



OREGON
WATER
RESOURCES
DEPARTMENT

Affidavit of Voluntary Cancellation or Diminution of a Water Right Certificate

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FEB 9, 2026

OWRD

VOLUNTARY CANCELLATION is how the legal holder(s) of a water right certificate may cancel an abandoned water right or an abandoned portion of a water right. Abandonment means water use has or will have ceased under the cancellation. A cancellation can apply to an entire certificate or to a specific place of use and acreage. The rate of water must be proportionately cancelled to match the portion of the right being cancelled. If a certificate is partially cancelled, a remaining water right certificate will be issued describing the uncanceled portion.

[see also Oregon Revised Statute (ORS) 540.621 and Administrative Rule (OAR) 690-017-0100.]

VOLUNTARY DIMINUTION is how the legal holder(s) of a water right certificate may diminish an entire water right or a portion of it from a primary purpose to a supplemental purpose. The overall authorized rate of water on the certificate will remain the same, but the proportions between primary use and supplemental use will change. In the diminution process, the originating water right will be cancelled, and a new water right will be issued describing the diminution. [see also Oregon Administrative Rule (OAR) 690-330-0040.]

Describe in your own words what you want to accomplish with this affidavit: Cancel the portion of Certificate 97719 associated with land owned by KL LB BUY 5, LLC.

Certificate of Water Right Information:

Certificate Number: 97719

Issued for use within the State of Oregon, County of Washington.

Issued in the name of: Porter-Walton Co. Inc.

Date of priority: 4/1/1980

Rate or Volume on entire certificate: 0.420 (cubic foot per second *or* gallons per minute *or* acre-feet).

Source(s) of water on certificate: Unnamed Stream and Reservoir constructed under Permit R-8279, tributary of Tualatin River.

Use(s) of water listed on certificate: Supplemental Irrigation (purposes), If for

irrigation (IR), total number of acres on certificate for primary IR _____, supplemental IR 41.9.

Statements of Oath:

I/We (or authorized agent), KL LB BUY 5 LLC; Ed Hadley as Authorized Signatory,

residing at N/A,

with a mailing address of (if different) c/o KL Servicers LLC, 6900 E. Camelback Road, Suite 800, Scottsdale, AZ 85251,

and a telephone number of 480-864-6554, being first duly sworn depose and say:

1. I/We are the legal owners of property appurtenant to all ☐ *or* ☒ a portion (*check one box*) of the water right described above. My/Our property is described on a recorded property deed in my/our/an entity name(s). The property is located within the following legal description [*must include at a*

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minimum, township(s), range(s), section number(s), quarter- quarter(s) and tax lot number(s)).

Examples:

- Township 3 South, Range 5 East, Section 12, NW¼, NW¼ SW¼ & SW¼ SW¼; Section 13 NWNW, SWNW, all within Tax Lot 700.
- T16S, R18E, Sec18, SWSE & SESE, TL 1700
- T6N, R35E, Sec 27, S½, TL 1100

Enter legal description here: T2S, R1W, Sec 18, SENE & NESE, TL 1900, being further described as being within Parcel 1, Partition Plat 2024-025, Washington County Plat Records, State of Oregon.

2. I/We are requesting a [**check one box - the affidavit will be returned if more than one box is checked**]:

☐ voluntary cancellation of and have abandoned any and all interest in the ENTIRE water right Certificate # ____.

☒ voluntary cancellation of and have abandoned any and all interest a PORTION of water right Certificate # 97719.

☐ voluntary diminution of the ENTIRE water right Certificate # ____.

☐ voluntary diminution of a PORTION of water right Certificate # ____.

3. The appurtenant water right ☒ is **or** ☐ is not (**check one box**) located within the boundaries of an irrigation, drainage, water improvement, or water control district, or federal reclamation project (district). If the right is located within a district or reclamation project, name it here: Tualatin Valley Irrigation District. **NOTE - the subject water right, Certificate 97719, is a privately held water right and is not served by the district.**

N/A a. The water right, or portion thereof, being ☐ cancelled **or** ☐ diminished (**check one box**) is in the name of or served by a district. The signature of district manager on the line below documents the concurrence of the district to the changes to the water right specified in this affidavit, for the portion of the water right in the name of or served by the district.

Signature of district manager

Printed Name

Date

4. **Complete this item (#4) only if this is a CANCELLATION for a PORTION of the water right.**

I/We have abandoned any and all interest in and wish to cancel the following portion(s) of the water right certificate number listed in Item #2, above:

☒ A place of use, or use.

- For the use of (specify irrigation, domestic, etc.) Supplemental Irrigation
- *IF FOR IRRIGATION OR NURSERY USE:* Total number of acres to be cancelled ____
- In the amount of 0.317 cubic foot per second
- From the water source (s) Unnamed Stream and Reservoir constructed under Permit R-8279, tributary of Tualatin River
- At the following location(s) (*attach a larger table if needed*):

Affidavit for the VOLUNTARY CANCELLATION or DIMINUTION of a Water Right Certificate

ABANDONED PORTION OR CANCELLED										
Township	N or S	Range	E or W	Mer	Section #	DLC #	G-LOT #	Quarter-Quarter	Acres	Tax Lot #
<u>2</u>	<u>S</u>	<u>1</u>	<u>W</u>	WM	<u>18</u>	<u>42</u>	_____	<u>SENE</u>	<u>16.9</u>	<u>1900</u>
<u>2</u>	<u>S</u>	<u>1</u>	<u>W</u>	WM	<u>18</u>	<u>42</u>	_____	<u>NESE</u>	<u>14.7</u>	<u>1900</u>

- Locations of the place of use or acres being cancelled are clearly identified on a copy of the certificate map of record (decree map, final proof map, or claim of beneficial use map); or, if there is no certificate map of record, then an alternate map is being submitted with information sufficient to determine the lands on which the right is to be cancelled)
- Locations of the place of use or acres **NOT** being cancelled are clearly identified on a copy of the certificate map of record; or if there is no certificate map of record, then an alternate map is being submitted with information sufficient to determine the lands on which the right is NOT to be cancelled.

AND/OR (less common)

- ☐ One or more of the authorized points of diversion (surface water) or points of appropriation (groundwater) authorized under the certificate.
- For the use of (specify irrigation, domestic, etc.) _____
 - From the water source (s) _____
 - Located within the _____ $\frac{1}{4}$, Section _____, Township _____ (N ☐ or S ☐), Range _____ (E ☐ or W ☐, W.M.
 - Location Description (if given on the certificate) _____

N/A 5. Complete this section (Item #5a-c) for a DIMINUTION of ALL or a PORTION of the water right.

- a. I/We have found a more dependable source of primary water, and therefore request the water right certificate ☐ in its entirety, **or** ☐ as described in Item #6, below, (check one box) be diminished from a right for primary use to a right for supplemental use.
- b. I/We agree that if this change is approved, it is permanent and the right to the use of water from _____ (source) cannot be changed back to the primary use unless otherwise provided by law.
- c. I/We also agree that so long as there is sufficient water available from the new primary source, I am/we are not entitled to use any water from _____ (source of water) for primary use on these lands.

N/A 6. Complete this item (#6) for a DIMINUTION of a PORTION of the water right.

I/We, being the legal owners of the property described below are requesting a partial diminution of the water right certificate (identified in Item #2 above in the amount of _____ (cfs) from _____ (sources) for irrigation (if applicable) of _____ acres at the following location(s) as listed on the certificate (attach a larger table if needed):

PORTION TO BE DIMINISHED FROM PRIMARY TO SUPPLEMENTAL IRRIGATION										
Township	N or S	Range	E or W	Mer	Section #	DLC #	G-LOT #	Quarter-Quarter	Acres	Tax Lot #
_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____

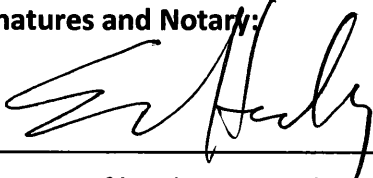
Affidavit for the VOLUNTARY CANCELLATION or DIMINUTION of a Water Right Certificate

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Signatures and Notary:



Signature of legal owner as listed on deed, or authorized agent

Printed Name KL LB Buy 5 LLC; Ed Hadley as Authorized Signatory

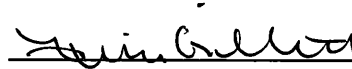
Date 12/22/2025

Signature of legal co-owner as listed on deed (if applicable)

Printed Name _____

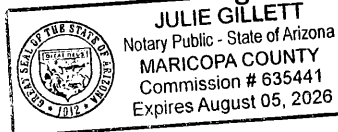
Date _____

Subscribed and Sworn to Before Me this 22nd day of Dec, 2025.



Signature of Notary Public for ~~Oregon~~
Arizona

My Commission Expires 08/05/2026



REQUIRED ATTACHMENTS (LEGIBLE COPIES):

- 1) A recorded property deed which lists landowner(s) and includes a legal description of lands affected by this affidavit of cancellation or diminution.
- 2) An adjudication map, water right final proof map, or a tax lot map that clearly shows:
 - a. Location and acreages within each township, range and quarter-quarter of the lands described on the water right being cancelled or diminished, and
 - b. the remaining locations and acreages within each township, range and quarter-quarter of the lands described on entire water right NOT being cancelled or diminished, if any.
- 3) A list of names and addresses of other property owners with lands appurtenant to portions of the water right certificate not legally owned by the person(s) signing the affidavit.
- 4) If acting as an authorized agent, include a copy of the Power of Attorney or other documents granting authority to act on behalf of legal owner(s) as listed on the deed.

MISSING ATTACHMENTS WILL RESULT IN THE AFFIDAVIT BEING RETURNED, AND NO ACTION TAKEN ON THE AFFIDAVIT.



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[see also Oregon Revised Statute (ORS) 540.621 and Administrative Rule (OAR) 690-017-0100.]

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Describe in your own words what you want to accomplish with this affidavit: Cancel the portion of Certificate 97719 associated with land owned by AGC Properties, LLC.

Certificate of Water Right Information:

Certificate Number: 97719

Issued for use within the State of Oregon, County of Washington.

Issued in the name of: Porter-Walton Co. Inc.

Date of priority: 4/1/1980

Rate or Volume on entire certificate: 0.420 (cubic foot per second **or** gallons per minute **or** acre-feet).

Source(s) of water on certificate: Unnamed Stream and Reservoir constructed under Permit R-8279, tributary of Tualatin River.

