



Oregon Water Resources Department
Ground Water Application

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Today's Date: Tuesday, November 13, 2018

Base Application Fee.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	1	\$350.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	2	\$350.00
Number of proposed Ground Water points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1	
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Ground Water point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$2,560.00

OWRD Fee Schedule

Fee Calculator Version B20170117

G-18757

Application for a Permit to Use Groundwater



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME TOUCHMARK HEIGHTS, LLC ATTN: WERNER G. NISTLER, JR.			PHONE (HM) (503) 646-5186
PHONE (WK) (503) 646-5186	CELL		FAX (503) 644-3568
ADDRESS 5150 SW GRIFFITH DRIVE			
CITY BEAVERTON	STATE OREGON	ZIP 97005	E-MAIL* WERNER.NISTLER@TOUCHMARK.COM

Organization

NAME TOUCHMARK HEIGHTS, LLC			PHONE (503) 646-5186	FAX (503) 644-3568
ADDRESS 5150 SW GRIFFITH DRIVE			CELL	
CITY BEAVERTON	STATE OREGON	ZIP 97005	E-MAIL* WERNER.NISTLER@TOUCHMARK.COM	

Agent – The agent is authorized to represent the applicant in all matters relating to this application. Authorization letter attached

AGENT / BUSINESS NAME DAVID NEWTON/H. A. MCCOY ENGINEERING & SURVEYING, INC.			PHONE (541) 923-7554	FAX
ADDRESS 1180 SW LAKE ROAD SUITE 201			CELL (541) 325-3905	
CITY REDMOND	STATE OR	ZIP 97756	E-MAIL* DNEWTON@NEWTONCONSULTANTS.COM	

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

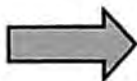
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By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



I (we) affirm that the information contained in this application is true and accurate.

	Werner G. Nistler, Jr. Founder & Chairman	10/30/18
Applicant Signature	Print Name and Title if applicable	Date
_____	_____	_____
Applicant Signature	Print Name and Title if applicable	Date

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For Department Use: App. Number: G-10757

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances. Bank financing on one smaller part of the overall Touchmark Height, LLC property holdings.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map. LEGAL DESCRIPTION ACCOMPANIES THIS APPLICATION

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
15 MILLER	SOUTH FORK, JOHNSON CREEK, EXTREME UPPER END OF CREEK	845 FEET	APPROX 65 FEET

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Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

The existing well, named the 15 Miller Well (WASH 008638), is shown as the source of irrigation water for GR-560, certificate GR-584, issued in 1957. Certificate GR-584 authorizes irrigation of 16 acres. The property on which the well is located has been owned by Touchmark Heights, LLC (the Applicant for this groundwater permit) since 2007. Over this period, irrigation of lands within the area authorized for irrigation by GR-584 now owned by Touchmark has occurred annually. This area amounts to roughly 4 acres or less. Much of the

authorized place of irrigation water use under GR-584 has been isolated by construction of SW Miller Road, many years ago. These lands are on the east side of SW Miller Road and the well is on the west side of SW Miller Road. Irrigation of these lands with water from the well has not occurred for many years since no pipeline from the well to the lands exists. SW Miller Road is a major paved urban roadway. To irrigate the authorized acres on the east side of the road, pipelines from the well to these areas would need to be installed beneath the road, which now is a highly impractical situation. The attached well log for the 15 Miller Well (WASH 008638) reports character of material penetrated by well generally as soft rock, clay, boulder, loose rock, harder rock, rock, soft and hard rock. Considering reports of basalt on other well logs in Section 1, T1S, R1W and presence of basalt in the area that forms topographic high points such as Cornell Mountain a mile north, Elk Point half-mile east, and the two knolls onsite, it is inferred that the "rock" described on the well log is basalt and the aquifer is a bedrock aquifer. The lithologic descriptions reported on the well log WASH 008638 are not consistent with alluvium. The wellhead elevation is approximately 844 feet; the static water level is reported on the log at 382 feet, indicating the static water level elevation is about 462 feet. The well capacity is reported at 60 gallons per minute with no drawdown. The well is located within the Tualatin Subbasin of the Willamette Basin Program.

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SECTION 3: WELL DEVELOPMENT, continued

2-10-18-7

Total maximum rate requested: 60 GPM (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
15 MILLER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WASH 008638	<input type="checkbox"/>	8 INCHES	0 TO 116 FT	NA	UNKNOWN	382 FEET, 1951	BEDROCK	402 FEET	60	36
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
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	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

For Department Use: App. Number: _____

SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in Attachment 3 or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Yes No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

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Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as

appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Yes No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve “no loss of essential habitat of threatened and endangered (T&E) fish species,” or “no net loss of essential habitat of sensitive (S) fish species.” If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

SECTION 5: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 through October 31	27
Agriculture	Year-Round	9

NOTE: WATER USES ARE CONSISTENT WITH ALLOWED USES IN THE WILLAMETTE BASIN PROGRAM.

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 27 Acres Supplemental: _____Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 27

- If the use is **municipal or quasi-municipal**, attach **Form M**

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appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Yes No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve “no loss of essential habitat of threatened and endangered (T&E) fish species,” or “no net loss of essential habitat of sensitive (S) fish species.” If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

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NOTE: WATER USES ARE CONSISTENT WITH ALLOWED USES IN THE WILLAMETTE BASIN PROGRAM.

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 16 Acres * Supplemental: _____ Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

_____ * Corrected by David Newton, Agent, 02/15/19 *[Signature]*

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 27

- If the use is **municipal or quasi-municipal**, attach **Form M**

For Department Use: App. Number: G-18755

rec'd 2-17-19

- If the use is **domestic**, indicate the number of households: ____ (Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): ____

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- Pump (give horsepower and type): 10 HP, Submersible Turbine
 Other means (describe): ____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

Water will be appropriated from an existing well. Water will be conveyed from the well through a buried pipeline to a 30,000 gallon cistern facility. Water will be pumped from the cistern facilities to places of water use, including irrigation and agricultural use (production of agricultural products, operations and maintenance of production facilities and equipment) through buried distribution pipelines. Pipelines and cistern facilities will be constructed underground. Operation of the water appropriation works will be arranged to supply water to the cistern facilities automatically on demand as water is pumped from the cistern facilities to places of water use. Water will be pumped from the cistern facilities to irrigation and agricultural places of water use by a centrifugal pump.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*) Drip and sprinkler systems

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

The amount of water is needed for irrigation, primarily for vineyards with minor landscaping, and for agricultural production, operations and maintenance of agricultural production facilities and equipment. Water waste will be minimized through the use of computer and timer controls on irrigation events and duration of irrigation based on climatic data. Drip and sprinkler irrigation systems will be used. Water use will be measured by a totalizing flow meter installed at the water supply well. Through computer/timer/climatic control of water use, potential for discharge of contaminated water to a surface stream, potential for damage to aquatic life and riparian habitat and potential for adverse impact to public uses of affected surface waters is extremely low.

SECTION 7: PROJECT SCHEDULE

- a) Date construction will begin: 12/01/2018
 b) Date construction will be completed: 04/01/2019
 c) Date beneficial water use will begin: 04/01/2019

Water distribution pipelines & cistern

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SECTION 8: RESOURCE PROTECTION

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In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe:

Runoff water will not be generated through the proposed water uses. Irrigation will be through drip and sprinkler systems operated by computer/timer/climatic control systems to eliminate excessive water use and waste. Agricultural water use for agricultural product production and operation and maintenance of production facilities will be inside production facilities and will be contained in wastewater disposal systems, with no runoff to external environment.

- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.

Describe planned actions and additional permits required for project implementation: **NA**

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: **NA**

SECTION 9: WITHIN A DISTRICT

- Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name Tualatin Valley Water District	Address 1850 SW 170 th Avenue	
City Beaverton	State Oregon	Zip 97003

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks NONE

Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: \$ 2,560.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - Permanent quality and drawn in ink
 - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - North Directional Symbol
 - Township, Range, Section, Quarter/Quarter, Tax Lots
 - Reference corner on map
 - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

Note: In addition to a groundwater application, a standard reservoir application is required to store groundwater in a reservoir. If an applicant proposes to divert water from a reservoir, a surface water application is also required.

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Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050. The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$260. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$410.00 for the applicant and \$810.00 for non-applicants. Protests are filed on approximately 10 percent of Proposed Final Orders. If a protest is filed the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or groundwater registration modification, and all of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; and
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land use form and return it to the WRD. If no land use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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Land Use Information Form
Page 1 of 3

G-10757

Land Use Information Form



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 503-986-0900
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Applicant

NAME TOUCHMARK HEIGHTS, LLC ATTN: WERNER G. NISTLER, JR.		PHONE (HM) (503) 646-5186	
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ADDRESS 5150 SW GRIFFITH DRIVE			
CITY BEAVERTON	STATE OR	ZIP 97005	E-MAIL* WERNER.NISTLER@TOUCHMARK.COM

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:	Proposed Land Use:

SEE ATTACHED SUPPLEMENTAL LAND, LOCATION & WATER USE CHART FOR THE ABOVE REQUIRED INFORMATION

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Washington County

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B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water
- Water Right Transfer
- Permit Amendment or Groundwater Registration Modification
- Limited Water Use License
- Allocation of Conserved Water
- Exchange of Water

Source of water: Reservoir/Pond Groundwater Surface Water (name) _____

Estimated quantity of water needed: 60 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other Agriculture

Briefly describe: Water is for vineyard and landscape irrigation, and for agricultural use relative to production of agricultural products, operations and maintenance of agricultural production facilities, all water uses consistent with the Oregon Water Resources Department Willamette Basin Program.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

G10757

For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): _____.
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land use approvals which have already been obtained. Record of Action/land use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

NAME	TITLE:	RECEIVED
SIGNATURE	PHONE:	NOV 09 2018
GOVERNMENT ENTITY		OWRD

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: TOUCHMARK HEIGHTS, LLC

City or County: WASHINGTON COUNTY Staff contact: Paul Schaub

Signature: [Signature] Phone: 202-846-3832 Date: 10/30/18

ORIGINAL 2 of 2 - ORIGINAL 1 of 2 GIVEN TO WASHINGTON COUNTY

G1077

3-10-17

**SUPPLEMENTAL LAND, LOCATION & WATER USE CHART
FOR LAND USE INFORMATION FORM**

**TOUCHMARK HEIGHTS, LLC
GROUNDWATER PERMIT APPLICATION**

TOWNSHIP	RANGE	SECTION	1/4 1/4	TAX LOT #	PLAN DESIGNATION	WATER TO BE:		PROPOSED LAND USE
T1S	R1W	1	NENW	15101B000100	RESIDENTIAL R-9	DIVERTED	CONVEYED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000105	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000200	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000300	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000500	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000700	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NWNW	15101B002000	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SEnw	15101B002000	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SEnw	15101B002100	RESIDENTIAL R-15	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00100	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00200	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00300	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00400	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS

Paul E. Schaefer
Senior Planner



WASHINGTON COUNTY
OREGON

Department of Land Use & Transportation
Planning and Development Services
155 N. First Ave., Suite 350, MS13, Hillsboro, OR 97124-3072
(503) 846-3832 • Fax: (503) 846-2908
E-mail: paul_schaefer@co.washington.or.us

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**SUPPLEMENTAL LAND, LOCATION & WATER USE CHART
FOR LAND USE INFORMATION FORM**

**TOUCHMARK HEIGHTS, LLC
GROUNDWATER PERMIT APPLICATION**

TOWNSHIP	RANGE	SECTION	1/4 1/4	TAX LOT #	PLAN DESIGNATION	WATER TO BE:		PROPOSED LAND USE
T1S	R1W	1	NENW	15101B000100	RESIDENTIAL R-9	DIVERTED	CONVEYED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000105	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000200	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000300	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000500	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NENW	15101B000700	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	NWNW	15101B002000	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SENW	15101B002000	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SENW	15101B002100	RESIDENTIAL R-15	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00100	RESIDENTIAL R-9	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00200	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00300	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS
T1S	R1W	1	SWNW	15101BC00400	RESIDENTIAL R-5	CONVEYED	USED	RETIREMENT RESIDENTIAL-VINEYARDS



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STATE ENGINEER
Salem, Oregon

WASH Well Record
008638

STATE WELL NO. 11W-100
COUNTY Washington
APPLICATION NO. GR-580

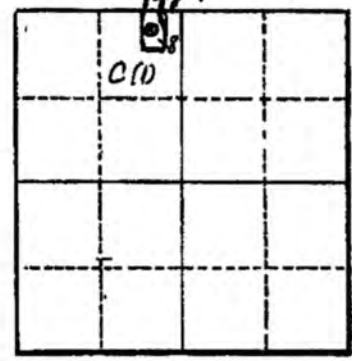
OWNER: Albert M. Thompson

MAILING ADDRESS: 15 SW. Miller Rd. Pg 1 of 2

LOCATION OF WELL: Owner's No. 1

CITY AND STATE: Portland, Oregon

NE 1/4 NW 1/4 Sec. 1 T. 1 S., R. 1 W., W.M.
Bearing and distance from section or subdivision
corner 490 Ft. W. & 275 Ft. S.
From N. 1/4 cor. of sec. 1



Section 1

Altitude at well 835 feet Interpolated

TYPE OF WELL: Drilled Date Constructed Aug. 1951

Depth drilled 400 Depth cased 116

CASING RECORD:
8 inch

FINISH:

AQUIFERS:

WATER LEVEL:

382

PUMPING EQUIPMENT: Type Submersible H.P. 10
Capacity 60 G.P.M.

WELL TESTS:
Drawdown 0 ft. after _____ hours _____ G.P.M.
Drawdown _____ ft. after _____ hours _____ G.P.M.

USE OF WATER irrigating - 16 Ac. Temp. _____ °F. _____, 19____
SOURCE OF INFORMATION GR-580

DRILLER or DIGGER _____
ADDITIONAL DATA:

Log X Water Level Measurements _____ Chemical Analysis _____ Aquifer Test _____

REMARKS:

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STATE ENGINEER
Salem, Oregon

WASH
008637

Well Record

STATE WELL NO. 15/W. / B.O.
COUNTY Wash.
APPLICATION NO.

OWNER: Thompson Nursery

MAILING ADDRESS: _____

LOCATION OF WELL: Owner's No. _____

CITY AND STATE: _____

_____ 1/4 _____ 1/4 Sec. _____ T. _____ N. S., R. _____ E. W., W.M.

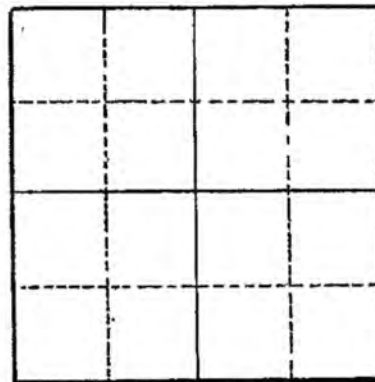
Bearing and distance from section or subdivision corner _____

Altitude at well 895 ft.

TYPE OF WELL: drilled Date Constructed _____

Depth drilled 402 ft. Depth cased 116 ft.

CASING RECORD: 8 inch



Section _____

FINISH: _____

AQUIFERS: Basalt from 370 to 402 ft.

WATER LEVEL: 30 ft. below land surface.

PUMPING EQUIPMENT: Type _____ H.P. _____
Capacity _____ G.P.M. _____

WELL TESTS:
Drawdown _____ ft. after _____ hours _____ G.P.M.
Drawdown _____ ft. after _____ hours _____ G.P.M.

USE OF WATER domestic Temp. _____ °F. _____, 19____

SOURCE OF INFORMATION U.S.G.S.

