

**PETITION SIGNERS**

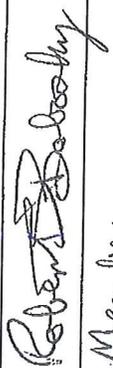
**NOTE:** This petition may be signed by qualified persons even though they may not know their property description or precinct number.

SIGNATURE	PRINTED NAME	I AM A: *			PROPERTY ADDRESS	PROPERTY DESCRIPTION			DATE	
		PO	RV	OV		LOT #	1/4 SEC	T		R
	Bob Bobosky	X			42580 NW Cedar Canyon Rd	600	36	2N	4	
Member	Bob Bobosky	X				800	36	2N	4	
Bob Bobosky on behalf of Wolverine Financial LLC; and ON BEHALF OF LAND DEVELOPMENT CORPORATION										
	Mike Cropp	X			13203 NW Main Street	5700	31BC	2N	3	
	Mike Cropp	X			42580 NW Cedar Canyon Rd	600	36	2N	4	
Mike Cropp on behalf of Lone Oak Land and Investment LLC						800	36	2N	4	

\* PO = Property Owner  
 RV = Registered Voter  
 OV = Owner And Registered Voter

**PETITION SIGNERS**

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	Bob Bobosky	X			42580 NW Cedar Canyon Rd	600	36	2N	4	
Member	Bob Bobosky	X				800	36	2N	4	
Bob Bobosky on behalf of Wolverine Financial LLC and ON BEHALF OF LAND PLASTER DEVELOPMENT CORPORATION		X			13205 HWY Main Street	5200	318C	2N	3	
	Mike Cropp	X			42580 NW Cedar Canyon Rd	600	36	2N	4	
Member	Mike Cropp	X				800	36	2N	4	
Mike Cropp on behalf of Lone Oak Land and Investment LLC										

\* PO =Property Owner  
 RV =Registered Voter  
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**BANKS ANNEXATION**  
**ADJUSTED TAX LOT 600**  
**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE PLAT "FIRST ADDITION TO BANKS", SAID CORNER LOCATED ON THE EAST/WEST CENTERLINE OF SAID SECTION 36; THENCE SOUTH 89°44'51" WEST ALONG THE EAST/WEST CENTERLINE OF SECTION 36, 1134.42 FEET TO THE NORTHEAST CORNER OF TAX LOT 800 (2N 4 36); THENCE SOUTH 00°04'24" EAST ALONG THE EAST LINE OF SAID TAX LOT 800 AND THE WEST LINE OF TAX LOT 1101, 970.16 FEET TO A POINT; THENCE SOUTH 89°55'36" WEST, 60.00 FEET TO A POINT 60.00 FEET, PERPENDICULAR MEASURE, FROM SAID EAST LINE OF TAX LOT 800 AND THE WEST LINE OF SAID TAX LOT 1101; THENCE PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID TAX LOT 800 AND THE WEST LINE OF SAID TAX LOT 1101, NORTH 00°04'24" WEST, 1029.97 FEET TO A POINT 60.00 FEET, PERPENDICULAR MEASURE, NORTH OF THE EAST/WEST CENTERLINE OF SECTION 36; THENCE PARALLEL WITH AND 60.00 FEET NORTH OF THE EAST/WEST CENTERLINE OF SECTION 36, NORTH 89°44'51" EAST, 286.79 FEET TO THE FLOOD PLAIN LINE AS DETERMINED ON TAX LOT 600 (2N 4 36); THENCE NORTHERLY ALONG SAID FLOOD PLAIN LINE LOCATED IN SAID TAX LOT 600 THE FOLLOWING FORTY-ONE (41) COURSES:

N 00°56'17" E 84.82'  
N 06°10'17" W 73.27'  
N 00°43'16" E 34.50'  
N 05°50'20" E 34.13'  
N 17°00'03" E 51.71'  
N 08°17'18" E 17.00'  
N 26°11'12" E 10.75'  
N 42°04'51" E 21.60'  
N 27°25'49" E 33.60'  
N 57°41'40" E 96.82'  
N 66°55'58" E 50.90'  
N 74°43'59" E 86.22'  
N 73°16'00" E 90.30'  
N 61°39'19" E 71.55'  
N 64°55'13" E 79.71'  
N 31°48'31" E 124.09'  
N 51°20'25" W 157.34'  
N 43°12'55" W 52.09'  
N 29°04'32" W 76.00'  
N 05°57'27" W 74.52'  
N 13°56'17" E 143.90'  
N 16°03'21" E 113.96'  
N 09°56'33" E 137.01'  
N 30°35'44" E 88.76'  
N 54°12'05" E 102.65'  
S 79°31'18" E 32.26'  
S 88°40'13" E 44.37'  
S 78°43'51" E 39.33'  
N 64°03'46" E 32.68'  
N 00°00'00" W 394.86'  
N 39°16'00" W 88.34'  
N 35°08'14" W 45.92'  
N 33°40'34" W 33.78'  
N 15°42'06" W 54.81'  
N 06°23'01" W 45.41'  
N 00°32'07" E 74.28'

**ANNEXATION CERTIFIED**

BY TF

**OCT 04 2016**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

N 01°11'40" W 49.19'  
N 06°34'51" E 57.41'  
N 01°41'04" E 41.08'  
N 16°22'15" E 53.53'

N 01°22'44" W 57.44' TO THE NORTH LINE OF SAID TAX LOT 600; THENCE LEAVING SAID FLOOD PLAIN LINE, NORTH 51°59'39" EAST ALONG THE NORTH LINE OF TAX LOT 600, 78.18 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG THE NORTH LINE OF TAX LOT 600, NORTH 23°00'40" EAST, 152.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW CEDAR CANYON ROAD, BEING 25.00 FEET FROM THE CENTERLINE THEREOF; THENCE SOUTH 89°20'21" EAST ALONG SAID RIGHT-OF-WAY LINE, 208.40 FEET TO THE EAST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2007-023227 (WASHINGTON COUNTY DEED RECORDS); THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE EASTERLY BOUNDARY OF SAID TRACT THE FOLLOWING THREE (3) COURSES:

S 00°00'00" E, 801.87'  
N 89°22'00" W, 30.00'

SOUTH 00°00'00" EAST, 1251.10' TO THE NORTHWEST CORNER OF TAX LOT 5200 (2N 3 31BC); THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE THEREOF, 30.00 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°00'00" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 5200; THENCE ALONG SAID SOUTH LINE OF TAX LOT 5200, SOUTH 90°00'00" WEST, 30.00 FEET TO SAID EAST LINE OF DOCUMENT NO. 2007-023227 AND THE WEST LINE OF "FIRST ADDITION TO BANKS"; THENCE SOUTH 00°00'00" EAST ALONG THE BOUNDARY OF SAID TRACT AND THE WEST LINE OF "FIRST ADDITION TO BANKS, 526.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING.

THE HEREIN DESCRIBED AREA CONTAINS APPROXIMATELY 30.113 ACRES, MORE OR LESS.

