

RESOLUTION 17- 27
EXERCISING THE POWER OF EMINENT DOMAIN
Right of Way Services

WHEREAS the City of Astoria may exercise the power of eminent domain pursuant to City Charter Section 2.1, ORS 221.924, ORS 223.005, ORS Chapter 35 and the Law of the State of Oregon generally, when the exercise of such power is deemed necessary by the City of Astoria's governing body to accomplish public purposes for which the City of Astoria has responsibility;

WHEREAS the City of Astoria has the responsibility of providing safe transportation routes for commerce, convenience and to adequately serve the traveling public;

WHEREAS the project known as the Waterfront Bridges Replacement Project has been planned in accordance with appropriate engineering standards for the construction, maintenance or improvement of said transportation infrastructure such that property damage is minimized, transportation promoted, travel safeguarded; and

WHEREAS to accomplish the project set forth above it is necessary to acquire the interests in the property described in "Exhibit A," attached to this resolution and, by this reference incorporated herein; now, therefore

BE IT HEREBY RESOLVED by the Astoria City Council

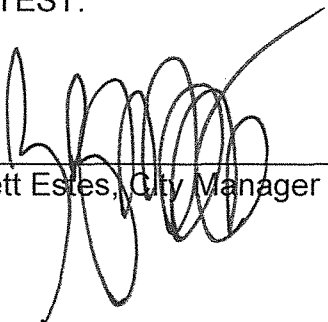
1. The foregoing statements of authority and need are, in fact, the case. The project or projects for which the property is required and is being acquired are necessary in the public interest, and the same have been planned, designed, located, and will be constructed in a manner which will be most compatible with the greatest public good and the least private injury;
2. The power of eminent domain is hereby exercised with respect to each of the interests in property described in Exhibit A. Each is acquired subject to payment of just compensation and subject to procedural requirements of Oregon law;
3. The City of Astoria's staff and the Oregon Department of Transportation are authorized and requested to attempt to agree with the owner and other persons in interest as to the compensation to be paid for each acquisition, and, in the event that no satisfactory agreement can be reached, to commence and prosecute such condemnation proceedings as may be necessary to finally determine just compensation or any other issue appropriate to be determined by a court in connection with the acquisition. This authorization is not intended to expand the jurisdiction of any court to decide matters determined above or determinable by the Astoria City Council.

4. The City of Astoria expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.


ADOPTED BY THE COMMON COUNCIL ON THIS 23 DAY OF August, 2017.

APPROVED BY THE MAYOR THIS 23 DAY OF August, 2017.

ATTEST:



Brett Estes, City Manager



Arline LaMear, Mayor

ROLL CALL ON ADOPTION:

YEA

NAY

ABSENT

Councilor Brownson
 Jones
 Nemlowill
 Price
Mayor LaMear

X
X
X
X
X

Parcel 1 – FEE

A parcel of land lying in the Lot 4, Block 5, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in Parcel No. 7 of that Warranty Deed to Wilson Oil, INC, a Washington corporation doing business as Wilcox & Flegel Oil Co. dated October 01, 2002 as Instrument Number 200211019 of the Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Northerly of a line at right angles to the 6TH Street center line at Station "6TH" 8+66.00, and included in a strip of land 28.00 feet in width, lying on the Westerly side of the 6TH Street "6TH" center line, which center line is described as follows:

Beginning at center line Station "6TH" 6+00.00, said Station being North 56°26'58" West 857.94 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 483.34 feet to center line Station "6TH" 10+83.34, said Station being South 89°17'02" West 725.67 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

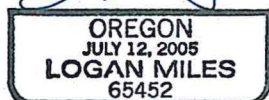
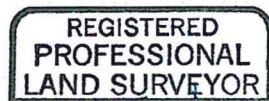
This parcel of land contains 23 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in the Lot 4, Block 5, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in Parcel No. 7 of that Warranty Deed to Wilson Oil, INC, a Washington corporation doing business as Wilcox & Flegel Oil Co. dated October 01, 2002 as Instrument Number 200211019 of the Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Northerly of a line at right angles to the 6TH Street center line at Station "6TH" 9+15.00, and included in a strip of land 36.00 feet in width, lying on the Westerly side of the 6TH Street "6TH" center line, which center line is described in Parcel 1:

EXCEPT therefrom Parcel 1

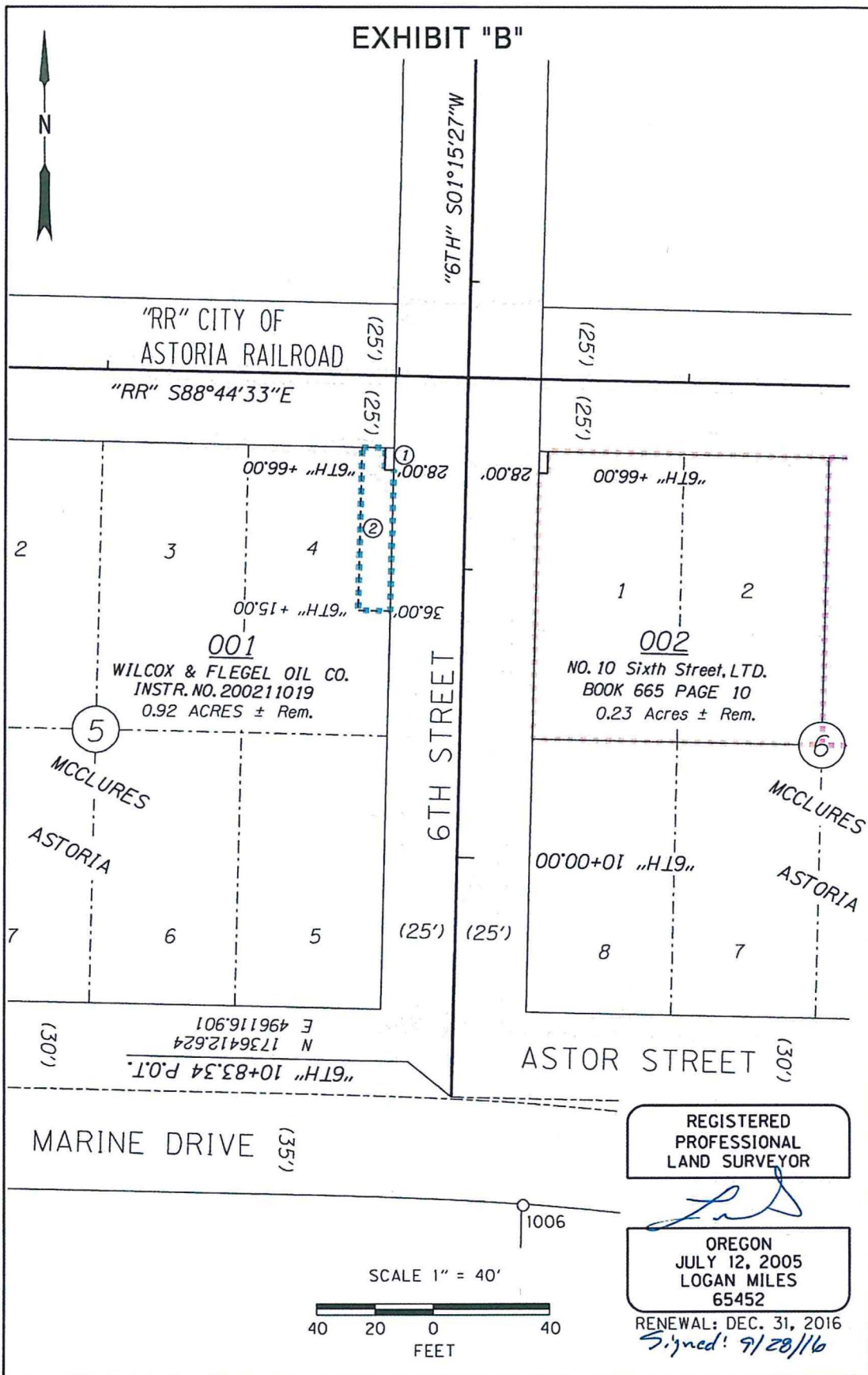
This parcel of land contains 600 square feet, more or less, outside the existing right of way.