Use(s) of water listed on certificate: Supplemental Irrigation (purposes),

If for irrigation (IR), total number of acres on certificate for primary IR _____, supplemental IR 41.9.

Statements of Oath:

I/We (or authorized agent), AGC Properties, LLC; Attn: Mark Bigej,

residing at N/A,

with a mailing address of (if different) 1220 N Pacific Highway, Woodburn, OR 97071,

and a telephone number of 971-563-1524, being **first duly sworn depose and say:**

1. I/We are the legal owners of property appurtenant to all ☐ **or** ☒ a portion (**check one box**) of the water right described above. My/Our property is described on a recorded property deed in my/our/an entity name(s). The property is located within the following legal description [*must include at a*

Affidavit for the VOLUNTARY CANCELLATION or DIMINUTION of a Water Right Certificate

minimum, township(s), range(s), section number(s), quarter- quarter(s) and tax lot number(s)].

Examples:

- Township 3 South, Range 5 East, Section 12, NW¼, NW¼ SW¼ & SW¼ SW¼; Section 13 NWNW, SWNW, all within Tax Lot 700.
- T16S, R18E, Sec18, SWSE & SESE, TL 1700
- T6N, R35E, Sec 27, S½, TL 1100

Enter legal description here: **T2S, R1W, Sec 18, SENE & NESE, TL 2000 being further described as being within Parcel 2, Partition Plat 2024-025, Washington County Plat Records, State of Oregon.**

2. I/We are requesting a [**check one box - the affidavit will be returned if more than one box is checked**]:

☐ voluntary cancellation of and have abandoned any and all interest in the ENTIRE water right Certificate # ____.

☒ voluntary cancellation of and have abandoned any and all interest a PORTION of water right Certificate # **97719**.

☐ voluntary diminution of the ENTIRE water right Certificate # ____.

☐ voluntary diminution of a PORTION of water right Certificate # ____.

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Signature of district manager

Printed Name

Date

4. **Complete this item (#4) only if this is a CANCELLATION for a PORTION of the water right.**

I/We have abandoned any and all interest in and wish to cancel the following portion(s) of the water right certificate number listed in Item #2, above:

☒ A place of use, or use.

- For the use of (specify irrigation, domestic, etc.) **Supplemental Irrigation**
- **IF FOR IRRIGATION OR NURSERY USE:** Total number of acres to be cancelled ____
- In the amount of **0.103** cubic foot per second
- From the water source (s) **Unnamed Stream and Reservoir constructed under Permit R-8279, tributary of Tualatin River**
- At the following location(s) (*attach a larger table if needed*):

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<u>2</u>	<u>S</u>	<u>1</u>	<u>W</u>	WM	<u>18</u>	<u>42</u>	_____	<u>SENE</u>	<u>8.7</u>	<u>2000</u>
<u>2</u>	<u>S</u>	<u>1</u>	<u>W</u>	WM	<u>18</u>	<u>42</u>	_____	<u>NESE</u>	<u>1.6</u>	<u>2000</u>

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- For the use of (specify irrigation, domestic, etc.) _____
 - From the water source (s) _____
 - Located within the _____ $\frac{1}{4}$, Section _____, Township _____ (N☐ or S☐)
Range _____ (E☐ or W☐, W.M.
 - Location Description (if given on the certificate) _____

N/A 5. Complete this section (Item #5a-c) for a DIMINUTION of ALL or a PORTION of the water right.

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- c. I/We also agree that so long as there is sufficient water available from the new primary source, I am/we are not entitled to use any water from _____ (source of water) for primary use on these lands.

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_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	WM	_____	_____	_____	_____	_____	_____

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Affidavit for the VOLUNTARY CANCELLATION or DIMINUTION of a Water Right Certificate

Signatures and Notary:

Mark Bigej

Signature of legal owner as listed on deed, or authorized agent

Printed Name Mark Bigej, Member - AGC Properties, LLCDate Feb. 5, 2026

N/A

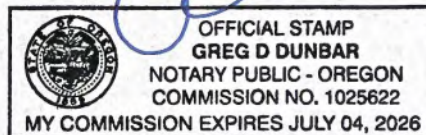
Signature of legal co-owner as listed on deed (if applicable)

Printed Name _____

Date _____

Subscribed and Sworn to Before Me this 5 day of Jan, 20 26.My Commission Expires July 4, 2026

Signature of Notary Public for Oregon

**REQUIRED ATTACHMENTS (LEGIBLE COPIES):**

- 1) A recorded property deed which lists landowner(s) and includes a legal description of lands affected by this affidavit of cancellation or diminution.
- 2) An adjudication map, water right final proof map, or a tax lot map that clearly shows:
 - a. Location and acreages within each township, range and quarter-quarter of the lands described on the water right being cancelled or diminished, and
 - b. the remaining locations and acreages within each township, range and quarter-quarter of the lands described on entire water right NOT being cancelled or diminished, if any.
- 3) A list of names and addresses of other property owners with lands appurtenant to portions of the water right certificate not legally owned by the person(s) signing the affidavit.
- 4) If acting as an authorized agent, include a copy of the Power of Attorney or other documents granting authority to act on behalf of legal owner(s) as listed on the deed.

MISSING ATTACHMENTS WILL RESULT IN THE AFFIDAVIT BEING RETURNED, AND NO ACTION TAKEN ON THE AFFIDAVIT.

Attachment 1

Property Deed

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Washington County, Oregon **2024-041274**
D-DW
Stn=8 J CHOATE **09/24/2024 01:31:02 PM**
\$30.00 \$11.00 \$5.00 \$60.00 \$27,100.00 **\$27,206.00**
I, Joe Nelson, 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.
Joe Nelson, Director of Assessment and
Taxation, Ex-Officio County Clerk

After recording, return to:

KL LB BUY 5 LLC
c/o Kennedy Lewis Investment Management LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Attention: Brienne Nikrandt

Until a change is requested send all tax
statements to:

c/o The New Home Company Inc.
15231 Laguna Canyon Rd., Suite 250
Irvine, CA 92618
Attn: Mark Kawanami

STATUTORY SPECIAL WARRANTY DEED

MF BEEF BEND, LLC, an Oregon limited liability company, as Grantor, conveys and specially warrants to KL LB BUY 5 LLC, a Delaware limited liability company, as Grantee, the real property legally described in Exhibit A, free of encumbrances created or suffered by Grantor except as specifically set forth on the attached Exhibit B.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$27,100,000.00

Dated: Sept 24, 2024.

(Signature Page Follows)

FIRST AMERICAN 3916800

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Washington, State of Oregon, and is described as follows:

A TRACT OF LAND IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 80 RODS SOUTH OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 120 RODS; THENCE EAST 80 RODS TO SECTION LINE; THENCE NORTH 120 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A STRIP OF LAND IN THE NORTHEASTERLY CORNER OF SAID TRACT, WHICH STRIP MEASURES 363 FEET FROM THE SAID NORTHEASTERLY CORNER IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID TRACT, AND MEASURES 30 FEET IN WIDTH, THE WESTERLY LINE OF SAID STRIP BEING PARALLEL TO THE EASTERLY LINE OF SAID TRACT AND THE SOUTHERLY LINE OF SAID STRIP BEING PARALLEL TO THE NORTHERLY LINE OF SAID TRACT. FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED TO WASHINGTON COUNTY BY INSTRUMENT RECORDED NOVEMBER 02, 1999 AS FEE NO. 99123635.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

EXHIBIT B

Permitted Exceptions

1. Water rights, claims to water or title to water asserted by any third party, whether or not such rights are a matter of public record.
2. Easement, including terms and provisions contained therein:
Recording Information: February 10, 1989 as Fee No. 89006294
In Favor of: Native Plants, Incorporated, a Delaware corporation
For: irrigation and incidental purposes
Modification and/or amendment by instrument:
Recording Information: September 05, 2000 as Fee No. 2000 071463
3. Easement, including terms and provisions contained therein:
Recording Information: November 02, 1999 as Fee No. 99123635
In Favor of: Washington County
For: slope and drainage
4. Easement, including terms and provisions contained therein:
Recording Information: March 20, 2018 as Fee No. 2018 019785
In Favor of: Clean Water Services
For: Sanitary Sewer Pump Station and Force Main
Affects: Parcel 1
5. Easement, including terms and provisions contained therein:
Recording Information: August 02, 2019 as Fee No. 2019 050680
In Favor of: Portland General Electric Company
For: PGE Utility
Affects: approximately 10 feet in width and 5 feet on each side of centre line on Parcel 1
6. Easement, including terms and provisions contained therein:
Recording Information: January 21, 2020 as Fee No. 2020-005365
In Favor of: Clean Water Services
For: Sanitary sewer force main air release Valve assembly
Affects: Parcel 1
7. Easement, including terms and provisions contained therein:
Recording Information: January 21, 2020 as Fee No. 2020-005366
In Favor of: Clean Water Services
For: Underground Vault
Affects: Parcel 1
8. Lease and the terms and conditions thereof:
Lessor: Fisher Farms, LLC an Oregon limited liability company
Lessee: AGC Properties, LLC, an Oregon limited liability company
As disclosed by: Memorandum of Ground Lease

Recorded: April 20, 2004
Recording No.: Fee No. 2004 041849
(Affects Ground Lease)
Affects: Parcel 2

Terms and provisions contained in the document entitled "Waiver of Right of First Refusal"
recorded June 15, 2011 as Fee No. 2011 042714

Mortgage and the terms and conditions thereof.

