



EXHIBIT "A"

Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax : 472-0367

Date: June 4, 2003

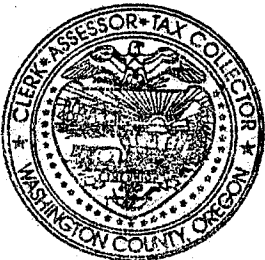
SPEIGHT/STEINBORN - Legal Description of P4 (0.40 Ac)

A tract of land in Section 29, Township 2 South, Range 1 West, Washington County, Oregon, being more particularly described as follows:

Beginning on the westerly margin of Baseline Pacific Highway (Highway 99W) at the southeast corner of that tract of land described in deed from SIX CORNERS LAND INVESTMENTS, OREGON, LLC to LARRY G. SPEIGHT, Trustee of the Larry G. Speight Trust, MARGARAT I. SPEIGHT, Trustee of the Margaret I. Speight Trust, and ERHARDT STEINBORN and recorded March 27, 1998 in Document No. 98029844, Washington County Deed Records; thence North 42°05'29" East 31.59 feet along said westerly margin to the easterly line of an existing access and utilities easement as described in Document No. 2002-100367 and the TRUE POINT OF BEGINNING; thence North 47°54'06" West 58.09 feet along said easterly line to the beginning of a curve concave to the northeast having a radius of 20.00 feet; thence northerly 17.99 feet along said curve (chord=North 22°07'50" West 17.39 feet); thence North 03°38'26" East 192.40 feet along said east line to north line said SPEIGHT and STEINBORN tract; thence South 40°31'00" West 34.39 feet along said north line; thence South 89°31'22" West 210.57 along said north line; thence South 41°19'43" West 33.60 feet along said north line to the south line of said existing easement as described in Document No. 2002-100367; thence South 86°21'34" East 176.21 feet along the south line of said easement to the beginning of a curve concave to the southwest having a radius of 15.00 feet; thence easterly and



southerly 23.56 feet along said curve(chord=South 41°21'34" East 21.21 feet); thence South 03°38'26" West 108.18 feet along the west line of said easement to the beginning of a curve concave to the east having a radius of 80.00 feet; thence southerly 32.66 feet along said curve(chord=South 08°03'19" East 32.43 feet) to the northerly line of an existing access and utilities easement as described in Document No. 95-56259; thence North 56°41'47" East 6.78 feet along the north line of said easement; thence North 71°17'50" East 42.12 feet along said north line; thence South 47°54'16" East 73.59 feet along the easterly line of said easement to the westerly margin of Baseline Pacific Highway (Highway 99W); thence North 42°05'29" East 7.21 feet to the TRUE POINT OF BEGINNING.



I, **Jerry R. Hanson**, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: December 8, 2003

By: White

Title: Deputy Clerk

Note to file:

Called Washington County on November 24, 2003 regarding Speight/Steinborn Hwy 99 property.

Document #2003147003 was sent to Engineering on 9/19/03. Talked with Kathy and she said they have no record of receiving this document

Called Washington County and asked about a copy for our files.. Will pick up copy on December 8, 2003.

Sherwood West, LLC
P.O. Box 938
Sherwood, OR 97140

(503) 625-7408

August 22, 2003

David Wechner
Planning Department
City of Sherwood
20 N.W. Washington Street
Sherwood, OR 97140

Dear Mr. Wechner:

Sherwood West, LLC is the owner in fee simple title of the real property adjacent to the Pacific Highway (State Highway 99W) described in the attached Exhibit "A," identified as the legal description of "P5" consisting of 4,057 square feet. The "P5" property is depicted on the enclosed survey for Sherwood West, LLC dated June 25, 2003 and prepared by Matt Dunckel & Associates.

The "P5" property is subject to a certain "Joint Ingress and Egress Easement" which was recorded on August 11, 1995 as Document No. 95056259 of the Washington County real property records. ¶ 7 of that Easement provides:

"No Public Way. Unless the parties otherwise mutually agree in writing, the parties shall not petition, permit or do anything which may cause or lead to the conversion of the Easements into a public right of way."