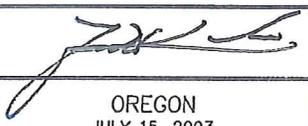
ANNEXATION CERTIFIED

BY TF

OCT 04 2016

WASHINGTON COUNTY A & T  
CARTOGRAPHY

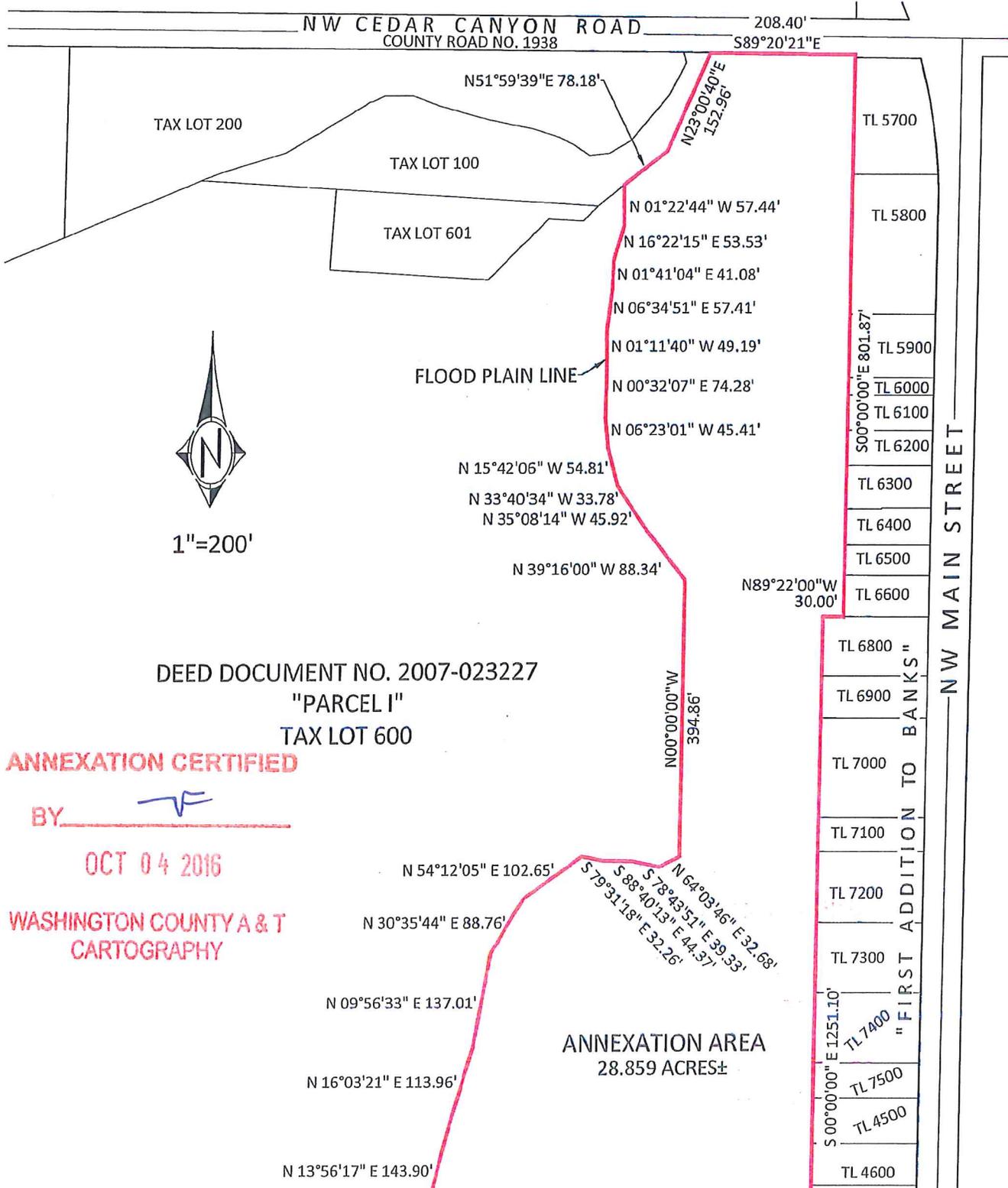
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 15, 2003  
TOD V. KELSO  
50701

