



A. CALL TO ORDER

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Commission regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA (Item Nos. 1 – 3)

Page #

The Consent Agenda will be enacted with one vote. The Chairman will first ask the staff, the public and the Commissioners if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." At that time, any member of the audience may comment on any item pulled from the Consent Agenda. The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

1. Approval of Minutes for the Meeting of March 10, 2008284
2. 2007 Annual Report of the Urban Renewal Advisory Committee.....289
3. Resolution No. 557-08 Authorizing Compensation for Right-of-Way, Easements And296
Acceptance of a Temporary Construction Easement Associated
With the SW Herman Road Improvement Project (Lightspeed)

E-F. PUBLIC HEARINGS

None.

G. GENERAL BUSINESS

None.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COMMISSIONERS

J. EXECUTIVE SESSION

K. ADJOURNMENT




Approved by Tualatin
Development Commission
Date 3-24-08
Recording Sec M. Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

FROM: Sherilyn Lombos, Administrator 

DATE: March 24, 2008

SUBJECT: APPROVE MEETING MINUTES OF MARCH 10, 2008

ISSUE BEFORE THE COMMISSION:

The issue before the Commission is to approve the minutes for the Tualatin Development Commission work session and meeting of March 10, 2008.

RECOMMENDATION:

Staff respectfully recommends that the Commission adopt the attached minutes.

FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

Attachments: Minutes

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin
Development Commission
Date 3-24-08
Recording Sec: M. Maddux



TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF MARCH 10, 2008

PRESENT: Chairman Pro tem Truax, Commissioners Chris Barhyte, Bob Boryska, Jay Harris, and Donna Maddux; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Don Hudson, Finance Director; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

ABSENT: Lou Ogden*, Monique Beikman* [** denotes excused*]

[Unless otherwise noted MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Chairman Pro tem Truax called the work session to order at 6:59 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

Not applicable.

C. CITIZEN COMMENTS

Not applicable.

D. CONSENT AGENDA

The Consent Agenda was reviewed by the Commission.

E. PUBLIC HEARINGS - *Legislative or Other*

Not applicable.

F. PUBLIC HEARINGS - *Quasi-Judicial*

Not applicable.

G. GENERAL BUSINESS

Not applicable.

H. ITEMS REMOVED FROM CONSENT AGENDA

Not applicable.

I. COMMUNICATIONS FROM COMMISSIONERS

Not applicable.

J. EXECUTIVE SESSION

Not applicable.

K. ADJOURNMENT

The work session adjourned at 6:59 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

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TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OREGON 97062-0369

503 / 692-2000

Approved by Tualatin
Development Commission
Date 3-24-08
Recording Sec M. Smith



TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF MARCH 10, 2008

PRESENT: Chairman Pro tem Truax, Commissioners Chris Barhyte, Bob Boryska, Jay Harris, and Donna Maddux; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Don Hudson, Finance Director; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

ABSENT: Lou Ogden*, Monique Beikman* [* denotes excused]

[Unless otherwise noted MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Chairman Pro tem Truax called the meeting to order at 9:50 p.m.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

None.

C. CITIZEN COMMENTS

None.

D. CONSENT AGENDA

MOTION by Commissioner Boryska, SECONDED by Commissioner Barhyte to adopt the Consent Agenda as read:

1. Approval of Minutes for the Meetings of February 11, 2008 and February 25, 2008
2. Change Order No. 3 to the Contract Documents for Construction of the Green Lot Expansion Project Easements Associated with the SW Herman Road Improvement Project

MOTION CARRIED.

E-F. PUBLIC HEARINGS

None.

G. GENERAL BUSINESS

None.

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COMMISSIONERS

None.

J. EXECUTIVE SESSION

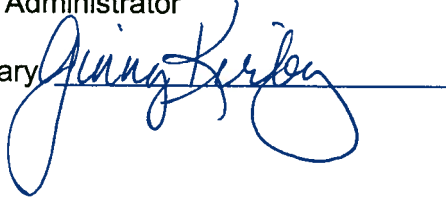
None.

K. ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink, appearing to read "Sherilyn Lombos", is written over a horizontal line. The signature is stylized and cursive.



Approved by Tualatin
Development Commission
Date 3-24-08
Accounting Sec M. Smith

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator *SL*

FROM: Doug Rux, Community Development Director *DR*

DATE: March 24, 2008

SUBJECT: 2007 ANNUAL REPORT OF THE URBAN RENEWAL ADVISORY COMMITTEE

ISSUE BEFORE THE COMMISSION:

Consideration and acceptance of the Urban Renewal Advisory Committee (URAC) 2007 Annual.

RECOMMENDATION:

The Urban Renewal Advisory Committee met on February 28, 2008 and voted 6-0 to forward a recommendation that the Tualatin Development Commission accept the 2007 Annual Report.

Staff recommends that the Tualatin Development Commission accept the 2007 Annual Report of the Urban Renewal Advisory Committee.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The material is the annual report of URAC submitted for Tualatin Development Commission consideration and acceptance.
- The Urban Renewal Advisory Committee (URAC) is required by April 1 of each year to submit an annual report (as per TMC 11-7-050). The annual report contains one topic category: Activities of the Committee.
- There are no applicable criteria associated with acceptance of the annual report.

OUTCOMES OF DECISION:

Acceptance of the URAC Annual Report will result in the following:

1. URAC will have fulfilled its requirements for submittal of a report by April 1, 2008.

STAFF REPORT: 2007 Annual Report of URAC

March 24, 2008

Page 2 of 2

Not accepting the URAC Annual Report will result in the following:

1. No impact is identified if the Commission does not accept the annual report.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the URAC and staff recommendations are:

- Not accept the annual report.
- Continue consideration of the annual report and return to the matter at a later date.

FINANCIAL IMPLICATIONS:

Funds have been budgeted in the Economic Development Division for preparation of the URAC annual report.

PUBLIC INVOLVEMENT:

The February 28, 2008 URAC meeting was a noticed public meeting allowing citizen input and comment on the annual report.

Attachments: A. 2007 Annual Report of the Urban Renewal Advisory Committee



2007 ANNUAL REPORT OF THE URBAN

RENEWAL ADVISORY COMMITTEE

MARCH 24, 2008

Committee Members:

**Joyce Boss, Chair
Josh Roberts, Vice Chair
Althea Pratt Broome
David Benedict
Terry Novak
Hube Nukes**

2007 Annual Report of the Urban Renewal Advisory Committee

BACKGROUND

The Urban Renewal Advisory Committee (URAC) was established by Ordinance No. 1-76 adopted July 26, 1976. The Ordinance prescribes URAC's role in advising the Tualatin Development Commission (Commission) and to assure public participation in the urban renewal process. URAC's duties include suggestions on the adoption of or amendment to an urban renewal plan, a project plan, or any plan or project implementation proceeding affecting an urban renewal area. In addition, the ordinance calls for an annual report summarizing URAC's activities.

This report addresses URAC's mandates under Tualatin Municipal Code (TMC) 11-7.

11-7-050 Annual Report of Committee. Not later than April 1 of each year, the Committee shall make and file its annual report to the Commission, which shall include a survey and report of the Committee's activities and proceedings, in addition of any specific recommendations of the Committee not otherwise requested by the Commission relating to programs and the future of the Commission.

The following is the 2007 Annual Report of URAC. With URAC approval, the report and the committee's recommendations regarding the urban renewal program will be presented to the Tualatin Development Commission at their March 24, 2008 meeting.

ACTIVITIES OF THE COMMITTEE

During the 2007 calendar year, URAC reviewed or commented on the following:

PLANS/ORDINANCES

No plans or ordinances required review by the Urban Renewal Advisory Committee during 2007.