Mortgagor: AGC Properties, LLC, an Oregon Limited Liability Company
Mortgagee: KeyBank National Association
Amount: \$9,340,000.00
Recorded: December 21, 2012
Recording Information: Fee No. 2012 108870

Modification and/or amendment by instrument:
Recording Information: July 08, 2019 as Fee No. 2019 043382

Line of Credit Mortgage, including the terms and conditions thereof, given to secure an
indebtedness of up to \$5,700,000.00

Mortgagor: AGC Properties, LLC, an Oregon Limited Liability Company
Mortgagee: KeyBank National Association
Recorded: December 21, 2012
Recording Information: Fee No. 2012 108871

Modification and/or amendment by instrument:
Recording Information: October 28, 2016 as Fee No. 2016 088510

Modification and/or amendment by instrument:
Recording Information: December 12, 2016 as Fee No. 2016 102789

Modification and/or amendment by instrument:
Recording Information: January 10, 2019 as Fee No. 2019 001544

Modification and/or amendment by instrument:
Recording Information: March 23, 2020 as Fee No. 2020 024625

Modification and/or amendment by instrument:
Recording Information: March 17, 2021 as Fee No. 2021 033852

9. Restrictive Covenant to Waive Remonstrance, pertaining to customarily (commonly) accepted
farm or forestry practices including the terms and provisions thereof
Recorded: September 26, 2005 as Fee No. 2005 117446
Affects: Parcel 2

10. The following matters disclosed by an ALTA/NSPS survey made by Pacific Community Design, Inc. on September 10, 2024, designated Job No. 148-001:
- (A) Meandering fence along portions of Northerly, Westerly and Easterly boundary lines
 - (B) Electric Riser lies within Northerly right-of-way
 - (C) Sanitary sewer structures lies within Northerly portion of easement area recorded March 20, 2018 as Fee No. 2018-019785
 - (D) Utilities within portions of Westerly right-of-way
 - (E) Meandering Cable Riser along portions of Westerly boundary line
 - (F) Lease Area not surveyed (Document No. 2004-041849)
 - (G) Two gravel dirt/gravel roads between the subject property and adjacent property to the East and Southeast not benefitted by easement of record
 - (H) Gate encroaches an undisclosed distance over portion of Easterly boundary line
- (NOTE: The above exception affects all Parcels)
11. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable.
(NOTE: The above exception affects all Parcels)

E-RECEIVED
FEB 9, 2026
OWRD

Washington County, Oregon **2024-045002**
D-DBS
Stn=2 S AKINS 10/17/2024 12:31:47 PM
\$10.00 \$11.00 \$5.00 \$60.00 **\$86.00**
I, Joe Nelson, 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.
Joe Nelson, Director of Assessment and
Taxation, Ex-Officio County Clerk

After recording return to and until
a change is requested send all tax
statements to:

AGC PROPERTIES LLC
c/o Mark Bigej
1220 N Pacific Hwy
Woodburn, OR 97071

STATUTORY BARGAIN AND SALE DEED

KL LB BUY 5 LLC, a Delaware limited liability company, as Grantor, conveys to **AGC PROPERTIES, LLC**, an Oregon limited liability company, as Grantee, the following described real property:

Parcel 2, Partition Plat 2024-025, Washington County Plat Records, State of Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$1.00.

Dated October 17, 2024.

(Signature Page Follows)

FIRST AMERICAN 4204030

GRANTOR:

KL LB BUY 5 LLC,

a Delaware limited liability company

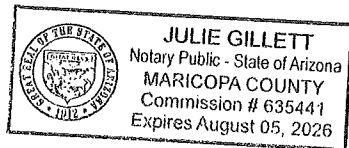
By Tricia Tiernan
Name: Tricia Tiernan
Title: Authorized Signatory

STATE OF ARIZONA

§
§ SS.
§

COUNTY OF MARICOPA

This instrument was acknowledged before me on this 18th day of September, 2024, by Tricia Tiernan, as Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company, on behalf of such entity.



Julie Gillett
Notary Public, State of Arizona
Name: Julie Gillett
My Commission Expires: 08/05/2026

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FEB 9, 2026
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Attachment 2

Water Right Certificate and Map

FEB 9, 2026

OWRD

STATE OF OREGON

COUNTY OF WASHINGTON

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

PORTER-WALTON CO., INC.
ROUTE 4, BOX 407
SHERWOOD, OR 97140

confirms the right to use the waters of AN UNNAMED STREAM AND RESERVOIR CONSTRUCTED UNDER PERMIT R-8279, a tributary of TUALATIN RIVER, for SUPPLEMENTAL IRRIGATION of 41.9 ACRES.

This right was perfected under Permit S-45854. The date of priority is APRIL 1, 1980. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.420 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
2 S	1 W	WM	18	NE SE	2270 FEET NORTH AND 200 FEET WEST FROM THE SE CORNER OF SECTION 18

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. THE DIVERSION OF WATER DURING THE PERIOD FROM JULY 31 TO SEPTEMBER 15 SHALL BE FROM STORED WATER ONLY.

The right shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
2 S	1 W	WM	18	SE NE	42	25.6
2 S	1 W	WM	18	NE SE		16.3
Total						41.9

E-RECEIVED

FEB 9, 2026

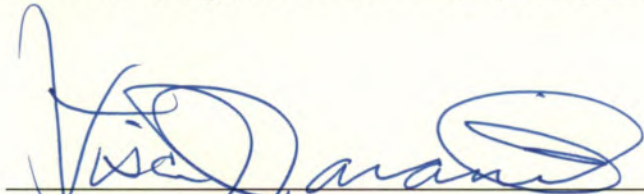
OWRD

This certificate describes that portion of water right Certificate 58499, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered MAY 07 2025, approving Transfer Application T-13542.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

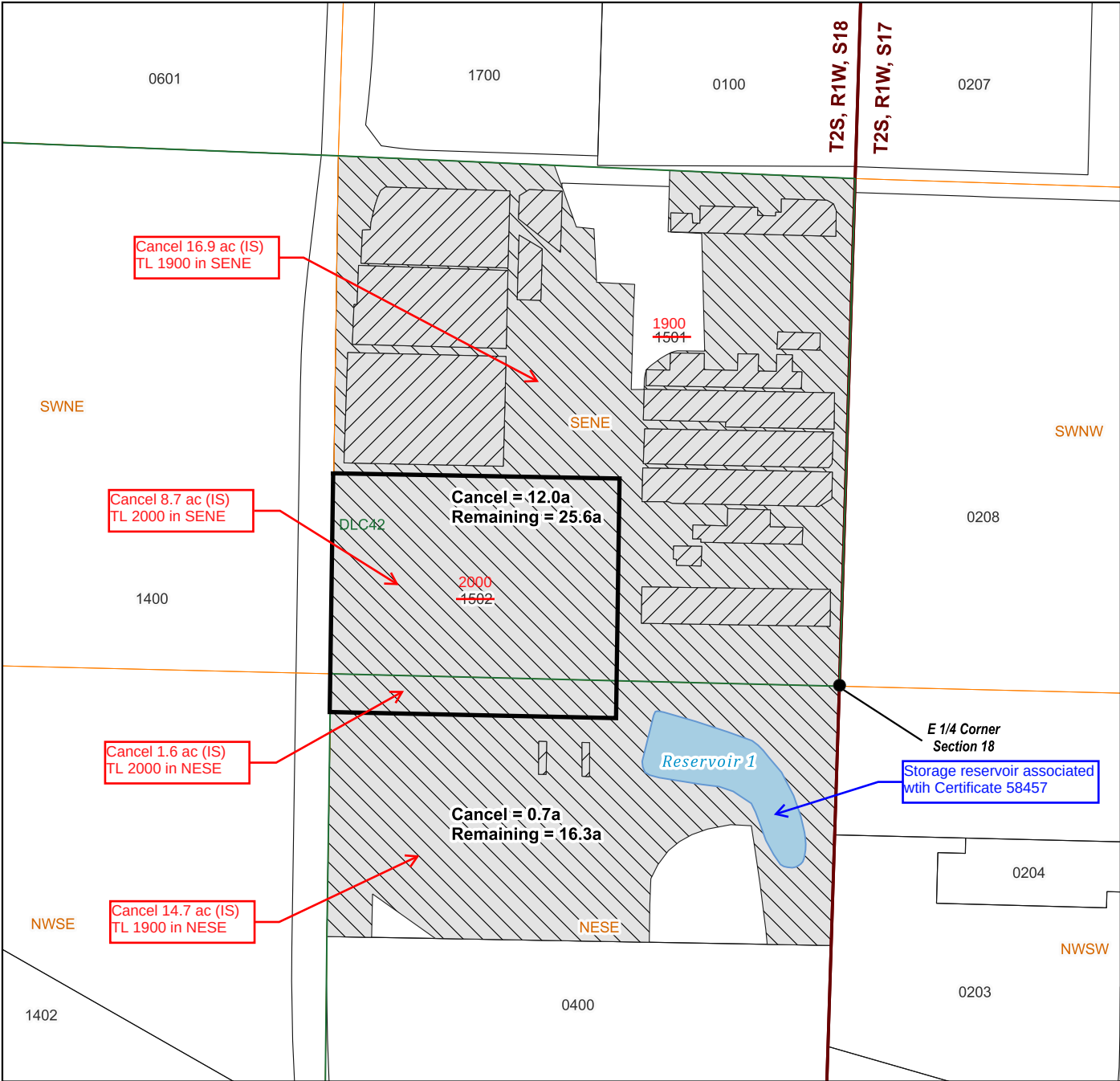
WITNESS the signature of the Water Resources Director, affixed MAY 07 2025.



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

Voluntary Cancellation of a Portion of Certificate 58499

Township 2 South, Range 1 West (W.M.)
Washington County

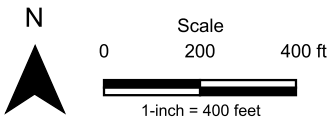


LEGEND

- Portion of C.58499 to be Cancelled (12.7a)
- Portion of C.58499 Remaining (41.9a)
- Tax Lots
- Donation Land Claim (DLC)
- Watercourse
- Reservoir

OWRD RECEIVED
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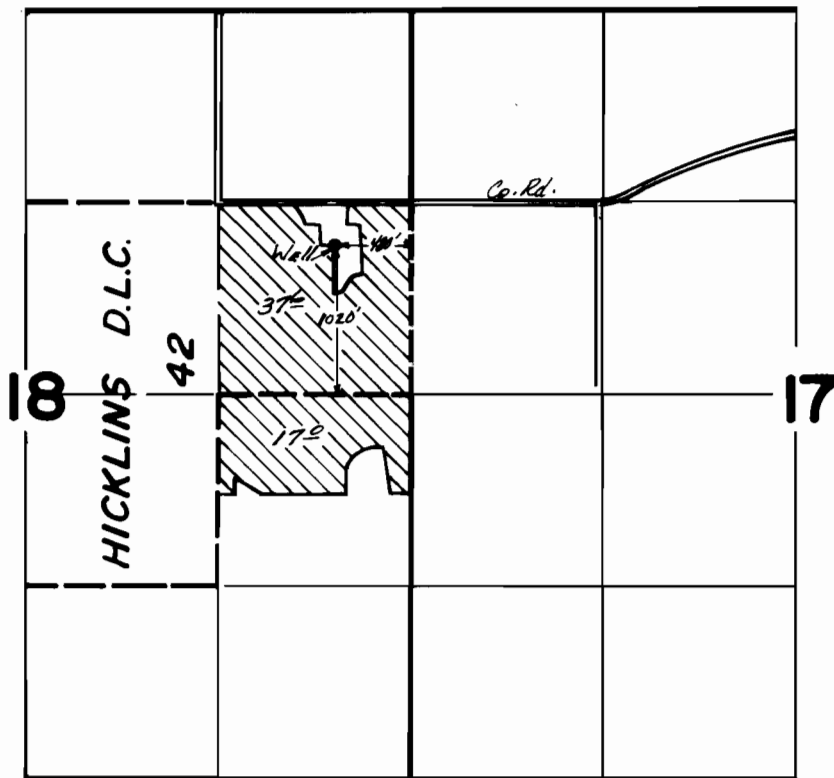
Remaining right is Certificate 97719



Date: 1/14/2025
Data Sources: BLM, OWRD, USGS, Washington County
Disclaimer: This map is not intended to provide legal dimensions or property ownership lines.



