGHT SIDE OF REALIGNED SW ELLIGSEN ROAD CENTERLINE</u>
302+13.26 TO 302+12.71	20.00 FEET IN A STRAIGHT LINE TO 24.32 FEET
302+12.71 TO 303+98.53	24.32 FEET IN A STRAIGHT LINE TO 47.44 FEET
303+98.53 TO 303+98.50	47.44 FEET IN A STRAIGHT LINE TO 47.81 FEET
303+98.50 TO 304+03.44	47.81 FEET IN A STRAIGHT LINE TO 103.12 FEET
304+03.44 TO 304+31.51	103.12 FEET IN A STRAIGHT LINE TO 101.58 FEET
304+31.51 TO 304+27.50	101.58 FEET IN A STRAIGHT LINE TO 236.87 FEET
304+27.50 TO 304+93.14	236.87 FEET IN A STRAIGHT LINE TO 298.96 FEET
304+93.14 TO 306+07.07	298.96 FEET IN A STRAIGHT LINE TO 156.52 FEET
306+07.07 TO 306+42.60	156.52 FEET IN A STRAIGHT LINE TO 173.30 FEET
306+42.60 TO 309+34.31	173.30 FEET IN A STRAIGHT LINE TO 147.12 FEET
309+34.31 TO 310+79.53	147.12 FEET IN A STRAIGHT LINE TO 152.03 FEET

CONTAINING 88,248 SQUARE FEET, MORE OR LESS.

TRACT 3

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 1, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CTH INVESTMENTS, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2021-077321, WASHINGTON COUNTY DEED RECORDS, LYING EAST OF THE LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON LEFT SIDE OF REALIGNED SW STAFFORD ROAD CENTERLINE</u>
102+15.58 TO 102+15.58	30.00 FEET IN A STRAIGHT LINE TO 31.14 FEET
102+15.58 TO 102+86.62	31.14 FEET IN A STRAIGHT LINE TO 34.25 FEET
102+86.62 TO 102+86.62	34.25 FEET IN A STRAIGHT LINE TO 47.71 FEET
102+86.62 TO 105+21.56	47.71 FEET IN A STRAIGHT LINE TO 61.22 FEET
105+21.56 TO 105+25.56	61.22 FEET IN A STRAIGHT LINE TO 44.13 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF SW STAFFORD ROAD.

CONTAINING 4,610 SQUARE FEET, MORE OR LESS.

TRACT 4

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SAID SECTION 6, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO RUSHER ENTERPRISES, LLC, RECORDED AS DOCUMENT NO. 2020-018980, CLACKAMAS COUNTY DEED RECORDS, AND A PORTION OF THAT PARCEL DESCRIBED IN DEED TO CLIFTON MOLATORE AND REGAN SONNEN MOLATORE, RECORDED AS DOCUMENT NO. 2010-067144, CLACKAMAS COUNTY DEED RECORDS, BOUNDED BY THE EASTERLY RIGHT-OF-WAY LINE OF SW STAFFORD ROAD, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SW STAFFORD ROAD, THE SOUTHESTERLY RIGHT-OF-WAY LINE OF SW GAGE ROAD, AND THE LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON RIGHT SIDE OF REALIGNED SW STAFFORD ROAD CENTERLINE</u>
102+66.46 TO 102+66.42	30.00 FEET IN A STRAIGHT LINE TO 35.00 FEET
102+66.42 TO 104+16.63	35.00 FEET IN A STRAIGHT LINE TO 35.00 FEET
104+16.63 TO 104+44.68	35.00 FEET IN A STRAIGHT LINE TO 38.70 FEET
104+44.68 TO 104+76.31	38.70 FEET IN A STRAIGHT LINE TO 48.08 FEET
104+76.31 TO 104+87.45	48.08 FEET IN A STRAIGHT LINE TO 47.42 FEET
104+87.45 TO 105+70.07	47.42 FEET IN A STRAIGHT LINE TO 62.20 FEET
105+70.07 TO 106+18.04	62.20 FEET IN A STRAIGHT LINE TO 61.44 FEET
106+18.04 TO 106+44.01	61.44 FEET IN A STRAIGHT LINE TO 64.08 FEET
106+44.01 TO 106+76.40	64.08 FEET IN A STRAIGHT LINE TO 74.91 FEET
106+76.40 TO 107+50.71	74.91 FEET IN A STRAIGHT LINE TO 116.49 FEET
107+50.71 TO 107+92.53	116.49 FEET IN A STRAIGHT LINE TO 127.64 FEET
107+92.53 TO 108+37.35	127.64 FEET IN A STRAIGHT LINE TO 112.04 FEET
108+37.35 TO 108+67.89	112.04 FEET IN A STRAIGHT LINE TO 90.44 FEET
108+67.89 TO 108+72.05	90.44 FEET IN A STRAIGHT LINE TO 93.87 FEET
108+72.05 TO 108+78.83	93.87 FEET IN A STRAIGHT LINE TO 96.56 FEET
108+78.83 TO 109+73.68	96.56 FEET IN A STRAIGHT LINE TO 75.19 FEET
109+73.68 TO 109+87.59	75.19 FEET IN A STRAIGHT LINE TO 73.59 FEET
109+87.59 TO 110+36.52	73.59 FEET IN A STRAIGHT LINE TO 67.76 FEET
110+36.52 TO 110+51.76	67.76 FEET IN A STRAIGHT LINE TO 65.31 FEET
110+51.76 TO 110+87.69	65.31 FEET IN A STRAIGHT LINE TO 60.44 FEET
110+87.69 TO 111+60.27	60.44 FEET IN A STRAIGHT LINE TO 48.80 FEET
111+60.27 TO 112+94.68	48.80 FEET IN A STRAIGHT LINE TO 50.00 FEET
112+94.68 TO 112+95.71	50.00 FEET IN A STRAIGHT LINE TO 44.40 FEET

CONTAINING 71,303 SQUARE FEET, MORE OR LESS.

TRACT 5

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SAID SECTION 6, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EAMONN F. HUGHES AND KATHLEEN S. HUGHES, RECORDED AS DOCUMENT NO. 2001-025005, CLACKAMAS COUNTY DEED RECORDS, AND A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EAMONN F HUGHES AND KATHLEEN S HUGHES, RECORDED AS DOCUMENT NO. 94-067921, CLACKAMAS COUNTY DEED RECORDS, LYING SOUTHEAST OF THE LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON LEFT SIDE OF REALIGNED SW STAFFORD ROAD CENTERLINE</u>
110+49.29 TO 110+66.31	71.52 FEET IN A STRAIGHT LINE TO 80.56 FEET

110+66.31 TO 111+03.55	80.56 FEET IN A STRAIGHT LINE TO 75.82 FEET
111+03.55 TO 111+71.10	75.82 FEET IN A STRAIGHT LINE TO 65.63 FEET
111+71.10 TO 112+40.26	65.63 FEET IN A STRAIGHT LINE TO 49.78 FEET
112+40.26 TO 112+47.35	49.78 FEET IN A STRAIGHT LINE TO 41.85 FEET
112+47.35 TO 113+16.70	41.85 FEET IN A STRAIGHT LINE TO 30.00 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF SW STAFFORD ROAD.

