

Exhibit A

“Sidewalk Easement”

A strip of land situate in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, County of Marion, State of Oregon, being a portion of that property described in that Deed Instrument No. 2023-31280, Marion County Deed Records, lying west of the following described line:

Beginning at a point 43.00 feet right of the Survey Centerline Station 63+91.25 on Lancaster Drive NE; Thence in a straight line to a point 43.00 feet right of Survey Centerline Station 64+19.25 on said centerline. The Survey Centerline is described as follows:

Beginning at station 56+32.10 as depicted on Marion County Survey Record 2417, also being the intersection of Lancaster Drive NE and D Street NE; thence running North 02°43’52” West 973.31 feet to a point of curvature at centerline station 66+05.41.

Except that area lying within the public right-of-way.

The described easement contains 84 square feet more or less.

01/31/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315

RENEWS: JUNE 30, 2025

EXHIBIT
'B'

01/31/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

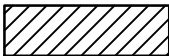
OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315
RENEWS: JUNE 30, 2025

3

Instrument No. 2023-31280
MCDR

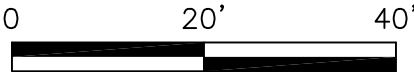
STA:64+19.25
OFF:43.00'R

STA:63+91.25
OFF:43.00'R



Sidewalk Easement
(84 SQ. FT.)

MCDR = Marion County Deed Record



Pedestrian Safety Improved Crossing
(East of Manor Drive NE and East of Lancaster Drive NE)
Sidewalk Easement

SITE

PROPERTY ID # 3

1292 Lancaster Drive NE
Salem OR, 97301

TAX MAP: 072W19CA
TAX LOT: 06200

SECTION 19, TOWNSHIP 7 SOUTH
RANGE 2 WEST WILL. MERIDIAN
MARION COUNTY, OREGON
INSTRUMENT NO. 2023-31280

**CITY OF SALEM
DEPARTMENT OF
PUBLIC WORKS**

**ACQUISITION
MAP**

OWNER
NAME/
ADDRESS

CFT NV Developments, LLC
1292 Lancaster Drive NE,
Salem OR 97317

P.N. 720503

BY: ATH DATE: 01/12/2024

Exhibit A

“Traffic Signal and Traffic Signing Easement”

An easement over a portion of that land described in Instrument No. 2023-31280, Marion County Deed Records, situate in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, County of Marion, State of Oregon, said easement being 4.00 feet in width, lying west of and coincident with the following described line:

Beginning at a point 47.00 feet right of Survey Centerline Station 63+91.25; Thence in a straight line to a point 47.00 feet right of Survey Centerline Station 64+19.25 on said centerline. The Survey Centerline is described as follows:

Beginning at station 56+32.10 as depicted on Marion County Survey Record 2417, also being the intersection of Lancaster Drive NE and D Street NE; thence running North 02°43’52” West 973.31 feet to a point of curvature at centerline station 66+05.41.

The described easement contains 112 square feet more or less.

01/31/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315

RENEWS: JUNE 30, 2025

**EXHIBIT
'B'**

01/31/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315

RENEWS: JUNE 30, 2025

3

Instrument No. 2023-31280
MCDR

STA:64+19.25
OFF:47.00'R

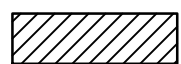
STA:63+91.25
OFF:47.00'R

40'

64+00

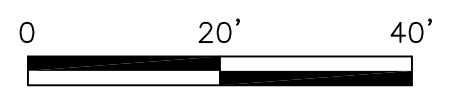
**MANOR
DRIVE NE**

LANCASTER DRIVE NE



Traffic Signal and Traffic Signing Easement
(112 SQ. FT.)

MCDR = Marion County Deed Record



**Pedestrian Safety Improved
Crossing**
(East of Manor Drive NE and East of
Lancaster Drive NE)
**Traffic Signal and
Traffic Signing Easement**

PROPERTY ID # 3
1292 Lancaster Drive NE
Salem OR, 97301
TAX MAP: 072W19CA
TAX LOT: 06200
SECTION 19, TOWNSHIP 7 SOUTH
RANGE 2 WEST WILL. MERIDIAN
MARION COUNTY, OREGON
INSTRUMENT NO. 2023-31280

**CITY OF SALEM
DEPARTMENT OF
PUBLIC WORKS**

**ACQUISITION
MAP**

**OWNER
NAME/
ADDRESS**
CFT NV Developments, LLC
1292 Lancaster Drive NE,
Salem OR 97317

P.N. 720503
BY: ATH DATE: 01/12/2024

Exhibit A

“Temporary Street Construction Easement”

An easement situate in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, County of Marion, State of Oregon, being a portion of that property described in that Deed Instrument No. 2023-31280, Marion County Deed Records, lying west of the following described line:

Beginning at a point 53.00 feet right of Survey Centerline Station 63+72.50; Thence in a straight line to a point 53.00 feet right of Survey Centerline Station 64+39.35. The Survey Centerline is described as follows:

Beginning at station 56+32.10 as depicted on Marion County Survey Record 2417, also being the intersection of Lancaster Drive NE and D Street NE; thence running North 02°43’52” West 973.31 feet to a point of curvature at centerline station 66+05.41.

Except that area lying within the public right-of-way.

The described easement contains 798 square feet more or less.

01/31/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315

RENEWS: JUNE 30, 2025

EXHIBIT
'B'

01/31/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 03, 2014
PAUL M. KOWALCZYK
79315
RENEWS: JUNE 30, 2025

3

Instrument No. 2023-31280
MCDR

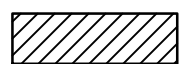
LANCASTER DRIVE NE

64+00

40'

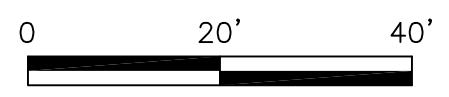
STA:64+39.35
OFF:53.00'R

STA:63+72.50
OFF:53.00'R



Temporary Street Construction Easement
(798 SQ. FT.)

MCDR = Marion County Deed Record



Pedestrian Safety Improved Crossing
(East of Manor Drive NE and East of Lancaster Drive NE)
Temporary Street Construction Easement

OWNER NAME/ ADDRESS	CFT NV Developments, LLC 1292 Lancaster Drive NE, Salem OR 97317
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SITE	PROPERTY ID # 3 1292 Lancaster Drive NE Salem OR, 97301 TAX MAP: 072W19CA TAX LOT: 06200 SECTION 19, TOWNSHIP 7 SOUTH RANGE 2 WEST WILL. MERIDIAN MARION COUNTY, OREGON INSTRUMENT NO. 2023-31280
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CITY OF SALEM DEPARTMENT OF PUBLIC WORKS	
ACQUISITION MAP	
P.N. 720503	
BY: ATH	DATE: 01/12/2024