Please accept this letter as the commitment of Sherwood West, LLC to dedicate the "P5" property described in the attached Exhibit "A" to the City of Sherwood for right-of-way purposes, if and when Sherwood West, LLC is relieved of the restriction imposed by the above-described easement.

Sincerely,

SHERWOOD WEST, LLC

By:

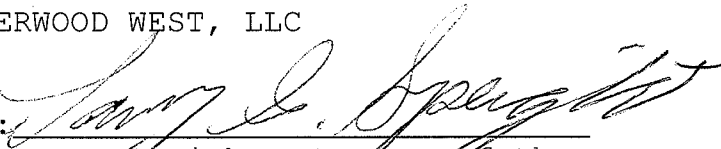

Larry Speight, Trustee of the
Larry Speight Revocable Living
Trust, its Managing Member

EXHIBIT "A

Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax : 472-0367

Date: June 4, 2003

SPEIGHT/STEINBORN - Legal Description of P5 (4,057 Sq. Ft.)

A tract of land in Section 29, Township 2 South, Range 1 West, Washington County, Oregon, being more particularly described as follows:

Beginning on the westerly margin of Baseline Pacific Highway (Highway 99W) at the southeast corner of that tract of land described in deed from SIX CORNERS LAND INVESTMENTS, OREGON, LLC to LARRY G. SPEIGHT, Trustee of the Larry G. Speight Trust, MARGARAT I. SPEIGHT, Trustee of the Margaret I. Speight Trust, and ERHARDT STEINBORN and recorded March 27, 1998 in Document No. 98029844, Washington County Deed Records; thence South 89°31'37" West 42.01 feet along the south line of said tract to the westerly line of an existing access and utilities easement as described in Document No. 2002-100367; thence North 47°54'06" West 27.16 feet along said westerly line to the beginning of a curve concave to the northeast having a radius of 80.00 feet; thence northerly 39.31 feet along said curve (chord= North 33°49'34" West 38.91) to the northerly line of an existing access and utilities easement as described in Document No. 95-56259; thence North 56°41'47" East 6.78 feet along the north line of said easement; thence North 71°17'50" East 42.12 feet along said north line; thence South 47°54'16" East 73.59 feet along the easterly line of said easement to the westerly margin of Baseline Pacific Highway (Highway 99W); thence South 42°05'29" West 24.38 feet to the point of beginning.

Record of Survey for: Sherwood West, LLC

Location: NW 1/4 Section 29, T. 2 S., R. 1 W., WM.,
City of Sherwood, Washington County, OR