CONTAINING 4,995 SQUARE FEET, MORE OR LESS.

TRACT 6

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SAID SECTION 6, BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO EAMONN F HUGHES AND KATHLEEN S HUGHES, RECORDED AS DOCUMENT NO. 94-067921, CLACKAMAS COUNTY DEED RECORDS, BOUNDED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SW STAFFORD ROAD, THE EASTERLY RIGHT-OF-WAY LINE OF SW 65TH AVENUE, AND THE LINE DESCRIBED BY STATION AND OFFSET AS FOLLOWS:

<u>STATION TO STATION</u>	<u>WIDTH ON LEFT SIDE OF REALIGNED SW ELLIGSEN ROAD CENTERLINE</u>
311+18.13 TO 310+94.57	97.58 FEET IN A STRAIGHT LINE TO 98.06 FEET
310+94.57 TO 311+10.59	98.06 FEET IN A STRAIGHT LINE TO 152.11 FEET
311+10.59 TO 310+71.04	152.11 FEET IN A STRAIGHT LINE TO 153.85 FEET
310+71.04 TO 310+52.82	153.85 FEET IN A STRAIGHT LINE TO 99.32 FEET
310+52.82 TO 310+06.42	99.32 FEET IN A STRAIGHT LINE TO 100.73 FEET

EQUATION STATION

STA: 310+06.42, 103.73 L (REALIGNED SW ELLIGSEN RD) =
 STA: 401+00.95, 172.28 R (REALIGNED SW 65TH AVE)

<u>STATION TO STATION</u>	<u>WIDTH ON RIGHT SIDE OF REALIGNED SW 65TH AVENUE CENTERLINE</u>
401+00.95 TO 401+75.99	172.28 FEET IN A STRAIGHT LINE TO 99.44 FEET
401+75.99 TO 401+77.71	99.44 FEET IN A STRAIGHT LINE TO 103.96 FEET
401+77.71 TO 402+11.59	103.96 FEET IN A STRAIGHT LINE TO 84.72 FEET
402+11.59 TO 402+04.32	84.72 FEET IN A STRAIGHT LINE TO 61.35 FEET
402+04.32 TO 404+51.14	61.35 FEET IN A STRAIGHT LINE TO 35.00 FEET
404+51.14 TO 404+51.14	35.00 FEET IN A STRAIGHT LINE TO 30.00 FEET

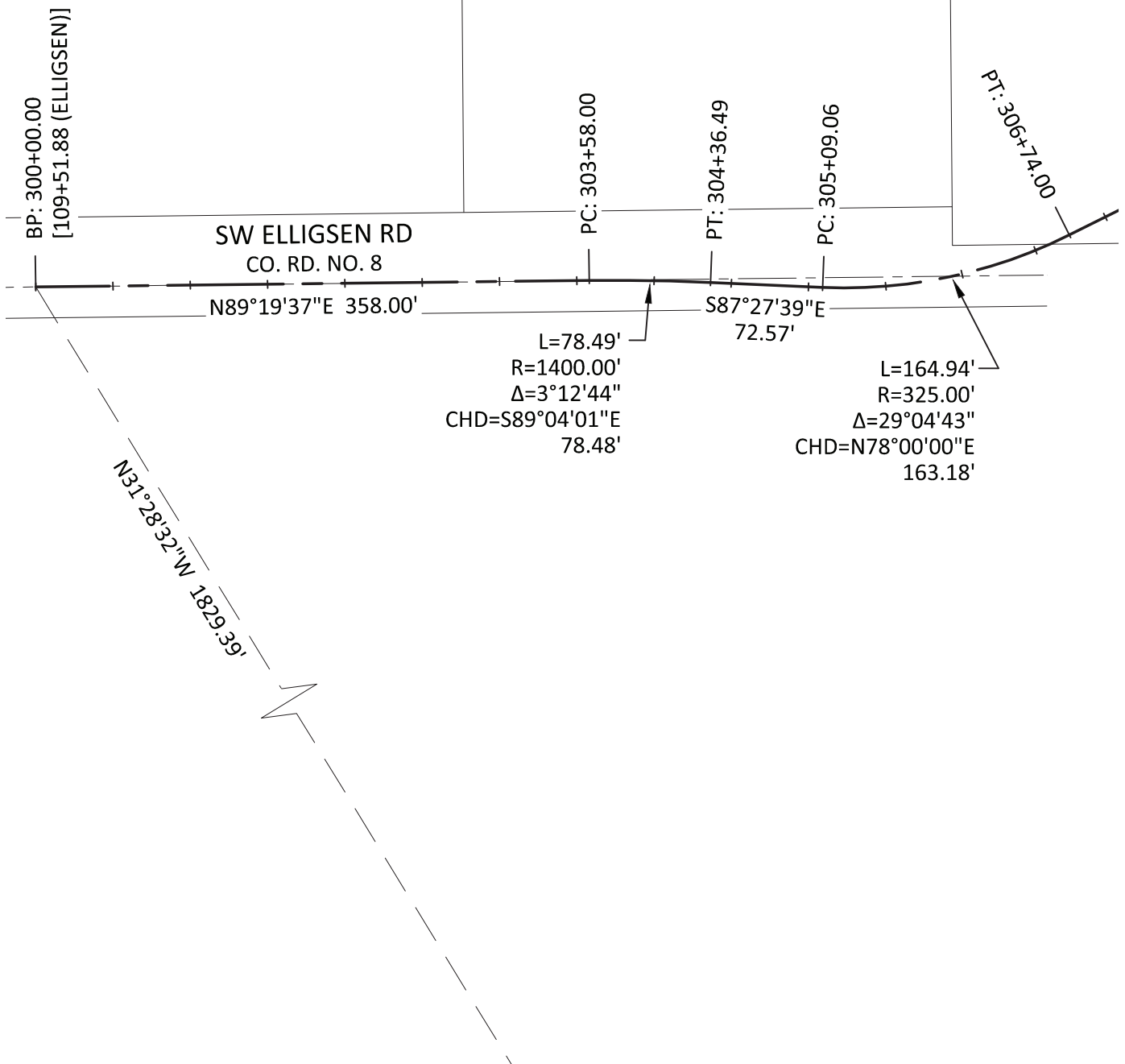
CONTAINING 17,857 SQUARE FEET, MORE OR LESS.

THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN IN THE ATTACHED EXHIBIT "A-2" MAPS AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DIGITALLY SIGNED 2026.06.03
 11:07:49-07'00'

OREGON
 MARCH 14, 2017
 SCHUYLER JOEL DURY
 78326
 RENEWAL 12/31/2027

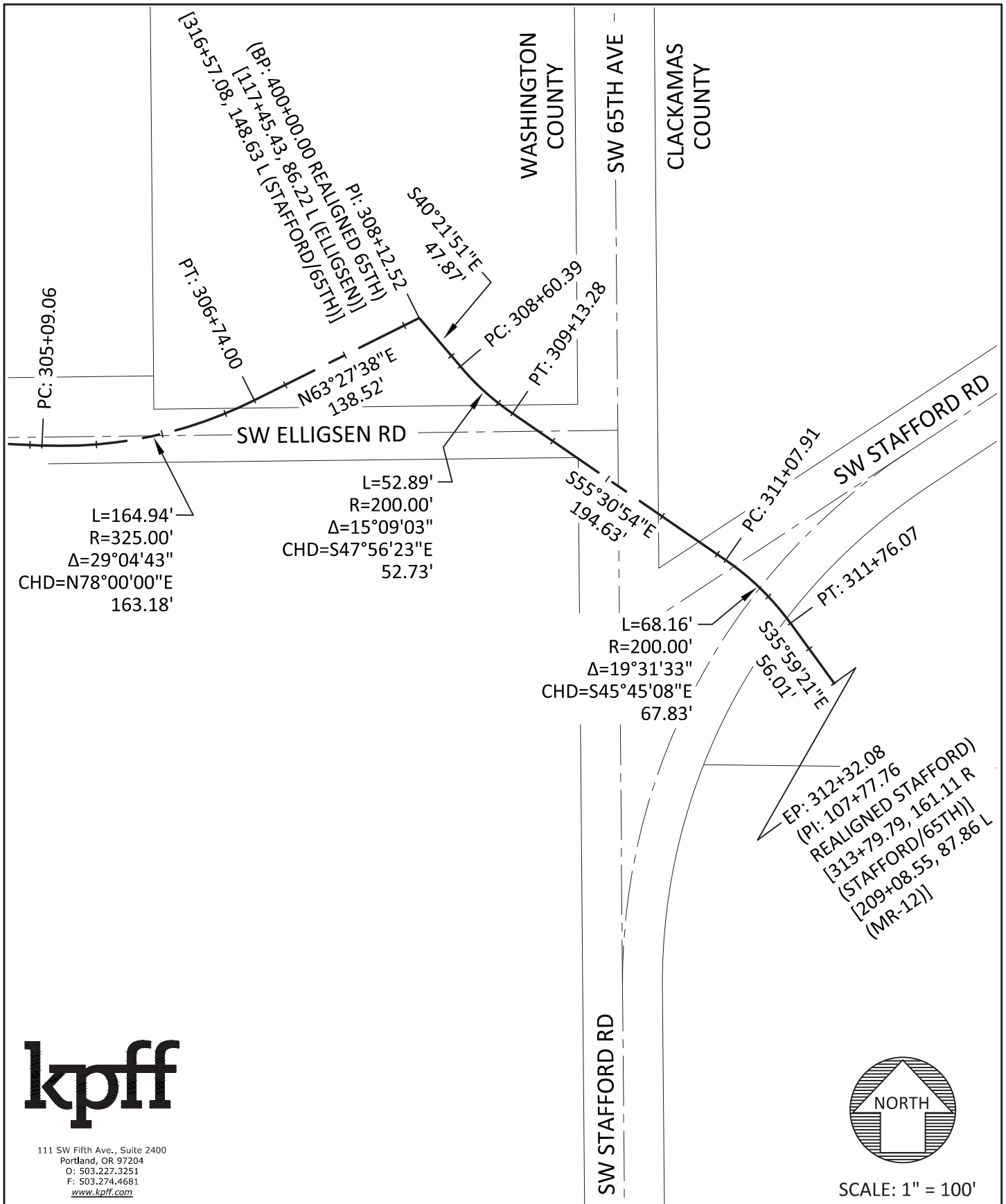


111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com



SCALE: 1" = 100'

EXHIBIT "A-2" SW ELLIGSEN ROAD REALIGNED CENTERLINE	DATE:	6/3/2026
	WASH. CO. PROJECT	#100744
SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON & SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON	CLACK. CO. PROJECT #CI-300324301	
	SHEET:	8 OF 19

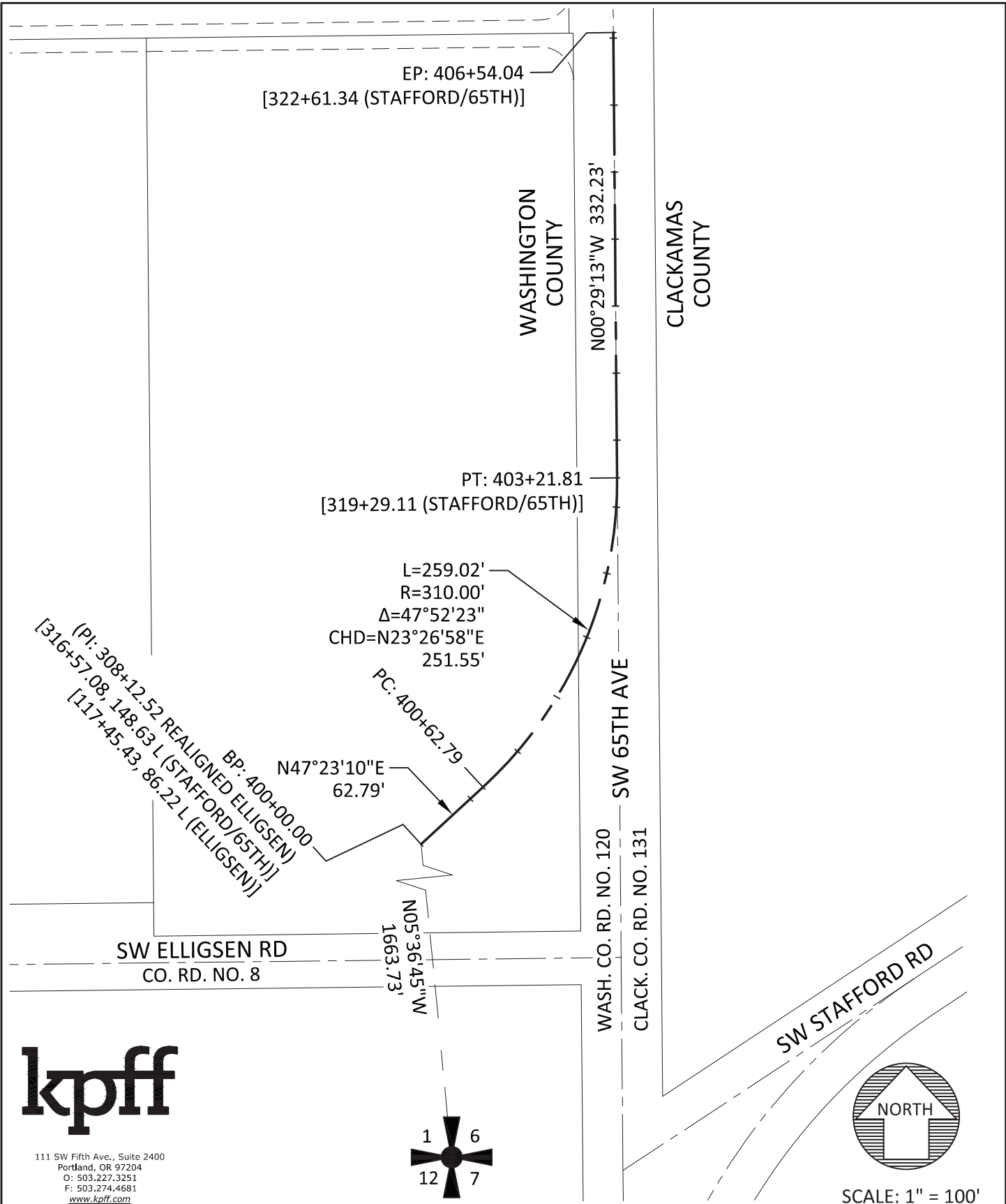


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 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
 www.kpff.com



