

PROCLAMATION

National Travel and Tourism Week 2024

WHEREAS, the travel and tourism industry is and continues to be an essential contributor to Woodburn's economy, development, and workforce; and

WHEREAS, travel is an economic powerhouse for every state and destination across the country, with an economic output of \$2.8 trillion, supporting 15 million American jobs; and

WHEREAS, travel spending supports vibrant and safe communities in Oregon and across the United States by generating \$89 billion in state and local tax revenue in 2023 to support essential services, such as education, emergency response, public safety and more; and

WHEREAS, travel enables success for all industries—including manufacturing, agriculture, defense, healthcare and more—by driving sales growth, innovation, education, and operations that power our economy, our nation, Oregon, and Woodburn; and

WHEREAS, America's travel industry cannot be globally competitive without maximizing growth in leisure, business, and international inbound travelers; increasing travel to and within the United States drives our economy to a more prosperous future and connects America; and

WHEREAS, small businesses account for more than 60% of leisure and hospitality employment; and

WHEREAS, travel is an essential industry, and we must continue to communicate that growing travel leads to economic growth, benefits businesses, fosters mutual understanding, and connects the nation; and

NOW, THEREFORE, I, Frank Lonergan, Mayor of Woodburn do hereby proclaim **May 19-25, 2024, Travel and Tourism Week** in Woodburn, Oregon and urge the citizens of Woodburn to join me in recognizing the essential role this industry plays in Woodburn and throughout Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Woodburn to be affixed this 13 day of May 2024.

Frank Lonergan, Mayor
City of Woodburn



CITY OF WOODBURN

Investment Performance Review For the Quarter Ended March 31, 2024

Client Management Team

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Market Summary

Summary

- ▶ The first quarter of 2024 was characterized by continued economic resilience led by strong consumer spending, inflation that continues to slowly grind lower, and a robust labor market.
- ▶ The Federal Reserve (Fed) kept the overnight rate at its current target range of 5.25% to 5.50% at its March 20 meeting, as expected, marking the fifth consecutive pause following the last rate hike in July 2023. The Fed's updated "dot plot" implies three 0.25% rate cuts through 2024 while the number of cuts implied for 2025 was reduced from three to two. Markets entered the year pricing in over six cuts in 2024 but since have now converged to Fed projections. The Fed chair has said they need more confidence that inflation is moving toward its 2% target before the first rate cut. Yields moved higher in the first quarter with the return of the Fed's "higher-for-longer" stance.
- ▶ A strong economic backdrop and increasing likelihood for a soft-landing led equity markets to reach new record highs. The S&P 500 Index jumped 10.6% in the first quarter, while yields on U.S. Treasury maturities from one to 30 years were higher by 25 to 40 basis points (bps).

Economic Snapshot

- ▶ Although January and February inflation readings came in above expectations, CPI actually trended lower in the first quarter and continued to decline from its mid-2022 peak. Headline and core CPI (which excludes food and energy) registered year-over-year increases of 3.2% and 3.8%, respectively, through February.
- ▶ U.S. real gross domestic product (GDP) growth in the fourth quarter came in at an impressive 3.4%, capping a strong year in which GDP grew 3.1%. The economy continues to be bolstered by strong consumer spending, supported by the strength of the labor market. This trend is expected to continue before moderating through the balance of the year.
- ▶ The U.S. labor market showed little signs of softening, adding over 800,000 jobs in the first quarter after 637,000 were added in the fourth quarter. In the latest reading, 303,000 jobs were created in March, which is the highest level since May of 2023. The unemployment rate also ticked down to 3.8% and has been below 4% for over two years. Strong wage increases reflect a competitive labor market and further support consumer spending.

Interest Rates

- ▶ The market spent the majority of the first quarter adjusting its expectations as strong economic data and Fed commentary pushed back on the notion that a rate cut was imminent. As a result, fed funds futures recalibrated expectations throughout the quarter and are now priced for the first rate cut to occur in July, a four-month delay from expectations at the beginning of the year.

- ▶ Reflecting the market adjustment to delayed rate cuts expectations, U.S. Treasury yields increased notably over the quarter. The yield on the 2-, 5-, and 10-year U.S. Treasuries rose 37 bps, 37 bps, and 32 bps, respectively.
- ▶ As a result of higher absolute yields, U.S. Treasury indices with longer durations generated negative returns, with the breakeven point around the two-year maturity. For example, the ICE BofA 3-, 5-, and 10-year U.S. Treasury indices returned -0.21%, -0.76%, and -1.61%, respectively. On the flipside, shorter-duration indices posted positive total returns, as higher income was able to more than offset negative price impacts. The ICE BofA 3-month, 1-, and 2-year U.S. Treasury indices returned +1.29%, +0.83%, and +0.21% respectively.

Sector Performance

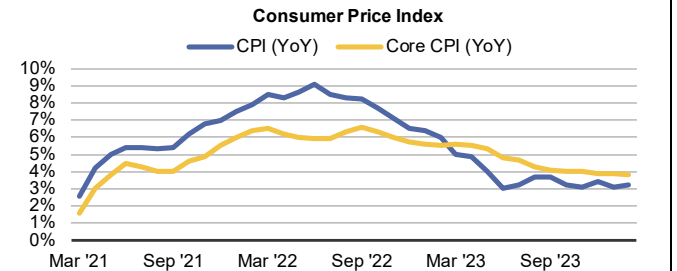
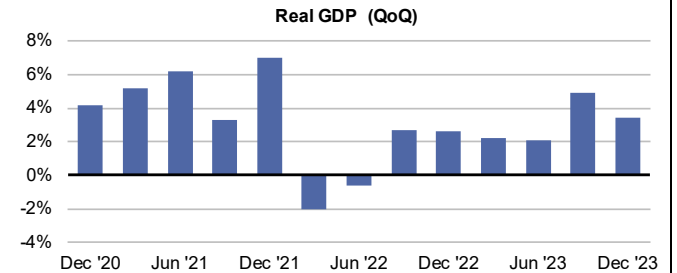
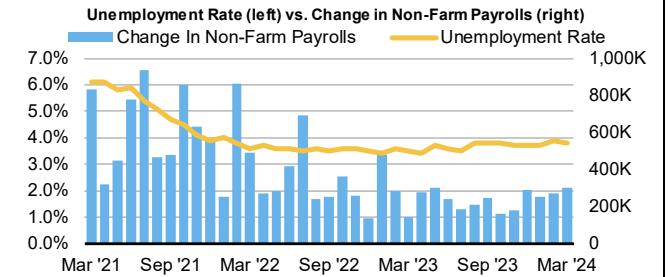
- ▶ Yield spreads across most investment-grade (IG) sectors continued to tighten throughout the first quarter, resulting in positive excess returns on corporates and most other non-government fixed income sectors. Diversification across these "spread sectors" helped bolster relative performance given the absolute back-up in yields to start the year.
- ▶ Federal agency, municipal, and supranational spreads remained low and range bound throughout the first quarter. These sectors eked out positive excess returns, mostly from their modest incremental income. Callable agencies outperformed bullet agencies as bond market volatility waned from recent multi-year highs.
- ▶ IG corporates produced strong excess returns on robust market demand and continued yield spread tightening. IG corporates finished the quarter at their lowest spread in over two years. As a result of historically tight spreads, value in the sector is now more opportunistic.
- ▶ The asset-backed security (ABS) sector was the strongest-performing fixed income sector in the first quarter. The rally in the sector was supported by strong structural elements of the asset class as well as ongoing optimism regarding the strength of the American consumer and, like IG corporates, robust appetite for new issues. Incremental income from ABS remains attractive and our fundamental outlook for the economy remains supportive for the sector.
- ▶ Mortgage-backed security (MBS) performance was mixed for the first quarter, with yield spreads widening in longer maturity structures. Volatility was relatively muted compared to the fourth quarter and helped returns in the first quarter, but the overall sector underperformed. On the other hand, agency commercial mortgage-backed security spreads tightened relative to pass-throughs, resulting in strong relative performance.

Economic Snapshot

Labor Market		Latest	Dec '23	Mar '23
Unemployment Rate	Mar '24	3.8%	3.7%	3.5%
Change In Non-Farm Payrolls	Mar '24	303,000	290,000	146,000
Average Hourly Earnings (YoY)	Mar '24	4.1%	4.3%	4.6%
Personal Income (YoY)	Feb '24	4.6%	4.9%	5.8%
Initial Jobless Claims (Week)	3/30/24	221,000	198,000	216,000

Growth				
Real GDP (QoQ SAAR)	2024Q4	3.4%	4.9% ¹	2.6% ²
GDP Personal Consumption (QoQ SAAR)	2024Q4	3.3%	3.1% ¹	1.2% ²
Retail Sales (YoY)	Feb '24	1.5%	5.0%	2.2%
ISM Manufacturing Survey (Month)	Mar '24	50.3	47.1	46.5
Existing Home Sales SAAR (Month)	Feb '24	4.38 mil.	3.88 mil.	4.35 mil.