VALID UNTIL 6-30-17

# ANNEXATION EXHIBIT

TAX LOTS 600 & 800, 2N 4 36 & PORTION OF TAX LOT 5200, 2N 3 31BC



Project  
CITY OF BANKS ANNEX.  
No.  
329-001

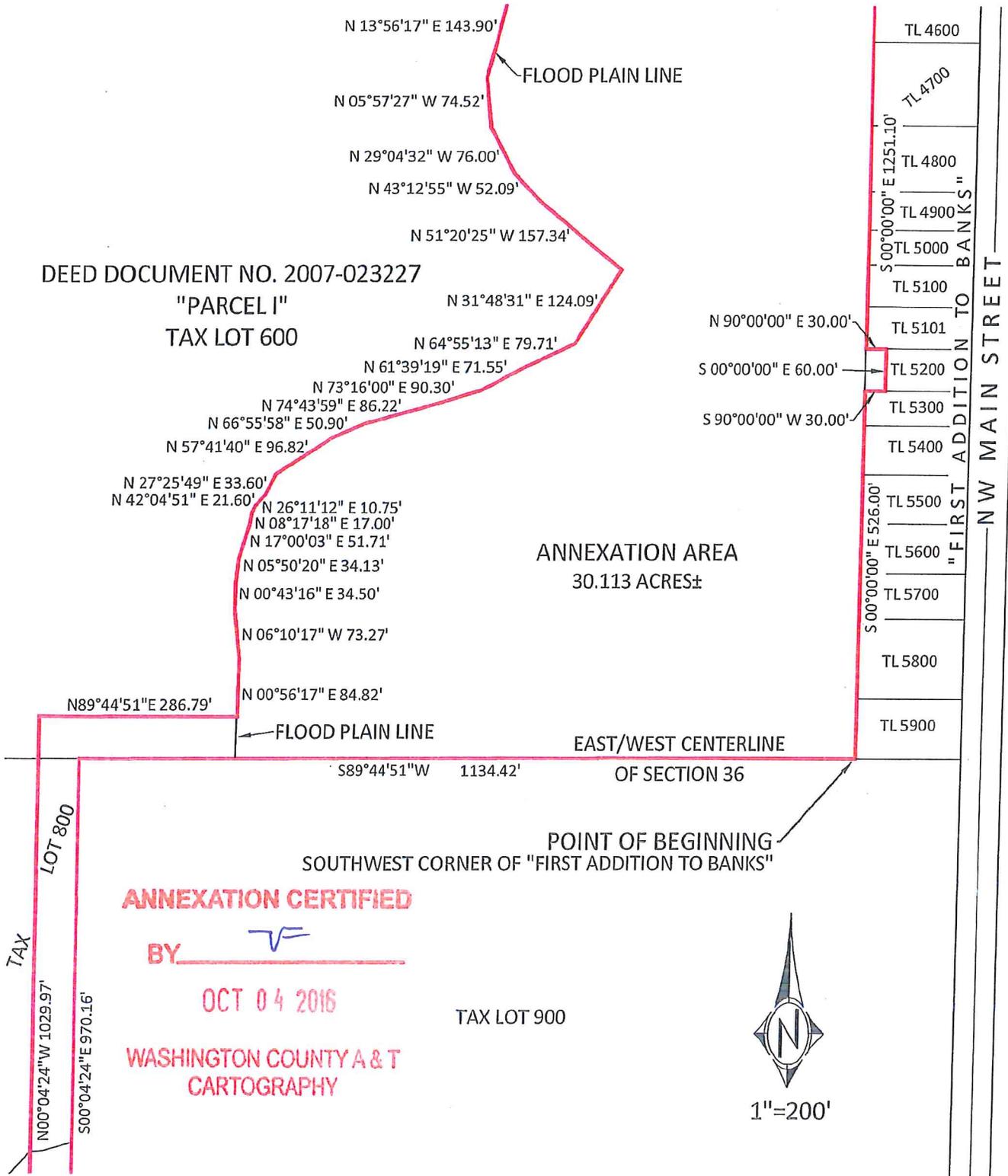
Designed by MHH/TVK Date 9-28-16  
 Drawn by MHH/TVK Date 9-28-16  
 Horiz. Scale: 1"=200' Vert. Scale: N/A  
 329001.A.A.E.F.L. Type EXHIBIT

**PDG**  
 PIONEER DESIGN GROUP, INC.  
 8020 SW WASHINGTON SQUARE RD.  
 SUITE 170  
 PORTLAND, OREGON 97223  
 P 503.643.8225  
 F 844.715.4743  
 www.pdg-pp.com