DRILLER or DIGGER _____

ADDITIONAL DATA:
Log _____ Water Level Measurements _____ Chemical Analysis _____ Aquifer Test _____

REMARKS: Materials penetrated were soil from 0 to 21 ft.; Basalt lava from 21 to 40 ft.; clay (troutdale formation) from 40 to 114 ft.; Columbia River basalt from 114 to 402 ft.
~~supply of water~~

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G-10757

Property Detail Report

7777 SW Mayway Dr, Portland, OR 97225-6121

APN: R741

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Heights LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: Acres 1.43, Unzoned Farmland- Potential Additional Tax Liability, Unzoned Farmland Lien, \$3720.88 County: Washington, OR
APN: R741 Alternate APN: 1S11B00100 Census Tract / Block: 030101 / 2004
Munic / Twnshp: Twnshp-Rng-Sec: 1S-1W-01 Legal Lot / Block:
Subdivision: Tract #: Legal Book / Page:
Neighborhood: West Haven - Sylva... School District: Beaverton School District 48J
Elementary School: West Tualatin View... Middle School: Cedar Park Middle... High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 08/11/2008 / 08/12/2008 Price: Transfer Doc #: 2008.70042
Buyer Name: Owner Name Unavailable Seller Name: Owner Name Unavailable Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date: 04/03/2007 / 04/04/2007 Sale Price / Type: \$900,000 / Confirmed Deed Type: Warranty Deed
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2007.37155
Seller Name: Swede Hill LLC
Lender:
Title Company: Pacific North West Title

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #: **RECEIVED**
Basement Area: Fireplace: Garage Area: **NOV 09 2018**
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Wood Roof Type:
Condition: Construction Type: Roof Material: **OWRD**

Site Information

Land Use: Vacant Land (NEC) Lot Area: 62,291 Sq. Ft. Zoning: R-9
State Use: 1900 Lot Width / Depth: # of Buildings:
County Use: 1900 - Urban Developable Usable Lot: Res / Comm Units:
Tract-Vacant
Site Influence: Acres: 1.43 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41067C0369E Flood Map Date: 11/04/2016
Community Name: Washington County Flood Panel #: 0369E Inside SFHA: False

Tax Information

Assessed Year: 2018 Assessed Value: \$264,890 Market Total Value: \$547,550
Tax Year: 2017 Land Value: Market Land Value: \$547,550
Tax Area: 051.50 Improvement Value: Market Imprv Value:
Property Tax: \$4,520.54 Improved %: Market Imprv %:
Exemption: Delinquent Year:

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

5/20
06284075 JLM

Pacific NW Title

After recording return to, and until a change is requested, all tax statements shall be sent to the the following address:

Touchmark Living Centers, Inc.
5150 S.W. Griffith Drive
Beaverton, Oregon 97005

Washington County, Oregon 2008-070042
08/12/2008 12:24:29 PM
D-DBS Crt#1 Str#29 RECORDS1
\$20.00 \$5.00 \$11.00 - Total = \$36.00



01280349200800700420040047

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



BARGAIN AND SALE DEED
(Statutory Form)

Richard L. Carpenter ("Grantor"), conveys to Touchmark Heights LLC, an Oregon limited liability company ("Grantee"), an undivided 51.50 percent interest in the real property described on the attached Exhibit A (the "Property").

The true consideration for this conveyance is \$0.00. On April 4, 2007, the deed recorded as document number 2007-037155, which conveyed title of the property described on the attached Exhibit B to Grantee, was erroneously executed and recorded. Instead, Grantee should have acquired a portion of the real property described on the attached Exhibit A. This instrument is being recorded, simultaneously with another instrument, solely to correct these errors.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of February, 2008.

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EXHIBIT A

LEGAL DESCRIPTION

All of that tract of land described in Deed Document No. 2006-078013, recorded June 29, 2006 and a portion of Parcels 1 and 2 of Deed Book 624, Page 631, recorded December 2, 1966, Washington County Deed Records, located in the Northwest one quarter of Section 1, Township 1 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

COMMENCING at the North one-quarter corner of Section 1, Township 1 South, Range 1 West, Willamette Meridian; thence North 89°54'10" West, 618.94 feet along the North line of said Section 1 to the Northeast corner of that tract described in Deed Document No. 73-14948, recorded August 13, 1973, Washington County Deed Records; thence South 00°06'10" East, 200.00 feet along the East line of said Deed and the East line of Deed Document No. 94-111448, recorded December 15, 1994 to the **Point of Beginning** of the tract described herein; thence leaving said East line parallel with said North line of Section 1, South 89°54'10" East, 112.00 feet to a point; thence South 00°06'10" East 3.00 feet to a point; thence parallel with said section line South 89°54'10" East, 60.00 feet to a point; thence South 04°23'36" East, 45.00 feet to a point; thence North 85°13'31" East, 75.67 feet to a point on the Westerly right-of-way line of S.W. Miller Road (C.R. 1437) (30.00 feet from the centerline thereof); thence South 11°54'57" East, 311.61 feet along said Westerly right-of-way line of S.W. Miller Road to the Northerly right-of-way line of S.W. Mayway Drive (20.00 feet from the centerline thereof); thence South 39°22'03" West, 69.52 feet along said Northerly right-of-way line to an angle point; thence South 60°43'03" West, 33.87 feet along said Northerly right-of-way line to an angle point; thence North 89°48'57" West, 449.34 feet along said Northerly right-of-way line to a point in said line which bears South 00°06'10" East, 118.98 feet, North 89°54'10" West, 208.52 feet and South 00°06'10" East 297.00 feet from the point of beginning; thence leaving said right-of-way line North 00°06'10" West, 297.00 feet to the South line of said Deed Document No. 94-111448; thence South 89°54'10" East, 208.52 feet along said South line to the Southeast corner thereof; thence North 00°06'10" West, 118.98 feet along said East line to the Point of Beginning.

(Proposed tax lot 105)

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EXHIBIT B

LEGAL DESCRIPTION

A portion of Parcels 3 and 4 of Deed Book 624, Page 631, recorded December 2, 1966, Washington County Deed Records, located in the Northwest quarter of Section 1, Township 1 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

COMMENCING at the North one-quarter corner of Section 1, Township 1 South, Range 1 West, Willamette Meridian; thence North 89°54'10" West, 618.94 feet along the North line of said Section 1 to the Northeast corner of that tract described in Deed Document No. 73-14948, recorded August 13, 1973, Washington County Deed Records; thence South 00°06'10" East, 318.98 feet along the East line of said Deed and the East line of Deed Document No. 94-111448, recorded December 15, 1994 to the Southeast corner thereof; thence North 89°54'10" West, 208.52 feet along the South line of said Deed to the **Point of Beginning** of the tract described herein; thence continuing North 89°54'10" West, 208.71 feet along the South line of Deed Document No. 2005-131725, recorded October 21, 2005 to the Southwest corner thereof; thence South 00°06'10" East, 298.99 feet along the most Westerly West line of said Deed Book 624, Page 631 to the Southwest corner of Parcel 3 of said Deed; thence South 89°54'10" East, 186.45 feet along the South line of said Parcel 3 to a point on the Westerly right-of-way line of SW Mayway Drive (20.00 feet from the centerline thereof); thence North 00°01'03" East 2.02 feet along said Westerly right-of-way line to an angle point; thence South 89°48'57" East, 22.26 feet along said right-of-way line to a point in said line which bears South 00°06'10" East, 297.00 feet from the point of beginning; thence leaving said right-of-way line North 00°06'10" West, 297.00 feet to the Point of Beginning.

(Tax Lot 100)

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Property Detail Report

7715 SW Mayway Dr, Portland, OR 97225-6121

APN: R769

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Heights LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: Acres 3.90, Unzoned Farmland - Potential Additional Tax Liability, Unzoned Farmland Lien, \$5441.43 County: Washington, OR
APN: R769 Alternate APN: 1S11B00105 Census Tract / Block: 030101 / 2004
Munic / Twnshp: Tract #: 1S-1W-01 Legal Lot / Block:
Subdivision: Tract #: Legal Book / Page:
Neighborhood: West Haven - Sylva... School District: Beaverton School District 48J
Elementary School: West Tualatin View... Middle School: Cedar Park Middle... High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 08/08/2008 / 08/12/2008 Price: \$850,000 Transfer Doc #: 2008.70043
Buyer Name: Touchmark Heights LLC Seller Name: Carpenter, Richard L Deed Type: Deed

Last Market Sale

Sale / Rec Date: 08/08/2008 / 08/12/2008 Sale Price / Type: \$850,000 / Deed Type: Deed
Multi / Split Sale: Price / Sq. Ft.: \$302 New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2008.70043
Seller Name: Carpenter, Richard L
Lender:
Title Company: Pacific North West Title

Prior Sale Information

Sale / Rec Date: 06/27/2006 / 06/29/2006 Sale Price / Type: \$850,000 / Confirmed Prior Deed Type: Warranty Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: 2006.78013
Prior Lender:

Property Characteristics

Gross Living Area: 2,810 Sq. Ft. Total Rooms: Year Built / Eff: 1975
Living Area: 2,810 Sq. Ft. Bedrooms: 3 Stories:
Total Adj. Area: Baths (F / H): 3 / Parking Type: Garage
Above Grade: Pool: Garage #:
Basement Area: 1,769 Sq. Ft. Fireplace: Yes Garage Area: 364 Sq. Ft.
Style: Cooling: Patio Type:
Foundation: Concrete Heating: Forced Air Roof Type: Composition Shingle
Quality: Exterior Wall: Siding Roof Material: Composition Shingle
Condition: Construction Type: Wood Frame

Site Information

Land Use: Vacant Land (NEC) Lot Area: 169,884 Sq. Ft. Zoning: R-9
State Use: 1900 Lot Width / Depth: # of Buildings:
County Use: 1900 - Urban Developable Usable Lot: Res / Comm Units: 1 /
Tract-Vacant
Site Influence: Acres: 3.9 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41067C0369E Flood Map Date: 11/04/2016
Community Name: Washington County Flood Panel #: 0369E Inside SFHA: False

Tax Information

Assessed Year: 2018 Assessed Value: \$845,420 Market Total Value: \$1,774,990
Tax Year: 2017 Land Value: Market Land Value: \$1,774,990
Tax Area: 051.50 Improvement Value: Market Imprv Value:
Property Tax: \$14,846.40 Improved %: Market Imprv %:
Exemption: Delinquent Year:

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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15
5850

04284075 JLM

Pacific NW Title

Washington County, Oregon 2008-070043
08/12/2008 12:24:29 PM
D-DBB Cr#1 Str#29 RECORDS1
\$15.00 \$5.00 \$11.00 \$850.00 - Total = \$881.00



01280350200800700430030034

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



After recording return to:

Touchmark Living Centers, Inc.
5150 S.W. Griffith Drive
Beaverton, Oregon 97005

Until a change is requested, all tax statements shall be sent to the following address:

Touchmark Living Centers, Inc.
5150 S.W. Griffith Drive
Beaverton, Oregon 97005



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 540.00 8-12-08
FEE PAID DATE

STATUTORY BARGAIN AND SALE DEED

Richard L. Carpenter, Grantor, conveys to **Touchmark Heights, LLC**, an Oregon limited liability company, Grantee, an undivided 48.5 percent interest in the real property located in Washington County, Oregon, and described on the attached Exhibit A.

The true consideration for this conveyance is \$850,000.

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. 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.

[Signature Page Follows]

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Dated this 8 day of Aug, 2008.

Richard L. Carpenter
Richard L. Carpenter

STATE OF OREGON)
COUNTY OF DESCHUTES) SS

This instrument was acknowledged before me on Aug 8th, 2008,
by Richard L. Carpenter.

Gina M. Tiano
Notary Public for Oregon
My commission expires: 3/2/2012



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EXHIBIT A

LEGAL DESCRIPTION

All of that tract of land described in Deed Document No. 2006-078013, recorded June 29, 2006 and a portion of Parcels 1 and 2 of Deed Book 624, Page 631, recorded December 2, 1966, Washington County Deed Records, located in the Northwest one quarter of Section 1, Township 1 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

COMMENCING at the North one-quarter corner of Section 1, Township 1 South, Range 1 West, Willamette Meridian; thence North $89^{\circ}54'10''$ West, 618.94 feet along the North line of said Section 1 to the Northeast corner of that tract described in Deed Document No. 73-14948, recorded August 13, 1973, Washington County Deed Records; thence South $00^{\circ}06'10''$ East, 200.00 feet along the East line of said Deed and the East line of Deed Document No. 94-111448, recorded December 15, 1994 to the **Point of Beginning** of the tract described herein; thence leaving said East line parallel with said North line of Section 1, South $89^{\circ}54'10''$ East, 112.00 feet to a point; thence South $00^{\circ}06'10''$ East 3.00 feet to a point; thence parallel with said section line South $89^{\circ}54'10''$ East, 60.00 feet to a point; thence South $04^{\circ}23'36''$ East, 45.00 feet to a point; thence North $85^{\circ}13'31''$ East, 75.67 feet to a point on the Westerly right-of-way line of S.W. Miller Road (C.R. 1437) (30.00 feet from the centerline thereof); thence South $11^{\circ}54'57''$ East, 311.61 feet along said Westerly right-of-way line of S.W. Miller Road to the Northerly right-of-way line of S.W. Mayway Drive (20.00 feet from the centerline thereof); thence South $39^{\circ}22'03''$ West, 69.52 feet along said Northerly right-of-way line to an angle point; thence South $60^{\circ}43'03''$ West, 33.87 feet along said Northerly right-of-way line to an angle point; thence North $89^{\circ}48'57''$ West, 449.34 feet along said Northerly right-of-way line to a point in said line which bears South $00^{\circ}06'10''$ East, 118.98 feet, North $89^{\circ}54'10''$ West, 208.52 feet and South $00^{\circ}06'10''$ East 297.00 feet from the point of beginning; thence leaving said right-of-way line North $00^{\circ}06'10''$ West, 297.00 feet to the South line of said Deed Document No. 94-111448; thence South $89^{\circ}54'10''$ East, 208.52 feet along said South line to the Southeast corner thereof; thence North $00^{\circ}06'10''$ West, 118.98 feet along said East line to the Point of Beginning.

(Proposed tax lot 105)

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Property Detail Report

00000000, OR

APN: R778

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Heights LLC
Vesting: Company / Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: Acres 5.04, Unzoned Farmland- Potential Additional Tax Liability, Unzoned Farmland Lien, \$11,571.90
County: Washington, OR
APN: R778
Alternate APN: 1S11B00200
Munic / Twnshp: Twnshp-Rng-Sec: 1S-1W-01
Census Tract / Block: 48J
Subdivision: Tract #: 48J
Legal Lot / Block: 48J
Neighborhood: West Haven - Sylva...
School District: Beaverton School District
Elementary School: West Tualatin View...
Middle School: Cedar Park Middle...
High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 01/12/2007 / 01/17/2007
Price: \$2,125,000
Transfer Doc #: 2007.6174
Buyer Name: Touchmark Heights LLC
Seller Name: Clark, Gary L & Beverly J
Deed Type: High Liability Loan

Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A
Seller Name:
Lender:
Title Company:

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Wood Roof Type:
Condition: Construction Type: Roof Material:

Site Information

Land Use: Vacant Land (NEC) Lot Area: 219,542 Sq. Ft. Zoning: R-9
State Use: 1900 Lot Width / Depth:
County Use: 1900 - Urban Developable Usable Lot: # of Buildings:
Tract-Vacant Res / Comm Units:
Site Influence: Acres: 5.04 Water / Sewer Type:
Flood Zone Code: Flood Map #:
Community Name: Flood Panel #: Inside SFHA: Unknown

Tax Information

Assessed Year: 2018 Assessed Value: \$1,336,580 Market Total Value: \$2,293,840
Tax Year: 2017 Land Value: Market Land Value: \$2,293,840
Tax Area: 051.50 Improvement Value: Market Imprv Value:
Property Tax: \$22,809.52 Improved %: Market Imprv %:
Exemption: Delinquent Year:

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.