Inflation/Prices				
Personal Consumption Expenditures (YoY)	Feb '24	2.5%	2.6%	4.4%
Consumer Price Index (YoY)	Feb '24	3.2%	3.4%	5.0%
Consumer Price Index Core (YoY)	Feb '24	3.8%	3.9%	5.6%
Crude Oil Futures (WTI, per barrel)	Mar 31	\$83.17	\$71.65	\$75.67
Gold Futures (oz)	Mar 31	\$2,217	\$2,072	\$1,969



1. Data as of Third Quarter 2023.

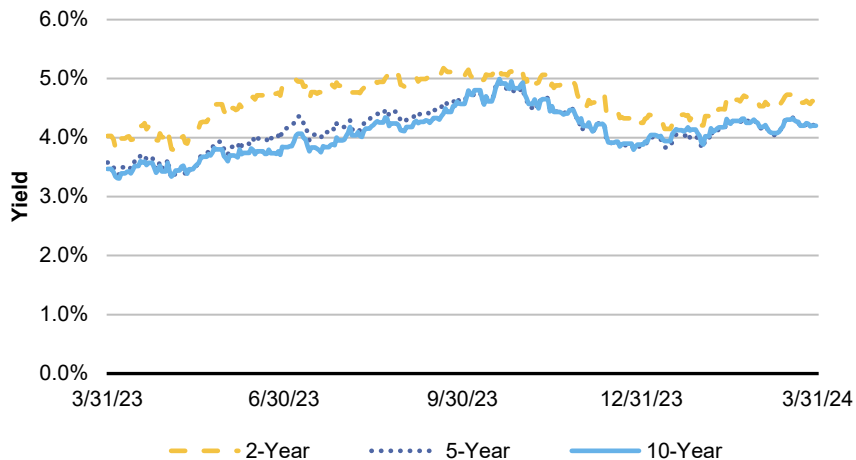
2. Data as of Fourth Quarter 2022.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

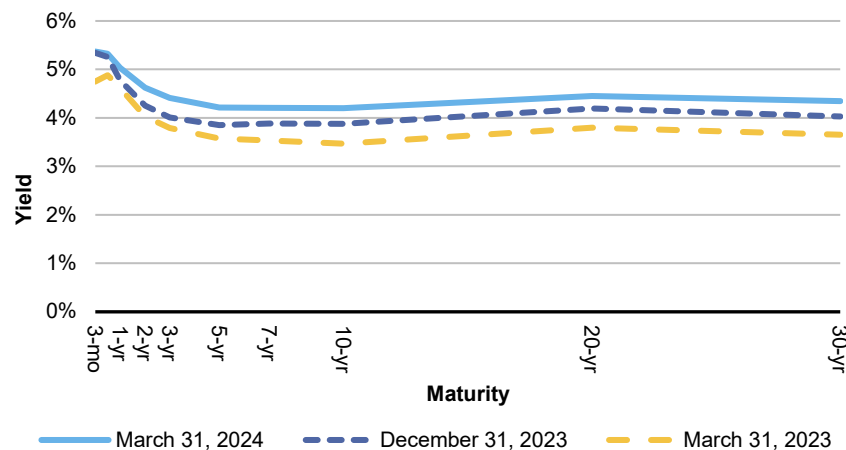
Source: Bloomberg.

Interest Rate Overview

U.S. Treasury Note Yields



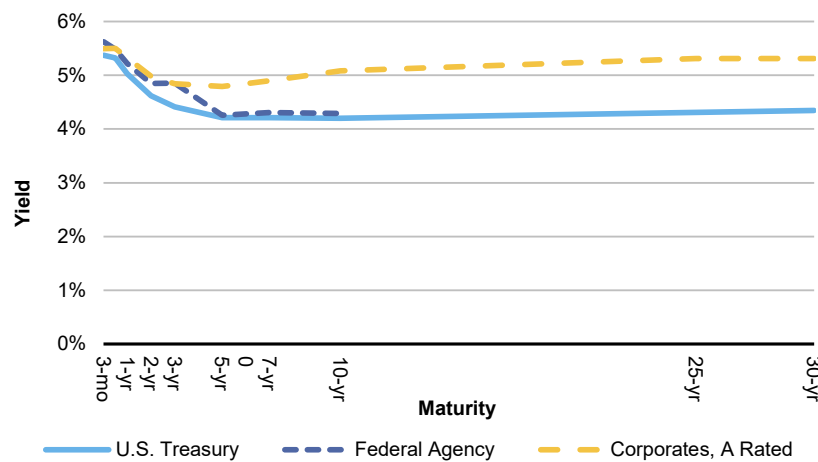
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Mar '24	Dec '23	Change over Quarter	Mar '23	Change over Year
3-Month	5.37%	5.34%	0.03%	4.75%	0.62%
1-Year	5.03%	4.77%	0.26%	4.62%	0.41%
2-Year	4.62%	4.25%	0.37%	4.03%	0.59%
5-Year	4.21%	3.85%	0.36%	3.58%	0.63%
10-Year	4.20%	3.88%	0.32%	3.47%	0.73%
30-Year	4.34%	4.03%	0.31%	3.65%	0.69%

Yield Curves as of March 31, 2024



Source: Bloomberg.

ICE BofAML Index Returns

March 31, 2024	As of 03/31/2024		Returns for Periods ended 03/31/2024		
	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.83	4.70%	0.30%	2.97%	0.08%
Federal Agency	1.62	4.80%	0.46%	3.54%	0.27%
U.S. Corporates, A-AAA rated	1.84	5.23%	0.73%	4.71%	0.72%
Agency MBS (0 to 3 years)	1.97	5.27%	0.49%	3.84%	(0.49%)
Taxable Municipals	1.35	4.95%	0.89%	3.98%	1.09%
1-5 Year Indices					
U.S. Treasury	2.59	4.55%	(0.02%)	2.42%	(0.59%)
Federal Agency	1.96	4.70%	0.33%	3.29%	(0.29%)
U.S. Corporates, A-AAA rated	2.54	5.15%	0.58%	4.68%	0.14%
Agency MBS (0 to 5 years)	3.03	5.14%	0.30%	3.49%	(1.01%)
Taxable Municipals	2.25	4.87%	0.43%	3.40%	0.16%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.31	4.45%	(0.94%)	(0.19%)	(2.82%)
Federal Agency	3.32	4.65%	0.09%	2.89%	(1.01%)
U.S. Corporates, A-AAA rated	6.85	5.18%	(0.32%)	3.62%	(1.98%)
Agency MBS (0 to 30 years)	5.63	5.05%	(1.07%)	1.36%	(2.93%)
Taxable Municipals	8.94	5.10%	(0.38%)	2.43%	(3.01%)

Returns for periods greater than one year are annualized.

Source: ICE BofAML Indices.

Disclosures

PFM Asset Management LLC (“PFMAM”) is an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. (“USBAM”). USBAM is a subsidiary of U.S. Bank National Association (“U.S. Bank”). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM.

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness, or suitability. The information contained in this report is not an offer to purchase or sell any securities.

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Portfolio Review: CITY OF WOODBURN

Certificate of Compliance

During the reporting period for the quarter ended March 31, 2024, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

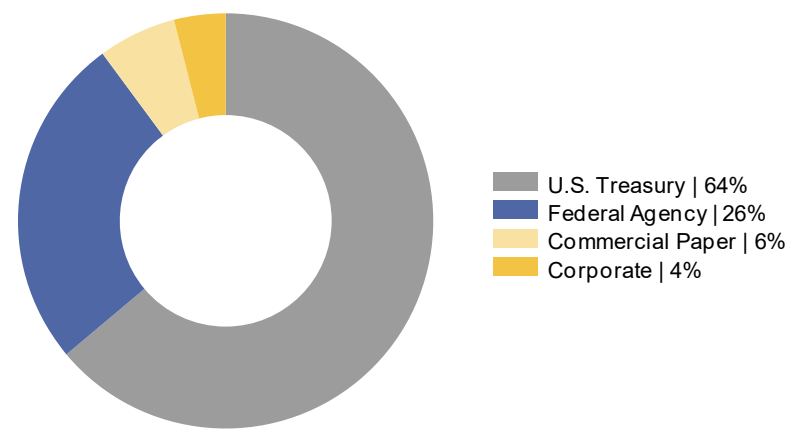
Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

