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After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140



01134581200700721230050056

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



TEMPORARY CONSTRUCTION EASEMENT

FERD F. ALEXANDER, TRUSTEE OF THE FERD F. ALEXANDER TRUST AND CATHERINE M. ALEXANDER, TRUSTEE OF THE CATHERINE M. ALEXANDER TRUST ("GRANTORS"), do on behalf of themselves, their heirs, successors and assigns hereby grant and convey to the **SHERWOOD SCHOOL DISTRICT NO. 88**, an Oregon school district ("GRANTEE") the following temporary construction easement in that certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is other consideration.

This document is intended to establish a temporary easement on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easement granted shall not prevent GRANTORS from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. GRANTORS shall not be permitted to endanger the lateral support of any facilities constructed within the easement granted herein.

GRANTORS hereby covenant to and with GRANTEE that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement right herein granted from all lawful claims whatsoever, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its sole discretion as appropriate) shall have the right to use the property described in Exhibits "A" and "B" as necessary to construct, repair, replace, remove, or modify Copper Terrace.

The easement granted herein shall be effective as of the date this document is recorded and shall continue in full force and effect until the date that is the earlier of two years after the date this document is recorded and the date that a final plat creating Copper Terrace is recorded in the real property records of Washington County, Oregon. Upon any such termination, the parties shall execute any recordable documents as are necessary to extinguish this document of record.

NCS - 299158

IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

DATED this 25 day of June, 2007.

Ferd F. Alexander Trust

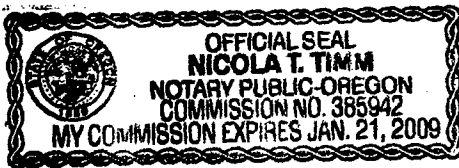
Catherine M. Alexander Trust

Ferd F. Alexander Trustee
Ferd F. Alexander, Trustee

Catherine M. Alexander Trustee
Catherine M. Alexander, Trustee

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 25 day of June, 2007, by Ferd F. Alexander as Trustee of the Ferd F. Alexander Trust.

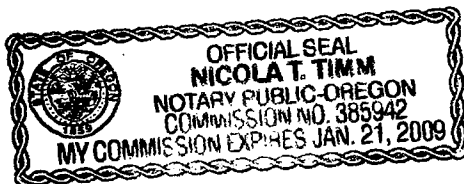


[Signature]

Notary Public Name _____
Notary Public for Oregon _____
Commission Expires: 1/21/09

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 25 day of June, 2007, by Catherine M. Alexander as Trustee for the Catherine M. Alexander Trust.



[Signature]

Notary Public Name _____
Notary Public for Oregon _____
Commission Expires: 1/21/09

EXHIBIT A

Legal Description

A width of 15 feet that runs along the entire length of the 340.23-foot west line of that certain real property described below, encumbering 5,104 square feet (0.12 acres) :

Real property in the County of Washington, State of Oregon, described as follows:

PARCEL 1:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., WASHINGTON COUNTY, OREGON, (BEING AN UNNUMBERED GOVERNMENT LOT), DESCRIBED IN DEED TO L. J. PAPE RECORDED IN BOOK 69, PAGE 239, DEED RECORDS OF WASHINGTON COUNTY, OREGON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30, WHICH POINT BEARS NORTH 00°01'13" WEST 423.15 FEET FROM THE WASHINGTON COUNTY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 30 AND RUNNING THENCE NORTH 89°58'47" EAST 803.00 FEET TO AN IRON ROD; THENCE NORTH 00°01'13" WEST 320.23 FEET TO AN IRON ROD; THENCE SOUTH 89°57'30" WEST 403.00 FEET TO AN IRON ROD ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO ERNEST R. BILLER BY DEED RECORDED AS DOCUMENT # 78-2035, DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE SOUTH 00°01'13" EAST, ALONG SAID EAST LINE AND ITS NORTHERLY PROLONGATION, 239.93 FEET TO THE SOUTHEAST CORNER OF SAID BILLER TRACT; THENCE SOUTH 89°57'30" WEST, ALONG THE SOUTH LINE OF SAID BILLER TRACT, 400.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00°01'13" EAST, ALONG SAID WEST LINE, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES OVER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ERNEST R. BILLER BY DEED RECORDED AS DOCUMENT # 78-2035, SAID DEED RECORDS, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 30, AND BEARING NORTH 00°01'13" WEST 743.08 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE NORTH 89°57'30" EAST, ALONG THE NORTH LINE OF SAID BILLER TRACT AND THE EASTERLY PROLONGATION THEREOF, 828.00 FEET; THENCE NORTH 00°01'13" WEST 40.00 FEET; THENCE SOUTH 89°57'30" WEST 25.00 FEET; THENCE NORTH 00°01'13" WEST 40.00 FEET; THENCE SOUTH 89°57'30" WEST 40.00 FEET; THENCE SOUTH 00°01'13" EAST 40.00 FEET; THENCE SOUTH 09°57'30" WEST 763.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00°01'13" EAST, ALONG SAID WEST LINE, 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., WASHINGTON COUNTY, OREGON, (BEING AN UNNUMBERED GOVERNMENT LOT), DESCRIBED IN DEED TO L. J. PAPE RECORDED IN BOOK 69, PAGE 239, DEED RECORDS OF WASHINGTON COUNTY, OREGON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ERNEST R. BILLER BY DEED RECORDED AS DOCUMENT # 78-2035, SAID DEED RECORDS, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 30, AND BEARING NORTH 00°01'13" WEST 743.08 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE NORTH 89°57'30" EAST, ALONG THE NORTH LINE OF SAID BILLER TRACT, 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00°01'13" WEST 263.24 FEET TO AN IRON ROD; THENCE SOUTH 89°57'30" WEST 400.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00°01'13" EAST, ALONG SAID WEST LINE, 263.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.24 ACRES NET.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES OVER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ERNEST R. BILLER BY DEED RECORDED AS DOCUMENT # 78-2035, SAID DEED RECORDS, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 30, AND BEARING NORTH 00°01'13" WEST 743.08 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE NORTH 89°57'30" EAST, ALONG THE NORTH LINE OF SAID BILLER TRACT AND THE EASTERLY PROLONGATION THEREOF, 828.00 FEET; THENCE NORTH 00°01'13" WEST 40.00 FEET; THENCE SOUTH 89°57'30" WEST 25.00 FEET; THENCE NORTH 00°01'13" WEST 40.00 FEET; THENCE SOUTH 89°57'30" WEST 40.00 FEET; THENCE SOUTH 00°01'13" EAST 40.00 FEET; THENCE SOUTH 89°57'30" WEST 763.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE SOUTH 00°01'13" EAST, ALONG SAID WEST LINE, 40.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R2000054, M1277433 and R1270537

EXHIBIT B

Location Map

