

EXHIBIT A

Hilfiker Lane S.E.

November 09, 2021

OWNER: Hilfiker Square LLC

An Oregon limited liability company

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Project No. 718500

Map & Tax Lot No. 08S-03W-10DA 01300

Property ID No. 8

Right-Of-Way Acquisition

A unit of land, as shown on attached Exhibit "B", lying in the Northeast One-Quarter of the Southeast One-Quarter of Section 10, Township 8 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being a portion of Parcel 2 of Partition Plat No. 2013-047, Marion County Plat Records, said unit of land also being a portion of that property as described by Statutory Special Warranty Deed to Hilfiker Square LLC, an Oregon limited liability company, recorded March 28, 2014 as Reel 3593, Page 151, Marion County Records, said unit of land being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 55.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+00.00;

Thence easterly, in a straight line, to a point 55.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+32.82;

Thence northerly, in a straight line, to a point 44.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+32.82;

Thence easterly, in a straight line, to a point 38.62 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+46.12;

Thence easterly, in a straight line, to a point 38.62 feet right of Existing Hilfiker Lane S.E. Centerline Station 5+15.00;

EXCEPTING therefrom that portion lying within the existing right-of-way of Hilfiker Lane S.E.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Commercial Street S.E. (Highway 99E)

The stationing used to describe this unit of land is based on the Existing Centerline of Hilfiker Lane S.E., being more particularly described as follows:

Beginning at Existing Hilfiker Lane S.E. Centerline Station 0+00.00, said station being located at the intersection of the centerline of Sunnyside Road S.E. with the centerline of said Hilfiker Lane S.E. as shown on Pre-Construction Record of Survey recorded as MCSR 39483, Marion County Survey Records, said point bears N89°42'44"W, 1241.98 feet from a 5/8 inch iron rod with

Checked by: _____

Date: _____

yellow plastic cap inscribed “Marion County Surveyor” set at the One-Quarter Corner common to Sections 10 and 11, Township 8 South, Range 3 West of the Willamette Meridian in the City of Salem, Marion County, Oregon per MCSR 39415, Marion County Survey Records;

Thence S89°42’44”E, 1241.98 feet to said 5/8 inch iron rod with yellow plastic cap inscribed “Marion County Surveyor”, at Existing Hilfiker Lane S.E. Centerline Station 12+41.98 and the terminus of this centerline description.

This legal description, along with the Basis of Bearings thereof, is based on Pre-Construction Record of Survey recorded as MCSR 39483, Marion County Survey Records.

The unit of land to which this description applies contains 1,558 square feet, more or less.

Permanent Wall Easement

A unit of land, as shown on attached Exhibit “B”, lying in the Northeast One-Quarter of the Southeast One-Quarter of Section 10, Township 8 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being a portion of Parcel 2 of Partition Plat No. 2013-047, Marion County Plat Records, said unit of land also being a portion of that property as described by Statutory Special Warranty Deed to Hilfiker Square LLC, an Oregon limited liability company, recorded March 28, 2014 as Reel 3593, Page 151, Marion County Records, said unit of land being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 15.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+98.54;

Thence southerly, in a straight line, to a point 40.79 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+98.54;

Thence easterly, in a straight line, to a point 40.79 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+86.42;

Thence southerly, in a straight line, to a point 59.16 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+86.42;

Thence easterly, in a straight line, to a point 59.16 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+92.09;

Thence northerly, in a straight line, to a point 38.62 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+92.09;

Thence easterly, in a straight line, to a point 38.62 feet right of Existing Hilfiker Lane S.E. Centerline Station 5+15.00;

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EXCEPTING therefrom the previously described Right-Of-Way Acquisition.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Hilfiker Lane S.E

The stationing used to describe this unit of land is based on the Existing Centerline of Hilfiker Road S.E. described herein, being more particularly described above.

The unit of land to which this description applies contains 307 square feet, more or less.

Temporary Construction Easement

A unit of land, as shown on attached Exhibit “B”, lying in the Northeast One-Quarter of the Southeast One-Quarter of Section 10, Township 8 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being a portion of Parcel 2 of Partition Plat No. 2013-047, Marion County Plat Records, said unit of land also being a portion of that property as described by Statutory Special Warranty Deed to Hilfiker Square LLC, an Oregon limited liability company, recorded March 28, 2014 as Reel 3593, Page 151, Marion County Records, said unit of land being that portion of said property lying northerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

Beginning at a point 99.34 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+00.00;

Thence easterly, in a straight line, to a point 85.66 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+40.88;

Thence northerly, in a straight line, to a point 62.48 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+33.12;

Thence northeasterly, in a straight line, to a point 43.50 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+43.75;

Thence easterly, in a straight line, to a point 45.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 3+99.54;

Thence easterly, in a straight line, to a point 45.00 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+82.48;

Thence southerly, in a straight line, to a point 63.06 feet right of Existing Hilfiker Lane S.E. Centerline Station 4+82.48;

Thence easterly, in a straight line, to a point 63.06 feet right of Existing Hilfiker Lane S.E. Centerline Station 5+15.00.

EXCEPTING therefrom the previously described Right-Of-Way Acquisition.

ALSO EXCEPTING therefrom the previously described Permanent Wall Easement.