Portfolio Snapshot - CITY OF WOODBURN¹

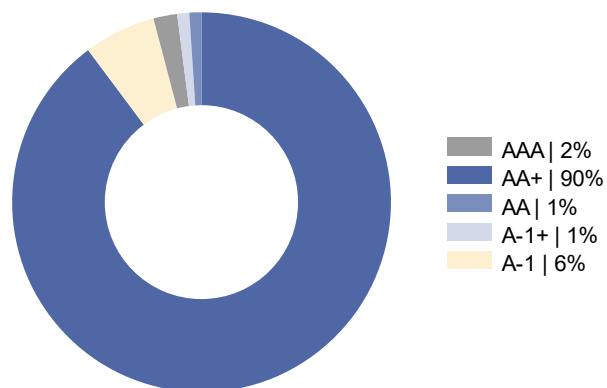
Portfolio Statistics

Total Market Value	\$51,027,507.14
<i>Securities Sub-Total</i>	\$48,051,317.63
<i>Accrued Interest</i>	\$448,064.51
<i>Cash</i>	\$2,528,125.00
Portfolio Effective Duration	1.36 years
Benchmark Effective Duration	1.30 years
Yield At Cost	4.75%
Yield At Market	4.93%
Portfolio Credit Quality	AA

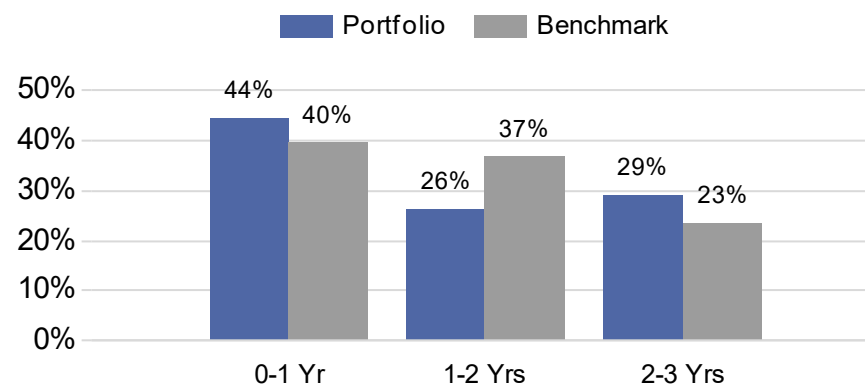
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofA 0-3 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

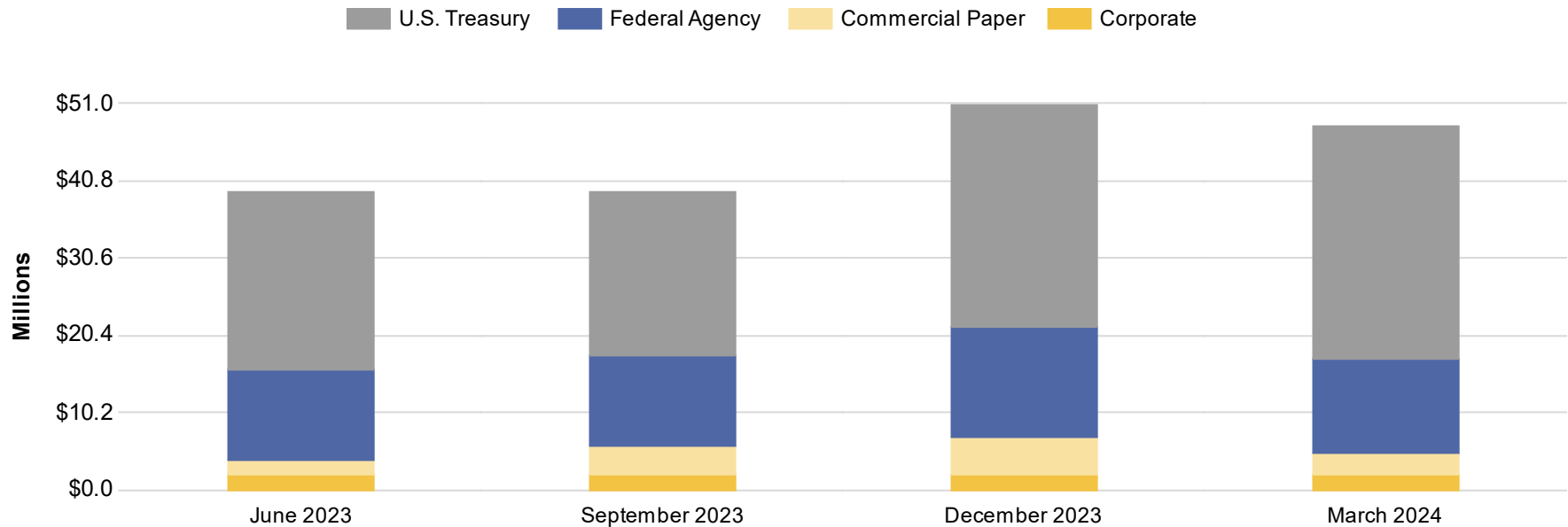
Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	63.9%	
UNITED STATES TREASURY	63.9%	AA / Aaa / AA
Federal Agency	26.0%	
FEDERAL HOME LOAN BANKS	26.0%	AA / Aaa / NR
Commercial Paper	6.1%	
LMA AMERICAS LLC	2.0%	A / Aa / AA
MITSUBISHI UFJ FINANCIAL GROUP INC	2.0%	A / Aa / A
NATIXIS NY BRANCH	2.0%	A / Aa / A
Corporate	4.0%	
APPLE INC	1.0%	AA / Aaa / NR
JOHNSON & JOHNSON	1.0%	AAA / Aaa / NR
MICROSOFT CORP	1.0%	AAA / Aaa / NR
WAL-MART STORES INC	1.0%	AA / Aa / AA
Total	100.0%	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Sector Allocation Review - CITY OF WOODBURN

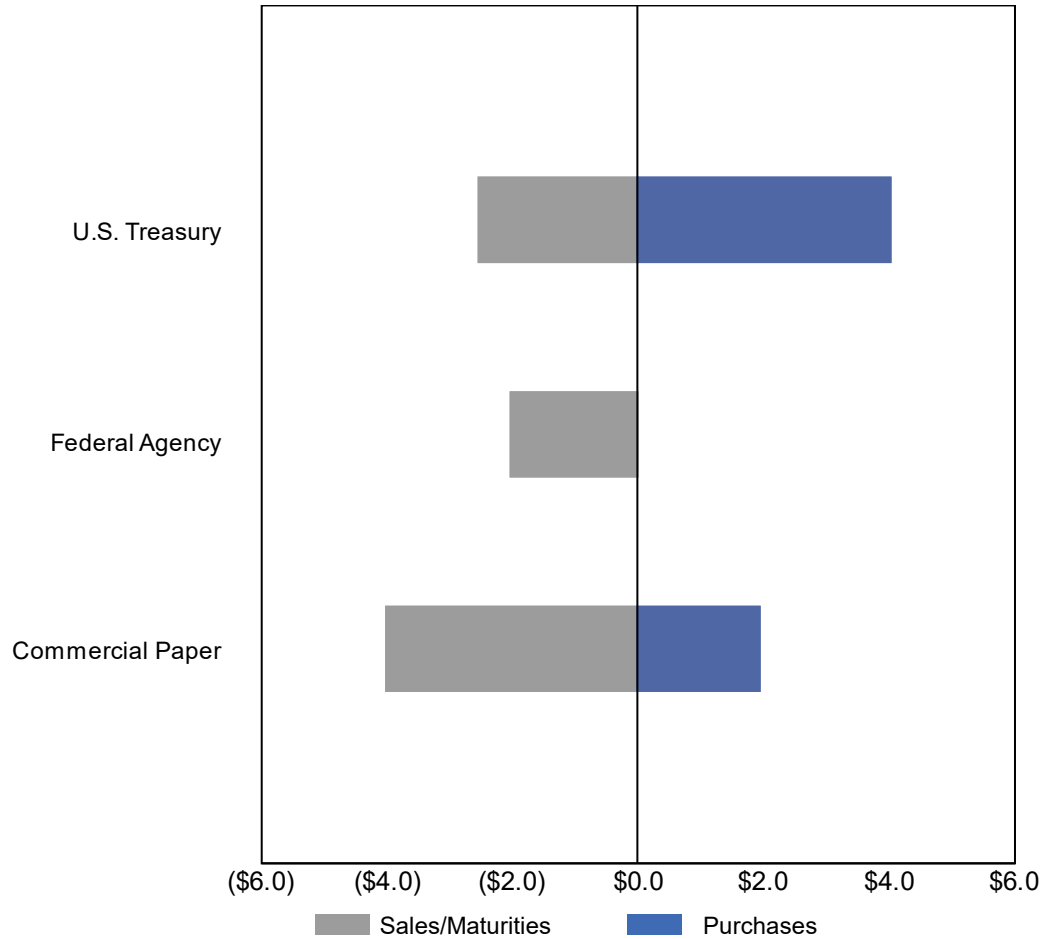
Security Type	Jun-23	% of Total	Sep-23	% of Total	Dec-23	% of Total	Mar-24	% of Total
U.S. Treasury	\$23.6	60.0%	\$21.6	54.9%	\$29.3	57.7%	\$30.7	63.9%
Federal Agency	\$11.9	30.2%	\$11.9	30.2%	\$14.5	28.6%	\$12.5	26.0%
Commercial Paper	\$1.9	4.9%	\$3.9	10.0%	\$5.0	9.8%	\$2.9	6.1%
Corporate	\$1.9	4.9%	\$1.9	4.9%	\$2.0	3.9%	\$1.9	4.0%
Total	\$39.4	100.0%	\$39.4	100.0%	\$50.7	100.0%	\$48.1	100.0%



Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM. Detail may not add to total due to rounding.

