

EXHIBITS:

General Application Form

- A. Land Owner Authorization letter**
- B. Existing Deeds, Tax Cards, Title info**
- C. Highlighted Tax Map with highlighted vesting deeds**
- D. 1995 Pole Barn Permit**
- E. Search Ring Map**
- F. RF Usage and Facility Justification Letter with Coverage Maps**
- G. Site Plans**
- H. Utility Report**
- I. Visual Study - Photosimulations**
- J. Aerial Map**
- K. Hatfield & Dawson Report**
- L. Hatfield & Dawson NIER**
- M. Sabre Structural Report**
- N. Collocation letter**
- O. Lease**
- P. Noise Study**
- Q. FAA Determination & lighting specifications**
- R. ODA Letter**
- S. Fire Review Letter**
- T. Pre-Application Conference Notes**
- U. ROW permit Application**
- V. Utilities Permit Application ROW**
- W. Grading and Erosion Control Worksheet**
- X. Storm Water Certificate**
- Y. Septic Review Certification**
- Z. Compound Light Spec**
- AA. Sabre letter**

EXHIBIT B

AFTER RECORDING RETURN TO:
Gary M. St. Louis
1606 SE Glenwood Street
Portland, Oregon 97202

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-098955



\$56.00

01762089201600989550030032

08/10/2016 12:24:15 PM

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

1R-W DEED
\$15.00 \$11.00 \$20.00 \$10.00

Pgs=3 Stn=106 ATVMA

NO CHANGE.

STATUTORY WARRANTY DEED

CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, 29421 Woodard Road, Troutdale, Oregon 97060, Grantor, conveys and warrants to CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, Trustees of the Clifton E. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, as to an undivided 50% interest as a tenant in common and to DOREEN F. HEGSTAD and CLIFTON E. HEGSTAD, Trustees of the Doreen F. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, as to an undivided 50% interest as a tenant in common, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein.

Said property is free from encumbrances except covenants, conditions, restrictions, and easements of record.

The true consideration for this conveyance is NONE. This transfer is made for estate planning purposes.

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.

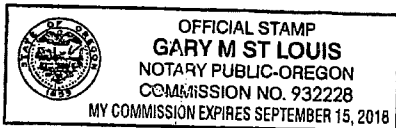
Dated: August 5, 2016.

Clifton E. Hegstad
CLIFTON E. HEGSTAD

Doreen F. Hegstad
DOREEN F. HEGSTAD

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on August 5, 2016, by
CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD.



[Signature]
Notary Public for Oregon
My Commission Expires: 9/15/18

ijrevtrust2016hegstaddeedinnmultcty072216

Exhibit "A"

PARCEL I:

Lot 3, Block 4, HUNTERS HIGHLAND, in the City of Gresham, County of Multnomah and State of Oregon.

PARCEL II:

Tract in Section 31, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the West 15 acres of the Northwest 1/4 of the Southeast 1/4 Section of Section 31, said Township & Range, said point being South 89°20'00" West 2132.13 feet and South 0°20'55" West 1316.67 feet from the East 1/4 corner of said Section 31 and running thence North 0°20'55" East along the East line of the said 15 acre tract, 1316.67 feet to the Northeast corner of said tract; thence North 89°20'00" East 490.03 feet to the Northwest corner of the property described in the deed recorded in Book 315, page 113, Multnomah County Records of Deeds; thence South 0°15'40" West along the West line of the last mentioned property, 700 feet; thence South 89°20'00" West 291.11 feet; thence South 0°20'55" West 616.23 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence S.89°12'00"W along said South line 200 feet to the point of beginning, excepting that portion lying within the right of way of Woodard Road.

BOOK 2139 PAGE 531
AFFIX \$ 3.30 I.R.S.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE E. HEFFNER, a single
man
Grantor
in consideration of Ten and No. 100 Dollars,
to him paid by CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, also known as
Hegstad, husband and wife grantees,
do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging, situated in the County of Multnomah, State of Oregon, bounded and described as follows, to-wit:

Tract in Section 31, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:
Beginning at the Southeast corner of the West 15 acres of the Northwest 1/4 of the Southeast 1/4 Section of Section 31, said Township & Range, said point being South 89°20'00" West 2132.13 feet and South 0°20'55" West 1316.67 feet from the East 1/4 corner of said Section 31 and running thence North 0°20'55" East along the East line of the said 15 acre tract, 1316.67 feet to the Northeast corner of said tract; thence North 89°20'00" East 490.03 feet to the Northwest corner of the property described in the deed recorded in Book 315, page 113, Multnomah County Records of Deeds; thence South 0°15'40" West along the West line of the last mentioned property, 700 feet; thence South 89°20'00" West 291.11 feet; thence South 0°20'55" West 616.23 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence S. 89°12'00" W. along said South line 200 feet to the point of beginning, Excepting that portion lying within the right of way of Woodward Road.
TO HAVE AND TO HOLD the above described and granted premises unto the said grantees and their heirs and assigns forever.
And the grantor do covenants with the above named grantees, their heirs and assigns, that he is lawfully seized in fee simple of the above granted premises, free and clear of all encumbrances, except right of way for canal or ditches for mining, irrigation, etc.

and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims of any persons whomsoever.

WITNESS my hand and seal this 13 day of October, 1962.

STATE OF OREGON.

County of Multnomah.

On this 13th day of October, A.D. 1962, before me, the undersigned, a Notary Public for said County and State, personally appeared the within named George E. Heffner, a single man.

Known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

My Commission Expires 3-7-64

Notary Public for Oregon

WARRANTY DEED

George E. Heffner

TO
CLIFTON E. HEGSTAD &
DOREEN F. HEGSTAD

A DEED RECORDED BY ME
FIRST NATIONAL COMPANY
P O BOX 5218
PORTLAND 15, OREGON

STATE OF OREGON
County of Multnomah
I, St. John, County Clerk, and certificate to the fact that the foregoing instrument is a true and correct copy of the original as the same is recorded in the records of said County.

DEED

17 PM 151

On File

ST. JOHN
COUNTY CLERK

BOOK 2139 PAGE 531

AFFIX: 3.30 D.R.S.

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That GEORGE E. HEFFNER, a single man

in consideration of Ten and No/100 - - - - - Dollars,
to him paid by CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, also known as
Hegstad, husband and wife
do hereby grant, bargain, sell and convey unto the said grantee & their heirs and assigns, all of the fol-
lowing described real property, with the tenements, hereditaments and appurtenances therunto belonging
situated in the County of Multnomah State of Oregon, bounded and described as follows:
to-wit:

Tract in Section 31, Township 1 North, Range 4 East of the Willamette
Meridian, in the County of Multnomah and State of Oregon, more particularly
described as follows:
Beginning at the Southeast corner of the West 1/4 acres of the Northwest
1/4 of the Southeast 1/4 Section of Section 31, said Township & Range,
said point being South 89°20'00" West 2132.13 feet and South 0°20'15"
West 1316.67 feet from the East 1/4 corner of said Section 31 and running
thence North 0°20'15" East along the East line of the said 15 acre tract,
1316.67 feet to the Northeast corner of said tract; thence North 89°20'00"
East 490.03 feet to the Northwest corner of the property described in
the deed recorded in Book 315, page 113, Multnomah County Records of
Deeds; thence South 0°15'40" West along the West line of the last mentioned
property, 700 feet; thence South 89°20'00" West 291.11 feet; thence South
0°20'55" West 616.23 feet to the South line of the Northwest 1/4 of the
Southeast 1/4 of said Section 31; thence S. 89°12'00" W along said South line
20 feet to the point of beginning, Excepting that portion lying within the
right of way of Woodard Road.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee & their heirs and assigns forever.

And the grantor does covenant with the above named grantee & their heirs and assigns, that
he is lawfully seized in fee simple of the above granted premises, free and clear of all encumbrances,
except right of way for canal or ditches for mining, irrigation, etc.

and that he will and his heirs, executors and administrators, shall warrant and to ever
defend the above granted premises and every part and parcel thereof, against the lawful claims of any
persons whomsoever.

WITNESS my hand and seal this 13 day of October 1962.

STATE OF OREGON

County of Mult

On this 13th day of October A.D. 1962 before me, the undersigned, Notary Public
for said County and State, personally appeared the within named George E. Heffner,
a single man

who is known to me to be the identical individual described in and who executed the within
instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
the day and year last above written.