T. 2S.R.1W.W.M.



FINAL PROOF SURVEY
UNDER

Application No. G-5501 Permit No. G-5476
IN NAME OF

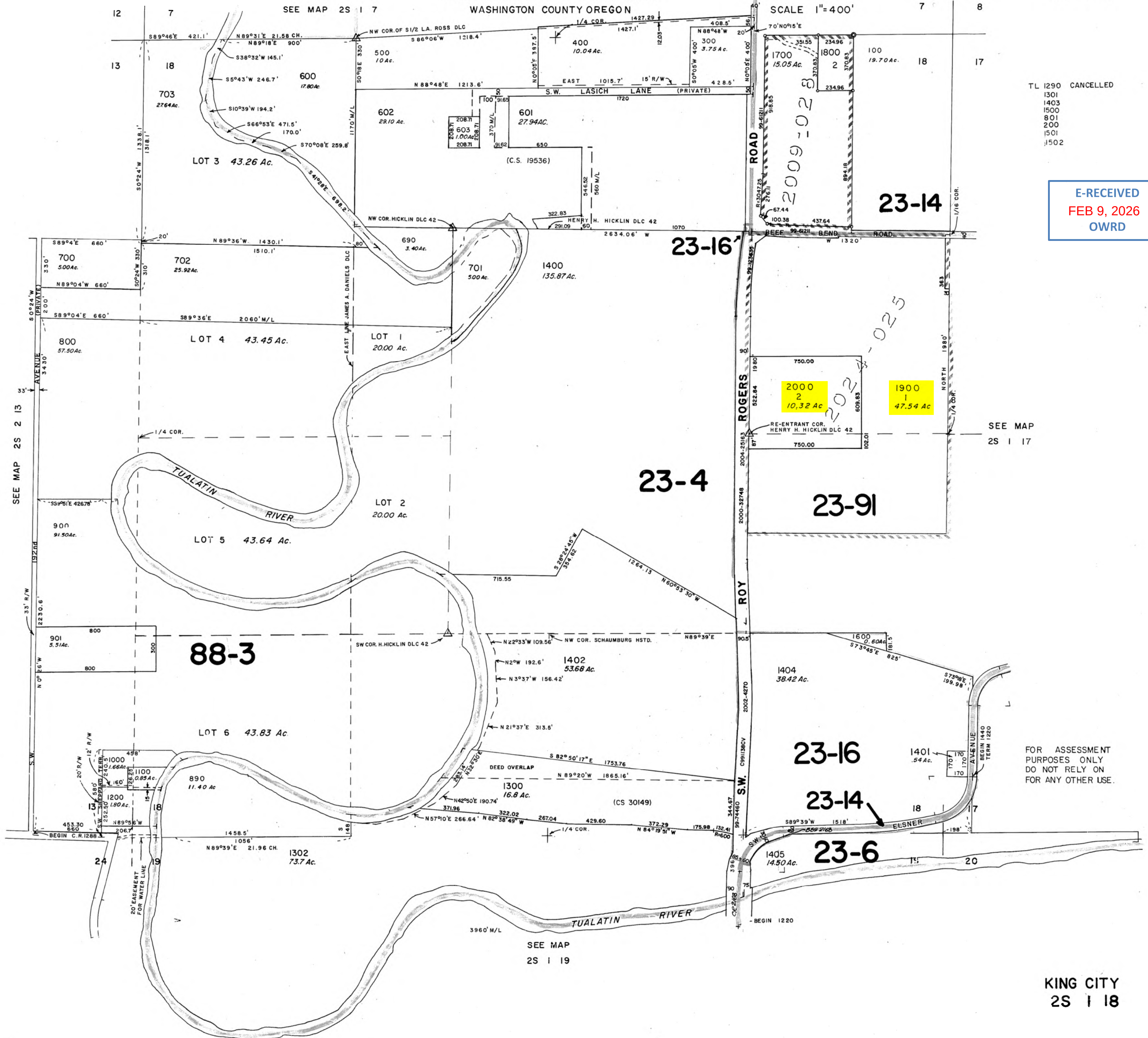
Porter Walton Co., Inc.

Surveyed July 24 1978, by R.G. Mucken

SECTION 18 T RIW W.M.

WASHINGTON COUNTY OREGON

2S 1 18



TL 1290 CANCELLED
1301
1403
1500
801
200
1501
1502

E-RECEIVED
FEB 9, 2026
OWRD

SEE MAP
2S 1 17

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE.

SEE MAP
2S 1 19

KING CITY
2S 1 18

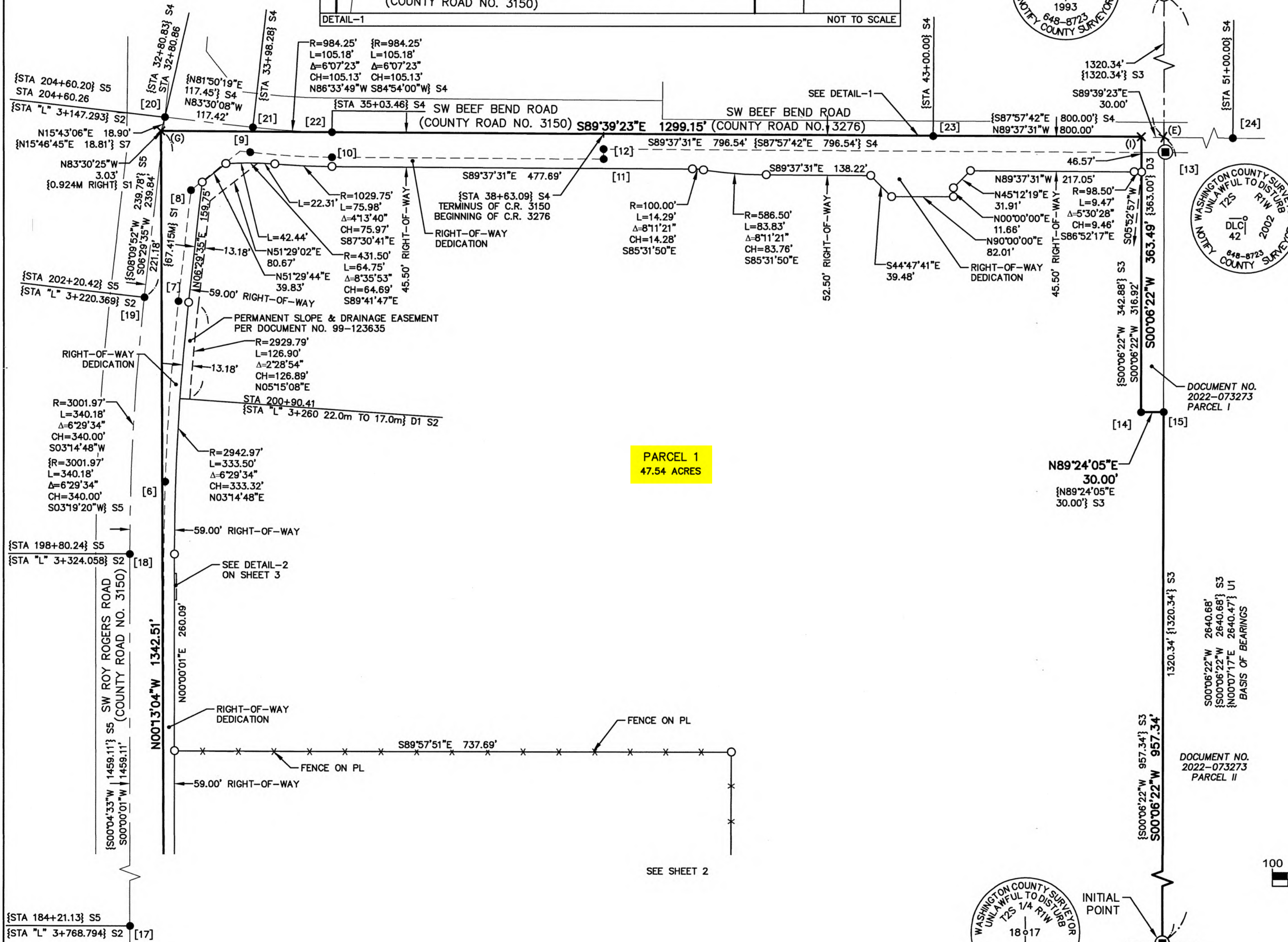
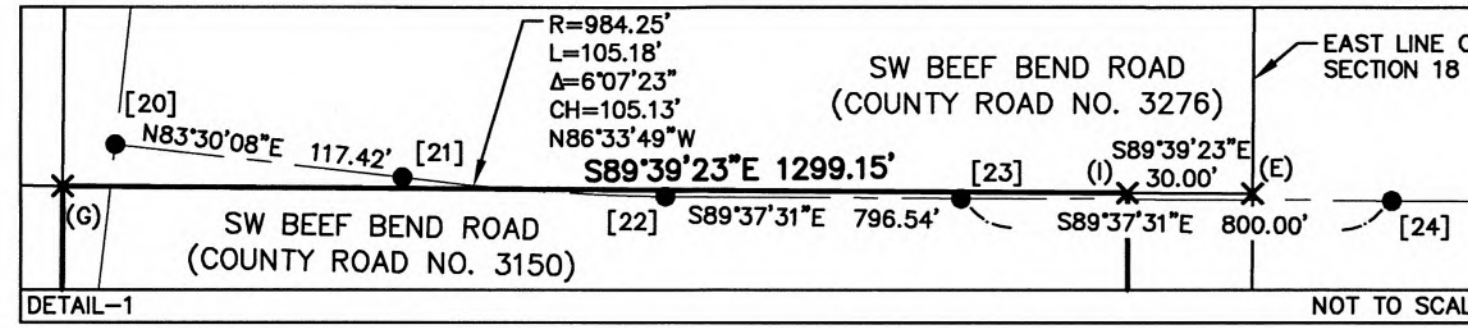
PARTITION PLAT