Portfolio Activity - CITY OF WOODBURN

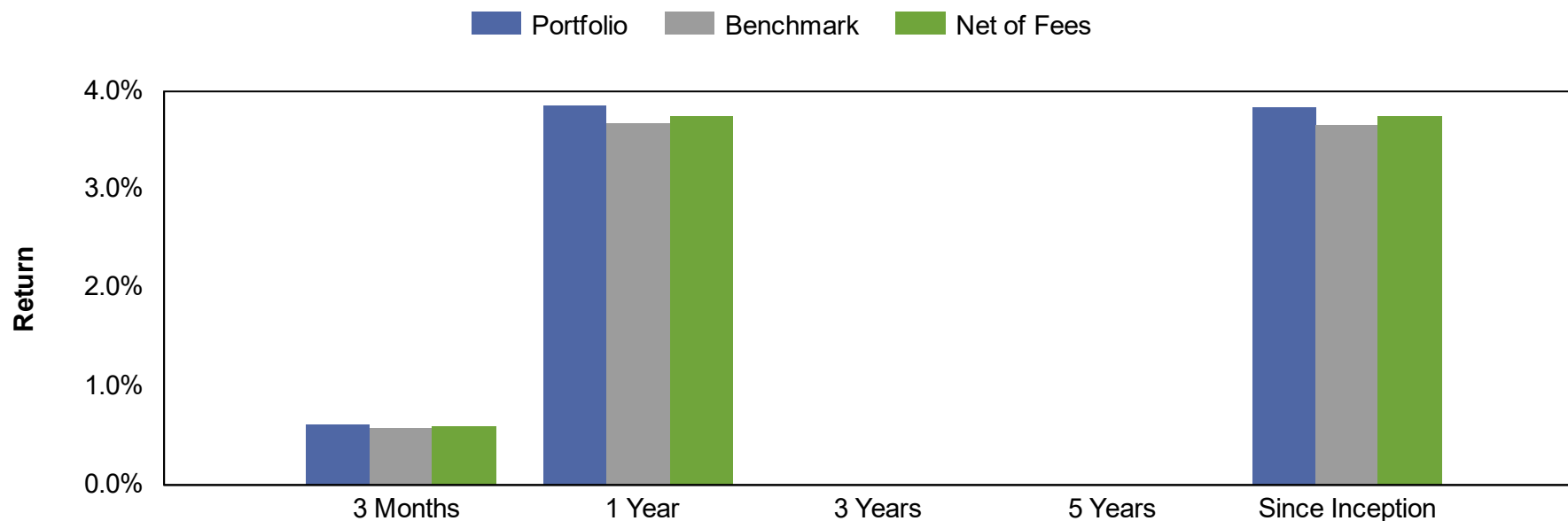
Net Activity by Sector
(\$ millions)



Sector	Net Activity
U.S. Treasury	\$1,503,430
Federal Agency	(\$2,025,000)
Commercial Paper	(\$2,055,787)
Total Net Activity	(\$2,577,357)

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

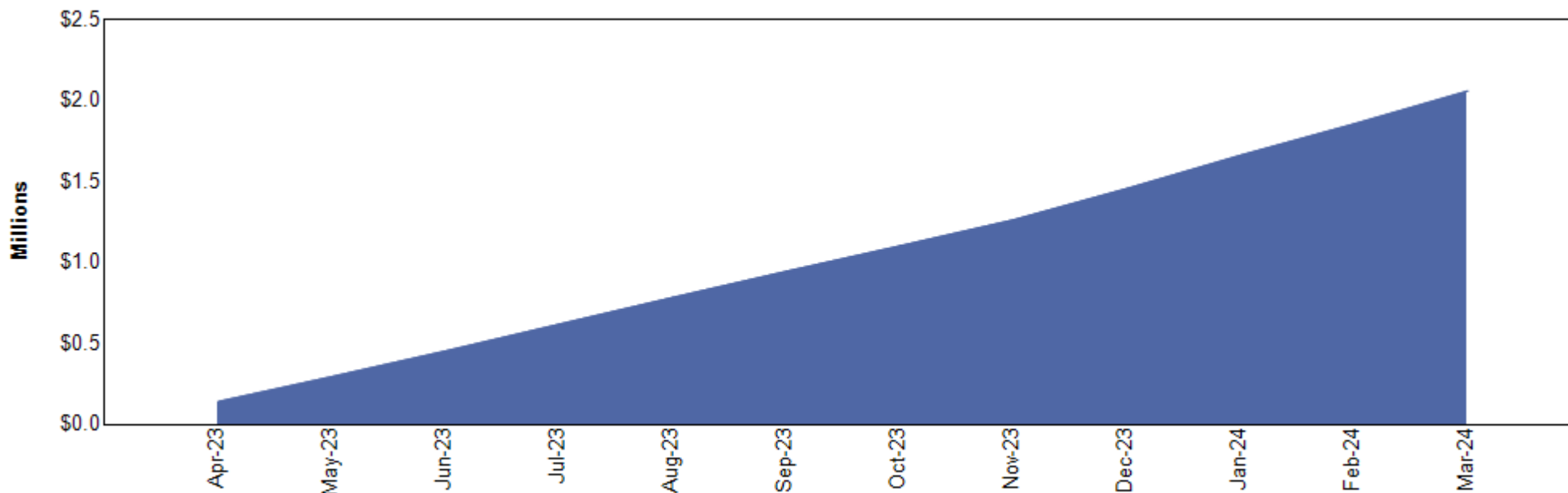
Portfolio Performance



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	Since Inception ¹
Interest Earned ²	\$464,241	\$1,396,776	-	-	\$1,396,776
Change in Market Value	(\$146,645)	\$241,004	-	-	\$241,004
Total Dollar Return	\$317,596	\$1,637,780	-	-	\$1,637,780
Total Return³					
Portfolio	0.62%	3.85%	-	-	3.84%
Benchmark ⁴	0.58%	3.68%	-	-	3.67%
Basis Point Fee	0.02%	0.10%	-	-	0.10%
Net of Fee Return	0.60%	3.75%	-	-	3.74%

1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is March 31, 2023.
 2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
 3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.
 4. The portfolio's benchmark is the ICE BofA 0-3 Year U.S. Treasury Index. Source: Bloomberg.

Accrual Basis Earnings - CITY OF WOODBURN



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	Since Inception ¹
Interest Earned ²	\$464,241	\$1,396,776	-	-	\$1,396,776
Realized Gains / (Losses) ³	-	(\$8,068)	-	-	(\$8,068)
Change in Amortized Cost	\$137,854	\$670,098	-	-	\$670,098
Total Earnings	\$602,095	\$2,058,807	-	-	\$2,058,807

1. The lesser of 10 years or since inception is shown. Performance inception date is March 31, 2023.
 2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
 3. Realized gains / (losses) are shown on an amortized cost basis.