My Commission Expires

3-24-64

Notary Public for Oregon

WARRANTY DEED

George E. Heffner

EXHIBIT C

NW1/4 SE1/4 SEC. 31 T.1N. R.4E. W.M.
MULTNOMAH COUNTY
1" = 100'

IN 4E 31DB

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



IN 4E 31DB

AFTER RECORDING RETURN TO:
Gary M. St. Louis
1606 SE Glenwood Street
Portland, Oregon 97202

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-098955



\$56.00

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TAX STATEMENTS SHALL BE SENT TO:

1R-W DEED
\$15.00 \$11.00 \$20.00 \$10.00

08/10/2016 12:24:15 PM
Pgs=3 Stn=106 ATVMA

NO CHANGE.

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CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, 29421 Woodard Road, Troutdale, Oregon 97060, Grantor, conveys and warrants to CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD, Trustees of the Clifton E. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, as to an undivided 50% interest as a tenant in common and to DOREEN F. HEGSTAD and CLIFTON E. HEGSTAD, Trustees of the Doreen F. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, as to an undivided 50% interest as a tenant in common, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein.

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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.

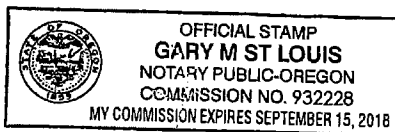
Dated: August 5, 2016

Clifton E. Hegstad
CLIFTON E. HEGSTAD

Doreen F. Hegstad
DOREEN F. HEGSTAD

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on August 5, 2016, by
CLIFTON E. HEGSTAD and DOREEN F. HEGSTAD.



[Signature]
Notary Public for Oregon
My Commission Expires: 9/15/18

ijrevtrust2016hegstaddeedinnmultcty072216

Exhibit "A"

PARCEL I:

Lot 3, Block 4, HUNTERS HIGHLAND, in the City of Gresham, County of Multnomah and State of Oregon.

PARCEL II:

Tract in Section 31, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

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- 4 property, 700 feet; thence South 89°20'00" West 291.11 feet; thence South 0°20'55" West 3 616.23 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence S.89°12'00"W along said South line 200 feet to the point of beginning, excepting that portion 5 lying within the right of way of Woodard Road. 6

EXHIBIT D

29421 Woodard Rd.
Troutdale, OR 97060

Tax account # R-94431-0660

Tax roll Desc:
Section 31 INN 4 E
TL# 66 8.36 acres

MULTNOMAH COUNTY

ZONING

CASE: Ag. / Storage Bldg.

DATE: 7.10.95

BY: semin

APPROVAL



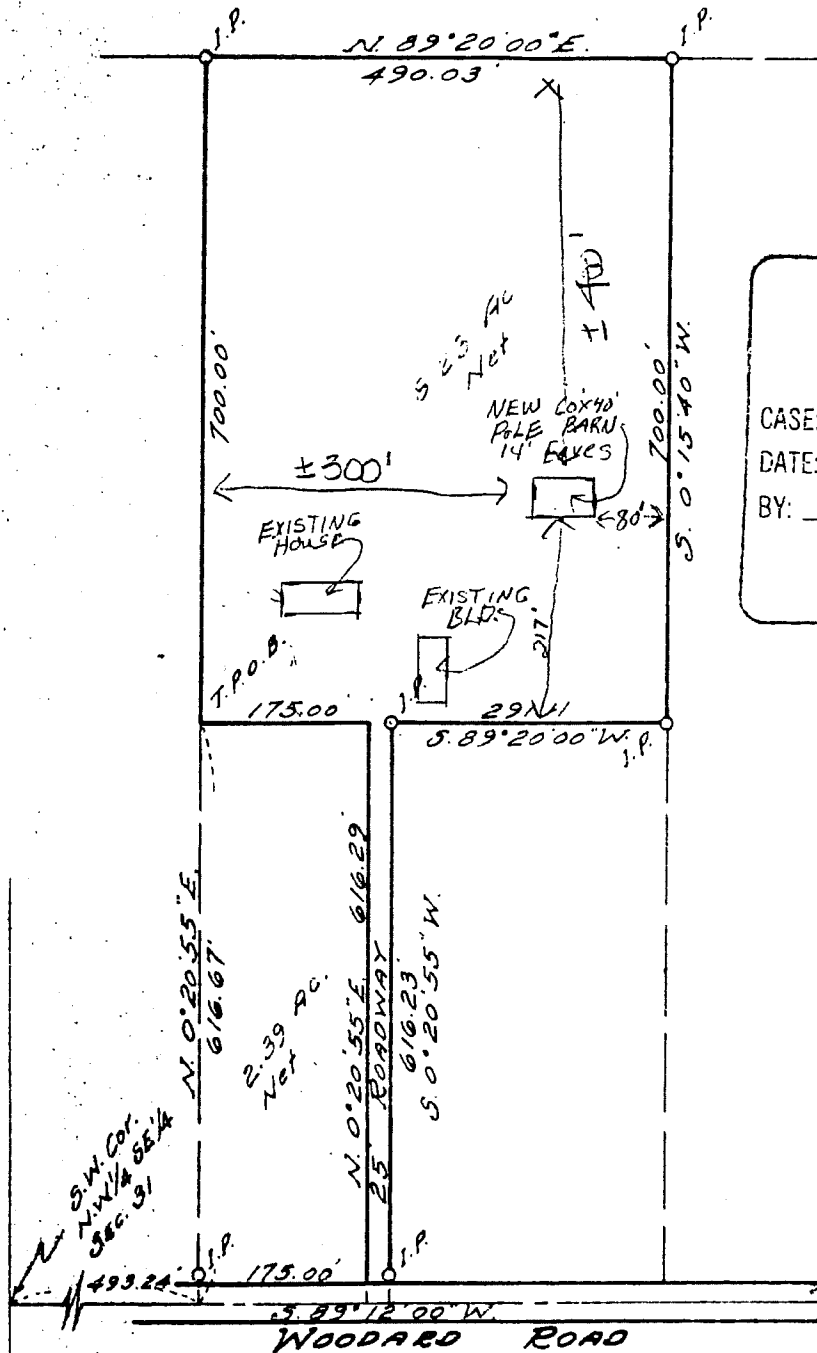
SCALE: 1" = 200'