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON

SURVEYED: JUNE 25, 2024

PARTITION PLAT NO. 2024-025

RECORDED AS DOCUMENT NO. 2024-044606



LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: JUNE 25, 2024
- FOUND MONUMENT, AS NOTED
- ⊙ FOUND PUBLIC LAND CORNER, AS NOTED
- ✕ NOT SET
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCE NOTES ON SHEET 4
- () CORNER REFERENCE, SEE CORNER REFERENCE NOTES ON SHEET 4
- { } RECORD BEARING, DISTANCE, CURVE DATA, AND/OR STATION
- PL PROPERTY LINE
- M METERS (TO CONVERT METERS TO INTERNATIONAL FEET DIVIDE BY 0.3048)
- X- FENCE LINE
- ➔ RADIAL BEARING DIRECTION, SEE BEARING OF CURVE ON MAP

SHEET INDEX

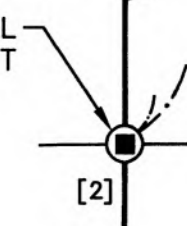
1. PORTION OF PARCEL 1
DETAIL-1
2. PORTION OF PARCEL 1
PARCEL 2
3. REFERENCES
DETAIL-2, DETAIL-3, AND DETAIL-4
4. FOUND MONUMENT REFERENCE NOTES
SURVEYOR'S CERTIFICATE
NARRATIVE
PLAT NOTES
CORNER REFERENCE NOTES
5. PUBLIC LAND CORNERS
6. DECLARATION
ACKNOWLEDGEMENT
OWNER CONSENT AFFIDAVIT
KING CITY APPROVALS
WASHINGTON COUNTY APPROVALS



SCALE
100 0 50 100
1 INCH = 100 FEET



INITIAL POINT



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Travis C. Jansen
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751
RENEWALS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 148-001
SHEET 1 OF 6

PARTITION PLAT

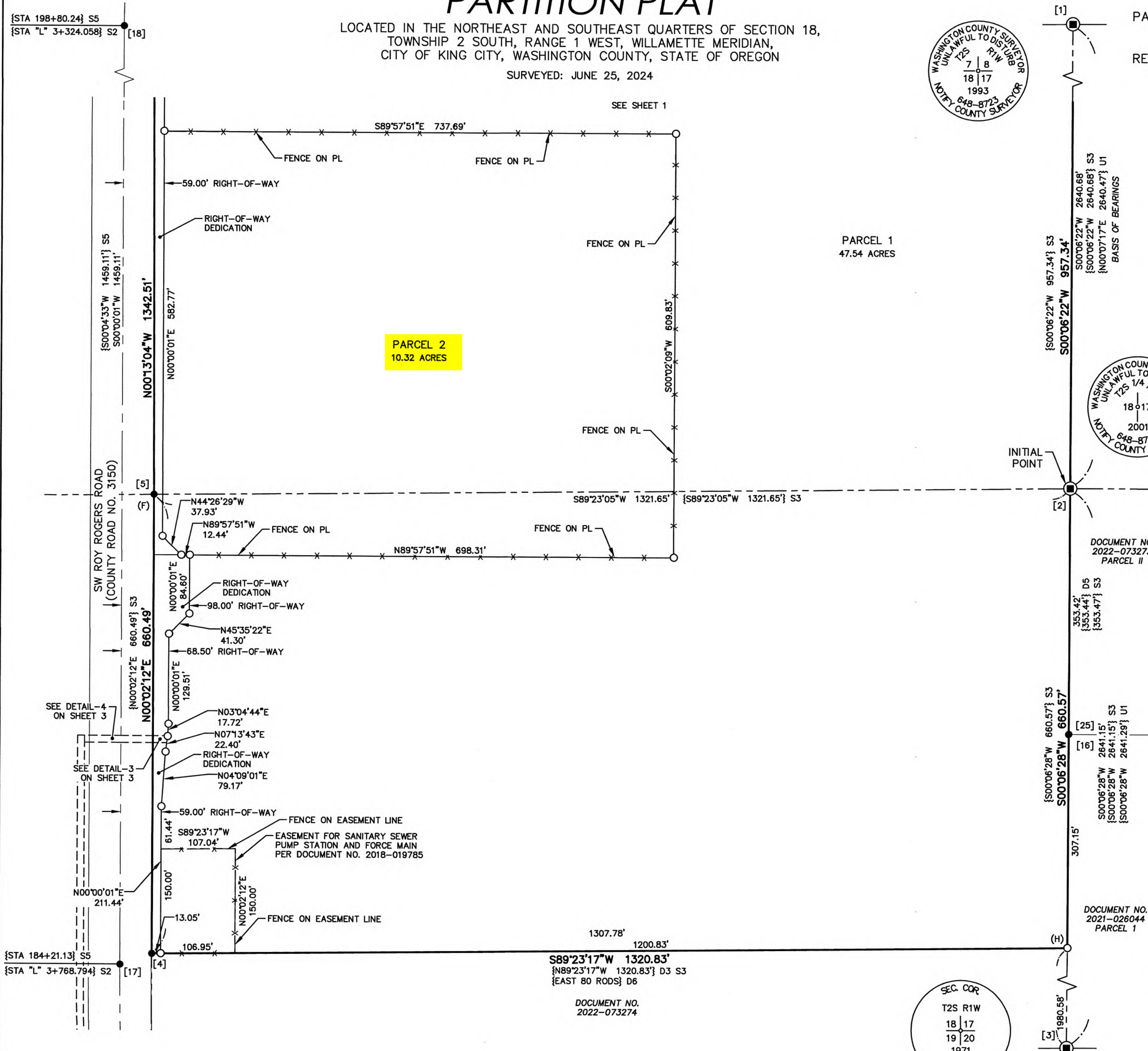
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON
SURVEYED: JUNE 25, 2024

PARTITION PLAT NO. 2024-025
RECORDED AS DOCUMENT NO. 2024-044606



LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: JUNE 25, 2024
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- ⊙ FOUND PUBLIC LAND CORNER, AS NOTED
- × NOT SET
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCE NOTES ON SHEET 4
- () CORNER REFERENCE, SEE CORNER REFERENCE NOTES ON SHEET 4
- { } RECORD BEARING, DISTANCE, CURVE DATA, AND/OR STATION
- PL PROPERTY LINE
- M METERS (TO CONVERT METERS TO INTERNATIONAL FEET DIVIDE BY 0.3048)
- X — FENCE LINE
- RADIAL BEARING DIRECTION, SEE BEARING OF CURVE ON MAP



DOCUMENT NO.
2022-073273
PARCEL II

DOCUMENT NO.
2021-026044
PARCEL I



SCALE
100 0 50 100
1 INCH = 100 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWALS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 148-001
SHEET 2 OF 6