RENEWAL: DEC. 31, 2016

Signed: 9/28/16

EXHIBIT "B"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
LOGAN MILES
65452
RENEWAL: DEC. 31, 2016
Signed: 9/28/16

| CLATSOP COUNTY | | | |
|----------------|---------------------------------------|---------|---------|
| Road | 6th Street | | |
| DRG. NO. | 18430-001 | KEY NO. | 18430 |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | |
| CITY | ASTORIA | COUNTY | CLATSOP |
| SCALE : 1"=40' | DATE : September 28, 2016 | | |

| LEGEND | |
|---------------------------|----------|
| ① FEE | 23 ft²± |
| ② Temp. Ease. - Work Area | 600 ft²± |

CONSULTING ENGINEERS
3000 FAIRVIEW INDUSTRIAL DRIVE SE, SUITE 100, SALEM, OREGON 97302, 503-589-4100
851 1/2 AVENUE, FAIRVIEW, OREGON 97104-4024, 503-774-5500
5000 SW BEAVERHEAD ROAD, SUITE 400, LAKE OSWEGO, OREGON 97035, 503-620-6803
1111 MAIN STREET, SUITE 401, VANCOUVER, WASHINGTON 98002, 360-314-2391

Parcel 1 – FEE

A parcel of land lying in the Lot 1, Block 6, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed – Statutory Form to No. 10 Sixth Street, LTD in Book 665 Page 10 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 1 lying Northerly of a line at right angles to the 6TH Street center line at Station "6TH" 8+66.00, and included in a strip of land 28.00 feet in width, lying on the Easterly side of the 6TH Street "6TH" center line, which center line is described as follows:

Beginning at center line Station "6TH" 6+00.00, said Station being North 56°26'58" West 857.94 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 483.34 feet to center line Station "6TH" 10+83.34, said Station being South 89°17'02" West 725.67 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

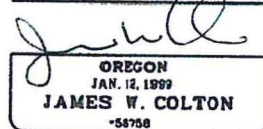
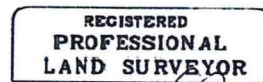
This parcel of land contains 23 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in the Lot 1, Block 6, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed – Statutory Form to No. 10 Sixth Street, LTD in Book 665 Page 10 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 1 lying Northerly of a line at right angles to the 6TH Street center line at Station "6TH" 9+15.00, and included in a strip of land 36.00 feet in width, lying on the Easterly side of the 6TH Street "6TH" center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1

This parcel of land contains 600 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2017
SIGNED: 08/22/2017

EXHIBIT "B"

CLATSOP COUNTY

| | | | |
|----------|---------------------------------------|---------|---------|
| Road | 6th Street | | |
| DRG. NO. | 18430.002 | KEY NO. | 18430 |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | |
| CITY | ASTORIA | COUNTY | CLATSOP |

SCALE : 1"=40' DATE : Rev. August 23, 2017

LEGEND

① FEE 23 ft²

② Temp. Ease. - Work Area 600 ft²

Oregon Office: 300 COUNTY CLUB ROAD, SUITE 100B, EUGENE, OREGON 97401-9089, 541-683-3888
 3880 FAIRMONT INDUSTRIAL DRIVE, SE, SUITE 200, SALEM, OREGON 97302, 503-589-8311
 831 CHURCH PARKWAY, WILSONVILLE, OREGON 97150-4025, 541-774-5300
 5500 SW NEARNS ROAD, SUITE 400, LAKE OSWEGO, OREGON 97035, 503-420-4111
 1111 NORTH STREET, SUITE 401, VANCOUVER, WASHINGTON 98002, 206-214-8700

| | | | |
|----------------|---------------------------------------|---------|----------------------|
| CLATSOP COUNTY | | | |
| Road | 6th Street | | |
| DRG. NO. | 18430_002 | KEY NO. | 18430 |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | |
| CITY | ASTORIA | COUNTY | CLATSOP |
| SCALE : | 1"=40' | DATE : | Rev. August 23, 2017 |

| | |
|---------------------------|-----------------------|
| ① FEE | 23 ft ² ± |
| ② Temp. Ease. - Work Area | 600 ft ² ± |



Corporate Office: 320 CENTURY CLUB ROAD, SUITE 1000 EUGENE, OREGON 97401-6209, 541-683-6576
3990 FAIRVIEW INDUSTRIAL DRIVE SE, SUITE 200 SALEM, OREGON 97302, 503-589-4130
831 DYME PARKWAY MEDFORD, OREGON 97504-4025, 541-774-5590
5000 SW MEADOWS ROAD, SUITE 420 LAKE OSWEGO, OREGON 97035, 503-626-6103
11111 MAIN STREET, SUITE 401 VANCOUVER, WASHINGTON 98660, 360-346-3761

Parcel 1 – FEE

A parcel of land lying in the Lot 4, Block 6, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed to JB Holdings, LLC, an Oregon Limited Liability Company dated March 22, 2017 as Instrument Number 201702224 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 4 lying Northerly of a line at right angles to the 7TH Street center line at Station "7TH" 8+98.00, and included in a strip of land 28.00 feet in width, lying on the Westerly side of the 7TH Street "7TH" center line, which center line is described as follows:

Beginning at center line Station "7TH" 7+00.00, said Station being North 49°14'49" West 615.85 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 416.69 feet to center line Station "7TH" 11+16.69, said Station being South 88°14'50" West 475.90 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 19 square feet, more or less, outside the existing right of way.