01063326200700061740030038

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

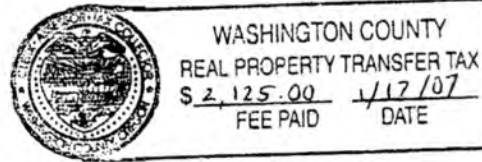


THIS SPACE RESERVE

After recording return to:
Touchmark Heights, LLC
Attn: Adria Cassidy, 5150 SW Griffith Drive
Beaverton, OR 97005

Until a change is requested all tax statements shall be sent to the following address:
Touchmark Heights, LLC
Attn: Adria Cassidy, 5150 SW Griffith Drive
Beaverton, OR 97005

File No.: NCS-240347-OR1 (mk)
Date: January 11, 2007



15
32
2015
2,125

STATUTORY WARRANTY DEED

Gary L. Clark and Beverly J. Clark, Grantor, conveys and warrants to **Touchmark Heights, LLC**, an **Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land being a portion of Document No. 7829167 recorded in Washington County Deed Records and located in the Northwest one-quarter of Section 1, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Beginning at the most northerly corner of Parcel 3, of Partition Plat 1995-056, recorded in Washington County Plat Records, said corner also being on the westerly right-of-way line of S. W. Miller Road (C.R. No. 1437) 30.00 feet from centerline when measured perpendicular thereto; thence on said westerly right-of-way line, North 11°51'49" West, 222.01 feet to the Southerly right-of-way line of S. W. Mayway Drive, being 20.00 feet from the centerline when measured perpendicular thereto; thence on said southerly right-of-way line the following three courses: South 39°22'09" West, 45.37 feet; South 60°43'09" West, 51.93 feet; North 89°48'51" West, 252.52 feet to the east line of Document No. 2002-058105, recorded in Washington County Deed Records; thence on said east line South 00°03'44" West, 628.28 feet to the northerly line of Parcel 1 of said Partition Plat; thence on said northerly line South 88°21'01" East, 301.04 feet to a point on the westerly line of Parcel 3 of said Partition Plat; thence on said Westerly line North 11°43'50" East, 429.83 feet to the point of beginning.

Subject to: None

FATCO No. NCS 240347

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APN: R0000778

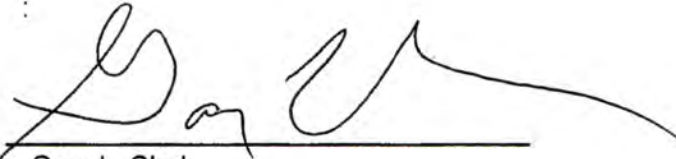
Statutory Warranty Deed
- continued

File No.: NCS-240347-OR1 (mk)
Date: 01/11/2007

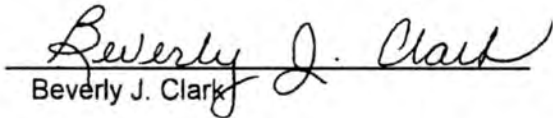
The true consideration for this conveyance is **\$2,125,000.00 Paid to an accommodator by an accommodator pursuant to an IRC 1031 exchange.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this 12 day of January, 2007.



Gary L. Clark



Beverly J. Clark

APN: R0000778

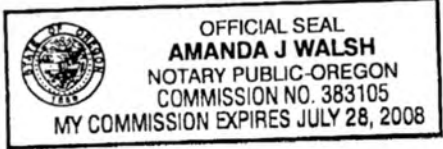
Statutory Warranty Deed
- continued

File No.: NCS-240347-OR1 (mk)
Date: 01/11/2007

STATE OF Oregon)
County of Washington)ss.
)

This instrument was acknowledged before me on this 12 day of January, 2007
by Gary L. Clark and Beverly J. Clark.

[Handwritten Signature]



Notary Public for Oregon
My commission expires: 7/28/08

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Property Detail Report

7804 SW Mayway Dr, Portland, OR 97225-6124

APN: R787

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Nistler Colleen T / Nistler Werner G / Touchmark Heights LLC
Vesting:
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description:	Acres 2.43	County:	Washington, OR
APN:	R787	Alternate APN:	1S11B00300
Munic / Twnshp:		Twnshp-Rng-Sec:	1S-1W-01
Subdivision:		Tract #:	
Neighborhood:	West Haven - Sylva...	School District:	Beaverton School District 48J
Elementary School:	West Tualatin View...	Middle School:	Cedar Park Middle...
		High School:	Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	02/06/2008 / 03/20/2008	Price:	\$295,756	Transfer Doc #:	2008.24759
Buyer Name:	Touchmark Heights LLC	Seller Name:	Reynolds, Peter F & Denene	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	02/06/2008 / 03/20/2008	Sale Price / Type:	\$295,756 / Confirmed	Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$192	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2008.24759
Seller Name:	Reynolds, Peter F & Denene				
Lender:					
Title Company:					

Prior Sale Information

Sale / Rec Date:	05/18/2002 / 05/20/2002	Sale Price / Type:	\$175,000 / Confirmed	Prior Deed Type:	Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2002.58105
Prior Lender:					

Property Characteristics

Gross Living Area:	2,770 Sq. Ft.	Total Rooms:		Year Built / Eff:	1945
Living Area:	1,538 Sq. Ft.	Bedrooms:	3	Stories:	
Total Adj. Area:		Baths (F / H):	1 /	Parking Type:	Unfinished Detached Garage
Above Grade:		Pool:		Garage #:	
Basement Area:	1,232 Sq. Ft.	Fireplace:	Yes	Garage Area:	360 Sq. Ft.
Style:		Cooling:		Porch Type:	
Foundation:	Continuous Footing	Heating:	Forced Air	Patio Type:	Concrete/Masonry Patio
Quality:		Exterior Wall:	Wood Sheathing	Roof Type:	Composition Shingle
Condition:		Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	Real Property (NEC)	Lot Area:	105,851 Sq. Ft.	Zoning:	R-9
State Use:	1910	Lot Width / Depth:		# of Buildings:	1
County Use:	1910 - Urban Dev Tract Improved	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	2.43	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41067C0369E	Flood Map Date:	11/04/2016
Community Name:	Washington County	Flood Panel #:	0369E	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$309,750	Market Total Value:	\$1,263,950
Tax Year:	2017	Land Value:		Market Land Value:	\$1,263,950
Tax Area:	051.50	Improvement Value:		Market Imprv Value:	
Property Tax:	\$5,286.05	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

31
296
327

Washington County, Oregon 2008-024759
03/20/2008 03:01:35 PM
D-DW Crt=1 Stn=22 | REED
\$15.00 \$5.00 \$11.00 \$298.00 - Total = \$327.00



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

After recording return to, and until a change is requested, all tax statements shall be sent to the following address:
Touchmark Heights LLC
5150 S.W. Griffith Drive
Beaverton, Oregon 97005

SPECIAL WARRANTY DEED
(Statutory Form)

Peter F. Reynolds and Denene Reynolds, husband and wife, Grantor, convey and specially warrant to Touchmark Heights LLC, an Oregon limited liability company, Grantee, the following described real property:

As described on Exhibit A

free of encumbrances created or suffered by Grantor except:

- a deed of Trust in favor of Umpqua Bank and recorded at Document No. 2007-015410 in the real property records of Washington County, Oregon
- a deed of Trust in favor of Umpqua Bank and recorded at Document No. 2007-109900 in the real property records of Washington County, Oregon

	WASHINGTON COUNTY	
	REAL PROPERTY TRANSFER TAX	
	\$ 296.00	3/20/08
	FEE PAID	DATE

The true consideration for this conveyance is \$295,756.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

Dated this 6th day of FEB

2008

Peter F. Reynolds

Denene Reynolds

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FATCO. NO. Record 2008-17

First American Title Accommodation
Recording Assumes No Liability

STATE OF OREGON)
) SS
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 6th day of February, 2008, by Peter F. Reynolds.



Adria M. Wright
Notary Public for Oregon
My commission expires: April 5, 2009

STATE OF OREGON)
) SS
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 31st day of January, 2008, by Denene Reynolds.



Adria M. Wright
Notary Public for Oregon
My commission expires: April 5, 2009

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Exhibit A

Seller's 36.29% interest in the following described real property:

Beginning at the monument taking the one-quarter corner on the North side of Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence, along the North line of the above Section 1, South 89°49'20" West 1036.36 feet to an iron pipe; thence South 0°22'40" East 1275.95 feet to a stone; thence South 89°17'40" East 208.74 feet to an iron pipe at the true point of beginning of the tract herein described; thence continuing South 89°17'40" East 208.74 feet to an iron pipe; thence North 0°22'40" West 632.69 feet to an iron pipe; thence South 89°49'20" West 208.71 feet; thence South 0°22'4" East 629.41 feet to the true point of beginning.

EXCEPTING THEREFROM the West 15 feet thereof to be used for road purposes

ALSO EXCEPTING THE FOLLOWING:

All portions of that 40 foot right of way within the boundary of the above described parcel as described in instrument recorded in Deed Records of Washington County, Oregon, Book 198, page 388, and the parcel described in that Warranty Deed from A.L. Swanson and Frances Swanson, husband and wife, to Gene A. Swanson and Juanita J. Swanson, husband and wife, recorded in Washington County Deed Records November 19, 1954, Book 362, page 646, and the parcel described in that Warranty Deed from A.L. Swanson and Frances Swanson, husband and wife, to Gene A. Swanson and Juanita J. Swanson, husband and wife, recorded in Washington County Deed Records February 24, 1959, Book 414, page 636.

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Property Detail Report

7810 SW Mayway Dr, Portland, OR 97225-6124

APN: R803

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Living Centers Inc / Touchmark LLC
Vesting:
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: Acres 2.86
APN: R803
Munic / Twnshp:
Subdivision:
Neighborhood: West Haven - Sylva...
Elementary School: West Tualatin View...
Alternate APN: 1S11B00500
Twnshp-Rng-Sec: 1S-1W-01
Tract #:
School District: Beaverton School District 48J
Middle School: Cedar Park Middle...
County: Washington, OR
Census Tract / Block: 030101 / 2004
Legal Lot / Block:
Legal Book / Page:
High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 12/28/2004 / 12/29/2004
Buyer Name: Touchmark LLC
Price: \$736,000
Seller Name: May, Donald C
Transfer Doc #: 2004.148458
Deed Type: Warranty Deed

Last Market Sale

Sale / Rec Date: 12/28/2004 / 12/29/2004
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: May, Donald C
Lender:
Title Company: First American Title
Sale Price / Type: \$736,000 / Confirmed
Price / Sq. Ft.: \$371
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Warranty Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2004.148458

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area: 1,664 Sq. Ft.
Living Area: 1,664 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area: 1,160 Sq. Ft.
Style:
Foundation: Continuous Footing
Quality:
Condition:
Total Rooms:
Bedrooms: 3
Baths (F / H): 2 /
Pool:
Fireplace: 1
Cooling:
Heating: Forced Air
Exterior Wall: Wood Sheathing
Construction Type: Wood
Year Built / Eff: 1941 / 1960
Stories:
Parking Type: Carport
Garage #: 2
Garage Area: 504 Sq. Ft.
Porch Type:
Patio Type:
Roof Type: Composition Shingle
Roof Material: Composition Shingle

Site Information

Land Use: Real Property (NEC)
State Use: 1910
County Use: 1910 - Urban Dev Tract Improved
Site Influence:
Flood Zone Code: X
Community Name: Washington County
Lot Area: 124,582 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 2.86
Flood Map #: 41067C0369E
Flood Panel #: 0369E
Zoning: R-9
of Buildings: 1
Res / Comm Units: 1 /
Water / Sewer Type:
Flood Map Date: 11/04/2016
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2017
Tax Area: 051.50
Property Tax: \$5,580.32
Exemption:
Assessed Value: \$326,990
Land Value:
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value: \$1,190,890
Market Land Value: \$1,101,170
Market Imprv Value: \$89,720
Market Imprv %: 7.53%

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

15 TAX 12/26
32
20-NS

Washington County, Oregon 2004-148458
12/29/2004 03:03:36 PM

D-DW Cnt=1 Str=16 D HOFFMAN
\$15.00 \$6.00 \$11.00 \$20.00 \$736.00 - Total = \$788.00



00706611200401484580030036



THIS SPACE RESERV

I, Jerry Hanson, 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.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:
Touchmark, LLC
Attn: Bruce Dalrymple
5150 SW Griffith Drive
Beaverton, OR 97005

Until a change is requested all tax statements shall be sent to the following address:
Touchmark, LLC
5150 SW Griffith Drive
Beaverton, OR 97005

File No.: NCS-124838-OR1 (pb)
Date: December 23, 2004



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 736.00 12-29-04
FEE PAID DATE

FATCO. NO. NCS-124838

STATUTORY WARRANTY DEED

Donald C. May, Grantor, conveys and warrants to **Touchmark, LLC, a Oregon Limited Liability Company as to an undivided 47.55% interest and Touchmark Living Centers, Inc., an Oregon corporation as to an undivided 52.45% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

These premises are within the boundaries of the Ocean Water Services District and are subject to the levies and assessments thereof.

These premises are within the boundaries of the Tualatin Valley Water District and are subject to the levie and assessments thereof.

An easement for ingress and egress and incidental purposes, as disclosed by instrument recorded September 11, 1996 as Fee No. 96081778 of Official Records.

In Favor of: Adjacent property owners to the East

Affects: The East 15 feet

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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APN: **R0000803**

Statutory Warranty Deed
- continued

File No.: **NCS-124838-OR1 (pb)**
Date: **12/23/2004**

EXHIBIT A

LEGAL DESCRIPTION:

Beginning at the monument marking the North one-quarter corner of Section 1, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; thence along the North line of the above Section 1 South 89°49'20" West 1036.36 feet to an iron pipe; thence South 0°22'40" East 649.82 feet to an iron pipe marking the true point of beginning of the tract herein described; thence continuing South 0°22'40" East 626.13 feet to a stone; thence South 89°17'40" East 208.74 feet to an iron pipe; thence North 0°22'40" West 629.41 feet; thence South 89°49'20" West 209.71 feet to the true point of beginning.

EXCEPTING THEREFROM the Easterly 15 feet to be used for road purposes.

TOGETHER WITH an easement for ingress and egress described as follows: Beginning at a point 812.65 feet South 89°49'20" West from the North one-quarter corner of Section 1, Township 1 South, Range 1 West of the Willamette Meridian in the County of Washington and State of Oregon; thence South 89°49'20" West 30 feet; thence South 0°22'40" East 1275.95 feet; thence South 89°17'40" East 30 feet; thence North 0°22'40" West 1275.95 feet to the point of beginning.