PARTITION PLAT

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON
SURVEYED: JUNE 25, 2024

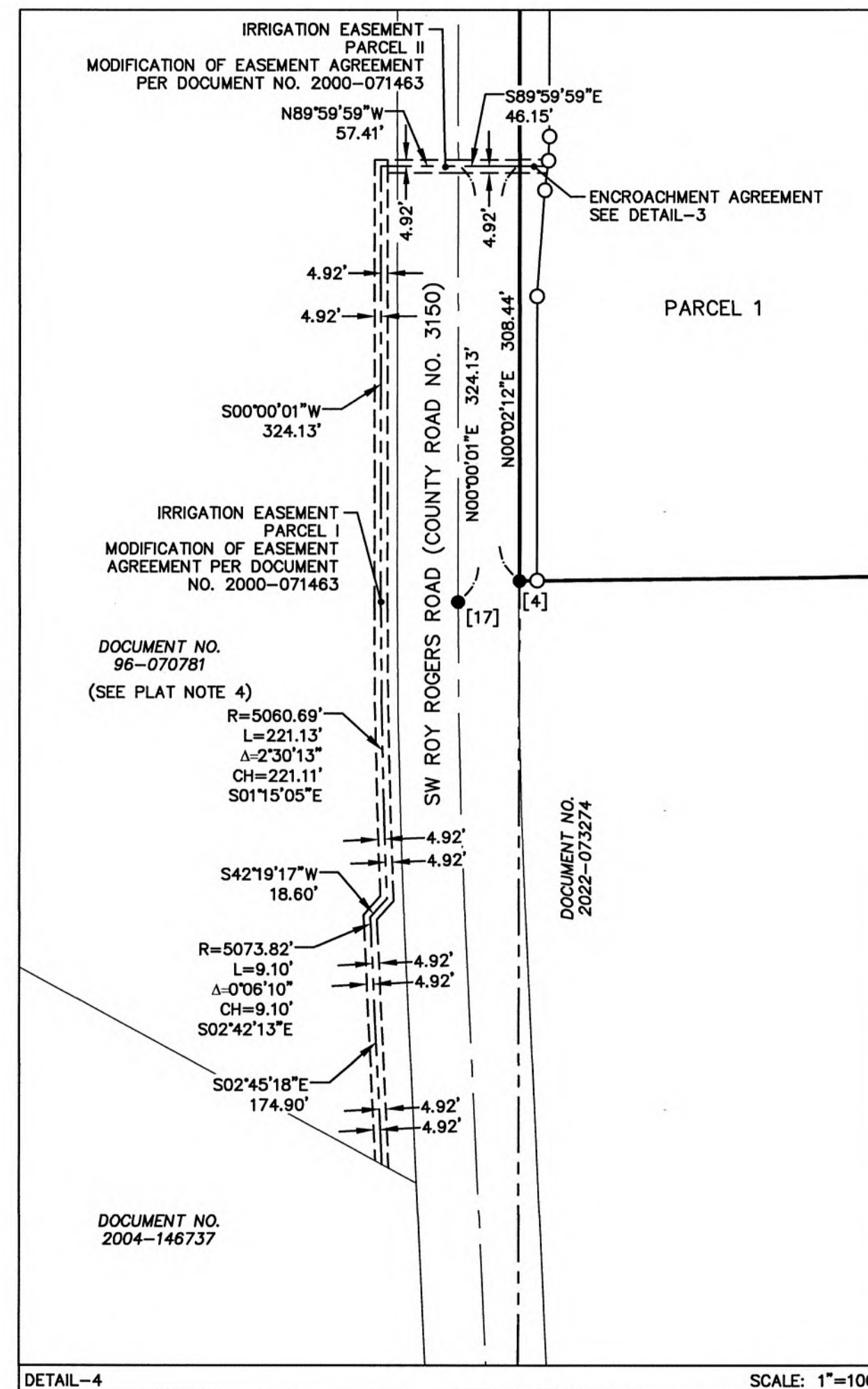
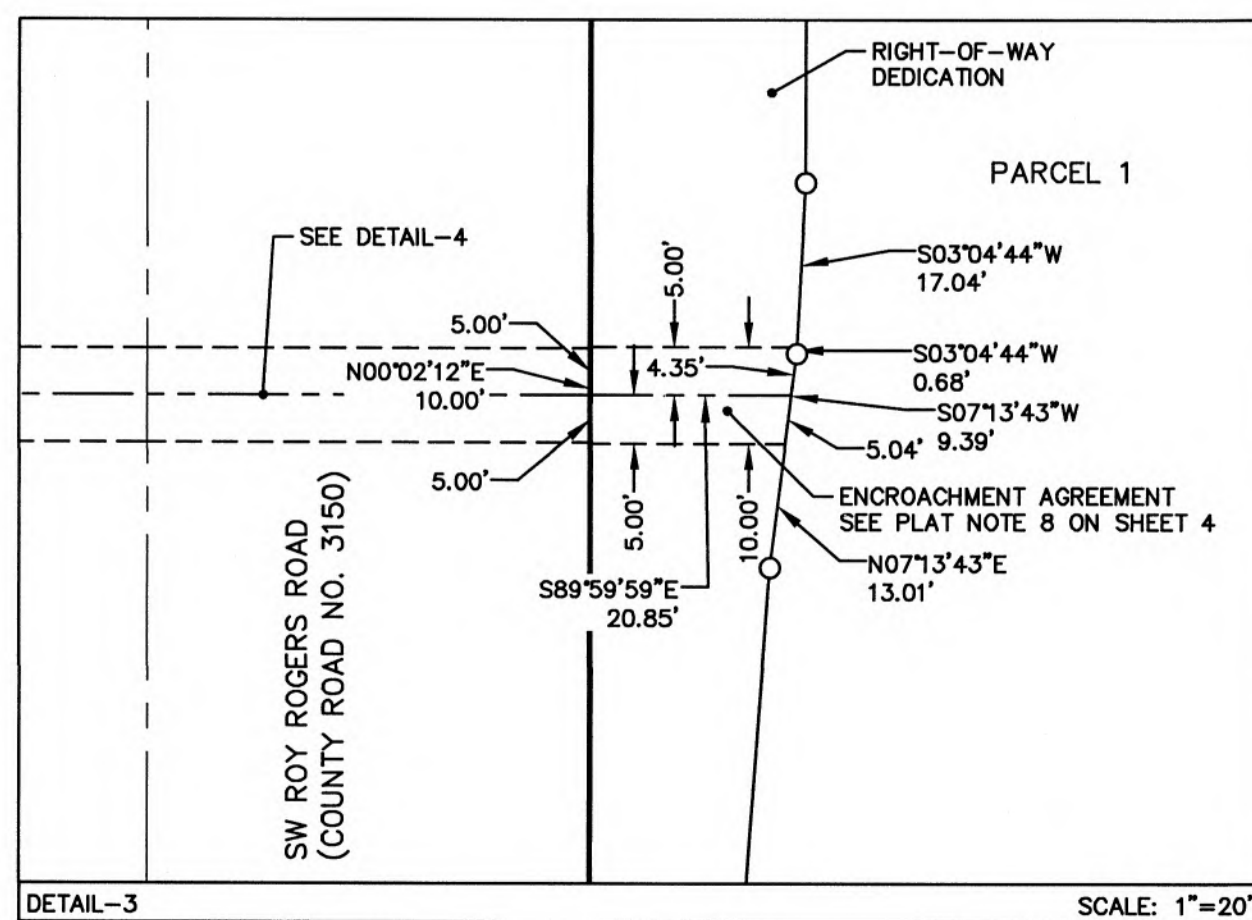
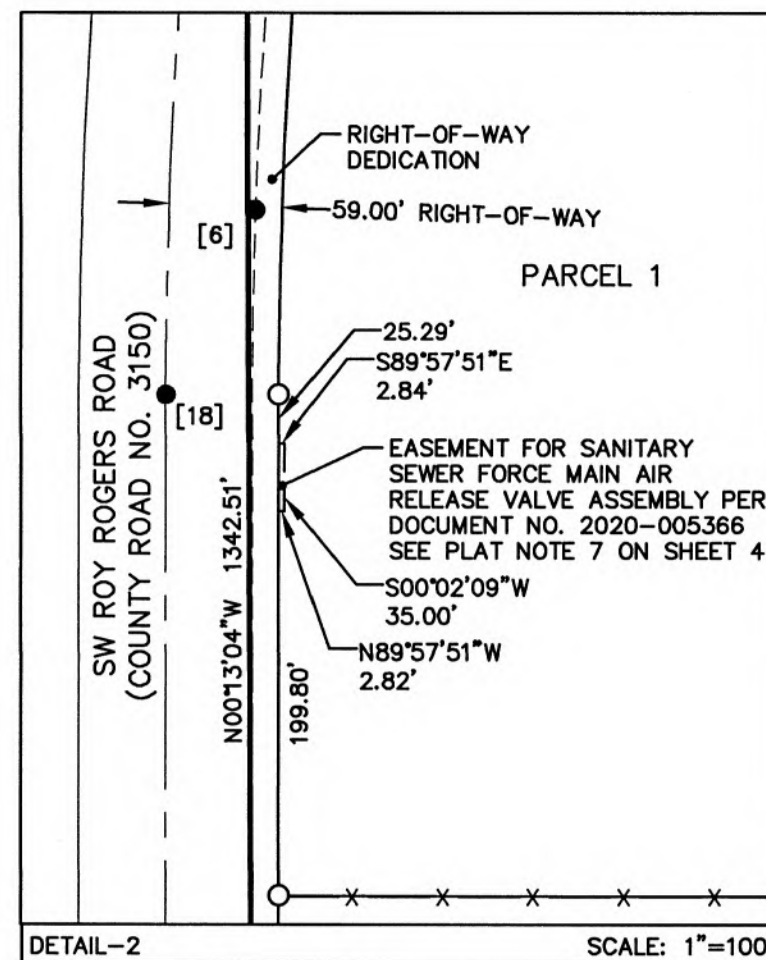
PARTITION PLAT NO. 2024-025
RECORDED AS DOCUMENT NO. 2024-044606

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: JUNE 25, 2024
- FOUND MONUMENT, AS NOTED
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT
REFERENCE NOTES SHEET 4
- () CORNER REFERENCE, SEE CORNER REFERENCE
NOTES SHEET 4

REFERENCES

S1	SURVEY NO. 2,333	MAR 1890	C. G. REITER
S2	SURVEY NO. 28,892	APR 2002	TONY J. BROOKS
S3	SURVEY NO. 29,570	MAY 2004	ANTHONY R. WELLER
S4	SURVEY NO. 31,771	FEB 2012	JAMES H. ELAM
S5	SURVEY NO. 33,029	MAR 2017	ANDREW J. PLETT
S6	SURVEY NO. 34,006	JAN 2021	SCOTT F. FIELD
S7	SURVEY NO. 34,448	NOV 2022	MICHAEL DOWNHOUR
D1	DOCUMENT NO. 99-123635	NOV 1999	DEDICATION DEED
D2	DOCUMENT NO. 2004-041849	APR 2004	GROUND LEASE
D3	DOCUMENT NO. 2015-079367	SEP 2015	BARGAIN AND SALE DEED
D4	DOCUMENT NO. 2021-026044	MAR 2021	WARRANTY DEED
D5	DOCUMENT NO. 2022-073273	DEC 2022	PERSONAL REPRESENTATIVE'S DEED
D6	DOCUMENT NO. 2022-073274	DEC 2022	PERSONAL REPRESENTATIVE'S DEED
U1	USBT 2001-062	DEC 2001	EAST QTR CORNER SECTION 17



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 148-001
SHEET 3 OF 6

PARTITION PLAT

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON

SURVEYED: JUNE 25, 2024

PARTITION PLAT NO. 2024-025

RECORDED AS DOCUMENT NO. 2024-044606

FOUND MONUMENT REFERENCE NOTES

- [1] 3-1/4" DIAMETER ALUMINUM DISK
HELD FOR THE NORTHEAST SECTION CORNER
OF SECTION 18
PER U.S.B.T. BOOK 7 PAGE 391
- [2] 3-1/4" DIAMETER ALUMINUM DISK
HELD FOR THE EAST QUARTER CORNER OF SECTION 18
PER U.S.B.T. ENTRY 2001-062
- [3] 1-3/8" DIAMETER BRASS DISK
HELD FOR THE SOUTHEAST SECTION CORNER
OF SECTION 18
PER U.S.B.T. BOOK 4 PAGE 26
- [4] 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "CES NW INC"
HELD PER SURVEY NO. 29,570
- [5] 5/8" IRON ROD, NO CAP
FALLS N00°02'09"E 0.18' FROM (F)
SET IN SURVEY NO. 29,570, NOT HELD
- [6] 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "CES NW INC"
FALLS AT STATION 199+77.58, 45.26' RIGHT
SET IN SURVEY NO. 29,570, HELD PER SURVEY NO. 33,029
- [7] 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "CH2M HILL PLS 2736"
FALLS AT STATION 202+20.44, 45.26' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [8] 5/8" IRON ROD, NO CAP, BENT, TIED SPINHOLE
FALLS AT STATION 203+68.12, 45.30' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [9] 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "CH2M HILL PLS 2736"
FALLS AT STATION 33+98.26, 33.13' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 31,771
- [10] 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "CH2M HILL PLS 2736"
FALLS AT STATION 35+03.44, 33.13' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 31,771
- [11] 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "CH2M HILL PLS 2736"
FALLS AT STATION 38+63.10, 33.10' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 31,771
- [12] 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "CH2M HILL PLS 2736"
FALLS AT STATION 38+63.11, 20.00' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 31,771
- [13] 3-1/4" DIAMETER ALUMINUM DISK
FALLS AT STATION 46+07.70, 19.44' RIGHT
HELD FOR THE NORTHEAST CORNER OF DLC 42
PER U.S.B.T. ENTRY 2002-001
- [14] 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "CES NW INC"
HELD PER SURVEY NO. 29,570