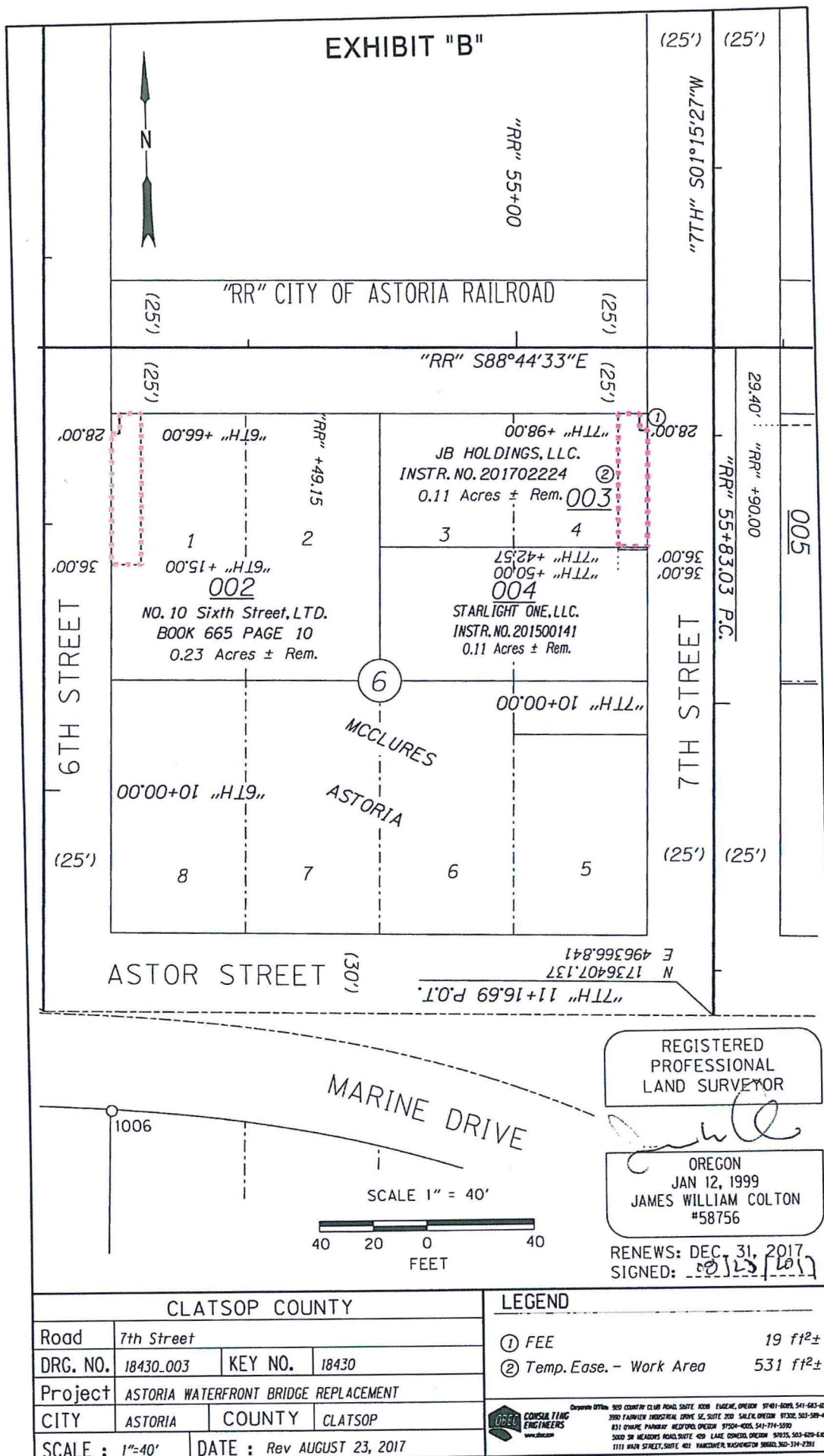
Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in the Lot 4, Block 6, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed to JB Holdings, LLC, an Oregon Limited Liability Company dated March 22, 2017 as Instrument Number 201702224 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 4 lying Northerly of a line at right angles to the 7TH Street center line at Station "7TH" 9+50.00, and included in a strip of land 36.00 feet in width, lying on the Westerly side of the 7TH Street "7TH" center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1

This parcel of land contains 531 square feet, more or less, outside the existing right of way.





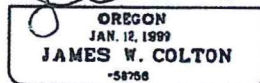
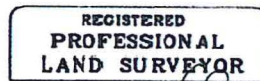
Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in Lots 3 and 4, Block 6, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed – Statutory Form to Starlight One, L.L.C., a Washington Limited Liability Company, dated January 08, 2015 as Instrument Number 201500141 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 4 lying Northerly of a line at right angles to the 7TH Street center line at Station "7TH" 9+42.00, and included in a strip of land 36.00 feet in width, lying on the Westerly side of the 7TH Street "7TH" center line, which center line is described as follows:

Beginning at center line Station "7TH" 7+00.00, said Station being North 49°14'49" West 615.85 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 416.69 feet to center line Station "7TH" 11+16.69, said Station being South 88°14'50" West 475.90 feet from said Southeast Corner of Block 8.

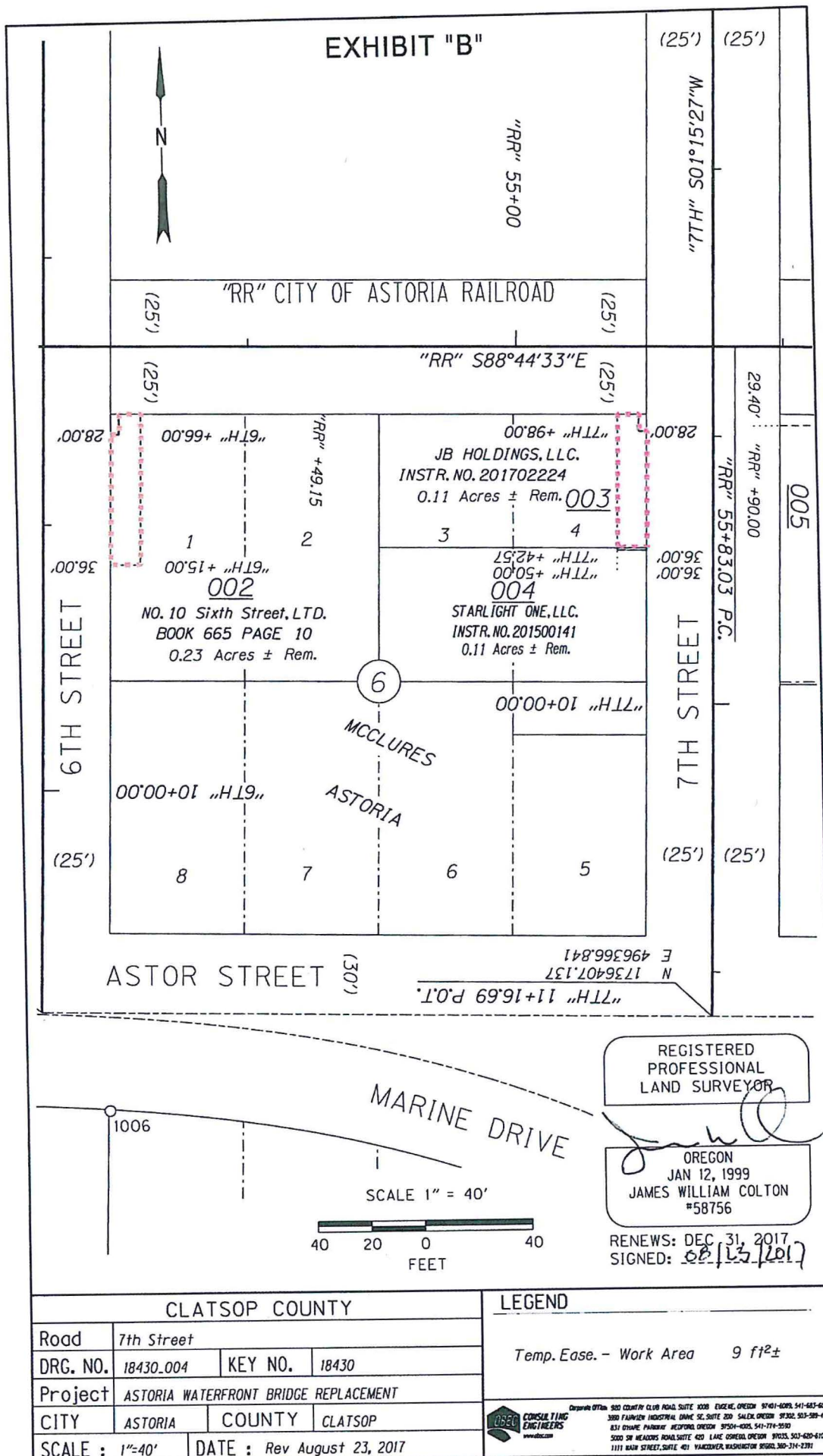
Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 9 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2017

SIGNED: James W. Colton



Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in the Lots 1 and 2, Block 7, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed – Statutory Form to Starlight One, L.L.C., a Washington Limited Liability Company dated November 30, 2012 as Instrument Number 201209728 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of the said Lots 1 and 2 included in a strip of land variable in width, lying on the Southerly side of the Railroad "RR" center line, which center line is described as follows:

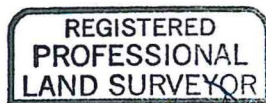
Beginning at center line Station "RR" 50+00.00, said Station being North 76°38'51" West 1,073.86 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 88°44'33" East 583.03 feet; thence on a 1,432.68 foot radius curve right (the long chord of which bears South 80°07'50" East 429.05 feet) 430.67 feet; thence South 71°31'08" East 786.30 feet to center line Station "RR" 68+00.00, said Station being South 82°55'59" East 711.92 feet from said Southeast Corner of Block 8.