Checked by: _____
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ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Hilfiker Lane S.E

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of Commercial Street S.E. (Highway 99E)

The stationing used to describe this unit of land is based on the Existing Centerline of Hilfiker Road S.E. described herein, being more particularly described above.

The unit of land to which this description applies contains 1,397 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 15, 2003
JOHN T. CAMPBELL
60070

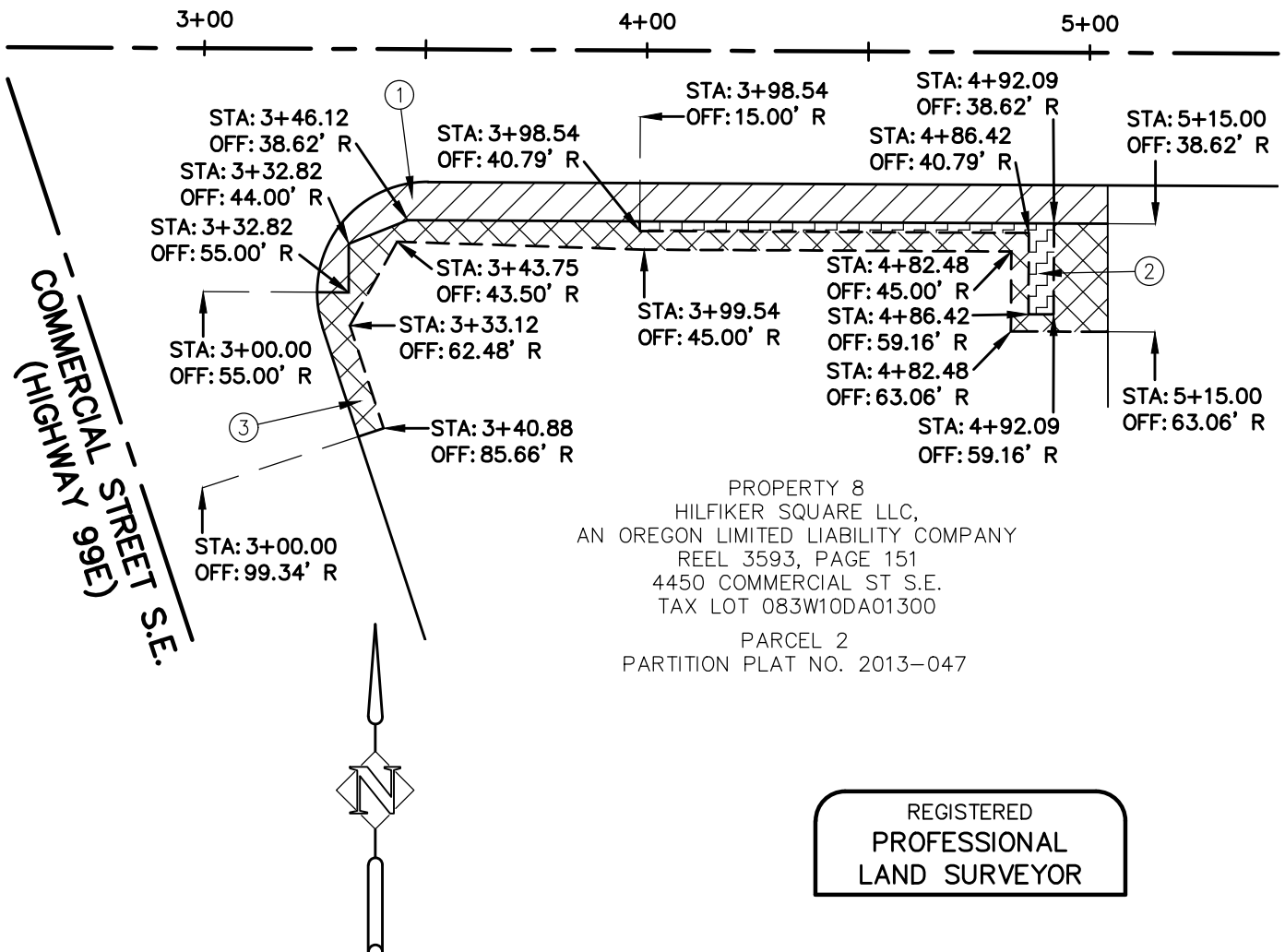
RENEWS: 12/31/2023

Checked by: _____
Date: _____

EXHIBIT "B"

PROPERTY ID NO. 8

HILFIKER LANE S.E.



PROPERTY 8
HILFIKER SQUARE LLC,
AN OREGON LIMITED LIABILITY COMPANY
REEL 3593, PAGE 151
4450 COMMERCIAL ST S.E.
TAX LOT 083W10DA01300

PARCEL 2
PARTITION PLAT NO. 2013-047

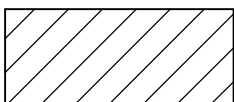
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
JOHN T. CAMPBELL
60070 LS

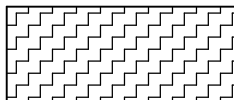
EXPIRES 12-31-23

LEGEND

SCALE
1" = 40'



① RIGHT-OF-WAY ACQUISITION
± 1,558 SQ.FT.



② PERMANENT WALL EASEMENT
± 307 SQ.FT.



③ TEMPORARY CONSTRUCTION
EASEMENT
± 1,397 SQ.FT.

PROJECT NO. 718500
SEE ATTACHED LEGAL DESCRIPTION



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

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