SCALE: 1" = 100'

EXHIBIT "A-2" SW ELLIGSEN ROAD REALIGNED CENTERLINE	DATE:	6/3/2026
	WASH. CO. PROJECT	#100744
SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON & SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON	CLACK. CO. PROJECT	#CI-300324301
	SHEET:	9 OF 19

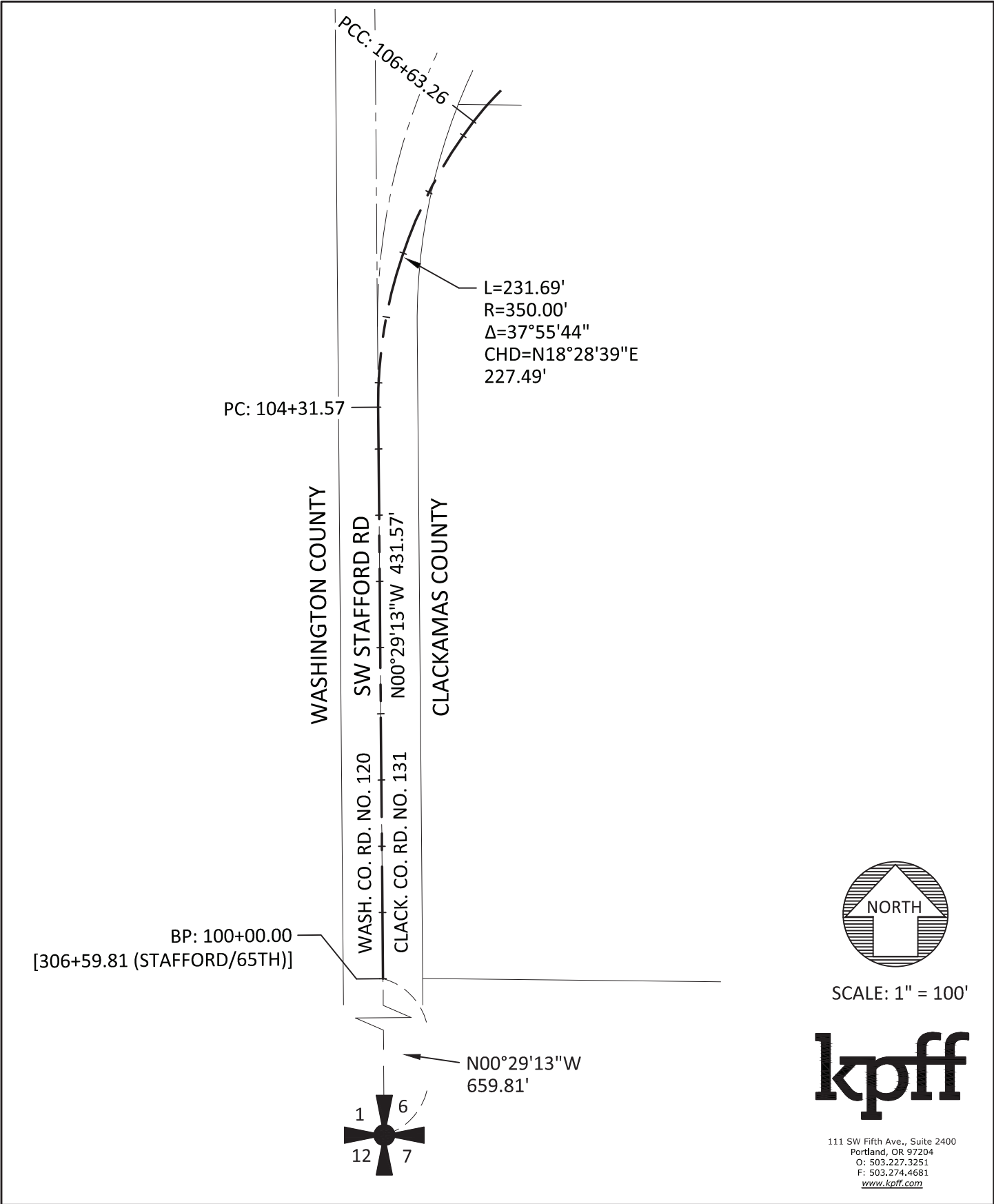


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 F: 503.274.4681
www.kpff.com



SCALE: 1" = 100'

EXHIBIT "A-2" SW 65TH AVENUE REALIGNED CENTERLINE SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON	DATE: 6/3/2026
	WASH. CO. PROJECT #100744
CLACK. CO. PROJECT #CI-300324301	SHEET: 10 OF 19