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Southerly Side of Center Line |
|---------------|----|---------------|--|
| "RR" 55+90.00 | | "RR" 56+49.15 | 29.40 in a straight line to 27.98 |
| "RR" 56+49.15 | | "RR" 56+49.19 | 27.98 in a straight line to 28.82 |
| "RR" 56+49.19 | | "RR" 56+56.27 | 28.82 in a straight line to 28.48 |

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 208 square feet, more or less, outside the existing right of way of 7TH Street.



RENEWAL: DEC. 31, 2016

Signed: 9/28/16

EXHIBIT "B"

STREET "RR" 58+00.00 P.I.
 N 1736652.134
 E 496597.493

"RR" CITY OF ASTORIA RAILROAD (25')

005
 STARLIGHT ONE, L.L.C.
 INSTR. NO. 201209728
 0.13 Acres ± Rem.

006
 RIVER BARREL BREWING, INC.
 INSTR. NO. 201603687
 0.27 Acres ± Rem.

007
 MCCLURES
 ASTORIA


STREET "RR" 55+83.03 P.C. (25')

8TH STREET "8TH" 501°15'27"W (25')

ASTOR STREET (30')

SCALE 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR
 LOGAN MILES
 65452
 OREGON
 JULY 12, 2005
 RENEWAL: DEC. 31, 2016
 Signed: 9/20/16

| | | | | | |
|----------------|---------------------------------------|--|---------|--------|--|
| CLATSOP COUNTY | | | | LEGEND | |
| Road | 7th Street | | | | |
| DRG. NO. | 18430_005 | KEY NO. | 18430 | | |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | | | |
| CITY | ASTORIA | COUNTY | CLATSOP | | |
| SCALE : 1"=40' | | DATE : September 28, 2016 | | | |
| | |  Oregon Dept. of Transportation 3080 FAIRVIEW INDUSTRIAL DRIVE, SE, SUITE 200, SALEM, OREGON 97302-589-400 4111 BRIDGE PARKWAY, HILLSBORO, OREGON 97123-4014-5000 5000 N. HAWTHORNE ROAD, SUITE 400, LAKE OSWEGO, OREGON 97035-620-4100 3111 MAIN STREET, SUITE 401, VANCOUVER, WASHINGTON 98660-300-330-1200 | | | |

Parcel 1 – FEE

A parcel of land lying in the Lot 4, Block 7, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed – Statutory Form to River Barrel Brewing, Inc. dated May 24, 2016 as Instrument Number 201603687 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of the said Lot 4 lying Northerly of a line at right angles to the 8TH Street center line at Station "8TH" 9+50.00, and included in a strip of land 29.00 feet in width, lying on the Westerly side of the 8TH Street "8TH" center line, which center line is described as follows:

Beginning at center line Station "8TH" 8+00.00, said Station being North 33°27'06" West 395.36 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 350.00 feet to center line Station "8TH" 11+50.00, said Station being South 84°55'15" West 226.50 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 34 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in the Lots 3 and 4, Block 7, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed – Statutory Form to River Barrel Brewing, Inc. dated May 24, 2016 as Instrument Number 201603687 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of the said Lots 3 and 4 included in a strip of land variable in width, lying on the Westerly side of the 8TH Street "8TH" center line, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Westerly Side of Center Line |
|---------------|----|----------------|---------------------------------------|
| "8TH" 9+25.00 | | "8TH" 9+70.00 | 120.00 |
| "8TH" 9+70.00 | | "8TH" 9+95.00 | 120.00 in a straight line to 70.00 |
| "8TH" 9+95.00 | | "8TH" 10+20.00 | 70.00 |

EXCEPT therefrom Parcel 1

ALSO EXCEPT therefrom the South 10.00 feet of said Lot 4.

This parcel of land contains 5,894 square feet, more or less, outside the existing right of way.



RENEWAL: DEC. 31, 2016

Signed: 9/28/16

EXHIBIT "B"

"RR" 58+00.00 P.I.
N 1736652.134
E 496597.493

"RR" CITY OF ASTORIA RAILROAD (25')

005

"RR" +56.27
"RR" +49.19
"RR" +49.15

ARLIGHT ONE, LLC
STR. NO. 201209728
0.13 Acres ± Rem.

1 2 3 4 5 6 7 8

00'00+01 "H11"

00'01+ "H18" 70.00
00'05+ "H18" 70.00
00'06+ "H18" 70.00
00'07+ "H18" 70.00
00'08+ "H18" 70.00
00'09+ "H18" 70.00
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|----------------|---------------------------------------|---------------------------|---------|
| CLATSOP COUNTY | | | |
| Road | 8th Street | | |
| DRG. NO. | 18430-006 | KEY NO. | 18430 |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | |
| CITY | ASTORIA | COUNTY | CLATSOP |
| SCALE : 1"=40' | | DATE : September 28, 2016 | |

| | |
|---------------------------|-------------------------|
| ① FEE | 34 ft ² ± |
| ② Temp. Ease. - Work Area | 5,894 ft ² ± |



OBEC CONSULTING ENGINEERS
www.obec.com

Corporate Office 520 COUNTRY CLUB ROAD, SUITE 1000 EUGENE, OREGON 97401-6088, 541-583-6290
3990 FAIRVIEW INDUSTRIAL DRIVE SE, SUITE 200 SALEM, OREGON 97302, 503-585-4100
831 OHME PARKWAY MIDFORD, OREGON 97504-4005, 541-774-5590
5000 SW MEADOWS ROAD, SUITE 420 LAKE OSWEGO, OREGON 97035, 503-620-4101
1111 BANK STREET, SUITE 401 VANCOUVER, WASHINGTON 98660, 360-314-2391

Parcel 1 – FEE

A parcel of land lying in the Lot 1, Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed to Astoria Holdings, Inc. a Washington Corporation dated December 21, 1999 as Book 1033 Page 948 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 1 lying Northerly of a line at right angles to the 8TH Street center line at Station "8TH" 9+58.00, and included in a strip of land 28.00 feet in width, lying on the Easterly side of the 8TH Street "8TH" center line, which center line is described as follows:

Beginning at center line Station "8TH" 8+00.00, said Station being North 33°27'06" West 395.36 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 350.00 feet to center line Station "8TH" 11+50.00, said Station being South 84°55'15" West 226.50 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 22 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

