

After recording, return to:
City of Sherwood
Engineering Department
22560 SW Pine St
Sherwood, OR 97140



01401736200900774700030038
I, Richard Hobemicht, 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 Hobemicht
Richard Hobemicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



NONREMONSTRANCE AGREEMENT

This agreement made this 22nd day of July, 2009, by and between the City of Sherwood, an Oregon municipal corporation, "City", and Ron and Theresa Winslow "Owner(s)", Owners of the following described real property, to wit:

See attached Exhibit A, legal description

WITNESSETH

WHEREAS, Ron and Theresa Winslow have applied to City for approval with respect to the site plan approval (SP 08-08) for the subject property,

WHEREAS, approval has now been conditioned upon Owner's execution of this Nonremonstrance Agreement in order to insure that Owners will not object to the future street and utility improvements noted below; now, therefore,

In consideration of approval by City of the application referenced above, the undersigned owners do hereby promise and agree as follows:

1. The undersigned hereby fully and completely waive the right to remonstrate against the formation of a Local Improvement District or other similar mechanism to fund future road improvements along Galbreath and a fair apportionment of the costs of the signal on SW Gerda and SW Tualatin-Sherwood Road.
2. The undersigned further promises, agrees, declares and dedicates that the agreement set forth above and that promises contained herein do constitute a covenant and restriction henceforth running with the land described above and shall henceforth be binding upon the undersigned, their heirs, successors or assigns and directs that this agreement shall be filed for record in the deed records of the appropriate county as affecting the title to the property described on the attached Exhibit A, legal description.

IN WITNESS WHEREOF, the Owners have executed the above as of the date first above written.

Ronald D. Winslow
Owner (Please Print)

[Signature]
Owner (Please sign)

7-22-09
Date

Theresa E Winslow
Owner (Please Print)

[Signature]
Owner (Please sign)

7-22-09
Date

STATE OF OREGON, COUNTY OF WASHINGTON, ss.

The foregoing instrument was acknowledged before me on July 22, 2009, by
② ~~RONALD~~ THERESA WINSLOW

Tracey M. Kobashigawa
NOTARY PUBLIC - OREGON



STATE OF OREGON, COUNTY OF WASHINGTON, ss. (if required for second owner)

The foregoing instrument was acknowledged before me on July 22, 2009, by
RONALD WINSLOW

Tracey M. Kobashigawa
NOTARY PUBLIC - OREGON



Date Commission Expires: APRIL 26, 2013

Approved and Accepted by:

[Signature]
James Patterson, City Manager

8/7/09
DATE

EXHIBIT A

LEGAL DESCRIPTION

Lot 13, INDUSTRIAL PARK OF SHERWOOD, in the City of Sherwood, County of Washington, State of Oregon.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

Beginning at a 5/8 inch iron rod with yellow plastic cap inscribed "DCS LS1856" at the most westerly corner of Lot 13, of said plat, said point being on the southeasterly right-of-way line of a 50 foot road known as S.W. Galbreath Drive; Thence, along said right-of-way line, North 48° 59' 58" East, 67.00 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "G&L Land Surveying Inc" Thence leaving said right-of-way line, South 41° 02' 31" East, parallel with and 67.00 feet from, when measured at right angles to the southwesterly line of Lot 13, 433.24 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "G&L Land Surveying Inc" on the northwesterly right-of-way line of the Southern Pacific Railroad, said right-of-way being 60 feet in width; Thence along said northwesterly right-of-way South 48° 57' 29" West, 67.00 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "DCS LS 1856" at the most southwesterly corner of Lot 13; Thence leaving said right-of-way along the westerly line of said Lot 13, North 41° 02' 31" West, 433.29 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all mineral rights as reserved and more fully set forth in Deed recorded November 8, 1994 as Fee No. 94-102115, Washington County Records.