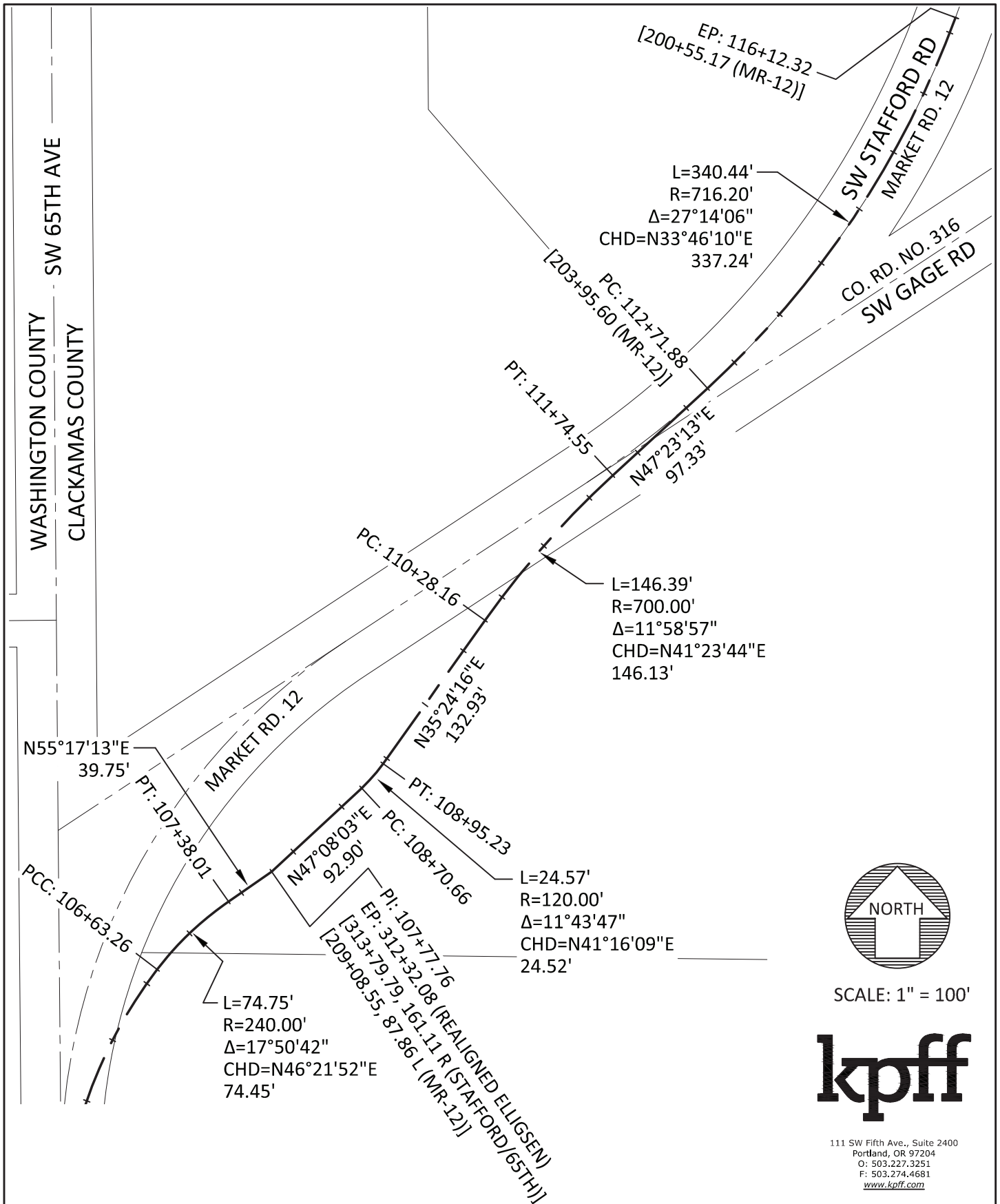


SCALE: 1" = 100'



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 F: 503.274.4681
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EXHIBIT "A-2" SW STAFFORD ROAD REALIGNED CENTERLINE SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON	DATE: 6/3/2026
	WASH. CO. PROJECT #100744
	CLACK. CO. PROJECT #CI-300324301
	SHEET: 11 OF 19

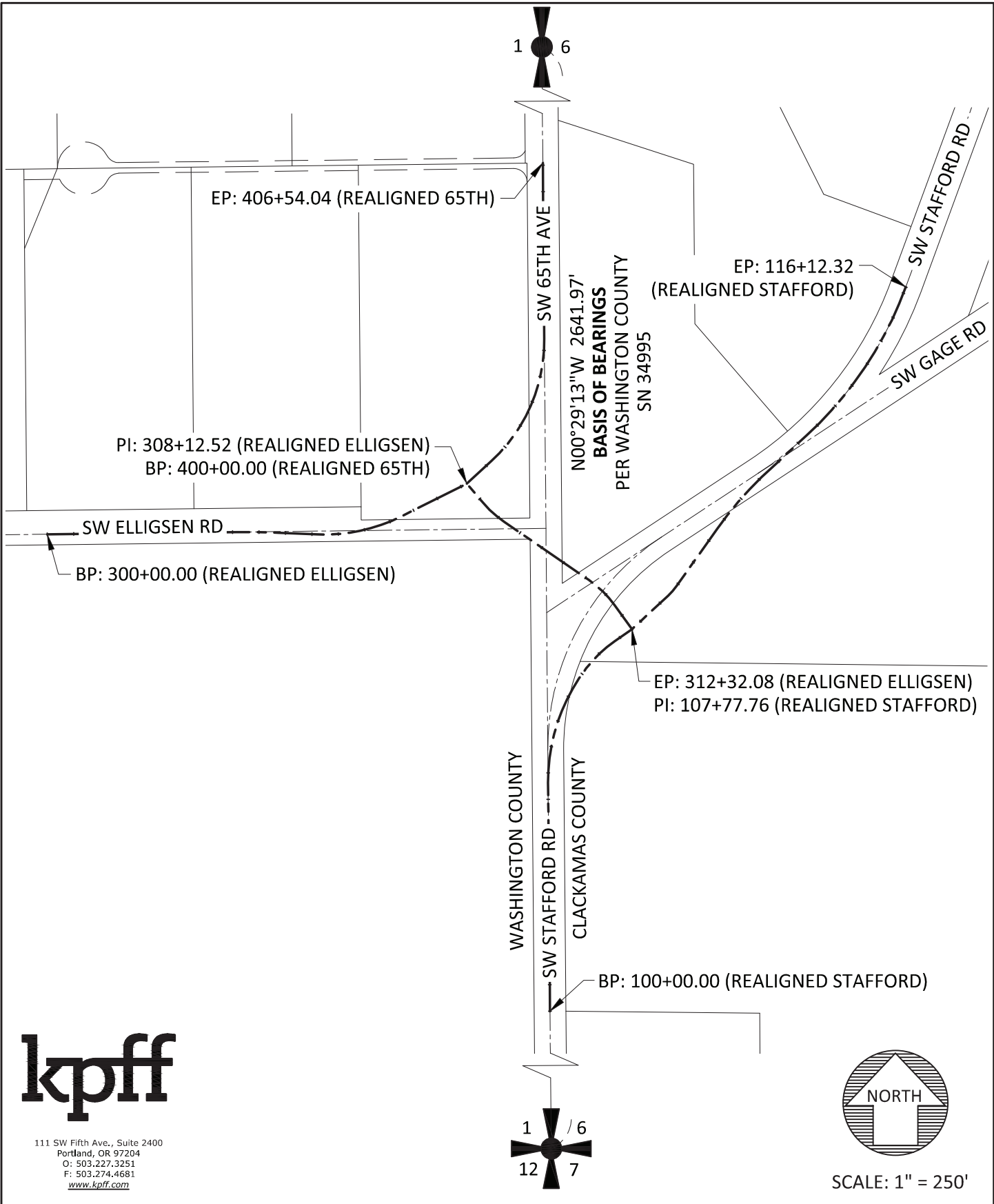
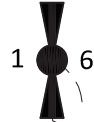


SCALE: 1" = 100'



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 F: 503.274.4681
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EXHIBIT "A-2" SW STAFFORD ROAD REALIGNED CENTERLINE SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON	DATE:	6/3/2026
	WASH. CO. PROJECT	#100744
	CLACK. CO. PROJECT #CI-300324301	
	SHEET:	12 OF 19



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SCALE: 1" = 250'