BUDGET

At the February 22, 2007 meeting, members were provided with a verbal overview of the proposed budget for Fiscal Year 2007/2008 as related to the Central Urban Renewal and the Leveton Tax Increment Districts.

CAPITAL PROJECTS

Central Urban Renewal District

- Boones Ferry Road Phase 1: Construction on this project was largely completed by early 2007, but issues with the property purchased by the Tualatin Development Commission from the Hanegan family continued due to possible

contamination issues (the property formerly was the site of a gasoline station). URAC members were provided with an update on this issue at both meetings as well as via a Project Update report.

- Commuter Rail Station: URAC was provided with in-depth updates on this project throughout 2007 which included issues with the adjacent property owners who opposed the location of the station as well as updates on the proposed design of the actual station and the costs with constructing an upgraded station rather than the standard building proposed by TriMet.
- Green Parking Lot Expansion: This project was largely constructed during 2007 with some final construction issues being carried over to Spring 2008. URAC members were provided with an update on this issue at both meetings as well as via a Project Update report provided on a quarterly basis.
- Tualatin-Sherwood Road Landscape/Pedestrian Enhancements: This was a new project to begin in FY 07/08. URAC members were originally briefed on it at their July 19, 2007 meeting.
- Library Expansion: Since a major portion of this project was funded through Urban Renewal money, URAC members were provided with in-depth updates both at the meetings as well as via the quarterly Project Update reports throughout 2007.

Leveton Tax Increment District

- SW 108th/Tualatin Road Intersection: While this project had been on hold during FY 06/07, the TDC approved reactivating it in FY 07/08 due to the increased traffic impacts that will occur following construction of the Laika facility in the Leveton area. During the latter part of 2007, staff worked with CH2M Hill on various design options.
- SW 124th Avenue/99W Intersection: This project was constructed in 2007, and URAC members were provided with verbal and written updates.
- SW 124th Avenue to SW Tualatin Sherwood Road (Phase IV): Right-of-way acquisition was stalled while staff and our ROW consultant negotiated with Franklin Business Park. This issue was finally resolved in January 2008, but URAC members were kept apprised of the situation throughout 2007.
- Herman Road Project (Teton to 124th Avenue) This project was in its initial design phase throughout 2007. Right-of-way and deeds of dedication acquisition process commenced in late 2007. URAC members were provided with verbal as well as written updates. This project is partially in the Leveton Tax Increment District with the remainder of it being financed through the Engineering and Operations Departments funding mechanisms.
- SW Leveton Drive Extension/130th Avenue: This was a new project to begin in FY 07/08. URAC members were initially briefed on it at their meeting on July 19, 2007.

FAÇADE IMPROVEMENTS

- While this program was eliminated due to the reallocation of funds for the library expansion, one request was approved by URAC on November 3, 2005, with David Emami for exterior improvements to the Seneca Building (corner of SW Martinazzi Avenue and SW Seneca Street). Mr. Emami successfully completed this project and was compensated in June 2007.

PRIVATE DEVELOPMENT PROJECTS

Central Urban Renewal District

- Baranzano Property/Riverhouse Condominiums: URAC members were provided with updates on the proposed development including the proposed changes from retirement to upscale condominiums and then the project being put on hold while the owners evaluated the market for both types of housing.
- Emami Properties: Throughout 2007 URAC members were provided with regular updates on the numerous properties that Mr. Emami has purchased in the Central Urban Renewal District including the Robinson Store, Seneca Building, Clark Lumber, and Mashita Teriyaki.

Leveton Tax Increment District

- During 2007, there were many new/expansion construction projects occurring in the Leveton area including the Leveton Commons Subdivision, Shutters NW, NW Roller, American Deck and Fence, All Star Self Storage, DPI Northwest, Fujimi Corporation, GE Security, Laika, Specht (former Tofle property), LPKF, Haul Away, Birtcher Office Building, and JC Ventures. URAC members were provided with updates for these projects as well as being informed of proposed future development in this District.