Portfolio Holdings and Transactions

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY BILL DTD 10/05/2023 0.000% 04/04/2024	912797GZ4	500,000.00	A-1+	P-1	10/10/2023	10/11/2023	487,016.33	5.45	0.00	499,778.69	499,779.60
US TREASURY NOTES DTD 04/30/2019 2.250% 04/30/2024	9128286R6	2,500,000.00	AA+	Aaa	5/10/2023	5/12/2023	2,441,601.56	4.75	23,643.54	2,495,215.95	2,493,359.50
US TREASURY NOTES DTD 07/31/2022 3.000% 07/31/2024	91282CFA4	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,942,109.38	5.16	10,054.95	1,986,318.82	1,984,375.00
US TREASURY NOTES DTD 01/31/2023 4.125% 01/31/2025	91282CGG0	500,000.00	AA+	Aaa	3/6/2023	3/7/2023	492,812.50	4.92	3,456.39	496,850.31	495,937.50
US TREASURY NOTES DTD 01/31/2023 4.125% 01/31/2025	91282CGG0	3,000,000.00	AA+	Aaa	12/7/2023	12/11/2023	2,971,640.63	4.98	20,738.32	2,979,257.54	2,975,625.00
US TREASURY NOTES DTD 10/15/2022 4.250% 10/15/2025	91282CFP1	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,977,890.63	4.70	39,248.63	1,986,961.74	1,983,437.60
US TREASURY NOTES DTD 11/15/2022 4.500% 11/15/2025	91282CFW6	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,991,015.63	4.68	34,120.88	1,994,585.64	1,990,937.60
US TREASURY NOTES DTD 12/15/2022 4.000% 12/15/2025	91282CGA3	2,900,000.00	AA+	Aaa	12/7/2023	12/11/2023	2,868,621.09	4.57	34,229.51	2,873,402.64	2,864,202.98
US TREASURY NOTES DTD 01/15/2023 3.875% 01/15/2026	91282CGE5	1,500,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,470,234.38	4.62	12,295.67	1,481,371.56	1,478,437.50
US TREASURY NOTES DTD 02/15/2023 4.000% 02/15/2026	91282CGL9	1,500,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,475,039.06	4.61	7,582.42	1,484,109.44	1,481,250.00
US TREASURY NOTES DTD 04/15/2023 3.750% 04/15/2026	91282CGV7	1,000,000.00	AA+	Aaa	5/10/2023	5/12/2023	1,003,437.50	3.62	17,315.57	1,002,392.42	982,656.20
US TREASURY NOTES DTD 05/15/2023 3.625% 05/15/2026	91282CHB0	2,000,000.00	AA+	Aaa	12/7/2023	12/11/2023	1,964,453.13	4.40	27,486.27	1,968,946.64	1,960,625.00
US TREASURY NOTES DTD 05/15/2023 3.625% 05/15/2026	91282CHB0	1,000,000.00	AA+	Aaa	6/26/2023	6/29/2023	980,703.13	4.34	13,743.13	985,788.98	980,312.50
US TREASURY NOTES DTD 09/15/2023 4.625% 09/15/2026	91282CHY0	2,500,000.00	AA+	Aaa	10/10/2023	10/11/2023	2,491,113.28	4.76	5,341.37	2,492,472.17	2,505,859.50
US TREASURY N/B NOTES DTD 11/15/2023 4.625% 11/15/2026	91282CJK8	2,000,000.00	AA+	Aaa	12/7/2023	12/11/2023	2,016,171.88	4.33	35,068.68	2,014,566.52	2,006,562.40

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B NOTES DTD 12/15/2023 4.375% 12/15/2026	91282CJP7	980,000.00	AA+	Aaa	1/5/2024	1/8/2024	985,933.59	4.15	12,651.64	985,494.87	977,550.00
US TREASURY N/B NOTES DTD 01/15/2024 4.000% 01/15/2027	91282CJT9	2,050,000.00	AA+	Aaa	2/2/2024	2/5/2024	2,043,113.28	4.12	17,346.15	2,043,453.25	2,025,656.25
US TREASURY N/B NOTES DTD 02/15/2024 4.125% 02/15/2027	91282CKA8	1,000,000.00	AA+	Aaa	3/4/2024	3/5/2024	992,812.50	4.39	5,212.91	992,982.31	991,562.50
Security Type Sub-Total		30,930,000.00					30,595,719.48	4.61	319,536.03	30,763,949.49	30,678,126.63
Federal Agency											
FEDERAL HOME LOAN BANK NOTES DTD 11/07/2022 4.875% 06/14/2024	3130ATVC8	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,988,240.00	5.35	28,979.17	1,998,128.52	1,997,582.00
FEDERAL HOME LOAN BANK NOTES DTD 11/07/2022 4.875% 09/13/2024	3130ATVD6	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,987,780.00	5.30	4,875.00	1,996,373.56	1,995,436.00
FEDERAL HOME LOAN BANK NOTES DTD 11/04/2022 4.625% 12/13/2024	3130ATUR6	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,981,600.00	5.17	27,750.00	1,992,719.63	1,991,176.00
FEDERAL HOME LOAN BANKS NOTES DTD 03/03/2023 5.000% 02/28/2025	3130AV7L0	2,000,000.00	AA+	Aaa	3/6/2023	3/7/2023	1,998,920.00	5.03	9,166.67	1,999,503.26	1,996,844.00
FEDERAL HOME LOAN BANK NOTES DTD 02/17/2023 4.625% 03/14/2025	3130AUZC1	2,000,000.00	AA+	Aaa	5/10/2023	5/12/2023	2,014,800.00	4.20	4,368.06	2,007,642.26	1,990,588.00
FEDERAL HOME LOAN BANKS NOTES DTD 11/17/2023 4.625% 11/17/2026	3130AXU63	2,500,000.00	AA+	Aaa	11/20/2023	11/24/2023	2,493,725.00	4.72	43,038.19	2,494,426.19	2,508,137.50
Security Type Sub-Total		12,500,000.00					12,465,065.00	4.95	118,177.09	12,488,793.42	12,479,763.50
Corporate											
WALMART INC CORPORATE NOTES DTD 09/09/2022 3.900% 09/09/2025	931142EW9	500,000.00	AA	Aa2	3/6/2023	3/8/2023	489,185.00	4.83	1,191.67	493,789.64	493,123.50
MICROSOFT CORP NOTES (CALLABLE) DTD 11/03/2015 3.125% 11/03/2025	594918BJ2	500,000.00	AAA	Aaa	3/6/2023	3/8/2023	478,705.00	4.85	6,423.61	487,258.09	486,726.00
APPLE INC (CALLABLE) BONDS DTD 02/23/2016 3.250% 02/23/2026	037833BY5	500,000.00	AA+	Aaa	3/6/2023	3/8/2023	478,135.00	4.85	1,715.28	486,008.82	485,113.00

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
JOHNSON & JOHNSON (CALLABLE) NOTES DTD 03/01/2016 2.450% 03/01/2026	478160BY9	500,000.00	AAA	Aaa	6/1/2023	6/5/2023	477,715.00	4.19	1,020.83	484,422.79	478,536.00
Security Type Sub-Total		2,000,000.00					1,923,740.00	4.68	10,351.39	1,951,479.34	1,943,498.50
Commercial Paper											
LMA AMERICAS LLC COMM PAPER DTD 12/05/2023 0.000% 05/09/2024	53944QE97	1,000,000.00	A-1	P-1	12/7/2023	12/11/2023	977,291.67	5.58	0.00	994,247.22	993,660.00
NATIXIS NY BRANCH COMM PAPER DTD 11/06/2023 0.000% 08/02/2024	63873JH29	1,000,000.00	A-1	P-1	2/5/2024	2/6/2024	974,140.56	5.37	0.00	982,130.84	981,302.00
MUFG BANK LTD/NY COMM PAPER DTD 12/20/2023 0.000% 09/13/2024	62479LJD8	1,000,000.00	A-1	P-1	2/16/2024	2/20/2024	970,072.78	5.39	0.00	976,029.17	974,967.00
Security Type Sub-Total		3,000,000.00					2,921,505.01	5.45	0.00	2,952,407.23	2,949,929.00
Managed Account Sub Total		48,430,000.00					47,906,029.49	4.75	448,064.51	48,156,629.48	48,051,317.63
Securities Sub Total		\$48,430,000.00					\$47,906,029.49	4.75%	\$448,064.51	\$48,156,629.48	\$48,051,317.63
Accrued Interest											\$448,064.51
Total Investments											\$48,499,382.14