Sheet  
**3**  
 of  
**5**

# ANNEXATION EXHIBIT

TAX LOTS 600 & 800, 2N 4 36 & PORTION OF TAX LOT 5200, 2N 3 31BC



DEED DOCUMENT NO. 2007-023227  
 "PARCEL I"  
 TAX LOT 600

ANNEXATION AREA  
 30.113 ACRES±

**ANNEXATION CERTIFIED**  
 BY VF  
 OCT 04 2016  
 WASHINGTON COUNTY A & T  
 CARTOGRAPHY

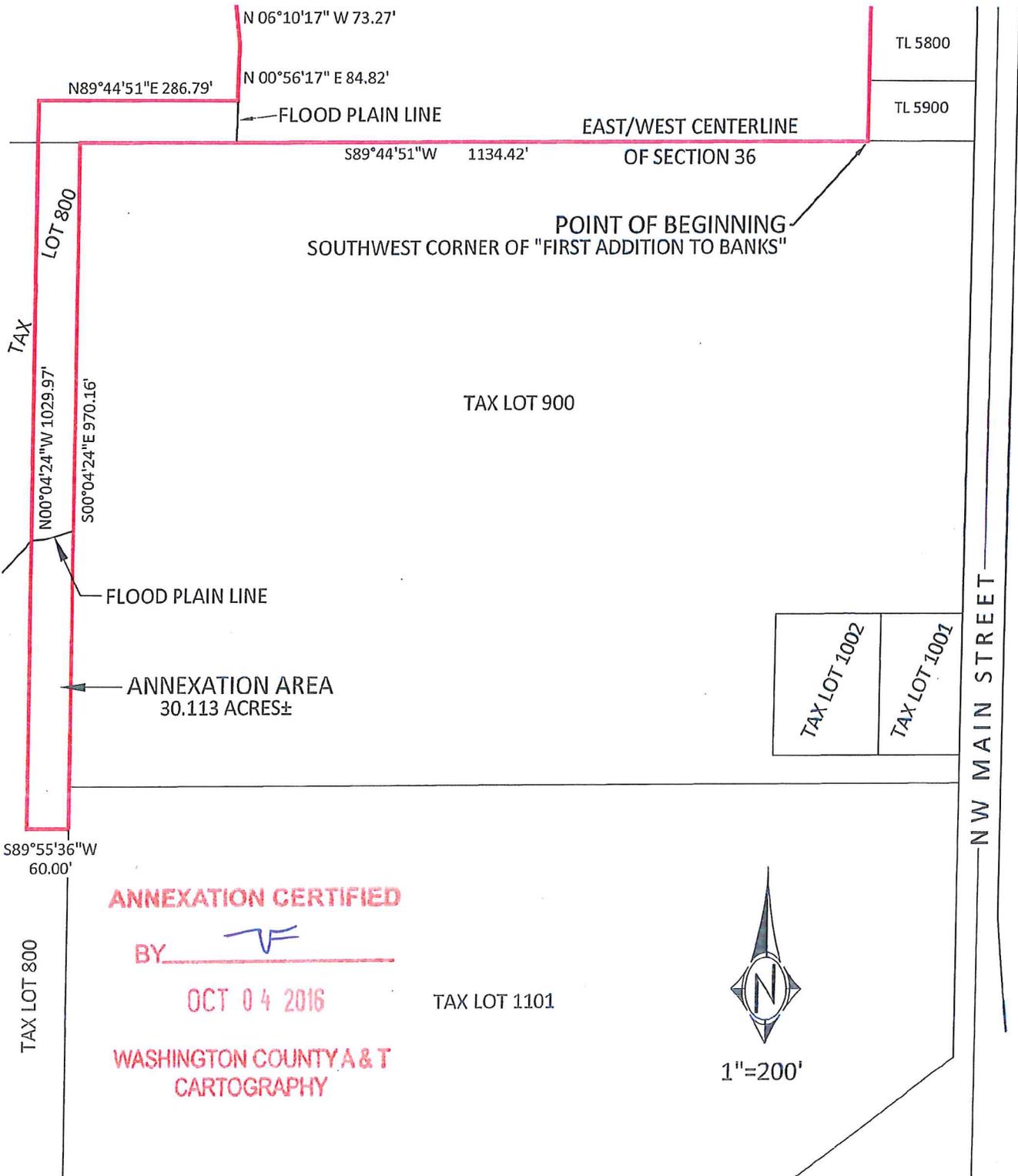


1"=200'

roject CITY OF BANKS ANNEX. No. 329-001	Designed by MHH/TVK Date 9-28-16 Drawn by MHH/TVK Date 9-28-16 Horiz. Scale: 1"=200' Vert. Scale: N/A 329001 A.A.E.F.L. Type EXHIBIT	 9020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 p 503.843.8269 f 503.843.4743 www.pdg-pp.com	Sheet 4 of 5
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# ANNEXATION EXHIBIT

TAX LOTS 600 & 800, 2N 4 36 & PORTION OF TAX LOT 5200, 2N 3 31BC



**Project**  
 CITY OF BANKS ANNEX.  
**No.**  
 329-001

**Designed by** MHH/TVK **Date** 9-28-16  
**Drawn by** MHH/TVK **Date** 9-28-16  
**Horiz. Scale:** 1"=200' **Vert. Scale:** N/A  
 329001 A.A.E.F.L. **Type** EXHIBIT

**PDG**  
 PIONEER DESIGN GROUP, INC.  
 9020 SW WASHINGTON SQUARE RD.  
 SUITE 170  
 PORTLAND, OREGON 97223  
 p 503.643.8285  
 f 503.715.4743  
 www.pdgpp.com

**Sheet**  
**5**  
 of  
**5**

80-204  
438072

AFTER RECORDING RETURN TO:

Robert S. Bobosky  
Wolverine Financial LLC  
6770 SW Canyon Drive  
Portland, Oregon 97225

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

Wolverine Financial LLC  
6770 SW Canyon Drive  
Portland, Oregon 97225  
Escrow No.: 50-438072-CE  
Order No.: 438072

SPACE  
RESERVED  