Date: 25 June 2003

Narrative

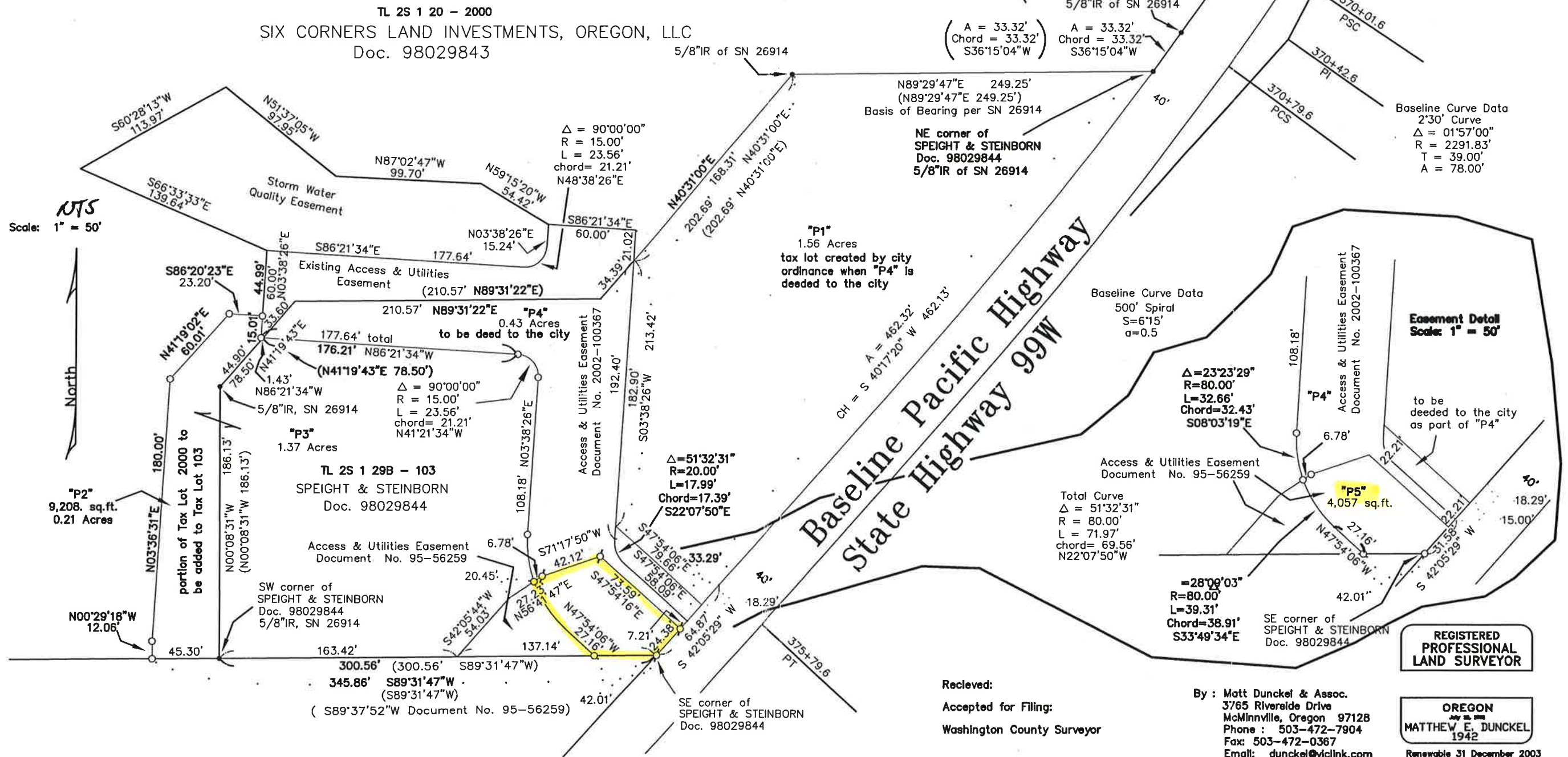
The purpose of this survey is to mark and describe a lot line adjustment between Tax Lots 2S 1 29B - 103 & 2S 1 20 - 2000. The basis of bearing is per SN 26914. Some of the monuments of SN 26914 have been taken out. The monuments of SN 26914 that I could find are shown hereon. My measurements agree with the measurements shown on SN 26914. I have placed the access & utilities described in Document No. 95-56259 onto this survey by drawing of picture of the easement description and then rotating said picture to this basis of bearing along the south line of Tax Lot 103.

TL 2S 1 20 - 2000
SIX CORNERS LAND INVESTMENTS, OREGON, LLC
Doc. 98029843

Legend

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- = set 5/8" iron rod with yellow plastic cap marked "Dunckel & Assoc."
- ⊕ = set P.K. Nail with a brass identification washer in a lead plug (in pavement) - brass washer is marked "Dunckel & Assoc."
- () = data of record per SN 26914

- = Easement per Document No. 1995-56259
- = Easement per Document No. 2002-100367
- SN = Survey Number per Washington County Survey Records
- IR = Iron rod
- "P5" = Identification tags for legal descriptions prepared from this survey



Easement Detail
Scale: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 25 1942
MATTHEW E. DUNCKEL
1942

Renewable 31 December 2003
4039

Received:
Accepted for Filing:
Washington County Surveyor

By: Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: dunckel@vclink.com