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Property Detail Report

8206 W Stark St, Portland, OR 97229-6721

APN: R849

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: 8206 W Stark Street LLC
Vesting: Company / Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description:	Acres 1.60	County:	Washington, OR
APN:	R849	Alternate APN:	1S11B00700
Munic / Twship:		Census Tract / Block:	030101 / 2004
Subdivision:	Barnes Road	Twnshp-Rng-Sec:	1S-1W-01
Neighborhood:	West Haven - Sylva...	Tract #:	
Elementary School:	West Tualatin View...	School District:	Beaverton School District 48J
		Middle School:	Cedar Park Middle...
		High School:	Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	10/27/2009 / 10/28/2009	Price:	\$550,000	Transfer Doc #:	2009.95002
Buyer Name:	8206 W Stark Street LLC	Seller Name:	Carder Living Trust	Deed Type:	Warranty Deed

Last Market Sale

Sale / Rec Date:	10/27/2009 / 10/28/2009	Sale Price / Type:	\$550,000 / Confirmed	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$507	New Construction:	
1st Mtg Amt / Type:	\$475,000 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	2009.95003
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2009.95002
Seller Name:	Carder Living Trust				
Lender:	Carder Living Trust (PT)				
Title Company:	First American Title				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,804 Sq. Ft.	Total Rooms:		Year Built / Eff:	1912 / 1995
Living Area:	1,084 Sq. Ft.	Bedrooms:	3	Stories:	
Total Adj. Area:		Baths (F / H):	1 /	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:	720 Sq. Ft.	Fireplace:		Garage Area:	600 Sq. Ft.
Style:		Cooling:		Porch Type:	Open Porch
Foundation:	Continuous Wall	Heating:	Stove	Patio Type:	Wood Deck
Quality:		Exterior Wall:	Wood Sheathing	Roof Type:	Composition Shingle
Condition:		Construction Type:	Wood	Roof Material:	Composition Shingle

Site Information

Land Use:	SFR	Lot Area:	69,696 Sq. Ft.	Zoning:	R-9
State Use:	1010	Lot Width / Depth:		# of Buildings:	2
County Use:	1010 - Residential Improved	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	1.6	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41067C0369E	Flood Map Date:	11/04/2016
Community Name:	Washington County	Flood Panel #:	0369E	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$219,000	Market Total Value:	\$764,140
Tax Year:	2017	Land Value:		Market Land Value:	\$656,170
Tax Area:	051.50	Improvement Value:		Market Imprv Value:	\$107,970
Property Tax:	\$3,737.46	Improved %:		Market Imprv %:	14.13%
Exemption:		Delinquent Year:			

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Washington County, Oregon 2009-095002

10/28/2009 03:48:58 PM

D-DW Cnt=1 Stn=22 I REED

\$25.00 \$5.00 \$11.00 \$15.00 \$550.00 - Total = \$606.00



01421595200900950020050058

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



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25

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-390638-OR1 (RB)**
Date: **10/12/2009**

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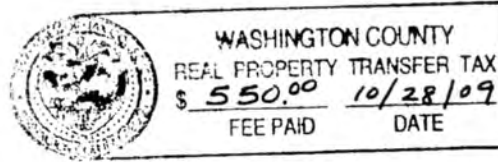


After recording return to:
8206 W. Stark Street, LLC
5150 SW Griffith Drive
Beaverton, OR 97005

Until a change is requested all tax statements shall be sent to the following address:
8206 W. Stark Street, LLC
5150 SW Griffith
Beaverton, OR 97005

File No.: NCS-390638-OR1 (RB)
Date: October 12, 2009

THIS SPACE RESERVED FOR RECORDER'S USE



STATUTORY WARRANTY DEED

C. Kathleen Toon and Brian J. Toon, Co-Trustees of the Carder Living Trust dated September 30, 1994, Grantor, conveys and warrants to **8206 W. Stark Street, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments there.
2. The **2009/2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$550,000.00**. (Here comply with requirements of ORS 93.030)

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FATCO. NO. NCS-390638

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-390638-OR1 (RB)**
Date: **10/12/2009**

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 27th day of October, 2009.

Carder Living Trust

C. Kathleen Toon
C. Kathleen Toon, Trustee

Brian J. Toon
Brian J. Toon, Trustee

STATE OF Oregon)

County of Multnomah)^{SS.}

This instrument was acknowledged before me on this 27 day of October, 2009 by C. Kathleen Toon and Brian J. Toon as Co-Trustees of Carder Living Trust, on behalf of the Trust.

Rachael P. Bushnell



Notary Public for Oregon
My commission expires: 2/24/2013

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EXHIBIT "A"

PARCEL I:

THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED IN BOOK 122, PAGE 0198, WASHINGTON COUNTY DEED RECORDS, TO-WIT:

BEING IN THE DONATION LAND CLAIM OF JAMES BARKER IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON. COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY W.N. SMITH, IN SAID SECTION AND TOWNSHIP, AND RUNNING SOUTH 19.68 CHAINS TO THE NORTHWEST CORNER OF LAND FORMERLY OWNED BY THOMAS SHERLOCK; THENCE EAST 3.17 CHAINS TO THE SOUTHWEST CORNER OF DALTON'S AND KELLY'S LAND; THENCE NORTH ON THE WEST LINE OF THE SAME 19.68 CHAINS TO THE NORTHWEST CORNER OF THE SAME; THENCE WEST 3.53 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE TRACTS CONVEYED BY DEEDS RECORDED IN BOOK 203, PAGE 0423, AND IN BOOK 237, PAGE 0395, WASHINGTON COUNTY DEED RECORDS, AND BEING ON THE WEST OF THAT TRACT CONVEYED TO HAROLD F. PETERSON, ET UX, BY DEED RECORDED IN DEED BOOK 219, PAGE 0597.

PARCEL II:

A TRACT OF LAND ON THE WEST OF THAT TRACT CONVEYED TO HAROLD F. PETERSON, ET UX, BY DEED RECORDED IN BOOK 219, PAGE 0597, DEED RECORDS, AND BEING DESCRIBED AS FOLLOWS:

BEING IN THE DONATION LAND CLAIM OF JAMES BARKER IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON. COMMENCING AT A POINT APPROXIMATELY 20.75 CHAINS EASTERLY ALONG THE BASELINE FROM THE NORTHWEST CORNER OF SECTION 1, SAID TOWNSHIP AND RANGE, WHICH SAID POINT IS THE BEGINNING POINT OF THAT TRACT TO BE DESCRIBED;

THENCE RUNNING EASTERLY ALONG SAID BASELINE 3.53 CHAINS TO A POINT BEING THE NORTHEASTERLY CORNER OF THE PETER JOHN DEYONGHE TRACT; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE DEYONGHE TRACT, 225 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH THE BASELINE TO A POINT IN THE WESTERLY LINE OF THE DEYONGHE

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**TRACT, WHICH SAID POINT IS 225 FEET SOUTHERLY
FROM THE NORTHWEST CORNER OF THE DEYONGHE
TRACT, APPROXIMATELY 3.50 CHAINS;
THENCE NORTHERLY ALONG THE WESTERLY LINE OF
THE DEYONGHE TRACT TO THE POINT OF BEGINNING**

**THE LEGAL DESCRIPTION WAS CREATED PRIOR TO
JANUARY 01, 2008**

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Property Detail Report

8015 SW Barnes Rd, Portland, OR 97225-6345

APN: R901

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Heights LLC Recent Sale: \$412,325
Vesting:
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: Acres .52 County: Washington, OR
APN: R901 Alternate APN: 1S11B00902 Census Tract / Block: 030101 / 2004
Munic / Twnshp: Twnshp-Rng-Sec: 1S-1W-01 Legal Lot / Block:
Subdivision: Barnes Road Tract #: Legal Book / Page:
Neighborhood: West Haven - Sylva... School District: Beaverton School District 48J
Elementary School: West Tualatin View... Middle School: Cedar Park Middle... High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/24/2013 / 06/26/2013 Price: \$412,325 Transfer Doc #: 2013.57990
Buyer Name: Diehl Garrett & Ashley Seller Name: Brennan Peter J Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: 06/24/2013 / 06/26/2013 Sale Price / Type: \$412,325 / Deed Type: General Warranty Deed
Multi / Split Sale: Price / Sq. Ft.: \$142 New Construction:
1st Mtg Amt / Type: \$371,092 / Conventional 1st Mtg Rate / Type: 1st Mtg Doc #: 2013.57991
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2013.57990
Seller Name: Brennan Peter J
Lender: Green Tree Servicing LLC
Title Company: Indecomm Global Svcs

Prior Sale Information

Sale / Rec Date: 01/19/2007 / 01/19/2007 Sale Price / Type: \$535,000 / Confirmed Prior Deed Type: Warranty Deed
1st Mtg Amt / Type: \$428,000 / Conventional 1st Mtg Rate / Type: / Fix Prior Sale Doc #: 2007.7238
Prior Lender: First Franklin Financial Corp

Property Characteristics

Gross Living Area: 3,606 Sq. Ft. Total Rooms: Year Built / Eff: 1965 / 1990
Living Area: 2,910 Sq. Ft. Bedrooms: 3 Stories:
Total Adj. Area: Baths (F / H): 3 / Parking Type: Finished Garage
Above Grade: Pool: Garage #: 2
Basement Area: 1,250 Sq. Ft. Fireplace: 1 Garage Area: 696 Sq. Ft.
Style: Cooling: Porch Type:
Foundation: Continuous Footing Heating: Heated Patio Type: Patio
Quality: Exterior Wall: Wood Sheathing Roof Type: Built Up
Condition: Construction Type: Wood Roof Material: Built Up

Site Information

Land Use: SFR Lot Area: 22,651 Sq. Ft. Zoning: R-15
State Use: 1010 Lot Width / Depth: # of Buildings: 1
County Use: 1010 - Residential Improved Usable Lot: Res / Comm Units: 1 /
Site Influence: Acres: 0.52 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41067C0369E Flood Map Date: 11/04/2016
Community Name: Washington County Flood Panel #: 0369E Inside SFHA: False

Tax Information

Assessed Year: 2018 Assessed Value: \$326,870 Market Total Value: \$652,980
Tax Year: 2017 Land Value: Market Land Value: \$394,710
Tax Area: 051.50 Improvement Value: Market Imprv Value: \$258,270
Property Tax: \$5,578.19 Improved %: Market Imprv %: 39.55%
Exemption: Delinquent Year:

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.



After recording return to:
Garrett Diehl and Ashley Diehl
8015 SW Barnes Road
Portland, OR 97225

Until a change is requested all tax
statements shall be sent to the
following address:
Garrett Diehl and Ashley Diehl
8015 SW Barnes Road
Portland, OR 97225

File No.: 7001-2072744 (dlf)
Date: April 12, 2013

FATCO NO. 2072744-ST

Washington County, Oregon **2013-057990**
D-DW
Stn=12 S PFEIFER **06/26/2013 11:10:57 AM**
\$15.00 \$11.00 \$5.00 \$15.00 \$413.00 **\$459.00**

THIS SPACE RES

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

STATUTORY WARRANTY DEED

consideration = \$412,325-

Peter J. Brennan, Grantor, conveys and warrants to **Garrett Diehl and Ashley Diehl as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A portion of Parcel 2 of that certain tract of land conveyed to Elmer J. and Catherine F. Cyr by Deed recorded in Book 470, page 313, Washington County Deed Records, and all of that certain tract conveyed to Elmer J. and Catherine F. Cyr by Deed recorded in Book 907, Page 648, Deed Records, more particularly described as follows:

Beginning at an iron rod at the Northwest corner of Parcel 1 of said Deed Book 470, page 313, which is a point on the North line of William Pointer Donation Land Claim No. 62 in Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, which point bears South 89°46' East 716.5 feet from the Northwest corner of said Pointer Donation Land Claim; thence running South 89°46' East 5.5 feet to an iron rod; thence North 0°53' West along the East line of that certain tract recorded in said Book 907, page 648, a distance of 152.0 feet to an iron rod at the Northeast corner thereof; thence North 89°46' West along the North line of the last said tract 170.0 feet to an iron rod at the Northwest corner thereof; thence South 0°53' East 52.0 feet to an iron rod; thence South 23°30' East 89.86 feet to an iron rod; thence South 82°01'20" East 131.49 feet to the point of beginning.

Together With the rights of ingress and egress over those certain tracts of land of varying width joining the Westerly side of and described in Parcel 1 and 2 of Deed Book 470, Page 313.

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APN: R901

Statutory Warranty Deed
- continued

File No.: 7001-2072744 (dlf)

NOTE: This Legal Description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. There are to be no transfers of property within 30 days of the closing of this transaction

The true consideration for this conveyance is **\$412,325.00**. (Here comply with requirements of ORS 93.030)

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Property Detail Report

00000000, OR

APN: R2049814

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Of West Hills LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: 1995-056 Partition Plat, Lot Pt 1, Acres 38.42
APN: R2049814
Munic / Twnshp: 1995-056 Partition Plat
Subdivision: West Haven - Sylva...
Neighborhood: West Tualatin View...
Elementary School: West Tualatin View...
County: Washington, OR
Census Tract / Block: 1S11B02000
Legal Lot / Block: 1S-1W-01
Legal Book / Page: 1 /
Tract #: Beaverton School District 48J
School District: Cedar Park Middle...
High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 02/12/2016 / 02/16/2016 Price: Touchmark Heights LLC
Buyer Name: Touchmark Of West Hills LLC Seller Name: Touchmark Heights LLC
Transfer Doc #: 2016.9937
Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: 01/11/2007 / 01/16/2007 Sale Price / Type: \$16,000,005 / Confirmed
Deed Type: High Liability Loan
Multi / Split Sale: Y Price / Sq. Ft.:
1st Mtg Amt / Type: \$11,300,000 / Con 1st Mtg Rate / Type:
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: / Unknown
Seller Name: Portland Summit LLC
Lender: Umpqua Bank
Title Company: First American Title
New Construction:
1st Mtg Doc #: 2007.5378
Sale Doc #: 2007.5377

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Wood Roof Type:
Condition: Construction Type: Roof Material:

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Site Information

Land Use: Vacant Land (NEC) Lot Area: 1,673,575 Sq. Ft. Zoning: R-9
State Use: 1900 Lot Width / Depth:
County Use: 1900 - Urban Developable Usable Lot:
Tract-Vacant
Site Influence: Acres: 38.42 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41067C0369E Flood Map Date: 11/04/2016
Community Name: Washington County Flood Panel #: 0369E Inside SFHA: False

Tax Information

Assessed Year: 2018 Assessed Value: \$7,174,210 Market Total Value: \$14,529,790
Tax Year: 2017 Land Value: Market Land Value: \$14,529,790
Tax Area: 051.50 Improvement Value: Market Imprv Value:
Property Tax: \$122,473.84 Improved %: Market Imprv %:
Exemption: Delinquent Year:

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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Grantor
TOUCHMARK HEIGHTS LLC 5150 SW Griffith Drive Beaverton, OR 97005
Grantee
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
After recording return to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Until requested, all tax statements shall be sent to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Tax Acct No(s): R1278; R2049814; R1269; R1287

Washington County, Oregon **2016-009937**
D-DW **02/16/2016 09:31:52 AM**
 Str=20 | REED \$25.00 \$11.00 \$5.00 \$20.00 **\$61.00**

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **TOUCHMARK IN THE WEST HILLS, LLC, an Oregon limited liability company, Grantee(s)**, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 4, 5, 6, and Tracts "A", "B", "C", "D", "E" and "F", TOUCHMARK IN THE WEST HILLS, in the County of Washington and State of Oregon.

This property is free of encumbrances, EXCEPT: See Exhibit "A" attached hereto and incorporated herein by this reference.

The true consideration for this conveyance, disclosed in accord with ORS 93.030(2), is other property or value which is either part or the whole consideration given.

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.

WFG Title A 020 1017

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Executed this 12th day of February, 2016

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company

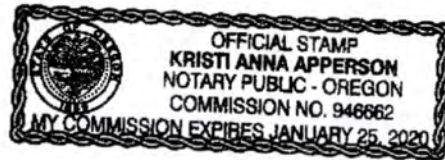
By: Touchmark Living Centers, Inc., an Oregon corporation
Its: Manager

By: Werner G. Nistler, Jr.
Name: Werner G. Nistler, Jr.
Its: CEO

State of Oregon, County of Washington) ss.

This instrument was acknowledged before me on this 12th day of February, 2016 by Werner G. Nistler, Jr. as CEO of Touchmark Living Centers, Inc., an Oregon corporation, Manager of TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, on behalf of the limited liability company.