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
BUY									
1/5/2024	1/8/2024	980,000.00	91282CJP7	US TREASURY N/B NOTES	4.37%	12/15/2026	988,745.07	4.15%	
2/2/2024	2/5/2024	2,050,000.00	91282CJT9	US TREASURY N/B NOTES	4.00%	1/15/2027	2,047,844.05	4.12%	
2/5/2024	2/6/2024	1,000,000.00	63873JH29	NATIXIS NY BRANCH COMM PAPER	0.00%	8/2/2024	974,140.56	5.37%	
2/16/2024	2/20/2024	1,000,000.00	62479LJD8	MUFG BANK LTD/NY COMM PAPER	0.00%	9/13/2024	970,072.78	5.39%	
3/4/2024	3/5/2024	1,000,000.00	91282CKA8	US TREASURY N/B NOTES	4.12%	2/15/2027	994,965.66	4.39%	
Total BUY		6,030,000.00					5,975,768.12		0.00
INTEREST									
1/15/2024	1/15/2024	1,500,000.00	91282CGE5	US TREASURY NOTES	3.87%	1/15/2026	29,062.50		
1/31/2024	1/31/2024	2,000,000.00	91282CFA4	US TREASURY NOTES	3.00%	7/31/2024	30,000.00		
1/31/2024	1/31/2024	3,500,000.00	91282CGG0	US TREASURY NOTES	4.12%	1/31/2025	72,187.50		
2/15/2024	2/15/2024	1,500,000.00	91282CGL9	US TREASURY NOTES	4.00%	2/15/2026	30,000.00		
2/23/2024	2/23/2024	500,000.00	037833BY5	APPLE INC (CALLABLE) BONDS	3.25%	2/23/2026	8,125.00		
2/28/2024	2/28/2024	2,000,000.00	3130AV7L0	FEDERAL HOME LOAN BANKS NOTES	5.00%	2/28/2025	50,000.00		
3/1/2024	3/1/2024	500,000.00	478160BY9	JOHNSON & JOHNSON (CALLABLE) NOTES	2.45%	3/1/2026	6,125.00		
3/9/2024	3/9/2024	500,000.00	931142EW9	WALMART INC CORPORATE NOTES	3.90%	9/9/2025	9,750.00		
3/13/2024	3/13/2024	2,000,000.00	3130ATVD6	FEDERAL HOME LOAN BANK NOTES	4.87%	9/13/2024	48,750.00		
3/14/2024	3/14/2024	2,000,000.00	3130AUZC1	FEDERAL HOME LOAN BANK NOTES	4.62%	3/14/2025	46,250.00		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
3/15/2024	3/15/2024	2,500,000.00	91282CHY0	US TREASURY NOTES	4.62%	9/15/2026	57,812.50		
Total INTEREST		18,500,000.00					388,062.50		0.00
MATURITY									
1/5/2024	1/5/2024	1,000,000.00	62479LA54	MUFG BANK LTD/NY COMM PAPER	0.00%	1/5/2024	1,000,000.00		
2/5/2024	2/5/2024	2,000,000.00	3135G0V34	FANNIE MAE NOTES	2.50%	2/5/2024	2,025,000.00		
2/5/2024	2/5/2024	1,000,000.00	63873JB58	NATIXIS NY BRANCH COMM PAPER	0.00%	2/5/2024	1,000,000.00		
2/13/2024	2/13/2024	1,000,000.00	56274LBD5	MANHATTAN ASSET FDG CO COMM PAPER	0.00%	2/13/2024	1,000,000.00		
3/4/2024	3/4/2024	1,000,000.00	21687AC43	COOPERATIEVE RABOBANK UA COMM PAPER	0.00%	3/4/2024	1,000,000.00		
3/31/2024	3/31/2024	2,500,000.00	91282CEG2	US TREASURY NOTES	2.25%	3/31/2024	2,528,125.00		
Total MATURITY		8,500,000.00					8,553,125.00		0.00

Important Disclosures

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- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- **Repurchase Agreements:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **Settle Date:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- **Supranational:** A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- **Trade Date:** The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- **Unsettled Trade:** A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- **U.S. Treasury:** The department of the U.S. government that issues Treasury securities.
- **Yield:** The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- **YTM at Cost:** The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- **YTM at Market:** The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.

COUNCIL MEETING MINUTES
APRIL 22, 2024

DATE **COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, APRIL 22, 2024**

CONVENED The meeting convened at 7:00 p.m. with Mayor Lonergan presiding.

ROLL CALL

Mayor Lonergan	Present
Councilor Cantu	Present
Councilor Cornwell	Present
Councilor Schaub	Present
Councilor Morris	Absent
Councilor Cabrales	Present
Councilor Wilk	Present

Staff Present: City Administrator Derickson, City Attorney Granum, Assistant City Attorney Killmer, Assistant City Administrator Row, Police Chief Pilcher, Economic Development Director Johnk, Community Services Director Cuomo, Community Development Director Kerr, Finance Director Turley, Special Projects Director Wakeley, City Recorder Pierson, Public Works Director Stultz, Community Relations Manager Herrera

ANNOUNCEMENTS

Mayor Lonergan announced the following:

- Saturday, April 27th, Community Clean-up Day in partnership with Woodburn Proud and Republic Services.
- Centennial Dog Park will be closed until May 3rd and again May 6-July 16 for park shelter construction.
- Woodburn and French Prairie Kiwanis Clubs will present the Mayor’s Prayer Breakfast for the Woodburn community on Thursday, May 2.
- State of the City address will take place at City Hall on May 3 at 8:00 a.m.
- Police Department open house will take place May 18.
- Woodburn Budget Committee meeting is scheduled for April 27, at 9:00 a.m. at City Hall.
- 60th Fiesta Mexican will take place August 16-18 and Representative Andrea Salinas will be the Grand Marshall.

PROCLAMATION

Mayor Lonergan read a proclamation declaring April 30th, as Vietnamese American Remembrance Day and presented Thao Tu, President Vietnamese Community of Oregon, with a copy of the proclamation. Mr. Tu presented the City with a certificate of appreciation.

PRESENTATIONS

Boys and Girls Club – Community Development Director Cuomo introduced Nasmeydi Sanchez Martinez, Branch Director at the Woodburn Boys and Girls Club and Sue Bloom Executive Director at the Woodburn Boys and Girls Club who provided information on the Boys and Girls Club and the programs they provide to the youth in the community.

COUNCIL MEETING MINUTES

APRIL 22, 2024

Betzabet Gasca Hernandez, a Boys and Girls club member, provided information on how the Boys and Girls Club has provided support for her to pursue college. She added that she has been named Boys and Girls Club State Youth of the Year and is moving on to compete in regionals, and then hopefully nationals.

CONSENT AGENDA

- A. Woodburn City Council minutes of April 8, 2024,
- B. Monthly Financial Report,
- C. Redflex Report for January through March 2024.

Cornwell/Schaub... approve the consent agenda. The motion passed unanimously.

COUNCIL BILL NO. 3247 - AN ORDINANCE LIMITING LIABILITY FROM CLAIMS ARISING OR RESULTING FROM THE USE OF CITY TRAILS AND UNIMPROVED RIGHTS-OF-WAY UNDER ORS 105.668; AND DECLARING AN EMERGENCY

Schaub introduced Council Bill No. 3247. City Recorder Pierson read the bill twice by title only since there were no objections from Council. Community Services Director Cuomo and City Attorney Granum provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared Council Bill No. 3247 duly passed.

COUNCIL BILL NO. 3248 - AN ORDINANCE ESTABLISHING RULES OF CONDUCT FOR THE WOODBURN PUBLIC LIBRARY, WOODBURN MUSEUM, AND BUNGALOW THEATER; PROVIDING FOR ENFORCEMENT PROCEDURES; AND REPEALING ORDINANCE 2410

Schaub introduced Council Bill No. 3248. City Recorder Pierson read the bill twice by title only since there were no objections from Council. Community Services Director Cuomo provided a staff report. Councilor Wilk commented that he had concerns about the change to the exclusion provision of the ordinance and whether they comport with current standards of due process and if certain people may be disproportionately impacted by the application of these rules. Community Services Director Cuomo noted that the goal of the ordinance is to seek compliance and exclusion is a last resort. Councilor Wilk stated that he would like to see an appeal form provided by the City. City Attorney Granum stated that the City can create an appeal form. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared Council Bill No. 3248 duly passed.

COUNCIL BILL NO. 3249 - AN ORDINANCE ESTABLISHING THE RULES OF CONDUCT FOR THE USE OF PARKS AND RECREATION FACILITIES; PROVIDING FOR ENFORCEMENT PROCEDURES, AND REPEALING ORDINANCE NO. 2060

Schaub introduced Council Bill No. 3249. City Recorder Pierson read the bill twice by title only since there were no objections from Council. Community Services Director Cuomo provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared Council Bill No. 3249 duly passed.

COUNCIL BILL NO. 3250 - AN ORDINANCE AMENDING ORDINANCE 2265 (LIBRARY BOARD), MODIFYING THE STANDARDS AND CRITERIA FOR THE STUDENT BOARD MEMBER

Schaub introduced Council Bill No. 3250. City Recorder Pierson read the bill twice by title only since there were no objections from Council. Community Services Director Cuomo provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared

COUNCIL MEETING MINUTES

APRIL 22, 2024

Council Bill No. 3250 duly passed.