MISCELLANEOUS

- URAC nominated Frank Bubenik, chairperson of the Tualatin Tomorrow Visioning Committee, for Volunteer of the Year.
- URAC met two times in 2007. Three additional meetings were scheduled but canceled due to inclement weather or lack of a quorum. Guests included Mike Duyck of TVF&R at the February 22nd meeting. Sherilyn Lombos, the new City Manager was also introduced at that meeting.
- URAC was updated on various construction projects throughout the Tualatin area including Nyberg Woods, Providence Medical Building, Claim Jumper Restaurant, The Shoppes at Bridgeport, options for the former Schneider Trucking site, as well as numerous industrial development in the area adjacent to SW Tualatin-Sherwood Road west of the downtown area.
- At July 19, 2007, Mr. Rux provided URAC members with an evaluation of the Central Urban Renewal Plan and maximum indebtedness including our desire to consider extending the life of this plan to enable additional projects to be developed. He also discussed the Town Center and SW Concept Plans and that consideration is being given to requesting a new urban renewal plan for development in the southern portion of Tualatin.

- At both meetings in 2007, URAC members were provided with a verbal update on the “Tualatin Tomorrow” visioning process.

CITY COUNCIL GOALS

The activities of URAC are consistent with the following Council Goals:

Goal #1 – Enhance Sense of Place and City Beautification.

URAC discussed projects addressing Goal #1 through the capital projects occurring in each of the urban renewal districts.

Goal #4 – Promote Community Involvement & Engagement.

URAC meetings were open to the public for involvement and engagement on activities occurring in each of the urban renewal districts.

Goal #5 - Improve Transportation

URAC was updated on a variety of transportation improvements either under construction or in the design phase in each of the districts.



Approved by Tualatin
Development Commission
Date 3-24-08
Recording Sec W.S.M.H.

STAFF REPORT

TUALATIN DEVELOPMENT COMMISSION

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, Administrator *SL*

FROM: Doug Rux, Community Development Director *DR*

DATE: March 24, 2008

SUBJECT: RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY, EASEMENTS AND ACCEPTANCE OF A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE SW HERMAN ROAD IMPROVEMENT PROJECT (LIGHTSPEED)

ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should adopt a resolution authorizing compensation for Rights-of-Way, Slope/Utility Easements and Temporary Construction Easements as part of the SW Herman Road Improvement Project.

RECOMMENDATION:

Staff recommends that the Commission adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The Fiscal Year 07/08 Leveton Tax Increment District Project Fund contains a capital project to design roadway improvements and acquire rights-of-way and easements for the SW Herman Road Improvement Project.
- The project area consists of SW Herman Road from SW Teton Avenue to SW 124th Avenue.
- The primary purpose of constructing the roadway is to better facilitate freight mobility and industrial traffic flow within the District and to improve storm water drainage as well as overall roadway conditions.
- As part of the project, rights-of-way acquisition and utility, slope, temporary construction and permanent easements have been identified.
- Once the Commission authorizes the compensation for the right-of-way and easements, the Deed of Dedications and Slope/Public Utility Easements will be forwarded to the City Council for acceptance.
- The Commission will be accepting the Temporary Construction Easement.

STAFF REPORT: Compensation for Rights of Way and Easements

March 24, 2008

Page 2 of 3

- The Commission, at its August 13, 2007 meeting, directed the acquisition of rights-of-ways and easements.
- The rights-of-way and easements are necessary for construction of the street improvement project and address the following property:
 - Lightspeed Partners, LLC.
- There are additional Rights-of-Way, Slope/Public Utility Easements and Temporary Construction Easements that will be forwarded to the Commission for authorization of compensation and to the City Council for acceptance upon completion of negotiations with property owners within the project construction limits.
- Before proceeding with the next stage of this project, the Commission needs to adopt the resolution to authorize compensation for rights-of-way and easements.