FOR  
RECORDER'S  
USE

STATE OF OREGON  
County of Was  
I certify that the  
the \_\_\_ day of:

book/reel/volum  
and/or as fee/fi  
R  
my hand and se  
affixed. i

Name

TitleBy

, Deputy.

Washington County, Oregon 2007-023227

03/01/2007 01:44:19 PM

D-DW Cnt=1 Stn=8 C PFEIFER  
\$20.00 \$8.00 \$11.00 \$850.00 - Total = \$987.00



01081657200700232270040041

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



WARRANTY DEED - STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

Banks West Village LLC, an Oregon limited liability company

Grantor, conveys and warrants to

Wolverine Financial LLC, an Oregon limited liability company



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$950.00 3/1/07  
FEE PAID DATE

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

Chicago Title Insurance Co.

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.

ENCUMBRANCES: SEE ATTACHED EXHIBIT "A", made a part hereof by reference.

The true consideration for this conveyance is \$950,000.00. Paid by a Qualified Intermediary pursuant to an IRC Section 1031 Tax Deferred Exchange.

Dated February 28, 2007; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Banks West Village LLC

BY: William R. Perkins  
William R. Perkins, Member

BY: Cynthia J. Perkins  
Cynthia J. Perkins, Member

STATE OF OREGON  
County of Multnomah

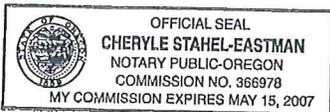
This instrument was acknowledged before me this 28 day of February, 2007, by William R. Perkins and Cynthia J. Perkins, as Members of Banks West Village LLC.