COUNCIL BILL NO. 3251 - AN ORDINANCE AMENDING ORDINANCE 2270 (RECREATION AND PARK BOARD), MODIFYING THE STANDARDS AND CRITERIA FOR THE STUDENT BOARD MEMBER; AND CORRECTING THE BACKGROUND AND INTEREST REQUIREMENTS FOR BOARD MEMBERS

Schaub introduced Council Bill No. 3251. City Recorder Pierson read the bill twice by title only since there were no objections from Council. Community Services Director Cuomo provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Lonergan declared Council Bill No. 3251 duly passed.

BOYS AND GIRLS CLUB AGREEMENT

Community Services Director Cuomo provided a staff report. **Wilk/Schaub**... approve a new 3-year management agreement with the Boys and Girls Club of Salem, Marion, and Polk Counties, for the Settlemier Park Teen Center and Authorize the City Administrator to sign said agreement. The motion passed unanimously.

COUNCIL BRIEFING OF STAFF ADMINISTRATIVE APPROVAL OF A PRELIMINARY PARTITION AND STREET ADJUSTMENT APPLICATION PACKAGE AT 2010 MOLALLA ROAD NE (PAR 24-01 & SA 24-03)

The Council declined to call this item up.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following:

- Budget meeting taking place Saturday, at 9:00 a.m. in council chambers.
- Policy discussion with the City Council regarding fireworks to get an idea of what the City Council expectations are around fireworks. Will work with the mayor to get a work session scheduled for the discussion.

MAYOR AND COUNCIL REPORTS

Councilor Cabrales mentioned that she will not be able to attend the budget meeting.

Councilor Schaub stated that she is excited about the mural on the public works building. She added that she attended the industrial luncheon with various businesses.

Councilor Wilk recognized that it was Earth Day. He added that he would like to see renewed efforts on the City Councils goal around DEI concepts and trying to make our communities more inclusive and bringing in people that aren't always at the table. He stated that Bruce Thomas was elected President Elect of the Kiwanis Doernbecher Foundation and presented check for \$165,000 for the child cancer research program.

Councilor Cantu stated that she attended a North Marion County community meeting and she added that they unfortunately had to use the graffiti abatement materials that the City provides.

Mayor Lonergan stated that he had two people approach him about how well the last E-blast was done and acknowledged Community Relations Manager Herrera and Executive Legal Assistant Bravo's work on it.

COUNCIL MEETING MINUTES
APRIL 22, 2024

ADJOURNMENT

Schaub/Cabrales... move to adjourn. The motion passed unanimously. Mayor Lonergan adjourned the meeting at 8:38 p.m.

APPROVED _____
FRANK LONERGAN, MAYOR

ATTEST _____
Heather Pierson, City Recorder
City of Woodburn, Oregon



Agenda Item

May 13, 2024

TO: Honorable Mayor and City Council through City Administrator

FROM: Curtis Stultz, Public Works Director

SUBJECT: **Acceptance of Easements and Right of Way at the Marion Pointe Project (Tax Lot 051W06D000502 (primary))**

RECOMMENDATION:

Authorize the acceptance of five easements and two rights of way granted by various parties, for real property at the Marion Pointe Project, and identified as Tax Lot 051W06D000502 (primary).

BACKGROUND:

Per the conditions of the City Council's Land Use Final Decision for the Marion Pointe Project, dated August 8, 2022, the developer is required to grant certain easements and rights of way to the City.

DISCUSSION:

The easements and rights-of-way under consideration are briefly described below.

USE	SIZE	GRANTOR
Right of Way – Hazelnut Dr	8,384 SF	Tukwila Partners
Right of Way – Hazelnut Dr	1,323 SF	Oregon Golf Association
PUE for Emergency Access	1,865 SF	Tukwila Development, LLC
Assignment of Easement	53,143 SF	Tukwila Development, LLC
Public Utility Easement	1,957 SF	Oregon Golf Association
Public Access Easement	288 SF	Oregon Golf Association

FINANCIAL IMPACT:

There is no cost to the City for these easements and rights-of-way.

Agenda Item Review: City Administrator ___x___ City Attorney ___x___ Finance ___x___

After Recording Return to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

Send Tax Statements to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

DEDICATION DEED
(RIGHT OF WAY)

TUKWILA PARTNERS, Grantor, does hereby grant to the CITY OF WOODBURN, a municipal corporation of the State of Oregon, Grantee, the following real property situated in the County of Marion, State of Oregon, to be used and held by the City of Woodburn for public street, road, right-of-way, and utility purposes, bounded and described as follows:

See attached EXHIBIT A Legal Description; and

See attached EXHIBIT B Drawing for Legal Description.

The true consideration for this conveyance is: \$ _____, the receipt and sufficiency of which is hereby acknowledged by GRANTOR _____

GRANTOR hereby covenants to GRANTEE that GRANTOR is the fee title owner of the above described real property, free from all encumbrances, that GRANTOR has the right to convey the property to GRANTEE, and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the title to the property against all lawful claims and demands whatsoever.

Dated this 6th day of FEBRUARY, 2024

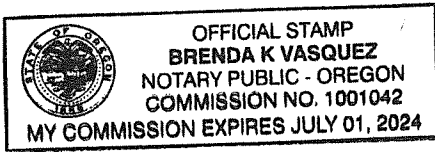
GRANTOR

TUKWILA PARTNERS


By: TERENCE C. WITHERS
Title: AUTHORIZED REPRESENTATIVE

State of Oregon)
County of MARION) ss.

This instrument was acknowledged before me on this 6th day of FEBRUARY, 2024,
by TERENCE C. WITHERS, as AUTHORIZED REPRESENTATIVE
of TUKWILA PARTNERS
(Name of Entity of whose behalf record is executed; write N/A if not applicable)



BRENDA VASQUEZ
Notary Public for Oregon
My Commission Expires 07/01/2024

GRANTEE'S ACCEPTANCE

By Signature below, the City of Woodburn, Oregon, hereby accepts this dedication pursuant to ORS 92.014.

By: _____
Title: _____

State of Oregon)
County of Marion) ss.

This instrument was acknowledged before me on _____, _____, by Scott Derickson, City Administrator of the City of Woodburn, acting under authority granted to him by the Woodburn City Council.

Notary Public for Oregon
My Commission Expires _____



EXHIBIT A
Hazelnut Drive
Right-of-Way Dedication

A tract of land located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

Beginning at the westerly northwesterly corner of Parcel 1 of Partition Plat Number 2022-069; thence along the westerly line of said Parcel 1 on a curve to the right (with a radial bearing of North 71°18'44" West) with a Radius of 11496.16 feet, a Central Angle of 0°35'32", an Arc Length of 118.83 feet, and a Chord of South 18°59'02" West 118.83 feet to the southwesterly line of said Parcel 1 and the Point of Beginning; thence along said southwesterly line on the following courses: on a non-tangent curve to the left (with a radial bearing of North 72°22'49" East) with a Radius of 20.00 feet, a Central Angle of 54°21'08", an Arc Length of 18.97 feet, and a Chord of South 44°47'45" East 18.27 feet; thence South 71°58'19" East 219.20 feet; thence along a curve to the right with a Radius of 200.00 feet, a Central Angle of 6°55'47", an Arc Length of 24.19 feet, and a Chord of South 68°30'26" East 24.17 feet to the southerly line of Deed Reel 1124, Page 653, Marion County deed records; thence along said southerly line, North 85°41'57" West 204.55 feet to a line which is parallel with and 50.00 feet southerly of, when measured at right angles to, the southwesterly line of said Parcel 1; thence along said parallel line, North 71°58'19" West 46.85 feet; thence leaving said parallel line on a curve to the left with a Radius of 20.00 feet, a Central Angle of 79°10'24", an Arc Length of 27.64 feet, and a Chord of South 68°26'29" West 25.49 feet to a point of non-tangency; thence North 22°20'04" East 74.80 feet to the Point of Beginning.

The above described tract of land contains 8,384 square feet, more or less.

Bearings for this description are based on Partition Plat Number 2022-069.