OUTCOMES OF DECISION:

Approval of the request to authorize compensation for rights-of-way and easements will result in the following:

1. Allow the Commission to obtain the rights-of-way and easements needed to construct roadway improvements.
2. Allow the SW Herman Road Improvement Project to maintain its current timeline.

Denial of the request to authorize compensation for rights-of-way and easements will result in the following:

1. The project will be delayed.
2. The Commission will need to decide whether or not to renegotiate right-of-way and easement acquisition costs

ALTERNATIVES TO RECOMMENDATION:

Alternatives evaluated to authorizing compensation for rights-of-way and easements are as follows:

1. Renegotiate right-of-way and easement acquisition costs with current property owners.
2. Put the project on hold.

FINANCIAL IMPLICATIONS:

The agreed upon compensation is \$51,651.00 for Right-of-Way, \$1,350.00 for Slope/Utility Easements and \$7,028.00 for Temporary Construction Easement and is within the amount budgeted for the project (\$1,000,000) for FY 07/08.

STAFF REPORT: Compensation for Rights of Way and Easements

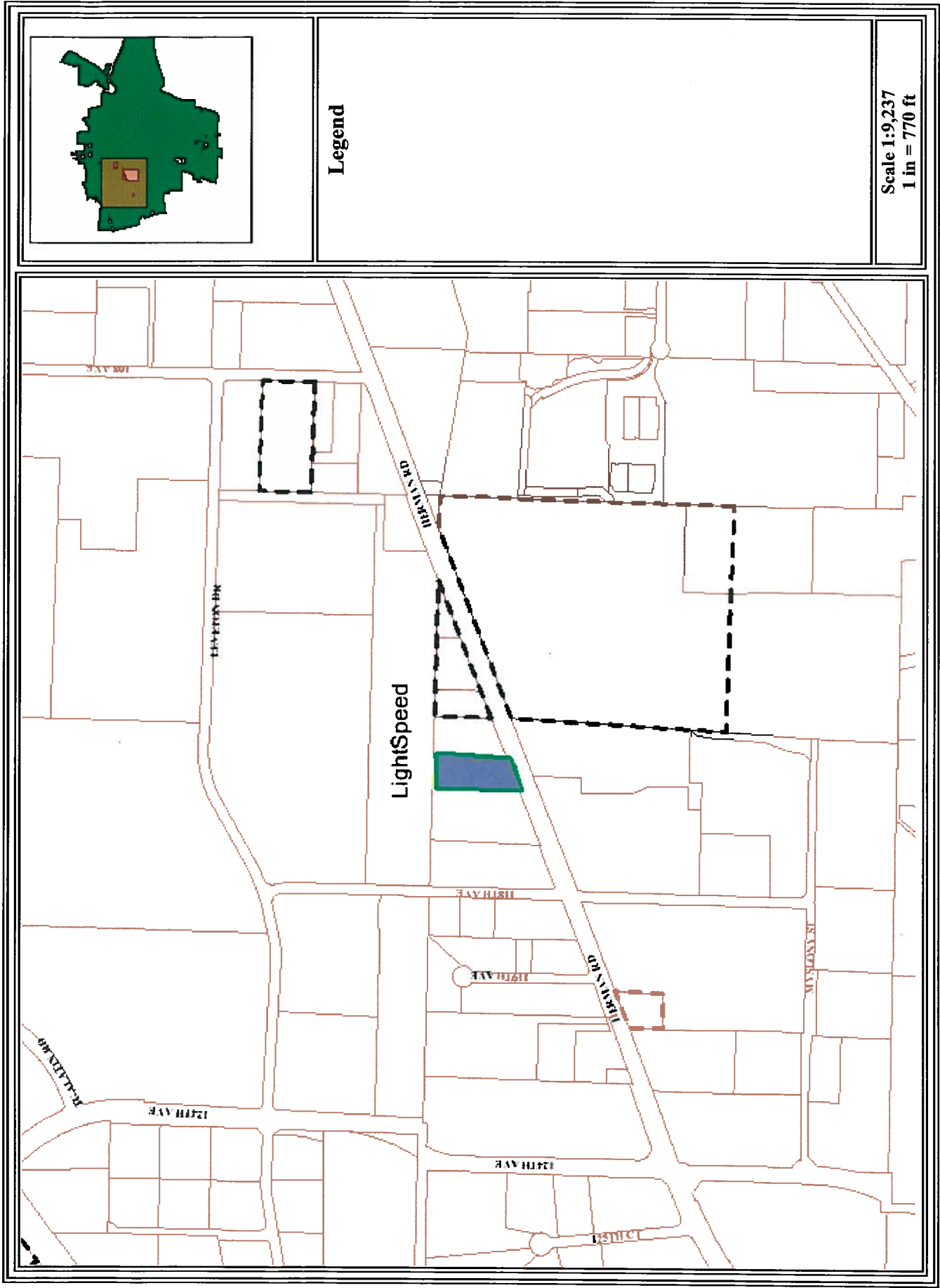
March 24, 2008

Page 3 of 3

PUBLIC INVOLVEMENT:

Public involvement is not required as part of this action.

Attachments: A. Property Location Map
 B. Resolution with Exhibit



Attachment A

RESOLUTION NO. 557-08

RESOLUTION AUTHORIZING COMPENSATION FOR RIGHT-OF-WAY,
EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENT
ASSOCIATED WITH THE SW HERMAN ROAD IMPROVEMENT
PROJECT (LIGHTSPEED)

BE IT RESOLVED BY THE TUALATIN DEVELOPMENT COMMISSION,
THE URBAN RENEWAL AGENCY OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The following compensation be paid for Right-of-Way and
Easements associated with the SW Herman Road Improvement Project:

- a. Deed of Dedication from:
 - i. Lightspeed Partners, LLC \$51,651.00
- b. Slope/Public Utility Easements from:
 - i. Lightspeed Partners, LLC \$1,350.00
- c. Temporary Construction Easement from:
 - i. Lightspeed Partners, LLC \$7,028.00

Section 2. The Temporary Construction Easement (Exhibit A) is accepted
from Lightspeed Partners, LLC

INTRODUCED AND ADOPTED this 24th day of March, 2008.

TUALATIN DEVELOPMENT
COMMISSION, the urban renewal
agency of the City of Tualatin, Oregon

By 
Chairman

ATTEST:

By 
Administrator

Approved as to legal form:


City Attorney

Resolution No. 557-08



CITY OF TUALATIN, OREGON

TEMPORARY CONSTRUCTION EASEMENT

Lightspeed Partners, LLC, Grantor, in consideration of the sum of Seven Thousand Twenty-Eight Dollars and No/100 (\$7,028.00) and other good and valuable consideration, more specifically described in the attached Letter of Agreement, hereby grants unto the Tualatin Development Commission, Grantee, its successors and assigns, a temporary easement and right-of-entry for the purpose of constructing parking lot improvements on real property located in Washington County, State of Oregon, that is more particularly described as follows:


See description and drawing attached to and by reference made a part of this document

This easement shall become effective from the date of the "Notice to Proceed" to the contractor and shall continue for a period of one and one half years or until completion of the project whichever is earlier, for the purpose above described.


Subject to the limitations and conditions of the Oregon Constitution and ORS 30.260 to 30.300, the Grantee agrees to indemnify Grantor from all claims made for injury to person or property caused by Grantee's negligence during the actual use by Grantee of the property for any of the above described purposes.

The Grantee shall have the right at any time during the easement period to enter upon the above described real property for the purpose hereinabove mentioned. In connection therewith, Grantee may remove any trees, shrubs, or other materials necessary or convenient to accomplish said purposes. Grantee shall repair any damage to the property caused by Grantee's use for the purpose above described and shall restore the property.