50-438072-CE

Cheryl Stahel

Notary Public for Oregon  
My Commission Expires: 5/15/07

(SEAL)



**LEGAL DESCRIPTION**

AN UNDIVIDED FIFTY-PERCENT (50%) INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**PARCEL I:**

Beginning at the Southwest corner of the Northeast quarter of Section 36, Township 2 North, Range 4 West of the Willamette Meridian; thence running along the West line of the said Northeast quarter of said Section 36, North 0°03' East 1483.7 feet, more or less, to the center of W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof in a Northeasterly direction 460.0 feet, more or less, to the junction of said W. Dairy Creek with the Westerly end of drainage ditch; thence following center of said ditch North 58°24' East a distance of 742.0 feet, more or less, to the center of said W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof in a Northeasterly direction a distance of 283.0 feet, more or less, to the junction of the center of said W. Dairy Creek with the second drainage ditch; thence following up the center of said ditch, North 67°29' East a distance of 340.0 feet, more or less, to the center of said W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof, in a Northeasterly and Northerly direction a distance of 980.0 feet, more or less, to a point on that North line of said Section 36 which point bears North 89°22' West 422.8 feet from the Northeast corner of said Section; thence along the section line, South 89°22' East 268.0 feet, more or less, to a point on said section line which is North 89°22' West 154.5 feet from the Northeast corner of said Section 26; thence on a line parallel with the East line of said Section 36, South 825.5 feet; thence North 89°22' West 30.0 feet; thence on a line parallel with the East line of said Section 36, South 1835.5 feet to a point on the South line of the Northeast quarter of said Section 36 which point bears South 89°40' West 184.5 feet from the quarter section corner on the East line of said Section 36; thence along the South line of the Northwest quarter of said Section 36, South 89°40' West 2456.9 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress as described in Deed recorded January 5, 1966, Book 583, Page 392.

EXCEPT beginning at a point on North section line 356.0 feet North 89°22' West of Northeast section corner; thence South 24°30' West 125.0 feet; thence South 46°0' West 170 feet; thence North 84°54' West 600.0 feet to center of West Dairy Creek; thence meandering Easterly and Northeasterly along said center line to North section line; thence South 89°22' East on North section line 66.8 feet, more or less, to place of beginning.

ALSO EXCEPTING that real property conveyed to Henry J. Vanderzanden, et ux, to the City of Banks by Deed recorded in Book 583, Page 388, Washington County Records.

**PARCEL II:**

The Northwest quarter of the Southeast quarter of Section 36, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon.

EXHIBIT "A"

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied, in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of W. Dairy Creek.
3. Any adverse claims based upon the assertion that W. Dairy Creek has changed in location.
4. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,  
Recorded: January 5, 1966  
Book: 583  
Page: 392.
5. An easement created by instrument, including terms and provisions thereof;  
Recorded: January 24, 1968  
Book: 678  
Page: 359  
In Favor Of: City of Banks  
For: Sewer line and storm sewer  
Affects: Parcel I

**LEGAL DESCRIPTION**  
(Continued)

PARCEL III:

The Southwest one-quarter of the Southeast one-quarter, Section 36, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon.

EXCEPT S.P. & S. Railroad right-of-way.

ALSO EXCEPT THEREFROM that portion lying Southerly of the North boundary line of Wilson River Highway.

CERTIFICATION OF ORS 198-720(2)

I hereby certify that the property located at this address 42580 + 42638 NW CEDAR CANYON RD  
13203 NW MAIN ST,  
with map and tax lot number 2N43C - 600 + 800  
2N331 BC - 5200 meets the requirements under ORS  
198-720(2) which states:

(2) A district may not include territory included within another district formed under the same principal Act when the other district is authorized to perform and is performing the services the affected district is authorized to perform.

NAME TED FOSTER  
TITLE GIS TECH  
DEPARTMENT CARTOGRAPHY  
COUNTY OF WASHINGTON  
DATE 10/4/16

ANNEXATION CERTIFIED

BY VF

OCT 04 2016

WASHINGTON COUNTY A & T  
CARTOGRAPHY