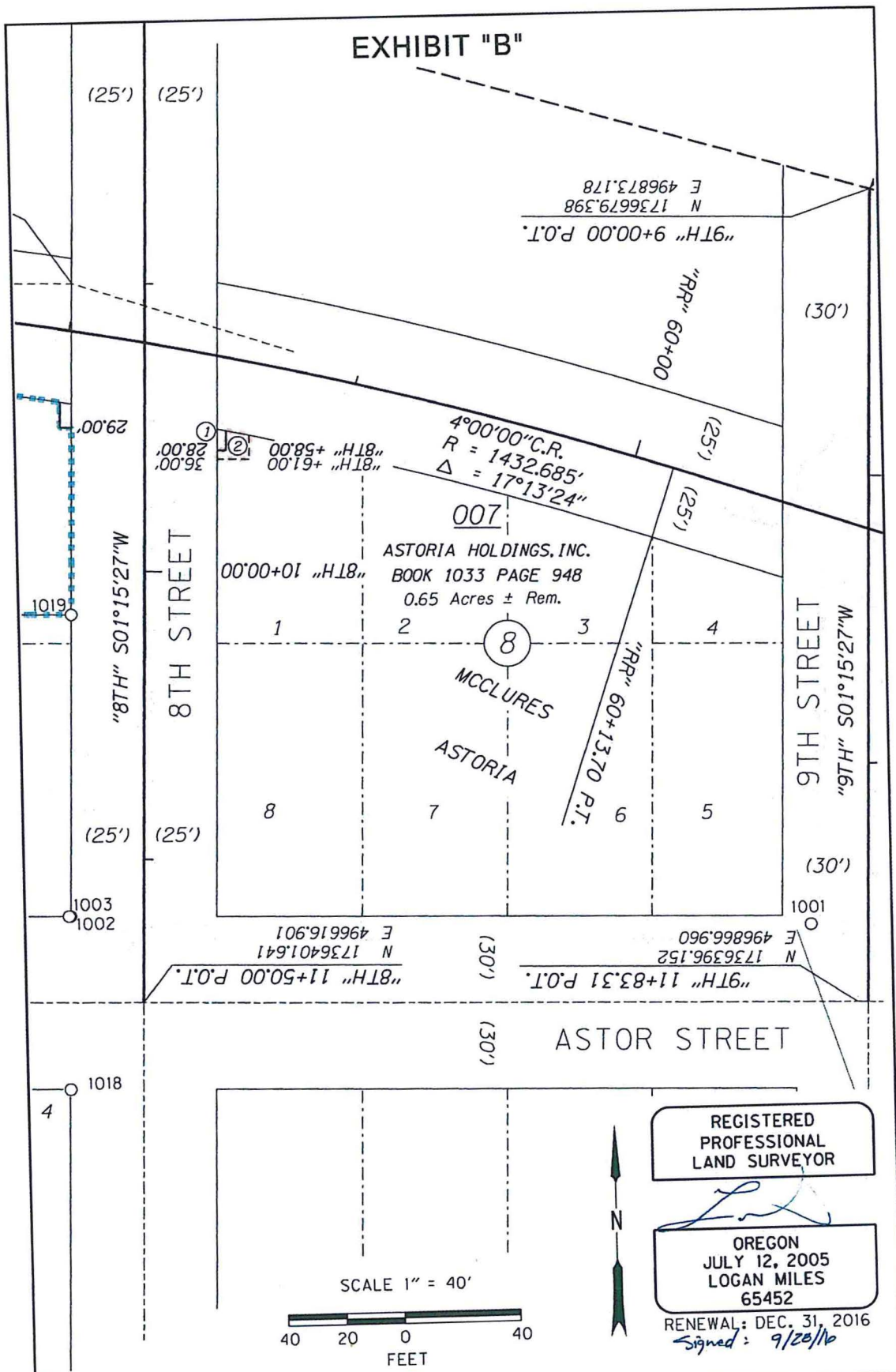
A parcel of land lying in the Lot 1, Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed to Astoria Holdings, Inc. a Washington Corporation dated December 21, 1999 as Book 1033 Page 948 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said Lot 1 lying Northerly of a line at right angles to the 8TH Street center line at Station "8TH" 9+61.00, and included in a strip of land 36.00 feet in width, lying on the Easterly side of the 8TH Street "8TH" center line, which center line is described in Parcel 1.

EXCEPT therefrom Parcel 1

This parcel of land contains 82 square feet, more or less, outside the existing right of way.



EXHIBIT "B"



| CLATSOP COUNTY | | | | LEGEND | |
|----------------|---------------------------------------|---------|---------|---------------------------|----------------------|
| Road | 8th Street | | | ① FEE | 22 ft ² ± |
| DRG. NO. | 18430.007 | KEY NO. | 18430 | ② Temp. Ease. - Work Area | 82 ft ² ± |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | | | |
| CITY | ASTORIA | COUNTY | CLATSOP | | |
| SCALE : 1"=40' | DATE : September 28, 2016 | | | | |

Corporate Office: 3000 COUNTRY CLUB ROAD, SUITE 1000, EUGENE, OREGON 97401-5005, 541-683-6000
3000 FAIRVIEW INDUSTRIAL DRIVE, SUITE 200, SALEM, OREGON 97306, 503-589-1100
831 O'HAIR PARKWAY, MEDFORD, OREGON 97504-6005, 541-774-5500
5000 SW MEADOWS ROAD, SUITE 400, LAKE OSWEGO, OREGON 97035, 503-429-6103
1111 MAIN STREET, SUITE 401, YACOWEN, WASHINGTON 98001, 360-344-2301

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ENGINEERS
www.cde.com

Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner).

A parcel of land lying in SW1/4 of Section 8, Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed –Special to Stephen C. Allen and Karen A. Allen, Husband and Wife dated January 24, 2013 as Instrument Number 201300812 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Southerly of a line at right angles to the 10TH Street center line at Station "10TH" 11+82.00, and included in a strip of land 50.00 feet in width, lying on the Westerly side of the 10TH Street "10TH" center line, which center line is described as follows:

Beginning at center line Station "10TH" 10+00.00, said Station being North 56°23'01" East 335.20 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 250.00 feet to center line Station "10TH" 12+50.00, said Station being South 76°45'54" East 281.12 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 93 square feet, more or less, outside the existing right of way.