- [15] 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "CES NW INC"
HELD PER SURVEY NO. 29,570
- [16] 5/8" IRON ROD
FALLS 0.47' WEST OF SECTION LINE
SET IN SURVEY NO. 13,893, NOT HELD
- [17] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT STATION 184+21.19, 0.00' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [18] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT STATION 198+80.27, 0.03' RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [19] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT STATION 202+20.40, 0.01' LEFT
ALSO BEING STATION "L" 3+220.377 METERS, 0.003 METERS RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [20] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT STATION 204+60.26, 0.02' LEFT
ALSO BEING STATION "L" 3+147.267 METERS, 0.006 METERS RIGHT
SET IN SURVEY NO. 28,892, HELD PER SURVEY NO. 33,029
- [21] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT STATION 33+98.28, 0.00' RIGHT
SET IN SURVEY NO. 28,892, HELD PER 31,771
- [22] 5/8" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "CH2M HILL 2736"
FALLS AT CENTERLINE STATION 35+03.46 0.00' RIGHT
SET IN SURVEY NO. 28,892, HELD PER 31,771
- [23] 3/4" IRON PIPE IN MONUMENT BOX
FALLS AT STATION 43+00.00, 0.00' RIGHT
HELD PER SURVEY NO. 31,771
- [24] 3/4" IRON PIPE IN MONUMENT BOX
FALLS AT STATION 51+00.00, 0.00' RIGHT
HELD PER SURVEY NO. 31,771
- [25] 5/8" IRON ROD WITH RED PLASTIC CAP
INSCRIBED "W.L.M.C. L.S. 808"
HELD PER SURVEY NO. 22,287
- [26] 3-1/4" DIAMETER ALUMINUM DISK
HELD FOR THE NORTH QUARTER CORNER OF SECTION 18
PER U.S.B.T. BOOK 7 PAGE 404
- [27] 3-1/4" DIAMETER ALUMINUM DISK
HELD FOR THE WEST QUARTER CORNER OF SECTION 18
PER U.S.B.T. ENTRY 99-060
- [28] 3-1/4" DIAMETER ALUMINUM DISK
HELD FOR THE SOUTHWEST SECTION CORNER OF SECTION 18
PER U.S.B.T. BOOK 7 PAGE 504

SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF KING CITY, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 3-1/4" ALUMINUM DISK, AT THE EAST QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE EAST LINE OF SAID SECTION 18, SOUTH 00°06'28" WEST, A DISTANCE OF 660.57 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°23'17" WEST, A DISTANCE OF 1320.83 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18;

THENCE ALONG SAID WEST LINE, NORTH 00°02'12" EAST, A DISTANCE OF 660.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, NORTH 00°13'04" WEST, A DISTANCE OF 1342.51 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, SOUTH 89°39'23" EAST, A DISTANCE OF 1299.15 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 30.00 FEET WESTERLY FROM SAID EAST LINE OF SECTION 18;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'22" WEST, A DISTANCE OF 363.49 FEET;

THENCE NORTH 89°24'05" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF SECTION 18;

THENCE ALONG SAID EAST LINE, SOUTH 00°06'22" WEST, A DISTANCE OF 957.34 FEET TO THE INITIAL POINT.

CONTAINING 59.871 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DOCUMENT NO. 2015-079367, WASHINGTON COUNTY DEED RECORDS.

THE BOUNDARY WAS ESTABLISHED HOLDING [2], [4], [14], AND [15], AS DESCRIBED IN FOUND MONUMENT REFERENCE NOTES, AND (F), (G), (H), AND (I), AS ESTABLISHED IN CORNER REFERENCE NOTES.

THE CENTERLINE AND STATIONING OF SW ROY ROGERS ROAD (COUNTY ROAD NO. 3150) WAS ESTABLISHED HOLDING RECORD LOCATIONS OF [17], [18], [19], AND [20], PER SURVEY NO. 33,029, AS SHOWN.

THE CENTERLINE AND STATIONING OF SW BEEF BEND ROAD (COUNTY ROAD NO. 3150 AND COUNTY ROAD NO. 3276) WAS ESTABLISHED HOLDING RECORD LOCATIONS OF [20], [21], [22], [23], AND [24], PER SURVEY NO. 31,771, AS SHOWN.

THE BASIS OF BEARINGS IS THE EAST LINE OF SECTION 18 BETWEEN [1] AND [2], BEING S00°06'22"W, PER SURVEY NO. 29,570.

PLAT NOTES

1. THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER KING CITY CASE NO. LU-2024-01 AND WASHINGTON COUNTY CASE NO. CP24-904.
2. PARCEL 1 IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER FORCE MAIN AIR RELEASE VALVE ASSEMBLY PER DOCUMENT NO. 2020-005365. SAID EASEMENT FALLS ENTIRELY WITHIN PUBLIC RIGHT-OF-WAY DEDICATED HEREIN AND IS THEREFORE NOT SHOWN.
3. THIS PLAT IS SUBJECT TO A UTILITY EASEMENT DESCRIBED IN DOCUMENT NO. 2019-050680, WASHINGTON COUNTY RECORDS, FOR THE BENEFIT OF PORTLAND GENERAL ELECTRIC COMPANY. SAID EASEMENT BEING 10 FEET WIDE, LYING 5 FEET ON EACH SIDE OF THE CENTERLINES OF GRANTEE'S EXISTING AND FUTURE SYSTEMS. THE LOCATIONS OF SAID UTILITY EASEMENT ARE VARIABLE AND ARE NOT SHOWN.
4. THIS PARTITION PLAT BENEFITS FROM AN IRRIGATION EASEMENT WITHIN THE LAND DESCRIBED IN DOCUMENT NO. 96-070781, PER DOCUMENT NO. 89-06294. SAID EASEMENT LOCATION IS INDETERMINATE.
5. THIS PLAT IS SUBJECT TO AN EASEMENT FOR PERMANENT SLOPE & DRAINAGE PER DOCUMENT NO. 99-123635. SAID EASEMENT FALLS ENTIRELY WITHIN PUBLIC RIGHT-OF-WAY DEDICATED HEREIN AND IS THEREFORE NOT SHOWN.
6. PARCEL 1 IS SUBJECT TO A 12.00 FOOT WIDE UTILITY EASEMENT TO BENEFIT PARCEL 2 PER DOCUMENT NO. 2004-083607. SAID EASEMENT FALLS ENTIRELY WITHIN PUBLIC RIGHT-OF-WAY DEDICATED HEREIN AND IS THEREFORE NOT SHOWN.
7. PORTIONS OF AN EASEMENT FOR UNDERGROUND VAULT PER DOCUMENT NO. 2020-005366 FALL WITHIN PUBLIC-RIGHT-OF-WAY GRANTED HEREIN AND ARE THEREFORE NOT SHOWN.
8. A PORTION OF SW ROY ROGERS ROAD (COUNTY ROAD NO. 3150) IS SUBJECT TO AN ENCROACHMENT AGREEMENT, AS SHOWN, PER DOCUMENT NO. 2024-044609

CORNER REFERENCE NOTES

- (A) ESTABLISHED ON A LINE BETWEEN [3] AND [28], HOLDING A RECORD DISTANCE OF 2636.75 FEET FROM [3], PER SURVEY NO. 29,570.
- (B) ESTABLISHED AT THE INTERSECTION OF A LINE BETWEEN (A) AND [26] AND A LINE BETWEEN [2] AND [27], PER SURVEY NO. 29,570.
- (C) ESTABLISHED ON A LINE BETWEEN (A) AND [26], HOLDING A RECORD DISTANCE OF 1321.07 FEET FROM [26], PER SURVEY NO. 29,570.
- (D) ESTABLISHED ON A LINE BETWEEN [1] AND [26], HOLDING A RECORD DISTANCE OF 1324.875 FEET FROM [1], PER SURVEY NO. 29,570.
- (E) ESTABLISHED ON A LINE BETWEEN [1] AND [2], HOLDING A RECORD DISTANCE OF 1320.34 FEET FROM [1], PER SURVEY NO. 29,570.
- (F) ESTABLISHED ON A LINE BETWEEN (B) AND [2], HOLDING A RECORD DISTANCE OF 1321.65 FEET FROM [2], PER SURVEY NO. 29,570.
- (G) AN ANGLE POINT OF BEEF BEND ROAD (COUNTY ROAD NO. 142) WAS ESTABLISHED AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, PER COUNTY ROAD NO. 142. A STONE WAS REFERENCED AT SAID ANGLE POINT AS POINT "E" IN SURVEY NO. 2,333, AND ALSO AT STATION/OFFSET "L" 3+152.954 METERS, 0.924 METERS RIGHT, SW ROY ROGERS ROAD (COUNTY ROAD NO. 3150) IN SURVEY NO. 28,892. ESTABLISHED ORIGINAL LOCATION OF STONE AT SAID STATION/OFFSET HOLDING [19] AND [20] METRIC STATIONS, AS SHOWN.
- (H) ESTABLISHED ON A LINE BETWEEN [2] AND [3], HOLDING A RECORD DISTANCE OF 660.57 FEET FROM [2], PER SURVEY NO. 29,570.
- (I) ESTABLISHED ON A LINE BETWEEN (E) AND (G), HOLDING A DISTANCE OF 30.00' FROM (E) PER DOCUMENT NO. 2015-079367.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