Dated the last day signed below:

By: 
Title: PRESIDENT

Date: 2/14/08

By: 
Title: Chairman

Date: 3-24-08

EXHIBIT A

**Herman Road Improvement Project
June 26, 2007
Updated July 12, 2007**

**Tax Map No. 2S122C 2500
LIGHTSPEED PARTNERS,
LLC**

PARCEL 1 - RIGHT-OF-WAY DEDICATION

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to LIGHTSPEED PARTNERS, LLC AN OREGON LIMITED LIABILITY COMPANY, recorded on March 7, 2002, in Document No. 2002-027214, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, lying northerly of the centerline of SW Herman Road (County Road 489), which centerline is described as follows:

Beginning at station 34+82.00, said point being South 4°53'13" East, 1440.06 feet from the West quarter corner of Section 22, Township 2 South, Range 1 West, said point also being 40.00 feet from the centerline of the Southern Pacific Railroad centerline when measured at right angles, said point also being on the centerline of SW 124th Avenue as shown on Survey No. 29,817 filed with Washington County Surveyor's office;

Thence North 68°56'37" East, parallel with and 40.00 feet from said Railroad centerline, 5913.76 feet to station 93+95.76; said point being at the intersection with the centerline of SW Teton Avenue.

The widths in feet of the strip of land above referred to are as follows:

<u>SW HERMAN ROAD STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
From 57+85.00 To 58+79.00	49.75 feet in a straight line to 51.50 feet
From 58+79.00 To 59+55.00	51.50 feet in a straight line to 53.50 feet
From 59+55.00 To 60+33.00	53.50 feet in a straight line to 55.00 feet

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489).

This area of land contains 2,950 square feet (0.068 acres), more or less.

EXHIBIT A -Continued

PARCEL 2 – PERMANENT SLOPE AND UTILITY EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to LIGHTSPEED PARTNERS, LLC AN OREGON LIMITED LIABILITY COMPANY, recorded on March 7, 2002, in Document No. 2002-027214, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

The widths in feet of the strip of land above referred to are as follows:

<u>SW HERMAN ROAD STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
From 57+85.00 To 58+79.00	55.75 feet in a straight line to 57.50 feet
From 58+79.00 To 59+55.00	57.50 feet in a straight line to 59.50 feet
From 59+55.00 To 59+83.00	59.50 feet in a straight line to 60.00 feet
From 59+83.00 To 59+94.00	60.00 feet in a straight line to 64.25 feet

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489) and EXCEPT that portion described in PARCEL 1.

This area of land contains 1,125 square feet (0.026 acres), more or less.

EXHIBIT A -Continued

PARCEL 3 – TEMPORARY CONSTRUCTION EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to LIGHTSPEED PARTNERS, LLC AN OREGON LIMITED LIABILITY COMPANY, recorded on March 7, 2002, in Document No. 2002-027214, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

The widths in feet of the strip of land above referred to are as follows:

<u>SW HERMAN ROAD STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
From 58+79.00 To 58+80.00	57.50 feet in a straight line to 75.00 feet
From 58+80.00 To 59+02.00	75.00 feet in a straight line to 131.00 feet
From 59+02.00 To 60+15.00	131.00 feet in a straight line to 83.00 feet

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489), EXCEPT that portion described in PARCEL 1, and EXCEPT that portion described in PARCEL 2.