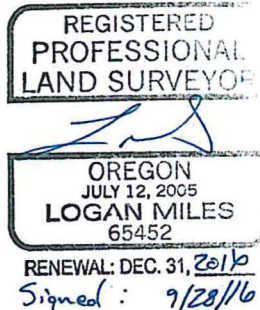
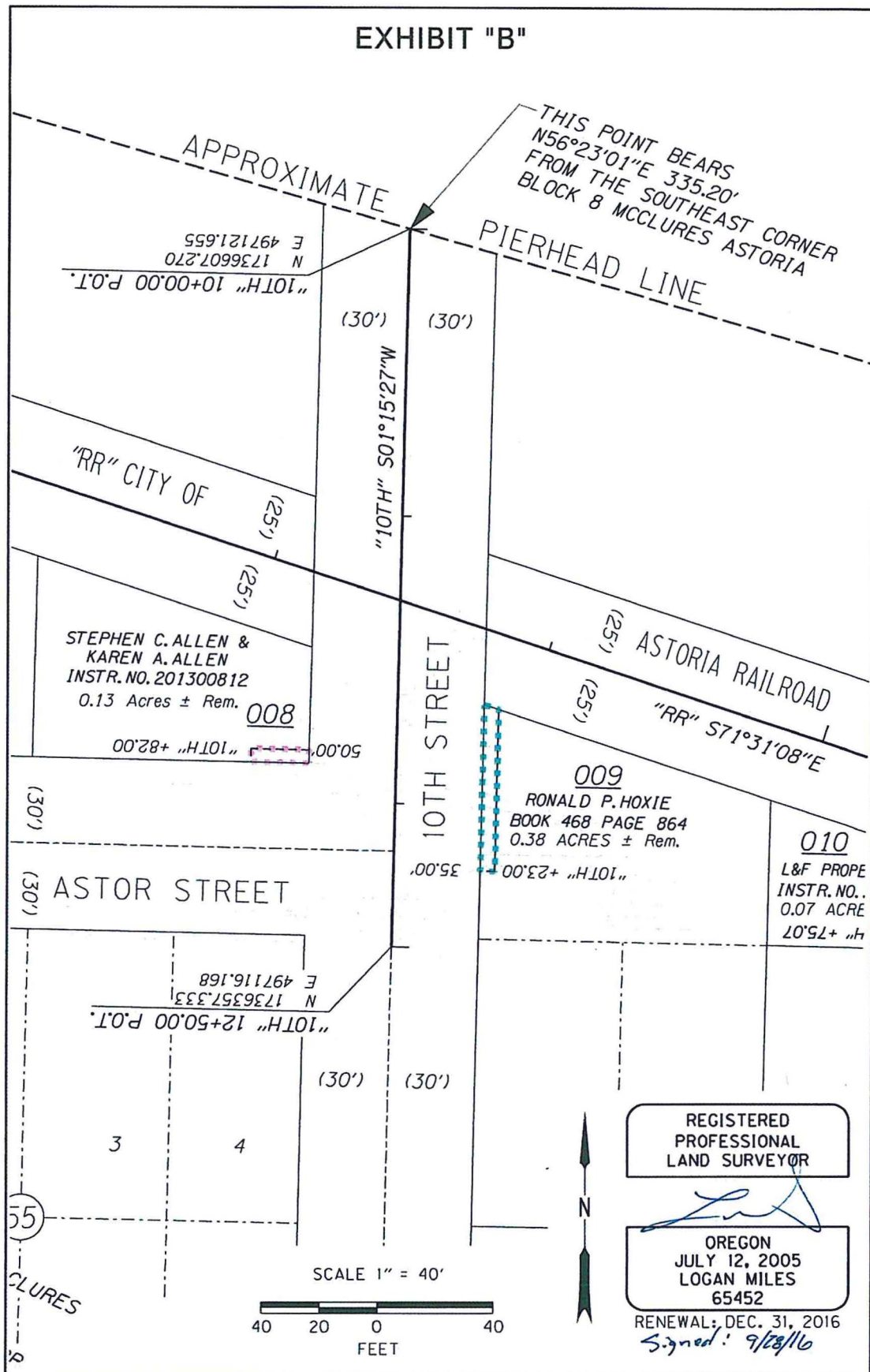



EXHIBIT "B"



| | | | | | |
|----------------|---------------------------------------|---------------------------|---------|--|--|
| CLATSOP COUNTY | | | | LEGEND | |
| Road | 10th Street | | | Temp. Ease. - Work Area 93 ft ² ± | |
| DRG. NO. | 18430-008 | KEY NO. | 18430 | | |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | | | |
| CITY | ASTORIA | COUNTY | CLATSOP | | |
| SCALE : 1"=40' | | DATE : September 28, 2016 | |  Corporate Office: 300 COUNTRY CLUB ROAD, SUITE 100B EUGENE, OREGON 97401-6005, 541-683-4000 3300 FAIRVIEW INDUSTRIAL DRIVE, SUITE 100, SALEM, OREGON 97302, 503-589-4100 8311 OYSTER PARKWAY, WESTPORT, OREGON 97143-4000, 541-774-5300 3000 SW BEAUCHAMP ROAD, SUITE 400 LAKE OSWEGO, OREGON 97035, 503-620-4103 1111 MAIN STREET, SUITE 401 VANCOUVER, WASHINGTON 98660, 360-314-2301 www.oreg.com | |

Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner).

A parcel of land lying in SW1/4 of Section 8, Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Warranty Deed to Ronald P. Hoxie dated January 16, 1978 as Book 468 Page 864 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Northerly of a line at right angles to the 10TH Street center line at Station "10TH" 12+23.00, and included in a strip of land 35.00 feet in width, lying on the Easterly side of the 10TH Street "10TH" center line, which center line is described as follows:

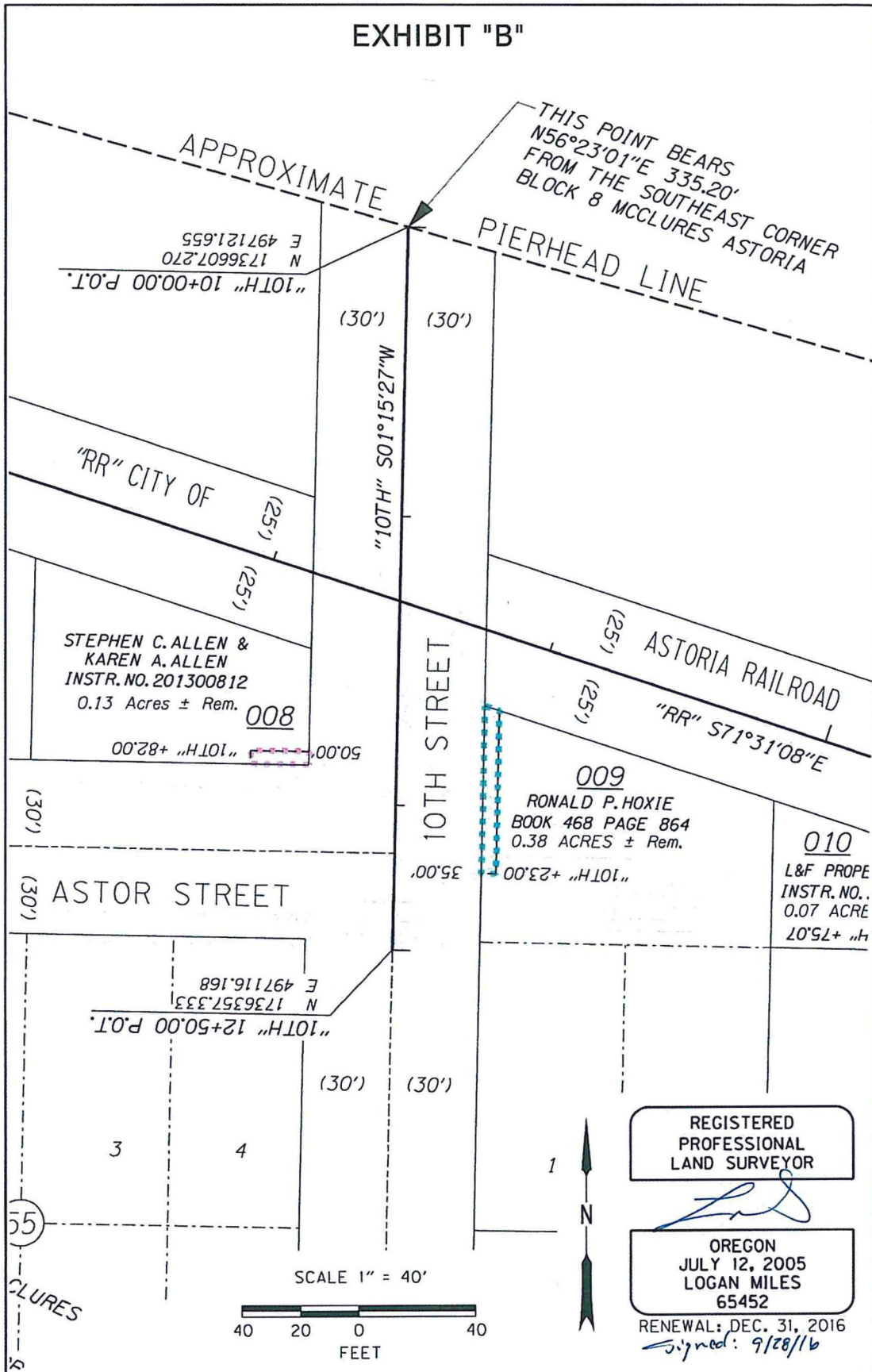
Beginning at center line Station "10TH" 10+00.00, said Station being North 56°23'01" East 335.20 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 250.00 feet to center line Station "10TH" 12+50.00, said Station being South 76°45'54" East 281.12 feet from said Southeast Corner of Block 8.


Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

This parcel of land contains 287 square feet, more or less, outside the existing right of way.



EXHIBIT "B"



| CLATSOP COUNTY | | | | LEGEND | |
|----------------|---------------------------------------|---------|--------------------|--|--|
| Road | 10th Street | | | Temp. Ease. - Work Area 287 ft ² ± | |
| DRG. NO. | 18430-009 | KEY NO. | 18430 | | |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | |  Corporate Office: 500 COUNTY CLUB ROAD, SUITE 1000 EUGENE, OREGON 97401-8078, 541-463-6000 3000 FAIRVIEW INDUSTRIAL DRIVE, SUITE 200 SALEM, OREGON 97302, 503-589-4900 8311 OYAHUE PARKWAY NEWPORT, OREGON 97365-4025, 541-774-0300 5000 SW MEADOWS ROAD, SUITE 400 LAKE OSWEGO, OREGON 97035, 503-620-4103 1111 MAIN STREET, SUITE 401 VANCOUVER, WASHINGTON 98060, 360-314-2391 | |
| CITY | ASTORIA | COUNTY | CLATSOP | | |
| SCALE : | 1"=40' | DATE : | September 28, 2016 | | |

Parcel 1 – FEE

A parcel of land lying in SW1/4 of Section 8, Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed to L & F Properties, LLC, an Oregon Limited Liability Company dated December 08, 2006 as Instrument Number 200613628 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Northerly of a line at right angles to the 11TH Street center line at Station "11TH" 12+75.07, and included in a strip of land 37.00 feet in width, lying on the Westerly side of the 11TH Street "11TH" center line, which center line is described as follows:

Beginning at center line Station "11TH" 11+00.00, said Station being North 77°51'54" East 539.68 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 375.27 feet to center line Station "11TH" 14+75.27, said Station being South 63°15'17" East 581.60 feet from said Southeast Corner of Block 8.

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

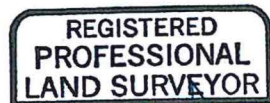
This parcel of land contains 133 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in SW1/4 of Section 8, Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed to L & F Properties, LLC, an Oregon Limited Liability Company dated December 08, 2006 as Instrument Number 200613628 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property lying Northerly of a line at right angles to the 11TH Street center line at Station "11TH" 12+75.07, and included in a strip of land 45.00 feet in width, lying on the Westerly side of the 11TH Street "11TH" center line, which center line is described in Parcel 1.

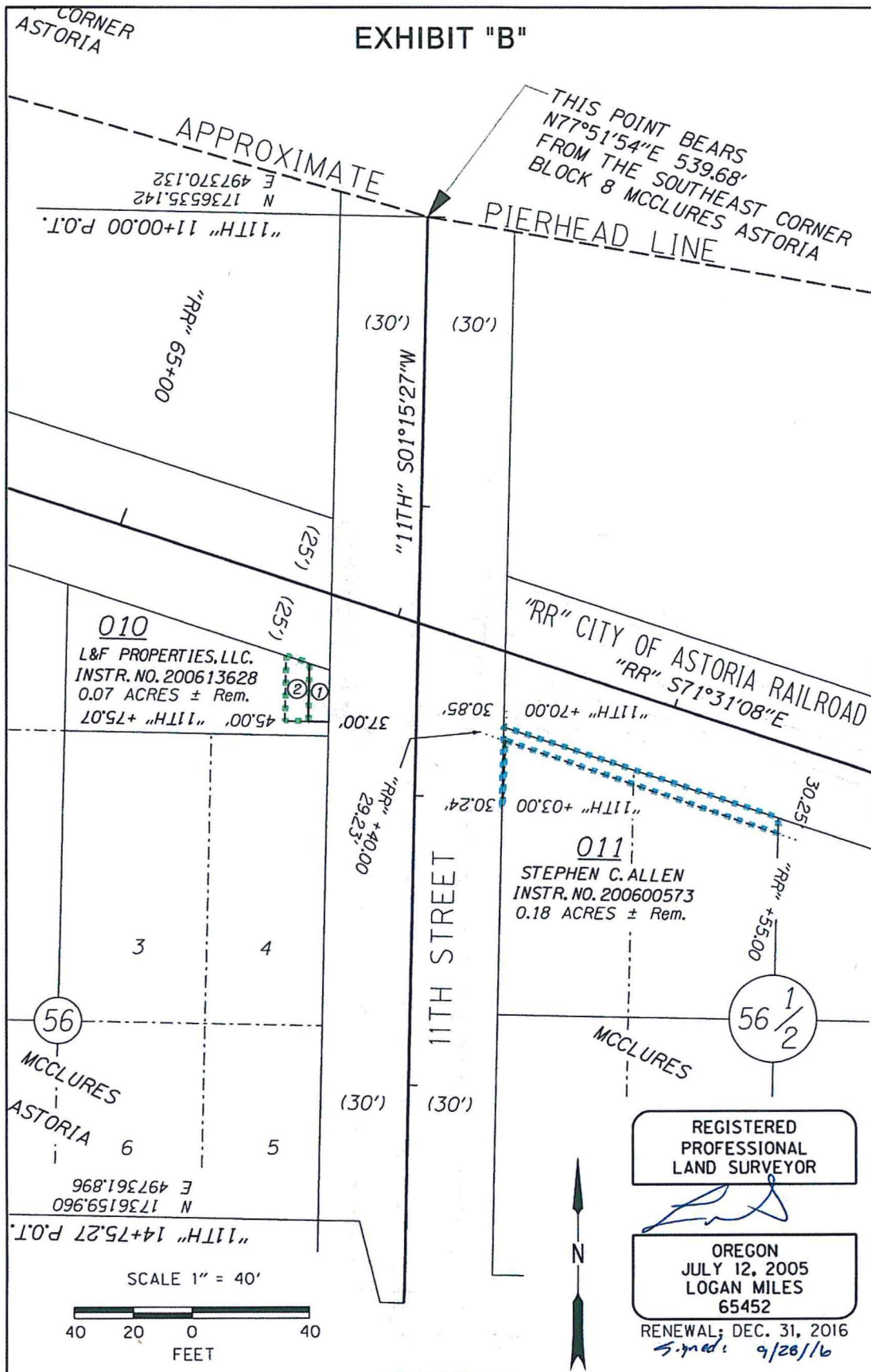
EXCEPT therefrom Parcel 1

This parcel of land contains 171 square feet, more or less, outside the existing right of way.