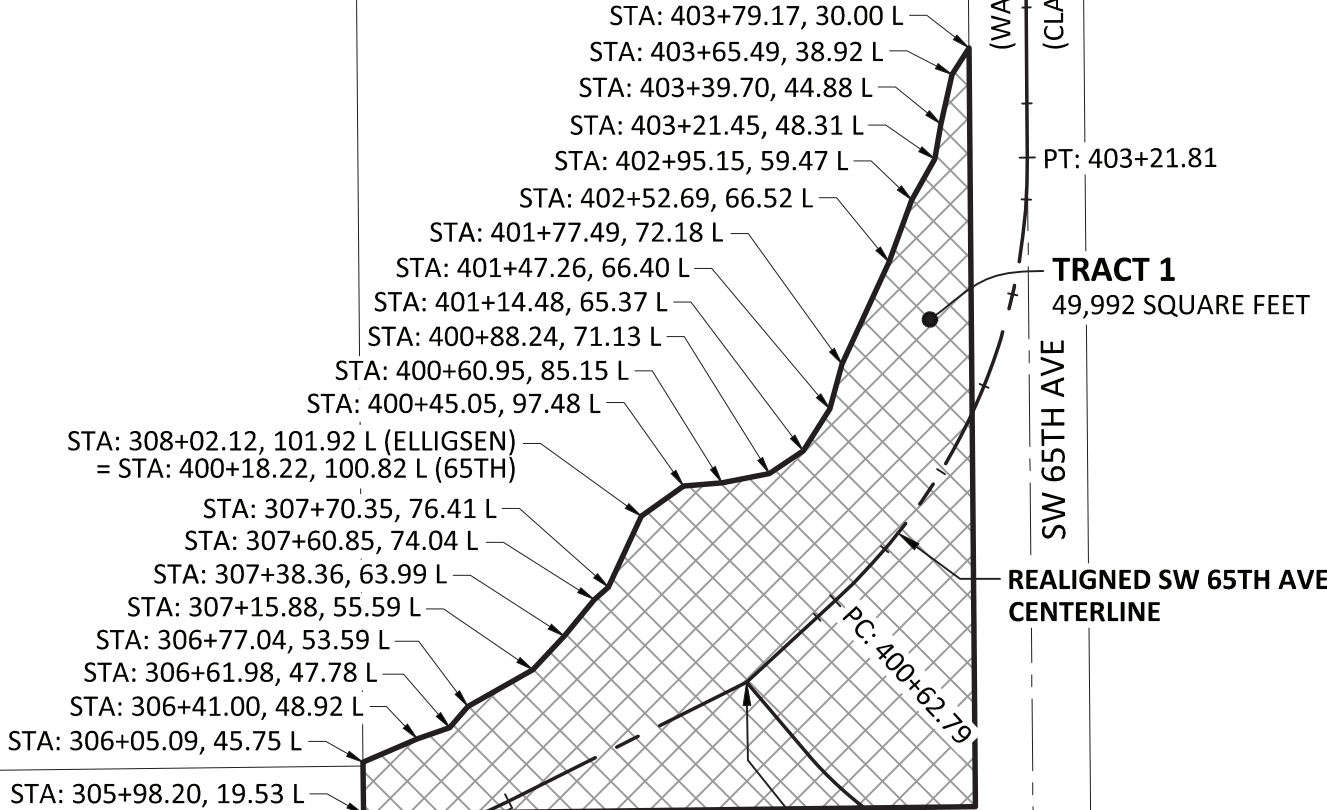
EXHIBIT "A-2" REALIGNED CENTERLINES SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON	DATE: 6/3/2026
	WASH. CO. PROJECT #100744
	CLACK. CO. PROJECT #CI-300324301
	SHEET: 13 OF 19

3S1010000813
 DOC. NO. 90-27995
 JOHN A. WAICUKAUSKI
 AND SHOU MING
 WAICUKAUSKI

WASHINGTON
 COUNTY

(WASH. CO. RD. NO. 120)
 (CLACK. CO. RD. NO. 131)

CLACKAMAS
 COUNTY



REALIGNED SW 65TH AVE
 CENTERLINE

SW ELLIGSEN RD
 (WASH. CO. RD. NO. 8)

PI: 308+12.52 (ELLIGSEN)
 BP: 400+00.00 (65TH)

REALIGNED
 SW ELLIGSEN RD CENTERLINE

REALIGNED
 SW ELLIGSEN RD CENTERLINE

SW STAFFORD RD



SCALE: 1" = 100'



111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.4681
www.kpff.com

EXHIBIT "A-2"
 TRACT 1

DATE:	6/3/2026
WASH. CO. PROJECT	#100744
CLACK. CO. PROJECT #CI-300324301	
SHEET:	14 OF 19

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
 & SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON

REALIGNED SW 65TH AVE CENTERLINE

PI: 308+12.52 (REALIGNED ELLIGSEN)
BP: 400+00.00 (REALIGNED 65TH)

REALIGNED SW ELLIGSEN RD CENTERLINE

PT: 306+74.00

PC: 308+60.39
PT: 309+13.28

PC: 303+58.00

PT: 304+36.49

PC: 305+09.06

STA: 302+13.26,
20.00 R

SW ELLIGSEN RD
(WASH. CO. RD. NO. 8)

SW 65TH AVE

SW STAFFORD RD (WASH. CO. RD. NO. 120)

STA: 302+12.71,
24.32 R
STA: 303+98.53, 47.44 R
STA: 303+98.50, 47.81 R
STA: 304+03.44, 103.12 R
STA: 304+31.51, 101.58 R

STA: 309+34.31,
147.12 R

STA: 306+42.60, 173.30 R

STA: 306+07.07, 156.52 R

STA: 310+79.53, 152.03 R

STA: 304+27.50, 236.87 R

TRACT 2
88,248 SQUARE FEET

STA: 304+93.14, 298.96 R

3S1010001100
DOC. NO. 2021-077321
CTH INVESTMENTS, LLC



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com



SCALE: 1" = 100'

EXHIBIT "A-2"
TRACT 2

DATE: 6/3/2026

WASH. CO. PROJECT #100744

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
& SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON

CLACK. CO. PROJECT #CI-300324301

SHEET: 15 OF 19

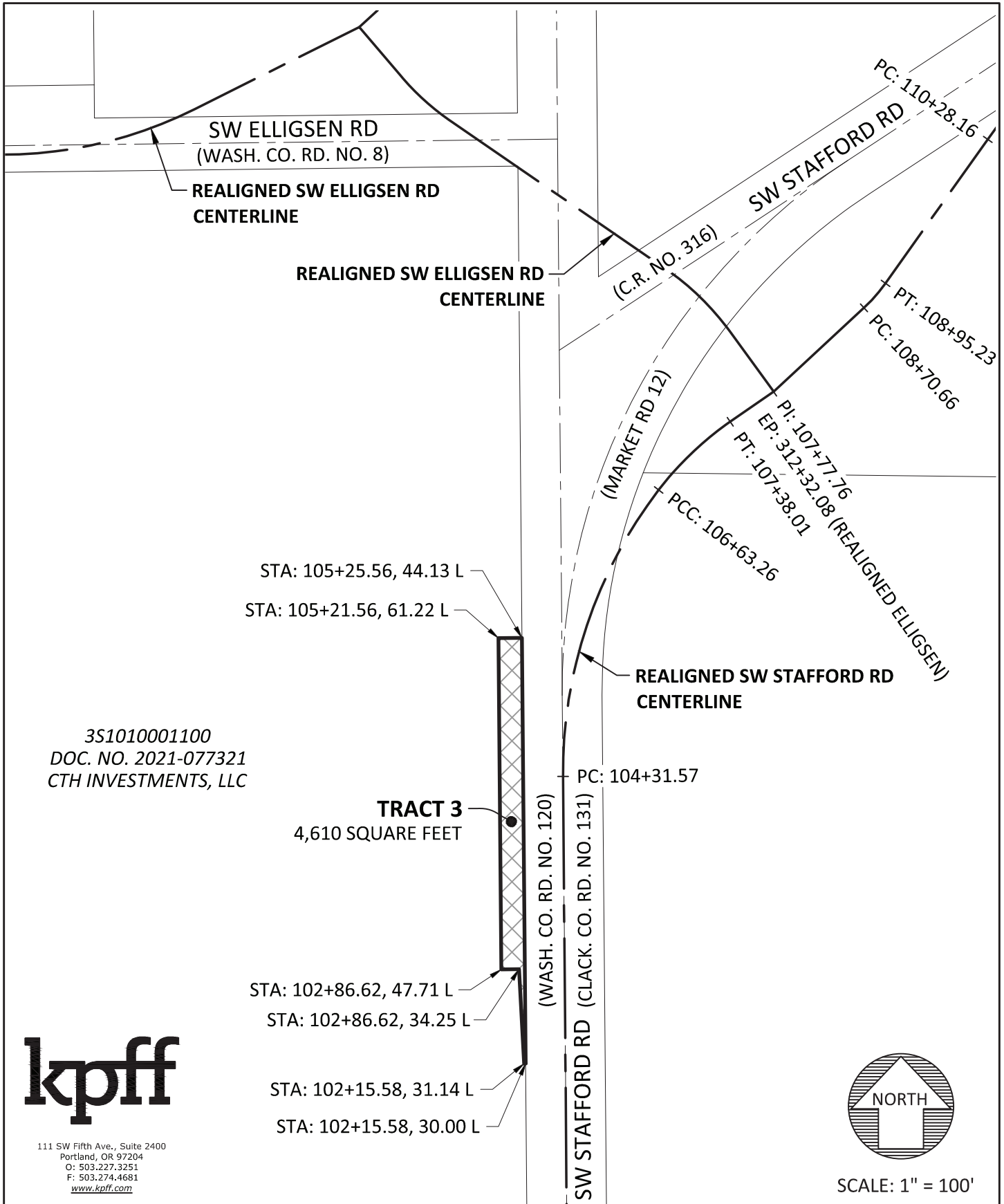


EXHIBIT "A-2"
TRACT 3

DATE:	6/3/2026
WASH. CO. PROJECT	#100744
CLACK. CO. PROJECT	#CI-300324301
SHEET:	16 OF 19

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
& SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON

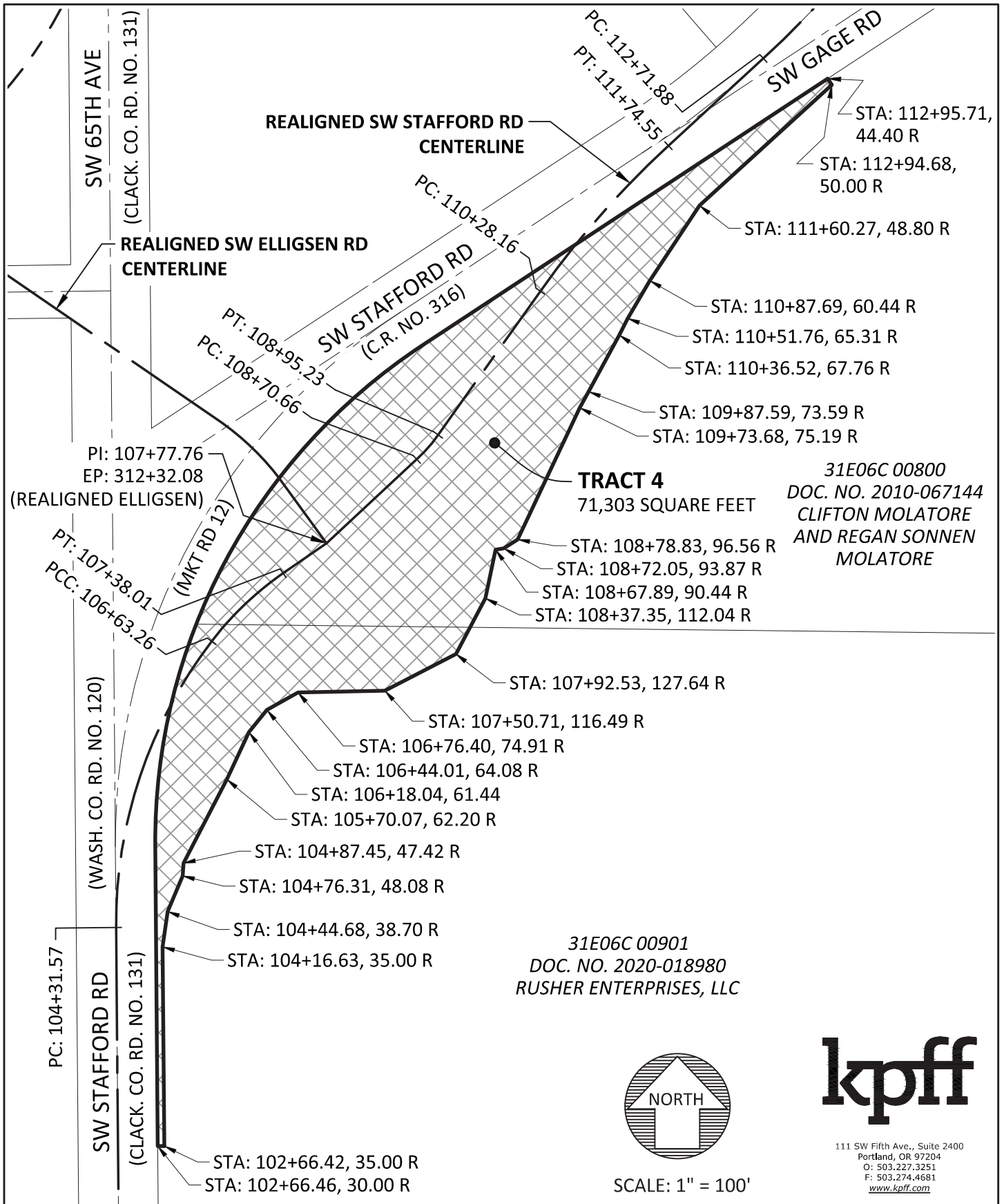


EXHIBIT "A-2"
TRACT 4

DATE:	6/3/2026
WASH. CO. PROJECT	#100744
CLACK. CO. PROJECT #CI-300324301	
SHEET:	17 OF 19

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
& SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON

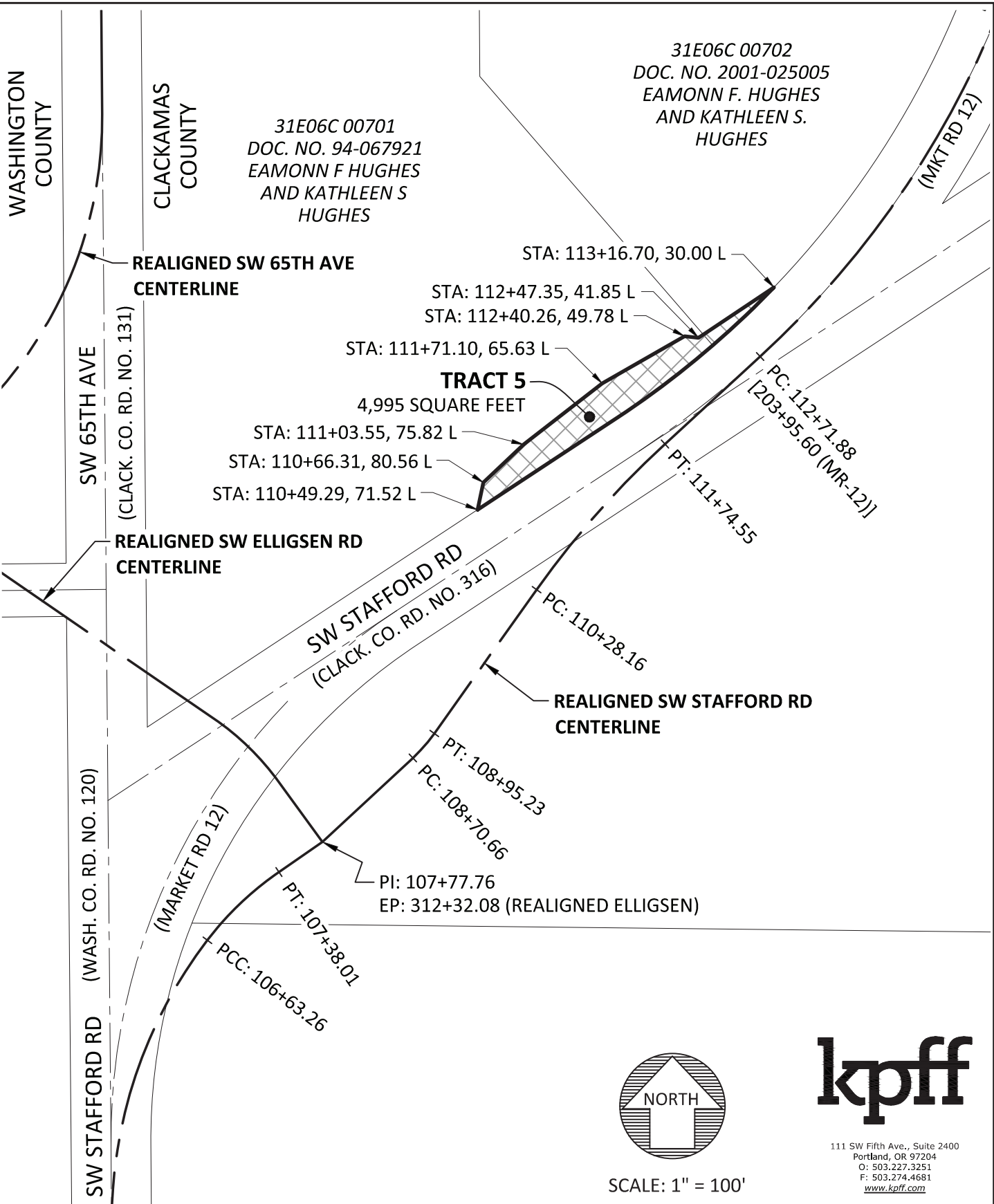


EXHIBIT "A-2"
TRACT 5

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
& SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON

DATE:	6/3/2026
WASH. CO. PROJECT	#100744
CLACK. CO. PROJECT	#CI-300324301
SHEET:	18 OF 19

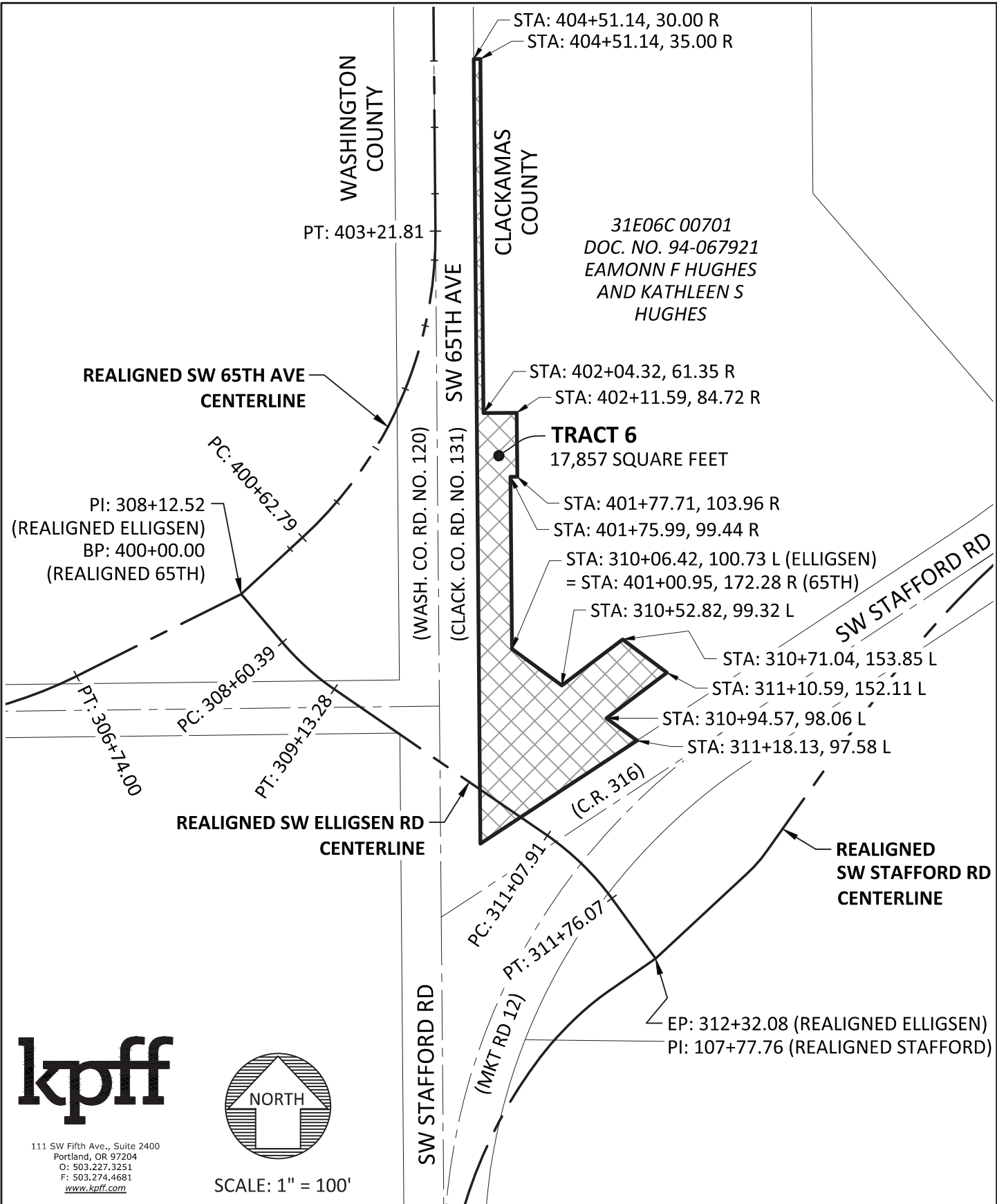


EXHIBIT "A-2"
TRACT 6

DATE:	6/3/2026
WASH. CO. PROJECT	#100744
CLACK. CO. PROJECT	#CI-300324301
SHEET:	19 OF 19

SE 1/4 OF SECTION 1, T3S, R1W, W.M., WASHINGTON COUNTY, OREGON
& SW 1/4 OF SECTION 6, T3S, R1E, W.M., CLACKAMAS COUNTY, OREGON