Kristi A. Apperson
Print Name: Kristi A. Apperson
Notary Public for Oregon
My commission expires:



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EXHIBIT "B"

1. Easement, including the terms and provisions thereof:
For : ingress and egress
Granted to : adjacent property to the East
Recorded : November 8, 1945
Book : 251
Page : 289
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.
2. Easement, including the terms and provisions thereof:
For : Water lines
Granted to : Wolf Creek Highway Water District
Recorded : November 30, 1972
Book : 899
Page : 202
Affects the West 5 feet of Tract "E".
3. Easement, including the terms and provisions thereof:
For : ingress and egress for roadway purposes
Granted to : adjacent property owners to the West
Recorded : June 25, 1976
Book : 1093
Page : 862
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.
4. Restrictive Covenant to Waive Remonstrance:
For : Road Improvements and Maintenance
Recorded : June 1, 1995
Recording No. : 95037667
5. Restrictive Covenant to Waive Remonstrance:
For : Street Improvements
Recorded : June 1, 1995
Recording No. : 95037668
6. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Partition Plat No. 1995-056:
This Partition Plat is subject to the conditions of approval imposed by Washington County within Case File 93-797.
There shall be no Motor Vehicle Access allowed onto NW Miller Road or SW Barnes Road from any parcel except at Washington County Approved Driveway Locations.
7. Easement as shown on the Partition Plat No. 1995-056:
For : Permanent Slope
Affects : the South portion of Tract "B"

Note on Partition Plat: There shall be no modification of grading allowed within the Permanent Slope Easement established herein along SW Barnes Road. Except as approved by the Washington County Engineering Division.
8. Easement and Maintenance Agreement , including the terms and provisions thereof:
For : 15 foot Private Access
Between : Fredrick W. Turner, Trustee of The Frederick W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest and Margaret W. Turner, Trustee of the Margaret W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest (benefited party)
And : Touchmark Heights LLC, an Oregon limited liability company
Recorded : November 18, 2009
Recording No. : 2009-100929
Affects Tract "A" (Open Space) and Tract "B" (future development) - also shown on the plat of Touchmark in the West Hills.

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9. Briar Lane Private Drive and Landscape Easement and Maintenance Agreement, including the terms and provisions thereof:
- | | | |
|---------------|---|---|
| Easement For | : | Private drive, vehicular and pedestrian, ingress and egress, utilities and 30 foot Landscape easement |
| Between | : | Bill & Nicky Falkenhayn et al |
| And | : | Touchmark Heights, LLC, an Oregon limited liability company |
| Recorded | : | January 22, 2014 |
| Recording No. | : | 2014-003547 |
- Affects Tract "A" (Open Space), Tract "F" (Open Space), Tract "D" (Open Space), Lot 1 and Tract "E" (Open Space) - also shown on the plat of Touchmark in the West Hills.
(Replaces Easement recorded September 18, 1941 in Book 202, page 203.)
- | | | |
|---------------------|---|----------------|
| Said instrument was | | |
| Re-recorded | : | March 31, 2015 |
| Recording No. | : | 2015-022499 |
- | | | |
|---------------------|---|----------------|
| Said instrument was | | |
| Re-recorded | : | March 31, 2015 |
| Recording No. | : | 2015-022936 |
10. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|-----------------------|
| For | : | Lighting Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103568 |
11. Continuing Request for Streetlighting Service Washington County Service District for Lighting No. SDL-1, including terms and provisions thereof.
- | | | |
|---------------|---|-------------------|
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103569 |
12. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|--------------------------|
| For | : | Public Road Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103570 |
13. Covenants, Conditions and Restrictions and Access Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Touchmark in the West Hills.
14. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer and Sanitary Sewer to Clean Water Services |
| Affects | : | Tract "A" (Open Space tract) over its entirety; and Tract "B" over the most Southerly portions - see plat for location |
15. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Private Access and an Emergency Vehicle Access; Storm Sewer and Sanitary Sewer to Clean Water Services; and Water to Tualatin Valley Water District; Public pedestrian and Bicycle Access |
| Affects | : | Tract "C" (Private access) over its entirety |
16. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Access for the benefit of Lots 1 - 6 and Tract A, B, C, D, E and F |
| Affects | : | Tract "C" |
17. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer, Surface Water and Drainage and Detention Easement to Clean Water Services |
| Affects | : | Tract "F" (Open Space) over its entirety |
18. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Water Easement to Tualatin Valley Water District |
| Affects | : | Lot 6 and the most Southerly Easterly portion of Tract "B" - see plat for actual location |
19. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer to Clean Water Services |
| Affects | : | Lots 1 and 6, Tract "D", Tract "F" and Tract "B"
See plat for actual location |

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20. Easement as shown on the plat of Touchmark in the West Hills:
For : Emergency Vehicle Access and Access Easement
Affects : Lot 6 - see plat for actual location
21. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Utility
Affects : 6 foot along a portion of the Northeasterly line of Lot 5; 6 feet along Tract "B" abutting Tract "C" (Private roadway); strip along the most Southerly Easterly portion of Tract "B"
See Plat for actual location.
22. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Sidewalk and Public Utility
Affects : Lots 1, 2, 3, 4, 5 and 6, Tract "D", Tract "F" and Tract "A" and Tract "B" being 10 foot abutting Tract "C" and the dedicated portion of SW Swede Hill Drive.

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Property Detail Report

00000000, OR

APN: R2049815

Washington County Data as of: 10/30/2018

Owner Information

Owner Name: Touchmark Heights LLC
Vesting: Company / Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description: 1995-056 Partition Plat, Lot 2, Acres 3.85, Unzoned Farmland - Potential
Additional Tax Liability, Unzoned Farmland Lien, \$21432.24
County: Washington, OR
APN: R2049815
Alternate APN: 1S11B02100
Census Tract / Block: 2 /
Munic / Twnshp: R2049815
Tract #: 1S-1W-01
Legal Lot / Block: 2 /
Subdivision: 1995-056 Partition Plat
Twnshp-Rng-Sec: 1S-1W-01
Legal Book / Page:
Neighborhood: West Haven - Sylva...
School District: Beaverton School District 48J
Elementary School: West Tualatin View...
Middle School: Cedar Park Middle...
High School: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 01/11/2007 / 01/16/2007
Price: \$16,000,005
Transfer Doc #: 2007,5377
Buyer Name: Touchmark Heights LLC
Seller Name: Portland Summit LLC
Deed Type: High Liability Loan

Last Market Sale

Sale / Rec Date: 01/11/2007 / 01/16/2007
Sale Price / Type: \$16,000,005 /
Deed Type: High Liability Loan
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: \$11,300,000 / Con
1st Mtg Rate / Type: / Fixed
1st Mtg Doc #: 2007.5378
2nd Mtg Amt / Type:
2nd Mtg Rate / Type:
Sale Doc #: 2007.5377
Seller Name: Portland Summit LLC
Lender: Umpqua Bank
Title Company: First American Title

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms:
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall: Wood
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:
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Site Information

Land Use: Vacant Land (NEC)
State Use: 1900
County Use: 1900 - Urban Developable
Tract-Vacant
Lot Area: 167,706 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Zoning: R-15
of Buildings:
Res / Comm Units:
Site Influence:
Flood Zone Code: X
Community Name: Washington County
Acres: 3.85
Flood Map #: 41067C0369E
Flood Panel #: 0369E
Water / Sewer Type:
Flood Map Date: 11/04/2016
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2017
Tax Area: 051.50
Property Tax: \$19,407.38
Exemption:
Assessed Value: \$1,128,430
Land Value:
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value: \$1,963,360
Market Land Value: \$1,963,360
Market Imprv Value:
Market Imprv %:

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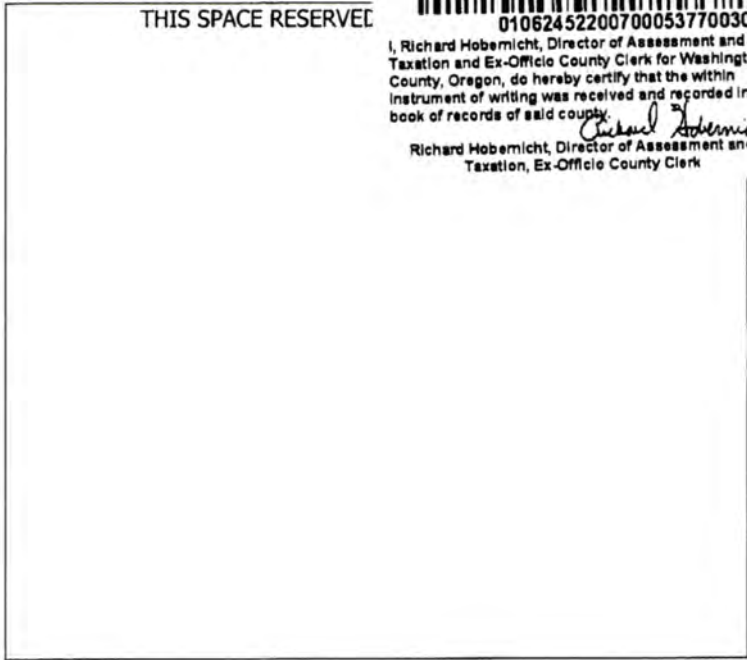
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After recording return to:
 Touchmark Heights, LLC
 Attn: Werner G. Nistler, Jr., 5150 SW
 Griffith Drive
 Beaverton, OR 97005

Until a change is requested all tax statements
 shall be sent to the following address:
 Touchmark Heights, LLC
 Attn: Werner G. Nistler, Jr., 5150 SW
 Griffith Drive
 Beaverton, OR 97005

File No.: NCS-156335-OR1 (mk)
 Date: January 10, 2007



Washington County, Oregon 2007-005377
 01/16/2007 12:35:40 PM
 D-DW Cnt=1 Stn=29 RECORDS1
 \$15.00 \$6.00 \$11.00 \$20.00 \$16,001.00 - Total = \$16,053.00



Richard Hobemicht, Director of Assessment and
 Taxation and Ex-Office 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, Director of Assessment and
 Taxation, Ex-Office County Clerk



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STATUTORY SPECIAL WARRANTY DEED

Portland Summit LLC, an Oregon limited liability company and West Hills Summit LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Touchmark Heights, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Parcels 1 and 2, PARTITION PLAT NO. 1995-056, in the County of Washington and State of Oregon.

This property is free from liens and encumbrances, EXCEPT: See Exhibit "A" attached hereto and made a part hereof

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

FATCO NCS - 156335

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APN: R2049814

Statutory Special Warranty Deed
- continued

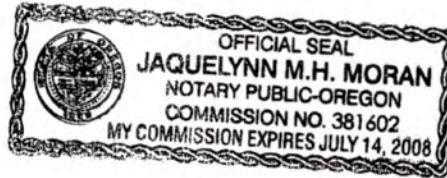
File No.: NCS-156335-OR1 (mk)
Date: 01/10/2007

STATE OF Oregon)
)ss.
County of ~~Washington~~ Meltonville

This instrument was acknowledged before me on this 11th day of January, 2007
by Lillian R. Logan, Member of West Hills Summit LLC, an Oregon limited liability company on behalf of
the company.

Jaquelyn M.H. Moran

Notary Public for Oregon
My commission expires: 7/14/08



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Property Detail Report

00000000, OR

APN: R1269

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark Of West Hills LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

ALSO IS11BC 5200
" " 5300
" " 5400
" " 5500
" " 5600
" " 6100
" " 6300

Location Information

Legal Description: Acres 5.37
APN: R1269
Munic / Twnshp: Touchmark/West Hills #A-F
Subdivision: Touchmark/West Hills #A-F
Neighborhood: West Haven - Sylva...
Elementary School: West Tualatin View...
Alternate APN: IS11BC00100
Twnshp-Rng-Sec: 1S-1W-01
Tract #: Beaverton School District 48J
School District: Cedar Park Middle...
County: Washington, OR
Census Tract / Block: 1, 2 /
Legal Lot / Block: 48J
Legal Book / Page: Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 02/12/2016 / 02/16/2016 Price: Touchmark Heights LLC
Buyer Name: Touchmark Of West Hills LLC Seller Name: Touchmark Heights LLC
Transfer Doc #: 2016.9937
Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:
Multi / Split Sale: Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: 2nd Mtg Doc #: N/A
Seller Name:
Lender:
Title Company:

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Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: 6,464 Sq. Ft. Total Rooms: Year Built / Eff: 1949
Living Area: 6,464 Sq. Ft. Bedrooms: 4
Total Adj. Area: Baths (F / H): 4 / Parking Type: Basement Finished Garage
Above Grade: Pool: Yes
Basement Area: 2,567 Sq. Ft. Fireplace: Yes
Style: Cooling: Garage #: 552 Sq. Ft.
Foundation: Continuous Footing Heating: Forced Air
Quality: Exterior Wall: Wood Sheathing
Condition: Construction Type: Wood Roof Type: Shake
Roof Material: Shake

Site Information

Land Use: Vacant Land (NEC) Lot Area: 233,917 Sq. Ft. Zoning: R-9
State Use: 1900 Lot Width / Depth: # of Buildings: 3
County Use: 1900 - Urban Developable Usable Lot: Res / Comm Units:
Tract-Vacant
Site Influence: Acres: 5.37 Water / Sewer Type:
Flood Zone Code: X Flood Map #: 41067C0369E Flood Map Date: 11/04/2016
Community Name: Washington County Flood Panel #: 0369E Inside SFHA: False

Tax Information

Assessed Year: 2018 Assessed Value: \$1,611,100 Market Total Value: \$2,444,030
Tax Year: 2017 Land Value: Market Land Value: \$2,444,030
Tax Area: 051.50 Improvement Value: Market Imprv Value:
Property Tax: \$27,494.23 Improved %: Market Imprv %:
Exemption: Delinquent Year:

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Grantor
TOUCHMARK HEIGHTS LLC 5150 SW Griffith Drive Beaverton, OR 97005
Grantee
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
After recording return to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Until requested, all tax statements shall be sent to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Tax Acct No(s): R1278; R2049814; R1269; R1287

Washington County, Oregon **2016-009937**
D-DW **02/16/2016 09:31:52 AM**
 Strn=20 | REED \$25.00 \$11.00 \$5.00 \$20.00 **\$61.00**

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **TOUCHMARK IN THE WEST HILLS, LLC, an Oregon limited liability company, Grantee(s)**, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 4, 5, 6, and Tracts "A", "B", "C", "D", "E" and "F", TOUCHMARK IN THE WEST HILLS, in the County of Washington and State of Oregon.

This property is free of encumbrances, EXCEPT: See Exhibit "A" attached hereto and incorporated herein by this reference.

The true consideration for this conveyance, disclosed in accord with ORS 93.030(2), is other property or value which is either part or the whole consideration given.

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.

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WFG Title A 020 1017

Executed this 12th day of February, 2016

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company

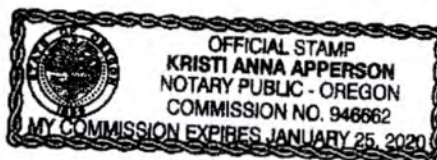
By: Touchmark Living Centers, Inc., an Oregon corporation
Its: Manager

By: Werner G. Nistler, Jr.
Name: Werner G. Nistler, Jr.
Its: CEO

State of Oregon, County of Washington) ss.

This instrument was acknowledged before me on this 12th day of February, 2016 by Werner G. Nistler, Jr. as CEO of Touchmark Living Centers, Inc., an Oregon corporation, Manager of TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, on behalf of the limited liability company.