10-July-95

REGISTERED
OREGON
LAND SURVEYOR

James W. Chase

JULY 8, 1980
JAMES W. CHASE
510



MAP
FOR
LEGAL DESCRIPTION
OF
B.23 AG. TRACT IN SEC. 31
T.1N. R.4E. W.M.

MARX & CHASE
SURVEYORS, INC.
GRESHAM, ORE.

MULTNOMAH COUNTY, OREGON

East County Permit Office
1333 NW Eastman Parkway
Gresham, Oregon 97030
(503)669-2409

RESIDENTIAL
BUILDING PERMIT INSPECTION RECORD
INSPECTION RECORDER: 669-2481



PERMIT # MCSAS 95-5113 DATE ISSUED 8-1-95 OWNER Hegstad
ADDRESS 29421 Woodland Rd
CONTRACTOR Gresham Bldg Supply GRANTED BY Mike Lewis

BUILDING INSPECTIONS

Building Setback _____

Footing 8-30-95 MH

Hold Downs _____

Foundation _____

* Slab - Basement _____

* Slab - Garage _____

* Slab - Driveway _____

Post & Beam _____

Shear Wall Nailing _____

Frame Rough Frame only 9-1-95

Insulation _____

* OK to Cover _____

Drywall _____

Fireplace/Gas insert/Woodstove _____

Other _____

PLUMBING INSPECTIONS

Ground _____

Rough In _____

Water Service _____

Raindrains _____

Sewer _____

Under Floor Drain _____

Other _____

ELECTRICAL INSPECTIONS

Temporary Service _____

Rough In Wiring _____

Permanent Service _____

Special (Write In) _____

PUBLIC WORKS INSPECTIONS

Approach _____

Sidewalk _____

Sewer Connect to Public Line _____

Water Meter Installed _____

Street Trees _____

MECHANICAL INSPECTIONS

Heating System _____

Vent Decorative Appliance _____

Vent - Appliances _____

Ducts _____

Venting System _____

Gas Piping/Gas Test _____

Post & Beam Ducts _____

Home not to be occupied before final approval

This card must remain on site for home owner

*No slab pour until plumbing is signed off

*No cover until plumbing & electrical is signed off

No right is granted or implied to violate any deed, lot or building code restrictions

PLUMBING FINAL _____ ELECTRICAL FINAL _____ HEATING FINAL _____

BUILDING FINAL 9/21/95 D. Tomsha PUBLIC IMPROVEMENT FINAL _____**THIS RECORD MUST BE POSTED IN A CONSPICUOUS PLACE****Final Inspection Required Before Occupancy**