RENEWAL: DEC. 31, 2016

Signed: 9/28/16



| CLATSOP COUNTY | | | | LEGEND | |
|----------------|---------------------------------------|---------|--------------------|---------------------------|-----------------------|
| Road | 11th Street | | | ① FEE | 133 ft ² ± |
| DRG. NO. | 18430.010 | KEY NO. | 18430 | ② Temp. Ease. - Work Area | 171 ft ² ± |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | | | |
| CITY | ASTORIA | COUNTY | CLATSOP | | |
| SCALE : | 1"=40' | DATE : | September 28, 2016 | | |

OBEC CONSULTING ENGINEERS

Corporate Office: 920 COUNTRY CLUB ROAD, SUITE 1000, EUGENE, OREGON 97401-6005, 541-483-4200
 3900 FAIRVIEW INDUSTRIAL DRIVE, SE, SUITE 200, SALEM, OREGON 97302, 503-589-4100
 831 PHAROS PARKWAY, WESPORT, OREGON 97134-4025, 541-714-5500
 5000 SW MEADOWS ROAD, SUITE 400, LAKE OSWEGO, OREGON 97035, 503-620-6103
 1111 MAIN STREET, SUITE 401, VANCOUVER, WASHINGTON 98060, 360-314-2781

Temporary Easement for Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in SW1/4 of Section 8, Township 8 North, Range 9 West, W.M., Clatsop County, Oregon and being a portion of that property described in that Bargain and Sale Deed – Statutory Form to Stephen C. Allen dated January 17, 2006 as Instrument Number 200600573 of Clatsop County Deed Records, Clatsop County, Oregon, the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the 11TH Street "11TH" center line, which center line is described as follows:

Beginning at center line Station "11TH" 11+00.00, said Station being North 77°51'54" East 539.68 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 01°15'27" West 375.27 feet to center line Station "11TH" 14+75.27, said Station being South 63°15'17" East 581.60 feet from said Southeast Corner of Block 8.

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Easterly Side of Center Line |
|-----------------|----|-----------------|---------------------------------------|
| "11TH" 12+70.00 | | "11TH" 13+03.00 | 30.85 in a straight line to 30.24 |

ALSO that portion of said property included in a strip of land variable in width, lying on the Southerly side of the Railroad "RR" center line, which center line is described as follows:

Beginning at center line Station "RR" 50+00.00, said Station being North 76°38'51" West 1,073.86 feet from the Southeast Corner of Block 8, of the Town (now City) of Astoria as laid out and recorded by John McClure (McClures Astoria) Township 8 North, Range 9 West, W.M.; thence South 88°44'33" East 583.03 feet; thence on a 1,432.68 foot radius curve right (the long chord of which bears South 80°07'50" East 429.05 feet) 430.67 feet; thence South 71°31'08" East 786.30 feet to center line Station "RR" 68+00.00, said Station being South 82°55'59" East 711.92 feet from said Southeast Corner of Block 8.

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Southerly Side of Center Line |
|---------------|----|---------------|--|
| "RR" 66+40.00 | | "RR" 67+55.00 | 29.23 in a straight line to 30.25 |

Bearings are based on Survey Number B-13171, filed April 29, 2016 in the office of the Clatsop County Surveyor.

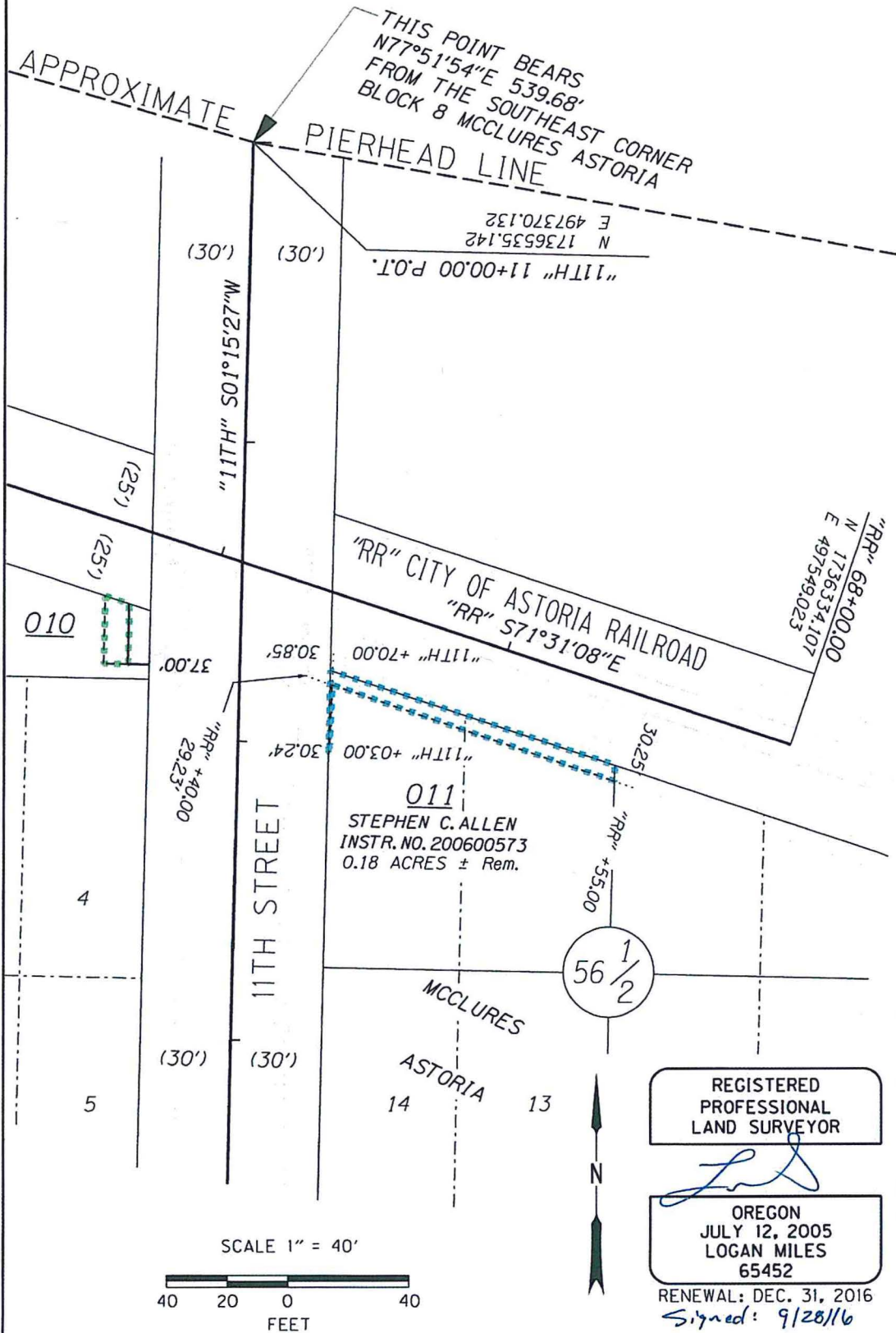
This parcel of land contains 482 square feet, more or less, outside the existing right of way.




RENEWAL: DEC. 31, 2016

Signed: 9/28/16

EXHIBIT "B"



| CLATSOP COUNTY | | | | LEGEND | |
|----------------|---------------------------------------|---------|---------|---|--|
| Road | 11th Street | | | Temp. Ease. - Work Area 482 ft ² ± | |
| DRG. NO. | 18430-011 | KEY NO. | 18430 | | |
| Project | ASTORIA WATERFRONT BRIDGE REPLACEMENT | | | | |
| CITY | ASTORIA | COUNTY | CLATSOP |  Corporate Office: 500 COUNTRY CLUB ROAD, SUITE 1000 EUGENE, OREGON 97401-5005, 541-643-6000 3000 FAIRVIEW INDUSTRIAL DRIVE SE, SUITE 200 SALEM, OREGON 97302-2679-4100 831 DYLANE PARKWAY WESPORT, OREGON 97134-4003, 541-774-5500 5000 SW MEADOWS ROAD, SUITE 400 LAKE OSWEGO, OREGON 97035, 503-625-4103 1111 MAIN STREET, SUITE 401 VANCOUVER, WASHINGTON 98660, 360-374-2391 www.orecon.com | |
| SCALE: 1"=40' | DATE: September 28, 2016 | | | | |