Kristi A Apperson
Print Name: Kristi Apperson
Notary Public for Oregon
My commission expires:



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EXHIBIT "B"

1. Easement, including the terms and provisions thereof:
For : ingress and egress
Granted to : adjacent property to the East
Recorded : November 8, 1945
Book : 251
Page : 289
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.
2. Easement, including the terms and provisions thereof:
For : Water lines
Granted to : Wolf Creek Highway Water District
Recorded : November 30, 1972
Book : 899
Page : 202
Affects the West 5 feet of Tract "E".
3. Easement, including the terms and provisions thereof:
For : ingress and egress for roadway purposes
Granted to : adjacent property owners to the West
Recorded : June 25, 1976
Book : 1093
Page : 862
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.
4. Restrictive Covenant to Waive Remonstrance:
For : Road Improvements and Maintenance
Recorded : June 1, 1995
Recording No. : 95037667
5. Restrictive Covenant to Waive Remonstrance:
For : Street Improvements
Recorded : June 1, 1995
Recording No. : 95037668
6. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Partition Plat No. 1995-056:
This Partition Plat is subject to the conditions of approval imposed by Washington County within Case File 93-797.
There shall be no Motor Vehicle Access allowed onto NW Miller Road or SW Barnes Road from any parcel except at Washington County Approved Driveway Locations.
7. Easement as shown on the Partition Plat No. 1995-056:
For : Permanent Slope
Affects : the South portion of Tract "B"

Note on Partition Plat: There shall be no modification of grading allowed within the Permanent Slope Easement established herein along SW Barnes Road. Except as approved by the Washington County Engineering Division.
8. Easement and Maintenance Agreement , including the terms and provisions thereof:
For : 15 foot Private Access
Between : Fredrick W. Turner, Trustee of The Frederick W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest and Margaret W. Turner, Trustee of the Margaret W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest (benefited party)
And : Touchmark Heights LLC, an Oregon limited liability company
Recorded : November 18, 2009
Recording No. : 2009-100929
Affects Tract "A" (Open Space) and Tract "B" (future development) - also shown on the plat of Touchmark in the West Hills.

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9. Briar Lane Private Drive and Landscape Easement and Maintenance Agreement, including the terms and provisions thereof:
- | | | |
|---------------|---|---|
| Easement For | : | Private drive, vehicular and pedestrian, ingress and egress, utilities and 30 foot Landscape easement |
| Between | : | Bill & Nicky Falkenhayn et al |
| And | : | Touchmark Heights, LLC, an Oregon limited liability company |
| Recorded | : | January 22, 2014 |
| Recording No. | : | 2014-003547 |
- Affects Tract "A" (Open Space), Tract "F" (Open Space), Tract "D" (Open Space), Lot 1 and Tract "E" (Open Space) - also shown on the plat of Touchmark in the West Hills.
(Replaces Easement recorded September 18, 1941 in Book 202, page 203.)
- | | | |
|---------------------|---|----------------|
| Said instrument was | : | |
| Re-recorded | : | March 31, 2015 |
| Recording No. | : | 2015-022499 |
- | | | |
|---------------------|---|----------------|
| Said instrument was | : | |
| Re-recorded | : | March 31, 2015 |
| Recording No. | : | 2015-022936 |
10. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|-----------------------|
| For | : | Lighting Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103568 |
11. Continuing Request for Streetlighting Service Washington County Service District for Lighting No. SDL-1, including terms and provisions thereof.
- | | | |
|---------------|---|-------------------|
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103569 |
12. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|--------------------------|
| For | : | Public Road Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103570 |
13. Covenants, Conditions and Restrictions and Access Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Touchmark in the West Hills.
14. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer and Sanitary Sewer to Clean Water Services |
| Affects | : | Tract "A" (Open Space tract) over its entirety; and Tract "B" over the most Southerly portions - see plat for location |
15. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Private Access and an Emergency Vehicle Access; Storm Sewer and Sanitary Sewer to Clean Water Services; and Water to Tualatin Valley Water District; Public pedestrian and Bicycle Access |
| Affects | : | Tract "C" (Private access) over its entirety |
16. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Access for the benefit of Lots 1 - 6 and Tract A, B, C, D, E and F |
| Affects | : | Tract "C" |
17. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer, Surface Water and Drainage and Detention Easement to Clean Water Services |
| Affects | : | Tract "F" (Open Space) over its entirety |
18. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Water Easement to Tualatin Valley Water District |
| Affects | : | Lot 6 and the most Southerly Easterly portion of Tract "B" - see plat for actual location |
19. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer to Clean Water Services |
| Affects | : | Lots 1 and 6, Tract "D", Tract "F" and Tract "B"
See plat for actual location |

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20. Easement as shown on the plat of Touchmark in the West Hills:
For : Emergency Vehicle Access and Access Easement
Affects : Lot 6 - see plat for actual location
21. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Utility
Affects : 6 foot along a portion of the Northeasterly line of Lot 5; 6 feet along Tract "B" abutting Tract "C" (Private roadway); strip along the most Southerly Easterly portion of Tract "B"
See Plat for actual location.
22. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Sidewalk and Public Utility
Affects : Lots 1, 2, 3, 4, 5 and 6, Tract "D", Tract "F" and Tract "A" and Tract "B" being 10 foot abutting Tract "C" and the dedicated portion of SW Swede Hill Drive.

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Property Detail Report

980 SW Briar Ln, Portland, OR 97225-6332

APN: R1296

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Turner Frederick W TR / Turner Margaret W TR
Vesting:
Mailing Address: 980 SW Briar Ln, Portland, OR 97225-6332

Location Information

Legal Description:	Acres .87	County:	Washington, OR
APN:	R1296	Alternate APN:	1S11BC00400
Munic / Twnshp:		Twshp-Rng-Sec:	1S-1W-01
Subdivision:	Barnes Road	Tract #:	
Neighborhood:	West Haven - Sylva...	School District:	Beaverton School District 48J
Elementary School:	West Tualatin View...	Middle School:	Cedar Park Middle...
		High School:	Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/29/1989 / 06/30/1989	Price:	\$45,000	Transfer Doc #:	N/A
Buyer Name:	Turner, Fredrick W & Margaret W	Seller Name:	Unknown	Deed Type:	

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:					
Title Company:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	3,683 Sq. Ft.	Total Rooms:		Year Built / Eff:	1992 / 1992
Living Area:	2,852 Sq. Ft.	Bedrooms:	3	Stories:	
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Finished Garage
Above Grade:		Pool:		Garage #:	3
Basement Area:	1,662 Sq. Ft.	Fireplace:	2	Garage Area:	831 Sq. Ft.
Style:		Cooling:		Porch Type:	
Foundation:	Continuous Footing	Heating:	Forced Air	Patio Type:	Wood Deck
Quality:		Exterior Wall:	Wood Sheathing	Roof Type:	Corrugated Metal
Condition:		Construction Type:	Wood	Roof Material:	Corrugated Metal

Site Information

Land Use:	SFR	Lot Area:	37,897 Sq. Ft.	Zoning:	R-5
State Use:	1010	Lot Width / Depth:		# of Buildings:	1
County Use:	1010 - Residential Improved	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	0.87	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41067C0369E	Flood Map Date:	11/04/2016
Community Name:	Washington County	Flood Panel #:	0369E	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$378,120	Market Total Value:	\$820,040
Tax Year:	2017	Land Value:		Market Land Value:	\$536,750
Tax Area:	051.50	Improvement Value:		Market Imprv Value:	\$283,290
Property Tax:	\$6,452.84	Improved %:		Market Imprv %:	34.55%
Exemption:		Delinquent Year:			

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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WARRANTY DEED - STATUTORY FORM
(Individual - Corporation)

89-29913
Washington County

THOMAS E. HENDRICKS AND INGRID E. HAAS, HUSBAND AND WIFE

Grantor, conveys and warrants to:

FREDRICK W. TURNER AND MARGARET W. TURNER AS TENANTS BY THE ENTIRETY

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED DESCRIPTION SHEET

This instrument will 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 approved uses.

ENCUMBRANCES:

REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY, AND EASEMENTS OF WOLF CREEK HIGHWAY WATER DISTRICT. PREMISES SUBJECT TO UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY. AN EASEMENT RECORDED SEPTEMBER 18, 1941, BOOK 202, PAGE 203 FOR ROADWAY PURPOSES.

The true consideration for this conveyance is \$45,000.00.

Dated this _____; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Thomas E. Hendricks
THOMAS E. HENDRICKS

Ingrid E. Haas
INGRID E. HAAS, HUSBAND AND WIFE

STATE OF OREGON,)
County of CLATSOP) ss.
DATE

Personally appeared the above named THOMAS E. HENDRICKS AND INGRID E. HAAS, HUSBAND AND WIFE acknowledging the foregoing instrument to be his/her/their voluntary act and deed.

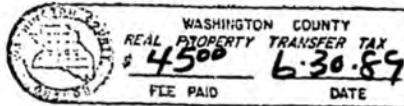
Before me:

[Signature]
Notary Public for Oregon
My commission expires:

My Commission Expires Sept. 30, 1991

After recording, return and send tax statements to:
FREDRICK W. TURNER
6690 SW Gable Parkway
Portland, OR 97225

Escrow No. 53A 41713 SM - Order No. 42672



JUN 30 1989

W42672

CHICAGO TITLE INSURANCE COMPANY

151-1 BC 400

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DESCRIPTION

That portion of the West half of Section 1, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at an iron pipe on the north line of the William Pointer Donation Land Claim No. 62 in Section 1, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, which iron pipe bears South 88°54' East 12.5 feet from the northwest corner of the said Pointer Claim, and running thence South 88°54' East on the north line of the said Pointer Claim 478.8 feet to an iron pipe set for the southeast corner of that certain 10 acre tract of land conveyed to Bert Meyer by deed as described on Page 319 of Volume 130 of Washington County, Oregon Deed Records; thence North along the monumented east line of the said Meyer Tract 91.3 feet to an iron pipe; thence North 88° 54' West parallel with the north line of the said Pointer Claim 475.6 feet to an iron pipe; thence South 2°01' West parallel with and 12.5 feet distance easterly from the west line of the said Meyer Tract 91.3 feet to the place of beginning.

JUN 30 1989

STATE OF OREGON } SS
County of Washington

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said County, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 89029913 61.00
Rect: 12997
06/30/1989 03:00:13PM

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STATE OF OREGON } 88
County of Washington

I, Jerry B. Hanson, Director of Assessment and Taxation and Executive County Clerk for said County, do hereby certify that the within and foregoing is true and correct and recorded in book _____ of said county.



Jerry B. Hanson, Director of Assessment and Taxation, Executive County Clerk

Doc : 97027986
Rect: 183410 43.00
03/31/1997 09:42:19am

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STEWART-TITLE COMPANY NO. W-103-97
RETURN DOCUMENT TO DESIGNEE BELOW

STATUTORY WARRANTY DEED

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Frederick W. Turner and Margaret W. Turner, husband and wife, Grantors, convey and warrant a 1/2 interest as tenant in common to Frederick W. Turner, Trustee, of THE FREDERICK W. TURNER LIVING TRUST, and a 1/2 interest as tenant in common to Margaret W. Turner, Trustee, of THE MARGARET W. TURNER LIVING TRUST, each Trust dated February 6, 1997, Grantees, of all their right, title and interest in the following described real property situated in Washington County, Oregon.

See Exhibit "A" attached.

This real property is free from encumbrances except those recorded.

The true consideration for this conveyance is \$00.00 (comply with ORS 93.030).

Dated: February 3/11, 1997

Frederick W. Turner
Frederick W. Turner

Margaret W. Turner
Margaret W. Turner

RECORDED BY STEWART TITLE AS AN ACCOMMODATION
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION
OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR
EFFECT OF THIS DOCUMENT

STATE OF OREGON

County of Washington

)
) ss.
)

The foregoing STATUTORY WARRANTY DEED was acknowledged before me by Frederick W. Turner and Margaret W. Turner on February 3/11, 1997.



Sherril Marsden
NOTARY PUBLIC FOR OREGON

when recorded mail to
Frederick and Margaret Turner
980 SW Briar Lane
Portland, OR 97225

Send tax statements
to above address.

STATE OF OREGON
County of Washington
I, _____, County Clerk for the County
of Washington do hereby certify that the document
of writing was received for recording in the
records of said county at

Witness my hand and seal affixed.

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.



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DESCRIPTION

That portion of the West half of Section 1, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at an iron pipe on the north line of the William Pointer Donation Land Claim No. 62 in Section 1, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, which iron pipe bears South 88°54' East 12.5 feet from the Northwest corner of the said Pointer Claim, and running thence South 88°54' East on the north line of the said Pointer Claim 478.8 feet to an iron pipe set for the southeast corner of that certain 10 acre tract of land conveyed to Bert Meyer by deed as described on Page 319 of Volume 130 of Washington County, Oregon deed Records; thence North along the monumented east line of the said Meyer Tract 91.3 feet to an iron pipe; thence North 88°54' West parallel with the north line of the said Pointer Claim 475.6 feet to an iron pipe; thence South 2°01' West parallel with and 12.5 feet distance easterly from the west line of the said Meyer Tract 91.3 feet to the place of beginning.

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01428087200901008280040041

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



After recording return to:

Fredrick and Margaret Turner
980 S.W. Briar Lane
Portland, Oregon 97225

Until a change is requested, all tax statements shall be sent to the following address:

Fredrick and Margaret Turner
980 S.W. Briar Lane
Portland, Oregon 97225

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exempt

LOT LINE ADJUSTMENT
STATUTORY BARGAIN AND SALE DEED

Fredrick W. Turner, Trustee of The Fredrick W. Turner Living Trust, as to an undivided 50 percent interest, and Margaret W. Turner, Trustee of The Margaret W. Turner Living Trust, as to an undivided 50 percent interest, Grantors, convey to Fredrick W. Turner, Trustee of The Fredrick W. Turner Living Trust, as to an undivided 50 percent interest, and Margaret W. Turner, Trustee of The Margaret W. Turner Living Trust, as to an undivided 50 percent interest, Grantees, the real property located in Washington County, Oregon, and described on the attached Exhibit A.

The true consideration for this conveyance is \$0.00.

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. 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.

[Signature Page Follows]

Turner
Bargain and Sale Deed

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FATCO. NO. NCS - 307636

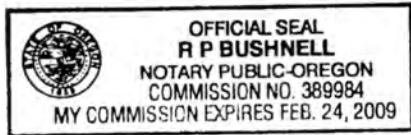
Dated this 18 day of Nov 2009.

Fredrick W. Turner
Fredrick W. Turner, Trustee of The
Fredrick W. Turner Living Trust
under trust agreement dated
February 6, 1997

Margaret W. Turner
Margaret W. Turner, Trustee of The
Margaret W. Turner Living Trust
under trust agreement dated
February 6, 1997

STATE OF OREGON)
County of Wash.) ss

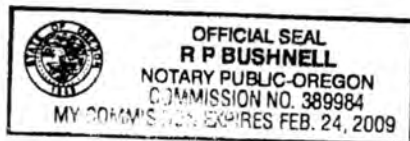
This instrument was acknowledged before me on Jan 28, 2009, by Fredrick W. Turner,
Trustee of The Fredrick W. Turner Living Trust under trust agreement dated February 6, 1997.



RP Bushnell
Notary Public for Oregon
My commission expires: 2/24/09

STATE OF OREGON)
County of Wash.) ss

This instrument was acknowledged before me on Jan 28, 2009, by
Margaret W. Turner, Trustee of The Margaret W. Turner Living Trust under trust agreement
dated February 6, 1997.



RP Bushnell
Notary Public for Oregon
My commission expires: 2/24/09

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REMNANT PARCEL
Tax Lot 400, Map 1S-1-01BC (Turner)
Description
May 7, 2009

A parcel of land in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, the said parcel being described as follows:

That property described in Document No. 97-027986, Washington County Records;

EXCEPT the following described parcel:

Beginning at the northwest corner of the William Pointer D.L.C. No. 62; thence South 89°11'30" East along the north line of said Pointer D.L.C., a distance of 73.01 feet; thence leaving said north line North 01°42'11" East, a distance of 91.33 feet to the north line of that tract of land described in Document No. 97-027986, Washington County Records; thence North 89°11'30" West along said north line and its westerly extension, a distance of 73.01 feet; thence leaving said westerly extension South 01°42'11" West, a distance of 91.33 feet to the Point of Beginning.

Contains 38,052 square feet, more or less.