TCJ

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

PARTITION PLAT

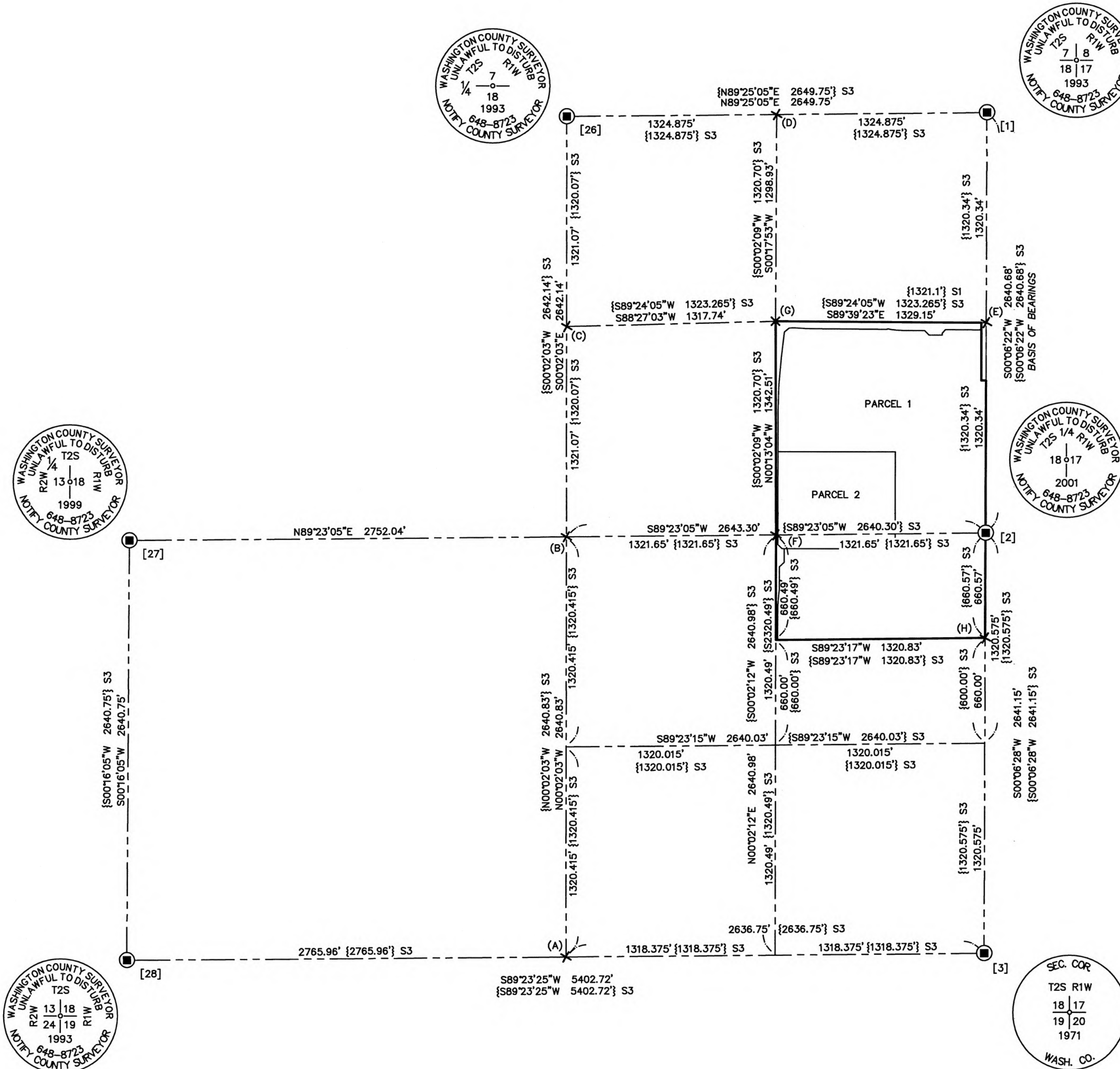
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON
SURVEYED: JUNE 25, 2024

PARTITION PLAT NO. 2024-029

RECORDED AS DOCUMENT NO. 2024-044606

LEGEND

- FOUND PUBLIC LAND CORNER, AS NOTED
- × NOT SET
- [#] MONUMENT REFERENCE, SEE FOUND MONUMENT REFERENCE NOTES ON SHEET 4
- () CORNER REFERENCE, SEE CORNER REFERENCE NOTES ON SHEET 4
- { } RECORD BEARING AND/OR DISTANCE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751
RENEWS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 148-001
SHEET 5 OF 6

PARTITION PLAT

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF KING CITY, WASHINGTON COUNTY, STATE OF OREGON

SURVEYED: JUNE 25, 2024

PARTITION PLAT NO. 2024-025

RECORDED AS DOCUMENT NO. 2024-044606

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TNHC OREGON LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP, AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF; AND HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92; ALL PARCEL LINES BEING OF THE DIMENSIONS SHOWN, AND ALL RIGHTS-OF-WAY AND EASEMENTS OF THE WIDTHS THEREON SET FORTH; AND DO HEREBY DEDICATE THE RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE.

TNHC OREGON LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Fred Gast
FRED GAST, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4TH DAY OF SEPTEMBER, 2024, BY FRED GAST, WHO IS THE PRESIDENT OF TNHC OREGON LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Dawn Ewers
NOTARY SIGNATURE

COMMISSION NO. 1020921

DAWN MICHELE EWERS
NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES: JANUARY 12, 2026

CITY OF KING CITY APPROVALS

APPROVED THIS 10th DAY OF September, 2024
CITY MANAGER

BY: Michelle Parker

~ *** ~

APPROVED THIS 10TH DAY OF SEPTEMBER, 2024
CITY ENGINEER

BY: Fulgence Bugingo

WASHINGTON COUNTY APPROVALS

APPROVED THIS 9th DAY OF October, 2024
WASHINGTON COUNTY SURVEYOR

BY: Scott Young

~ *** ~

DEDICATION ACCEPTED UNDER ORS 92.175(1)(B)
THIS 9th DAY OF OCTOBER, 2024
WASHINGTON COUNTY SURVEYOR

BY: Scott Young

~ *** ~

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095
HAVE BEEN PAID AS OF THIS 15th DAY OF OCTOBER, 2024
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: Jim
DEPUTY

~ *** ~

ATTEST THIS 15th DAY OF October, 2024
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY: C. Lu
DEPUTY

~ *** ~

STATE OF OREGON)
COUNTY OF WASHINGTON) SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON
THIS 15th DAY OF October, 2024
AT 2:50 O'CLOCK P.M. AND RECORDED IN THE COUNTY CLERK RECORDS.

C. Lu
DEPUTY COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

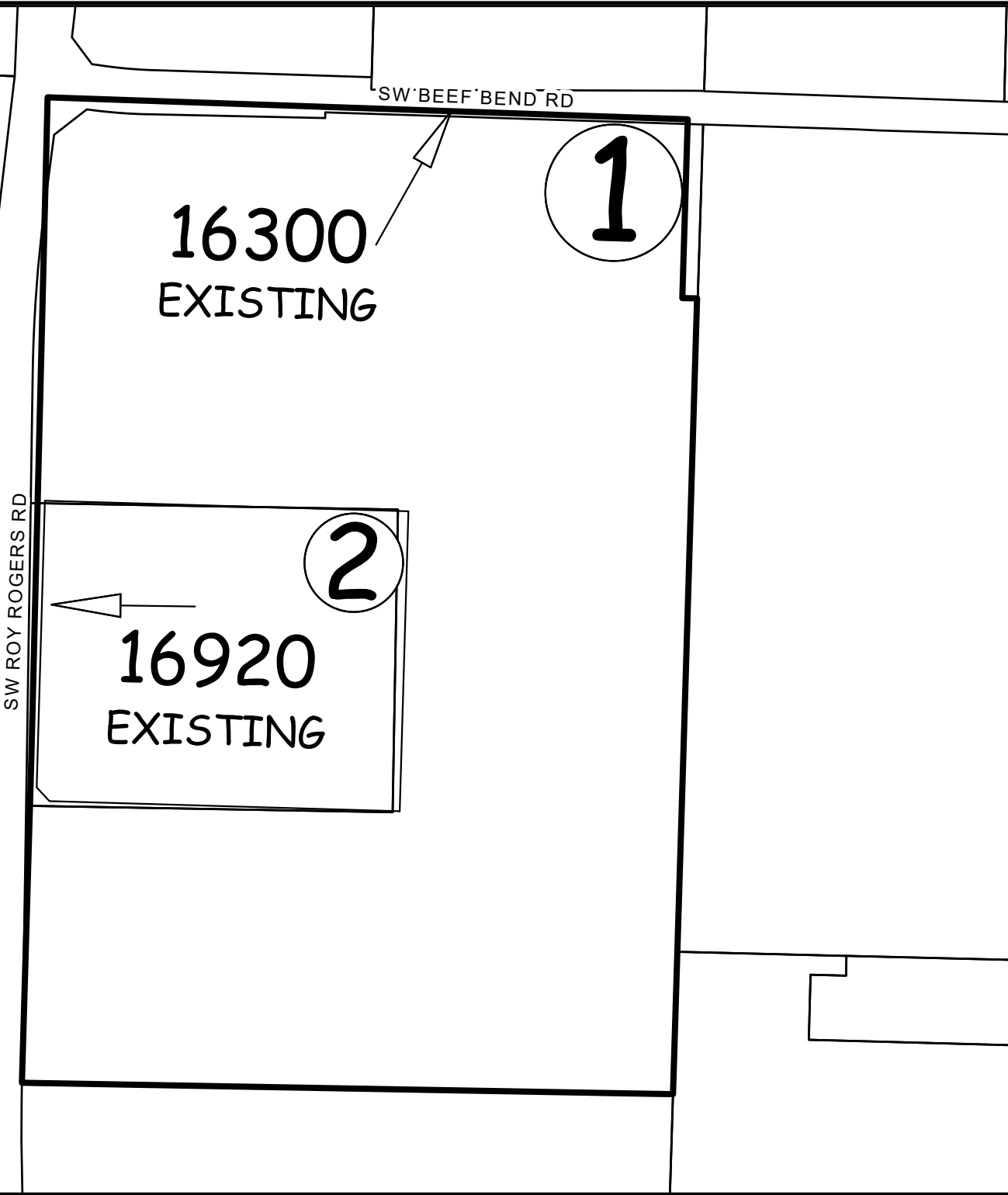
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWALS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 148-001
SHEET 6 OF 6

E-RECEIVED
FEB 9, 2026
OWRD



Washington County
Geographic Information Systems

4281

2024-025

2S1W18NE / SE

Retires:
16282 SW BEEF BEND RD
17158 SW ROY ROGERS RD

SHERWOOD
97140
Post Office and Zip

2024044606
Document Number

10-15-2024
Date Recorded

2S1180001501
2S1180001502
Parent Parcel(s)

Map Features

— Subdivision

□ Taxlots

N
W E
S

0 225 450

Scale in Feet
1 inch = 300 feet

If you have questions about addressing
for this plat, please contact:
Washington County Surveyor's Office
Phone: 503-846-8723