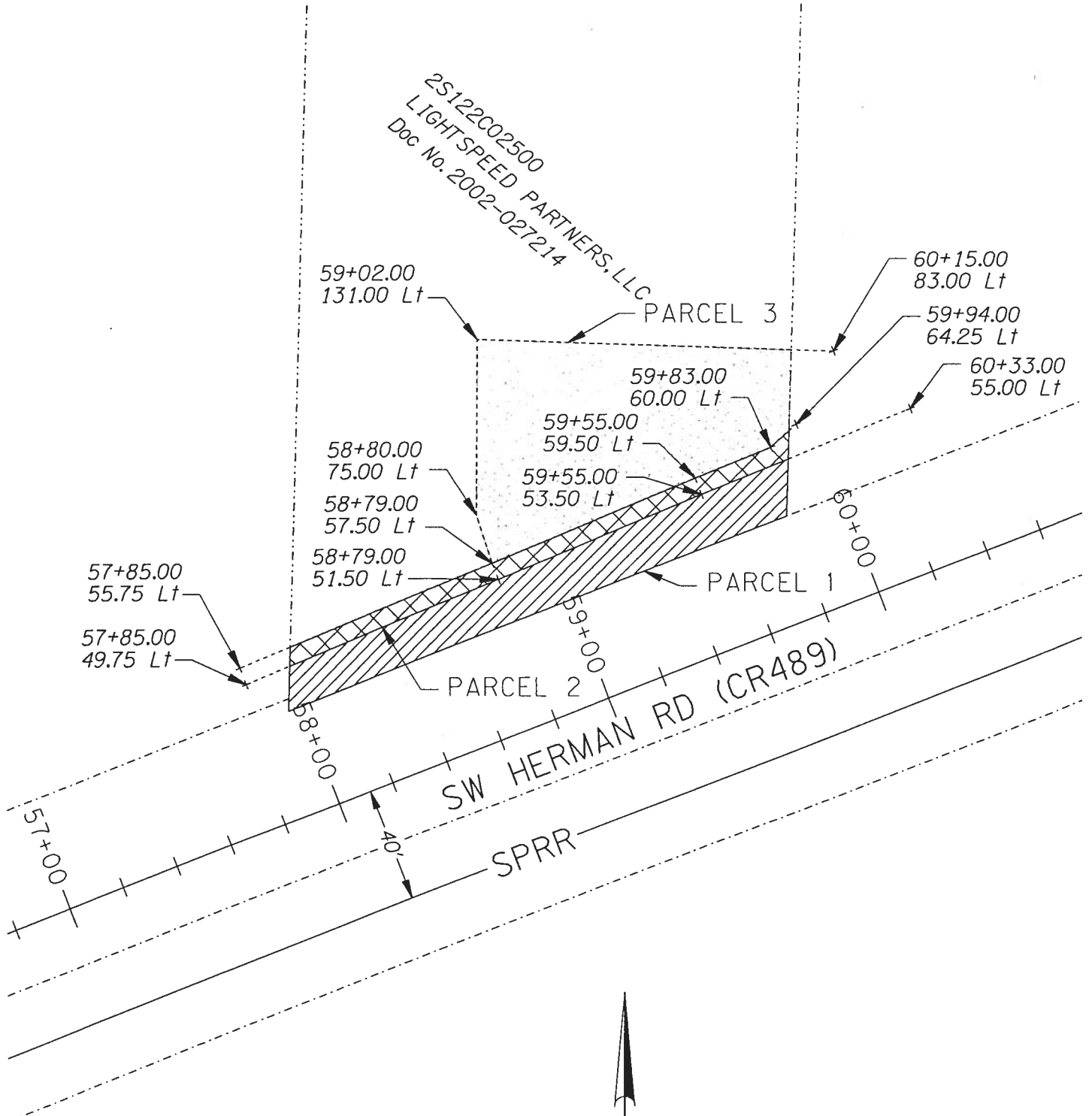
This area of land contains 5,857 square feet (0.134 acres), more or less.





RENEWAL: 6/30/09
SIGNED: 7-13-2007

EXHIBIT B

25122002500
 LIGHTSPEED PARTNERS, LLC
 Doc No. 2002-027214



-  PARCEL 1
-  PARCEL 2
- PARCEL 3
- RIGHT OF WAY DEDICATION
- SLOPE AND UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



RIGHT OF WAY DEDICATION
 CITY OF TUALATIN
 HERMAN ROAD
 IMPROVEMENT PROJECT
 JULY, 2007

SEE COUNCIL PACKET AGENDA ITEM _____ FOR COPIES OF
THE LEGAL DESCRIPTIONS AND MAPS FOR THE RIGHT-OF-WAY AND
EASEMENTS