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Grantor and Grantee are vested by Document No. 97027986 recorded March 31, 1997,
Washington County Deed Records.

This deed is given to finalize the property line adjustment per the Department of Land
Use and Transportation for Washington County Oregon Case File No. 09-249-PLA/PLA.

Turner to Turner

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Property Detail Report

670 SW Touchmark Way, Portland, OR 97225-6314

APN: R2194779

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark In The West Hills LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description:	Touchmark In The West Hills, Lot 6, Acres 7.31	County:	Washington, OR
APN:	R2194779	Alternate APN:	1S11BC05700
Munic / Twnshp:		1S-1W-01	Census Tract / Block: 030101 / 3047
Subdivision:	Touchmark In The West Hills	Tract #:	Legal Lot / Block: 6 /
Neighborhood:	West Haven - Sylva...	School District:	Beaverton School District 48J
Elementary School:	West Tualatin View...	Middle School:	Cedar Park Middle...
		High School:	Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #: N/A
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #: N/A
Seller Name:		
Lender:		
Title Company:		

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #: N/A
Prior Lender:		

Property Characteristics

Gross Living Area:	359,574 Sq. Ft.	Total Rooms:	Year Built / Eff:
Living Area:	359,574 Sq. Ft.	Bedrooms:	Stories:
Total Adj. Area:		Baths (F / H):	Parking Type:
Above Grade:		Pool:	Garage #:
Basement Area:		Fireplace:	Garage Area:
Style:		Cooling:	Porch Type:
Foundation:		Heating:	Patio Type:
Quality:		Exterior Wall:	Roof Type:
Condition:		Construction Type:	Roof Material:

Site Information

Land Use:	Office Building	Lot Area:	318,424 Sq. Ft.	Zoning:	R-9
State Use:	1900	Lot Width / Depth:		# of Buildings:	1
County Use:	2210 - 2210	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	7.31	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41067C0369E	Flood Map Date:	11/04/2016
Community Name:	Washington County	Flood Panel #:	0369E	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$4,770,000	Market Total Value:	\$4,770,000
Tax Year:	2017	Land Value:		Market Land Value:	\$4,770,000
Tax Area:	051.50	Improvement Value:		Market Imprv Value:	
Property Tax:	\$18,533.17	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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File No. 16002173

Grantor
TOUCHMARK HEIGHTS LLC 5150 SW Griffith Drive Beaverton, OR 97005
Grantee
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
After recording return to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Until requested, all tax statements shall be sent to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Tax Acct No(s): R1278; R2049814; R1269; R1287

Washington County, Oregon **2016-009937**
D-DW **02/16/2016 09:31:52 AM**
 Stn=20 | REED \$25.00 \$11.00 \$5.00 \$20.00 **\$61.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office 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-Office

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **TOUCHMARK IN THE WEST HILLS, LLC, an Oregon limited liability company, Grantee(s)**, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 4, 5, 6, and Tracts "A", "B", "C", "D", "E" and "F", TOUCHMARK IN THE WEST HILLS, in the County of Washington and State of Oregon.

This property is free of encumbrances, EXCEPT: See Exhibit "A" attached hereto and incorporated herein by this reference.

The true consideration for this conveyance, disclosed in accord with ORS 93.030(2), is other property or value which is either part or the whole consideration given.

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.

WFG Title Area 1017

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Executed this 12th day of February, 2016

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company

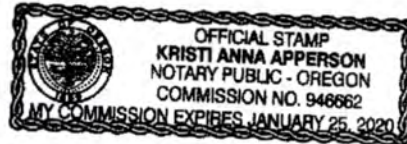
By: Touchmark Living Centers, Inc., an Oregon corporation
Its: Manager

By: Werner G. Nistler, Jr.
Name: Werner G. Nistler, Jr.
Its: CEO

State of Oregon, County of Washington) ss.

This instrument was acknowledged before me on this 12th day of February, 2016 by Werner G. Nistler, Jr. as CEO of Touchmark Living Centers, Inc., an Oregon corporation, Manager of TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, on behalf of the limited liability company.

Kristi A. Apperson
Print Name: Kristi Apperson
Notary Public for Oregon
My commission expires:



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EXHIBIT "B"

1. Easement, including the terms and provisions thereof:
For : ingress and egress
Granted to : adjacent property to the East
Recorded : November 8, 1945
Book : 251
Page : 289
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.

2. Easement, including the terms and provisions thereof:
For : Water lines
Granted to : Wolf Creek Highway Water District
Recorded : November 30, 1972
Book : 899
Page : 202
Affects the West 5 feet of Tract "E".

3. Easement, including the terms and provisions thereof:
For : ingress and egress for roadway purposes
Granted to : adjacent property owners to the West
Recorded : June 25, 1976
Book : 1093
Page : 862
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.

4. Restrictive Covenant to Waive Remonstrance:
For : Road Improvements and Maintenance
Recorded : June 1, 1995
Recording No. : 95037667

5. Restrictive Covenant to Waive Remonstrance:
For : Street Improvements
Recorded : June 1, 1995
Recording No. : 95037668

6. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Partition Plat No. 1995-056:
This Partition Plat is subject to the conditions of approval imposed by Washington County within Case File 93-797.
There shall be no Motor Vehicle Access allowed onto NW Miller Road or SW Barnes Road from any parcel except at Washington County Approved Driveway Locations.

7. Easement as shown on the Partition Plat No. 1995-056:
For : Permanent Slope
Affects : the South portion of Tract "B"

Note on Partition Plat: There shall be no modification of grading allowed within the Permanent Slope Easement established herein along SW Barnes Road. Except as approved by the Washington County Engineering Division.

8. Easement and Maintenance Agreement , including the terms and provisions thereof:
For : 15 foot Private Access
Between : Fredrick W. Turner, Trustee of The Frederick W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest and Margaret W. Turner, Trustee of the Margaret W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest (benefited party)
And : Touchmark Heights LLC, an Oregon limited liability company
Recorded : November 18, 2009
Recording No. : 2009-100929
Affects Tract "A" (Open Space) and Tract "B" (future development) - also shown on the plat of Touchmark in the West Hills.

9. Briar Lane Private Drive and Landscape Easement and Maintenance Agreement, including the terms and provisions thereof:
- Easement For : Private drive, vehicular and pedestrian, ingress and egress, utilities and 30 foot Landscape easement
- Between : Bill & Nicky Falkenhayn et al
- And : Touchmark Heights, LLC, an Oregon limited liability company
- Recorded : January 22, 2014
- Recording No. : 2014-003547
- Affects Tract "A" (Open Space), Tract "F" (Open Space), Tract "D" (Open Space), Lot 1 and Tract "E" (Open Space) - also shown on the plat of Touchmark in the West Hills.
(Replaces Easement recorded September 18, 1941 in Book 202, page 203.)
- Said instrument was
- Re-recorded : March 31, 2015
- Recording No. : 2015-022499
- Said instrument was
- Re-recorded : March 31, 2015
- Recording No. : 2015-022936
10. Restrictive Covenant to Waive Remonstrance:
- For : Lighting Improvements
- Recorded : December 18, 2015
- Recording No. : 2015-103568
11. Continuing Request for Streetlighting Service Washington County Service District for Lighting No. SDL-1, including terms and provisions thereof.
- Recorded : December 18, 2015
- Recording No. : 2015-103569
12. Restrictive Covenant to Waive Remonstrance:
- For : Public Road Improvements
- Recorded : December 18, 2015
- Recording No. : 2015-103570
13. Covenants, Conditions and Restrictions and Access Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Touchmark in the West Hills.
14. Easement as shown on the plat of Touchmark in the West Hills:
- For : Storm Sewer and Sanitary Sewer to Clean Water Services
- Affects : Tract "A" (Open Space tract) over its entirety; and Tract "B" over the most Southerly portions - see plat for location
15. Easement as shown on the plat of Touchmark in the West Hills:
- For : Private Access and an Emergency Vehicle Access; Storm Sewer and Sanitary Sewer to Clean Water Services; and Water to Tualatin Valley Water District; Public pedestrian and Bicycle Access
- Affects : Tract "C" (Private access) over its entirety
16. Easement as shown on the plat of Touchmark in the West Hills:
- For : Access for the benefit of Lots 1 - 6 and Tract A, B, C, D, E and F
- Affects : Tract "C"
17. Easement as shown on the plat of Touchmark in the West Hills:
- For : Storm Sewer, Surface Water and Drainage and Detention Easement to Clean Water Services
- Affects : Tract "F" (Open Space) over its entirety
18. Easement as shown on the plat of Touchmark in the West Hills:
- For : Water Easement to Tualatin Valley Water District
- Affects : Lot 6 and the most Southerly Easterly portion of Tract "B" - see plat for actual location
19. Easement as shown on the plat of Touchmark in the West Hills:
- For : Storm Sewer to Clean Water Services
- Affects : Lots 1 and 6, Tract "D", Tract "F" and Tract "B"
See plat for actual location

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20. Easement as shown on the plat of Touchmark in the West Hills:
For : Emergency Vehicle Access and Access Easement
Affects : Lot 6 - see plat for actual location
21. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Utility
Affects : 6 foot along a portion of the Northeasterly line of Lot 5; 6 feet along Tract "B" abutting Tract "C" (Private roadway); strip along the most Southerly Easterly portion of Tract "B"
See Plat for actual location.
22. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Sidewalk and Public Utility
Affects : Lots 1, 2, 3, 4, 5 and 6, Tract "D", Tract "F" and Tract "A" and Tract "B" being 10 foot abutting Tract "C" and the dedicated portion of SW Swede Hill Drive.

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Washington County, Oregon **2018-058310**
08/22/2018 01:43:20 PM
D-DBS Cnt=1 Stn=30 RECORDS1
\$35.00 \$5.00 \$11.00 \$60.00 \$20.00 - Total = \$131.00



02416517201800583100070077

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



AFTER RECORDING MAIL TO:

Touchmark
5150 SW Griffith Drive
Beaverton, OR 97005

SEND TAX STATEMENTS TO:
5150 SW Griffith Drive
Beaverton, OR 97005

Space above this line for Recordors use only

BARGAIN AND SALE DEED FOR PROPERTY LINE ADJUSTMENT

Date: **August 10, 2018**

Grantor(s): **Touchmark in the West Hills, LLC (Lot E)**
Grantee(s): **Touchmark in the West Hills, LLC (670 SW Touchmark Way)**
Assessor's Tax Parcel No(s): **1S101BC06200 to 1S101BC05700**

THE GRANTOR(S) Touchmark in the West Hills, LLC does hereby grant, bargain, sell and convey to **Touchmark in the West Hills, LLC, GRANTEE**, the following described real estate, situated in the County of **Washington**, State of **Oregon**.

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

A ten (10) foot strip of land situated in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, being a portion of Tract "E" of "Touchmark In The West Hills", Washington County Plat Records, and more particularly described as follows:

Beginning at the most northerly corner of Lot 6, which is also the most northeasterly corner of Tract E, "Touchmark In The West Hills";

Thence along the northwesterly line of said Lot 6 and Tract, South 38°31'14" West, 119.75 feet,

Thence, leaving said northwesterly line, North 51°28'46" West, 10.00 feet, to a point perpendicular to said northwesterly line;

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Thence, along a line parallel to said northwesterly line, North 38°31'14" East, 119.75 feet to a point on the northeasterly line of said Tract "E";

Thence, along said line, South 51°28'46" East, 10.00 feet, to the point of beginning.

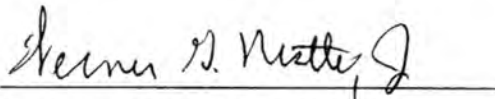
Containing 1197.5 square feet, more or less.

Bearings are based on "Touchmark In The West Hills", Washington County Plat Records.

Grantor and Grantee execute this deed to facilitate an approved property line adjustment per Washington County Department of Land Use & Transportation Case File No. 18-275-PLA.

True consideration for this conveyance is \$ Non-Monetary.

Touchmark in the West Hills, LLC
Touchmark, LLC, its Manager



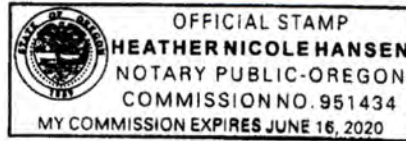
By: Werner G. Nistler, Jr., Chairman

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STATE OF Oregon)
)-ss
COUNTY OF Washington)



I certify that I know or have satisfactory evidence that , is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the Chairman of **Touchmark in the West Hills, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 10, 2018

Heather Nicole Hansen

Notary Public in and for the State of Oregon
Residing at: 3150 SW 48th Ave Portland, OR
My appointment expires: June 16, 2020

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Adjusted Lot 6
Washington County, Oregon
July 25, 2018
Project No. 2729-002

EXHIBIT A

A tract of land situated in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, being a portion of "Touchmark In The West Hills", Washington County Plat Records, and more particularly described as follows:

Lot 6, "Touchmark In The West Hills";

TOGETGER WITH the following described tract of land;

Beginning at the most northerly corner of said Lot 6, which is also the most northeasterly corner of Tract E, "Touchmark in the West Hills";

Thence, along the northwesterly line of said Lot 6, South 38°31'14" West, 119.75 feet,

Thence, leaving said northwesterly line, North 51°28'46" West, 10.00 feet, to a point perpendicular to said northwesterly line;

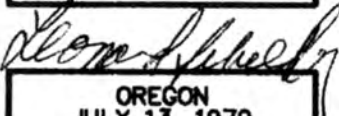
Thence, along a line parallel to said northwesterly line, North 38°31'14" East, 119.75 feet to point on the northeasterly line of said Tract "E";

Thence, along said line, South 51°28'46" East, 10.00 feet, to the point of beginning.

Containing 319,486 square feet, more or less.

Bearings are based on "Touchmark In The West Hills", Washington County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 1979
LEONARD SCHELSKY
1841

RENEWS:

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Tract "E" Conveyance
Washington County, Oregon
July 25, 2018
Project No. 2729-002

EXHIBIT A

A ten (10) foot strip of land situated in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, being a portion of Tract "E" of "Touchmark In The West Hills", Washington County Plat Records, and more particularly described as follows:

Beginning at the most northerly corner of Lot 6, which is also the most northeasterly corner of Tract E, "Touchmark In The West Hills";

Thence along the northwesterly line of said Lot 6 and Tract, South 38°31'14" West, 119.75 feet,

Thence, leaving said northwesterly line, North 51°28'46" West, 10.00 feet, to a point perpendicular to said northwesterly line;

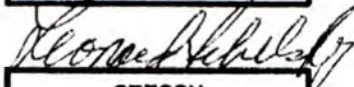
Thence, along a line parallel to said northwesterly line, North 38°31'14" East, 119.75 feet to a point on the northeasterly line of said Tract "E";

Thence, along said line, South 51°28'46" East, 10.00 feet, to the point of beginning.

Containing 1197.5 square feet, more or less.

Bearings are based on "Touchmark In The West Hills", Washington County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 1979
LEONARD SCHELSKY
1841

RENEWS:

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Adjusted Tract "E"
Washington County, Oregon
July 25, 2018
Project No. 2729-002

EXHIBIT A

A tract of land situated in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, being a portion of "Touchmark In The West Hills", Washington County Plat Records, and more particularly described as follows:

Tract "E", "Touchmark In The West Hills".

EXCEPTING THEREFROM, the following described tract of land;

Beginning at the most northerly corner of Lot 6, of said "Touchmark in the West Hills", which is also the most northeasterly corner of said Tract E, "Touchmark in the West Hills";

Thence, along the northwesterly line of said Lot 6, South 38°31'14" West, 119.75 feet,

Thence, leaving said northwesterly line, North 51°28'46" West, 10.00 feet, to a point perpendicular to said northwesterly line;

Thence, along a line parallel to said northwesterly line, North 38°31'14" East, 119.75 feet to point on the northeasterly line of said Tract "E";

Thence, along said line, South 51°28'46" East, 10.00 feet, to the point of beginning.

Containing 28,834 square feet, more or less.

Bearings are based on "Touchmark In The West Hills", Washington County Plat Records.



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Property Detail Report

00000000, OR

APN: R2194781

Washington County Data as of: 10/29/2018

Owner Information

Owner Name: Touchmark In The West Hills LLC
Vesting: Corporation
Mailing Address: 5150 SW Griffith Dr, Beaverton, OR 97005-2935

Location Information

Legal Description:	Touchmark In The West Hills, Tract B, Acres .02	County:	Washington, OR
APN:	R2194781	Alternate APN:	1S11BC05900
Munic / Twnshp:		Twshp-Rng-Sec:	1S-1W-01
Subdivision:	Touchmark In The West Hills	Tract #:	B
Neighborhood:	West Haven - Sylva...	School District:	Beaverton School District 48J
Elementary School:	West Tualatin View...	Middle School:	Cedar Park Middle...
		High School:	Beaverton High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #: N/A
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #: N/A
Seller Name:		
Lender:		
Title Company:		

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #: N/A
Prior Lender:		

Property Characteristics

Gross Living Area:	Total Rooms:	Year Built / Eff:
Living Area:	Bedrooms:	Stories:
Total Adj. Area:	Baths (F / H):	Parking Type:
Above Grade:	Pool:	Garage #:
Basement Area:	Fireplace:	Garage Area:
Style:	Cooling:	Porch Type:
Foundation:	Heating:	Patio Type:
Quality:	Exterior Wall:	Roof Type:
Condition:	Construction Type:	Roof Material:

Site Information

Land Use:	Multi Family Lot	Lot Area:	871 Sq. Ft.	Zoning:	R-15
State Use:	1000	Lot Width / Depth:		# of Buildings:	
County Use:	7000 - Multifamily Vacant	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.02	Water / Sewer Type:	
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	Assessed Value:	Market Total Value:
Tax Year: 2017	Land Value:	Market Land Value:
Tax Area: 051.50	Improvement Value:	Market Imprv Value:
Property Tax:	Improved %:	Market Imprv %:
Exemption:	Delinquent Year:	

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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After recording, return to:

Touchmark Heights, LLC
10700 SW Beaverton Hillsdale Hwy. Suite 550
Beaverton, OR 97005-2935

Until a change is requested send all tax
statements to:

Touchmark Heights, LLC
10700 SW Beaverton Hillsdale Hwy. Suite 550
Beaverton, OR 97005-2935

Washington County, Oregon	2015-097272
D-DW	
Stn=19 D MOON	11/23/2015 01:33:02 PM
\$20.00 \$11.00 \$5.00 \$502.00 \$20.00	\$558.00
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	

STATUTORY WARRANTY DEED

Dorothy Orendurff, who acquired title as Dody Orendurff, Grantor, conveys and warrants to Touchmark Heights LLC, an Oregon limited liability company, Grantee, the real property situated in Washington County, Oregon more particularly described on the attached Exhibit A, free of all encumbrances except those specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is for \$501,018.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG Title 15017655 COMM

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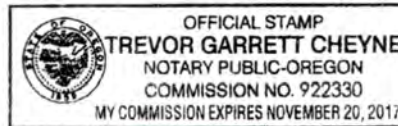
DATED this 23 day of November, 2015

Dorothy Orendurff
DOROTHY ORENDURFF

STATE OF OREGON)
COUNTY OF Multnomah) SS

November, 2015, The foregoing instrument was acknowledged before me this 23 day of
by DOROTHY ORENDURFF.

Trevor Garrett Cheyne
Notary Public for Oregon
My commission expires: 11/20/17



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Exhibit A
To Statutory Warranty Deed

Beginning at the Northwest corner of the Wm. Pointer Donation Land Claim No. 62, in Section 1, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and running thence South 88°54' East 491.3 feet to the Southeast corner of that certain 10 acre tract of land conveyed to Bert Meyer by Deed recorded June 13, 1925 in Book 130 page 319, Washington County Deed Records; thence North along the monumented East line of the said Meyer tract 368.9 feet to an iron pipe which iron pipe is the true place of beginning of the tract herein described; thence from the above described true place of beginning, North 88°54' West parallel with the North line of the said Pointer Claim 465.8 feet to an iron pipe; thence North 2°01' East parallel with and 12.5 feet distant Easterly from the West line of the said Meyer tract 113.0 feet to an iron pipe; thence South 88°00' East parallel with and 12.5 feet distant Southerly from the monumented North line of said Meyer tract and said line extended, 462.0 feet to an iron pipe on the monumented East line of the said Meyer tract; thence South 105.7 feet to the place of beginning.

EXCEPTING THEREFROM a tract of land in the Northwest one-quarter of Section 1, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of that certain tract of land conveyed to Dody Orendurff by Statutory Bargain and Sale Deed recorded March 23, 2010 as Recording No. 2010-022023, Washington County Deed Records; thence North 89°11'30" West, along the South line of said Orendurff tract, a distance of 312.01 feet to a 5/8 inch iron rod; thence North 00°46'25" East, a distance of 110.60 feet, to a 5/8 inch iron rod on the North line of said Orendurff tract; thence South 88°17'28" East, along said North line, a distance of 310.03 feet to the Northeast corner of said Orendurff tract; thence South 00°19'25" East, a distance of 105.75 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH an Easement for ingress and egress as described in Document recorded January 22, 2014, Recording No. 2014-003547, as re-recorded March 31, 2015, Recording No. 2015-022499, and re-recorded March 31, 2015, Recording No. 2015-022936.

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Exhibit B
To Statutory Warrant Deed

1. Easement and Maintenance Agreement, including the terms and provisions thereof:
For : Access (Briar Lane Drive) and landscape easement
Granted to : adjoining property owners
Recorded : January 22, 2014
Recording No. : 2014-003547
Affects : the West 12.50 feet for access and a 30 foot strip lying West of Access strip for slopes -
appurtenant rights granted

Said instrument was
Re-recorded : March 31, 2015
Recording No. : 2015-022499

Said instrument was
Re-recorded : March 31, 2015
Recording No. : 2015-022936

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File No. 16002173

Grantor
TOUCHMARK HEIGHTS LLC 5150 SW Griffith Drive Beaverton, OR 97005
Grantee
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
After recording return to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Until requested, all tax statements shall be sent to
TOUCHMARK IN THE WEST HILLS, LLC 5150 SW Griffith Drive Beaverton, OR 97005
Tax Acct No(s): R1278; R2049814; R1269; R1287

Washington County, Oregon **2016-009937**
D-DW **02/16/2016 09:31:52 AM**
 Stn=20 | REED
 \$25.00 \$11.00 \$5.00 \$20.00 **\$61.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office 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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **TOUCHMARK IN THE WEST HILLS, LLC, an Oregon limited liability company, Grantee(s)**, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 4, 5, 6, and Tracts "A", "B", "C", "D", "E" and "F", TOUCHMARK IN THE WEST HILLS, in the County of Washington and State of Oregon.

This property is free of encumbrances, EXCEPT: See Exhibit "A" attached hereto and incorporated herein by this reference.

The true consideration for this conveyance, disclosed in accord with ORS 93.030(2), is other property or value which is either part or the whole consideration given.

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.

WFG Title Acc 1017

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Executed this 12th day of February, 2016

TOUCHMARK HEIGHTS LLC, an Oregon limited liability company

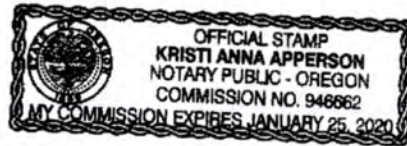
By: Touchmark Living Centers, Inc., an Oregon corporation
Its: Manager

By: Werner G. Nistler, Jr.
Name: Werner G. Nistler, Jr.
Its: CEO

State of Oregon, County of Washington) ss.

This instrument was acknowledged before me on this 12th day of February, 2016 by Werner G. Nistler, Jr. as CEO of Touchmark Living Centers, Inc., an Oregon corporation, Manager of TOUCHMARK HEIGHTS LLC, an Oregon limited liability company, on behalf of the limited liability company.

Kristi A. Apperson
Print Name: KRISTI APPERSON
Notary Public for Oregon
My commission expires:



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EXHIBIT "B"

1. Easement, including the terms and provisions thereof:
For : ingress and egress
Granted to : adjacent property to the East
Recorded : November 8, 1945
Book : 251
Page : 289
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.

2. Easement, including the terms and provisions thereof:
For : Water lines
Granted to : Wolf Creek Highway Water District
Recorded : November 30, 1972
Book : 899
Page : 202
Affects the West 5 feet of Tract "E".

3. Easement, including the terms and provisions thereof:
For : ingress and egress for roadway purposes
Granted to : adjacent property owners to the West
Recorded : June 25, 1976
Book : 1093
Page : 862
Affects Tract "B" - also disclosed on the plat of Touchmark in the West Hills.

4. Restrictive Covenant to Waive Remonstrance:
For : Road Improvements and Maintenance
Recorded : June 1, 1995
Recording No. : 95037667

5. Restrictive Covenant to Waive Remonstrance:
For : Street Improvements
Recorded : June 1, 1995
Recording No. : 95037668

6. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Partition Plat No. 1995-056:
This Partition Plat is subject to the conditions of approval imposed by Washington County within Case File 93-797.
There shall be no Motor Vehicle Access allowed onto NW Miller Road or SW Barnes Road from any parcel except at Washington County Approved Driveway Locations.

7. Easement as shown on the Partition Plat No. 1995-056:
For : Permanent Slope
Affects : the South portion of Tract "B"

Note on Partition Plat: There shall be no modification of grading allowed within the Permanent Slope Easement established herein along SW Barnes Road. Except as approved by the Washington County Engineering Division.

8. Easement and Maintenance Agreement, including the terms and provisions thereof:
For : 15 foot Private Access
Between : Fredrick W. Turner, Trustee of The Frederick W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest and Margaret W. Turner, Trustee of the Margaret W. Turner Living Trust under trust agreement dated February 6, 1997, as to 50% interest (benefited party)
And : Touchmark Heights LLC, an Oregon limited liability company
Recorded : November 18, 2009
Recording No. : 2009-100929
Affects Tract "A" (Open Space) and Tract "B" (future development) - also shown on the plat of Touchmark in the West Hills.

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9. Briar Lane Private Drive and Landscape Easement and Maintenance Agreement, including the terms and provisions thereof:
- | | | |
|---------------|---|---|
| Easement For | : | Private drive, vehicular and pedestrian, ingress and egress, utilities and 30 foot Landscape easement |
| Between | : | Bill & Nicky Falkenhayn et al |
| And | : | Touchmark Heights, LLC, an Oregon limited liability company |
| Recorded | : | January 22, 2014 |
| Recording No. | : | 2014-003547 |
- Affects Tract "A" (Open Space), Tract "F" (Open Space), Tract "D" (Open Space), Lot 1 and Tract "E" (Open Space) - also shown on the plat of Touchmark in the West Hills.
(Replaces Easement recorded September 18, 1941 in Book 202, page 203.)

Said instrument was
Re-recorded : March 31, 2015
Recording No. : 2015-022499

Said instrument was
Re-recorded : March 31, 2015
Recording No. : 2015-022936

10. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|-----------------------|
| For | : | Lighting Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103568 |
11. Continuing Request for Streetlighting Service Washington County Service District for Lighting No. SDL-1, including terms and provisions thereof.
- | | | |
|---------------|---|-------------------|
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103569 |
12. Restrictive Covenant to Waive Remonstrance:
- | | | |
|---------------|---|--------------------------|
| For | : | Public Road Improvements |
| Recorded | : | December 18, 2015 |
| Recording No. | : | 2015-103570 |
13. Covenants, Conditions and Restrictions and Access Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Touchmark in the West Hills.
14. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer and Sanitary Sewer to Clean Water Services |
| Affects | : | Tract "A" (Open Space tract) over its entirety; and Tract "B" over the most Southerly portions - see plat for location |
15. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Private Access and an Emergency Vehicle Access; Storm Sewer and Sanitary Sewer to Clean Water Services; and Water to Tualatin Valley Water District; Public pedestrian and Bicycle Access |
| Affects | : | Tract "C" (Private access) over its entirety |
16. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Access for the benefit of Lots 1 - 6 and Tract A, B, C, D, E and F |
| Affects | : | Tract "C" |
17. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer, Surface Water and Drainage and Detention Easement to Clear Water Services |
| Affects | : | Tract "F" (Open Space) over its entirety |
18. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|---|
| For | : | Water Easement to Tualatin Valley Water District |
| Affects | : | Lot 6 and the most Southerly Easterly portion of Tract "B" - see plat for actual location |
19. Easement as shown on the plat of Touchmark in the West Hills:
- | | | |
|---------|---|--|
| For | : | Storm Sewer to Clean Water Services |
| Affects | : | Lots 1 and 6, Tract "D", Tract "F" and Tract "B"
See plat for actual location |

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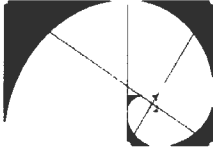
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20. Easement as shown on the plat of Touchmark in the West Hills:
For : Emergency Vehicle Access and Access Easement
Affects : Lot 6 - see plat for actual location
21. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Utility
Affects : 6 foot along a portion of the Northeasterly line of Lot 5; 6 feet along Tract "B" abutting Tract "C" (Private roadway); strip along the most Southerly Easterly portion of Tract "B"
See Plat for actual location.
22. Easement as shown on the plat of Touchmark in the West Hills:
For : Public Sidewalk and Public Utility
Affects : Lots 1, 2, 3, 4, 5 and 6, Tract "D", Tract "F" and Tract "A" and Tract "B" being 10 foot abutting Tract "C" and the dedicated portion of SW Swede Hill Drive.

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H.A. McCOY
ENGINEERING & SURVEYING, LLC

1180 SW Lake Road, Redmond, OR 541-923-7554 www.ham-engr.com



November 5, 2018

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

**RE: GROUND WATER PERMIT APPLICATION; TOUCHMARK HEIGHTS, LLC,
PORTLAND, WASHINGTON COUNTY, OREGON**

Ladies and Gentlemen:

Enclosed is a ground water permit application for Touchmark Heights, LLC in Portland, Washington County, Oregon. The enclosed items include the following:

1. Ground water permit application;
2. Application map;
3. Land Use Information Form-Receipt, signed by Washington County Planning Department;
4. Touchmark Heights, LLC check in the amount of \$2,560 for the application and recording fee.
5. Touchmark Heights, LLC letter authorizing David Newton, P.E., C.W.R.E., C.E.G. to serve as agent for Touchmark Heights, LLC in connection with this application.

Your acknowledgement that this application package was received by the Oregon Water Resources Department is appreciated.

Please contact David Newton at (541) 325-3905 if there are any questions in regard to this application. Your assistance with this application is sincerely appreciated.

Sincerely,

H. A. McCoy Engineering & Surveying, LLC

David J. Newton, P.E., C.W.R.E., C.E.G.
Senior Engineer, Water Right Examiner and Engineering Geologist

cc: Werner G. Nistler (Telephone 503-646-5186)

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G-18757



October 23, 2018

Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

Re: Touchmark Heights, LLC Groundwater Permit Application; Agent Authorization

This letter authorizes David Newton, P.E., C.W.R.E., C.E.G., to serve as agent for Touchmark Heights, LLC in connection with its application for a groundwater permit to allow quasi-municipal use of water by homeowner within its service area.

By: Werner G. Nistler Jr.

Werner G. Nistler Jr.,
Founder and Chairman

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TOUCHMARK DEVELOPMENT & CONSTRUCTION

5150 SW Griffith Drive • Beaverton, OR 97005

503-646-5186 • Touchmark.com

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