05/26/2023



Michael S. Kalina

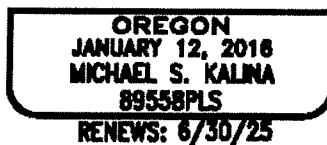
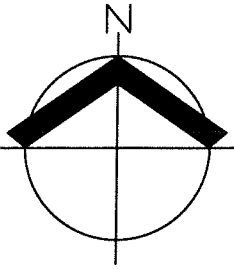
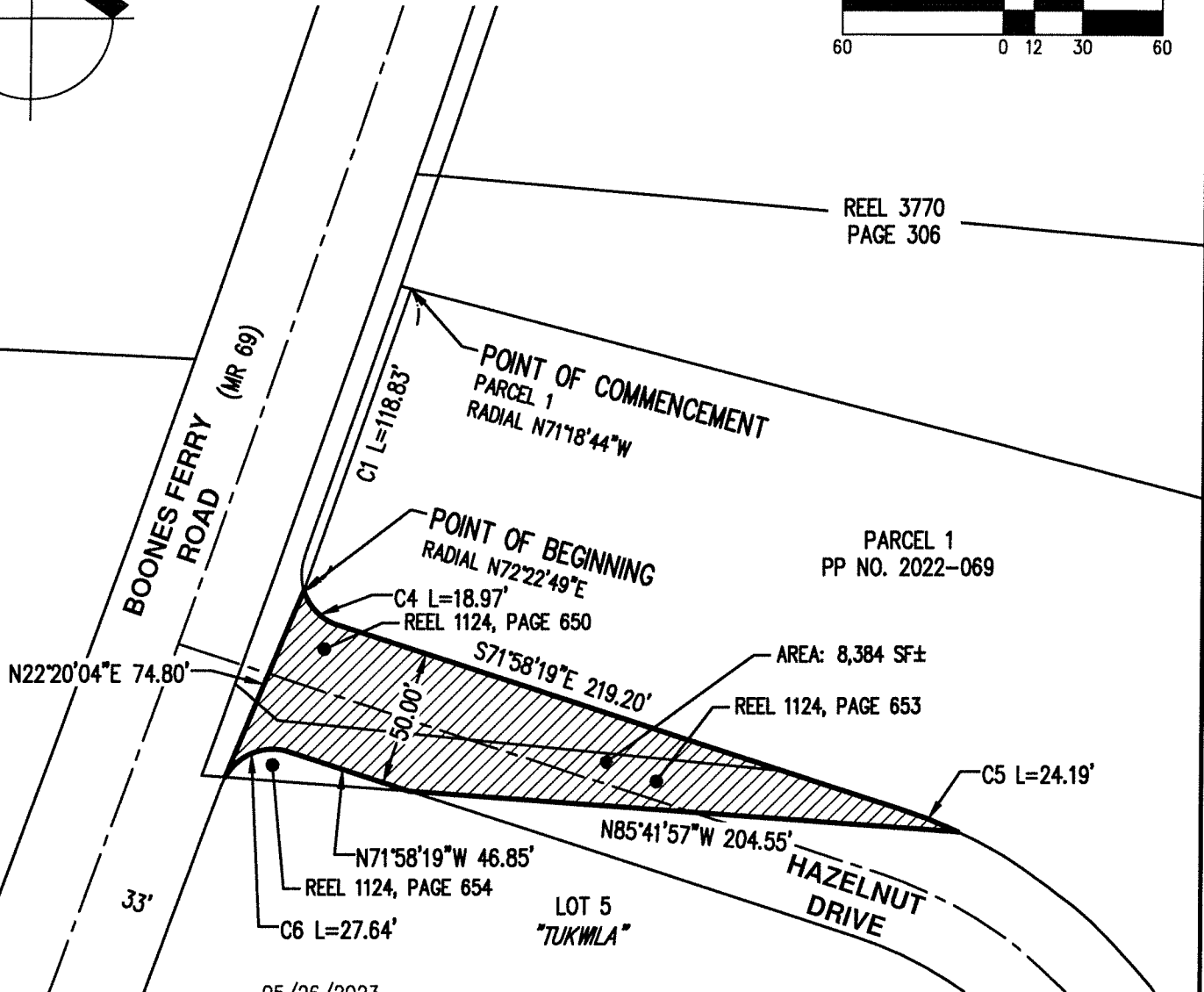
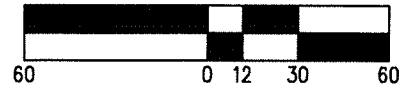


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SEC. 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, OREGON



SCALE: 1" = 60 FEET



05/26/2023

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Mk Kal

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS**

RENEWS: 6/30/25

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	11496.16'	0°35'32"	118.83'	S18°59'02"W 118.83'
C4	20.00'	54°21'08"	18.97'	S44°47'45"E 18.27'
C5	200.00'	6°55'47"	24.19'	S68°30'26"E 24.17'
C6	20.00'	79°10'24"	27.64'	S68°26'29"W 25.49'

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



**BOONES FERRY ROAD
RIGHT-OF-WAY DEDICATION**

DATE: 05/26/2023
DRWN: MK CHKD: MK
AKS JOB: EXHIBIT
7564 B

After Recording Return to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

Send Tax Statements to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

STATUTORY WARRANTY DEED

The Oregon Golf Association, an Oregon nonprofit corporation (hereinafter the "Grantor"), conveys and warrants to CITY OF WOODBURN, a municipal corporation of the State of Oregon, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A" Legal Description of Permanent Easement and attached Exhibit "B" Sketch for Legal Description of Permanent Easement which are by this reference incorporated herein.

The true consideration of this conveyance is ZERO dollars and cents (\$0.00), and other valuable consideration, the receipt of which is acknowledged by GRANTOR.

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 this 15th day of NOVEMBER, 2022.

[SIGNATURES AND NOTARIAL ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

GRANTOR:

OREGON GOLF ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]

Name: Ricardo Ruben Rangel

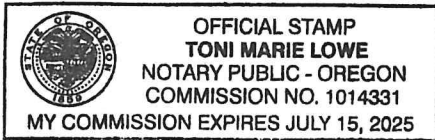
Its: Chief Executive Officer

Date: NOVEMBER 15, 2022

STATE OF OREGON)
) SS.
County of MARION)

I certify that I know or have satisfactory evidence that Ricardo Ruben Rangel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument, and acknowledged it as the Chief Executive Officer of the Oregon Golf Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 15, 2022



Name [Signature]

Notary Public in and for the state of OREGON

My appointment expires: July 15, 2025

CITY OF WOODBURN:
270 Montgomery St.
Woodburn, OR 97071

(Grantee's Name and Address)

By signature below, the City of Woodburn, Oregon, Approves and Accepts this Conveyance Pursuant to ORS 93.808:

City Recorder:

Heather Pierson

Date



EXHIBIT A

Right-of-Way Dedication

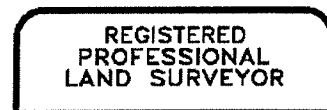
A portion of Parcel 1 of Partition Plat No. 2018-010, recorded in Reel 4046, Page 142, Marion County Book of Partition Plats, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

Commencing at the southerly northwest corner of said Parcel 1, also being on the easterly right-of-way line of Boones Ferry Road (37.00 feet from centerline); thence along said easterly right-of-way line on a curve to the right with a Radius of 11496.16 feet, a Central Angle of 00°32'52", an Arc Length of 109.92 feet, and a Chord of South 18°57'42" West 109.92 feet to the Point of Beginning; thence leaving said easterly right-of-way line on a curve to the left with a Radius of 12.00 feet, a Central Angle of 91°12'27", an Arc Length of 19.10 feet, and a Chord of South 26°22'06" East 17.15 feet to a line which is parallel with and 5.00 feet northerly of, when measured at right angles to, the northerly right-of-way line Hazelnut Drive (25.00 feet from centerline); thence along said parallel line, South 71°58'19" East 223.26 feet; thence continuing along said parallel line on curve to the right with a Radius of 205.00 feet, a Central Angle of 10°21'55", an Arc Length of 37.09 feet, and a Chord of South 66°47'22" East 37.04 feet to the southerly line of said Parcel 1; thence along said southerly line, North 85°41'57" West 13.13 feet to said northerly right-of-way line of Hazelnut Drive; thence along said northerly right-of-way line on a non-tangent curve to the left (with a radial bearing of South 24°57'28" West) with a Radius of 200.00 feet, a Central Angle of 06°55'47", an Arc Length of 24.19 feet, and a Chord of North 68°30'26" West 24.17 feet; thence continuing along said northerly right-of-way line, North 71°58'19" West 219.20 feet; thence continuing along said northerly right-of-way line on a curve to the right with a Radius of 20.00 feet, a Central Angle of 54°21'08", an Arc Length of 18.97 feet, and a Chord of North 44°47'45" West 18.27 feet to the easterly right-of-way line of Boones Ferry Road (37.00 feet from centerline); thence along said easterly right-of-way line on a non-tangent curve to the left (with a radial bearing of North 70°43'12" West) with a Radius of 11496.16 feet, a Central Angle of 00°02'40", an Arc Length of 8.91 feet, and a Chord of North 19°15'28" East 8.91 feet to the Point of Beginning.

The above described tract of land contains 1,323 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

11/8/2022



Michael S. Kalina

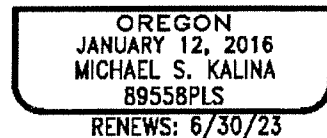
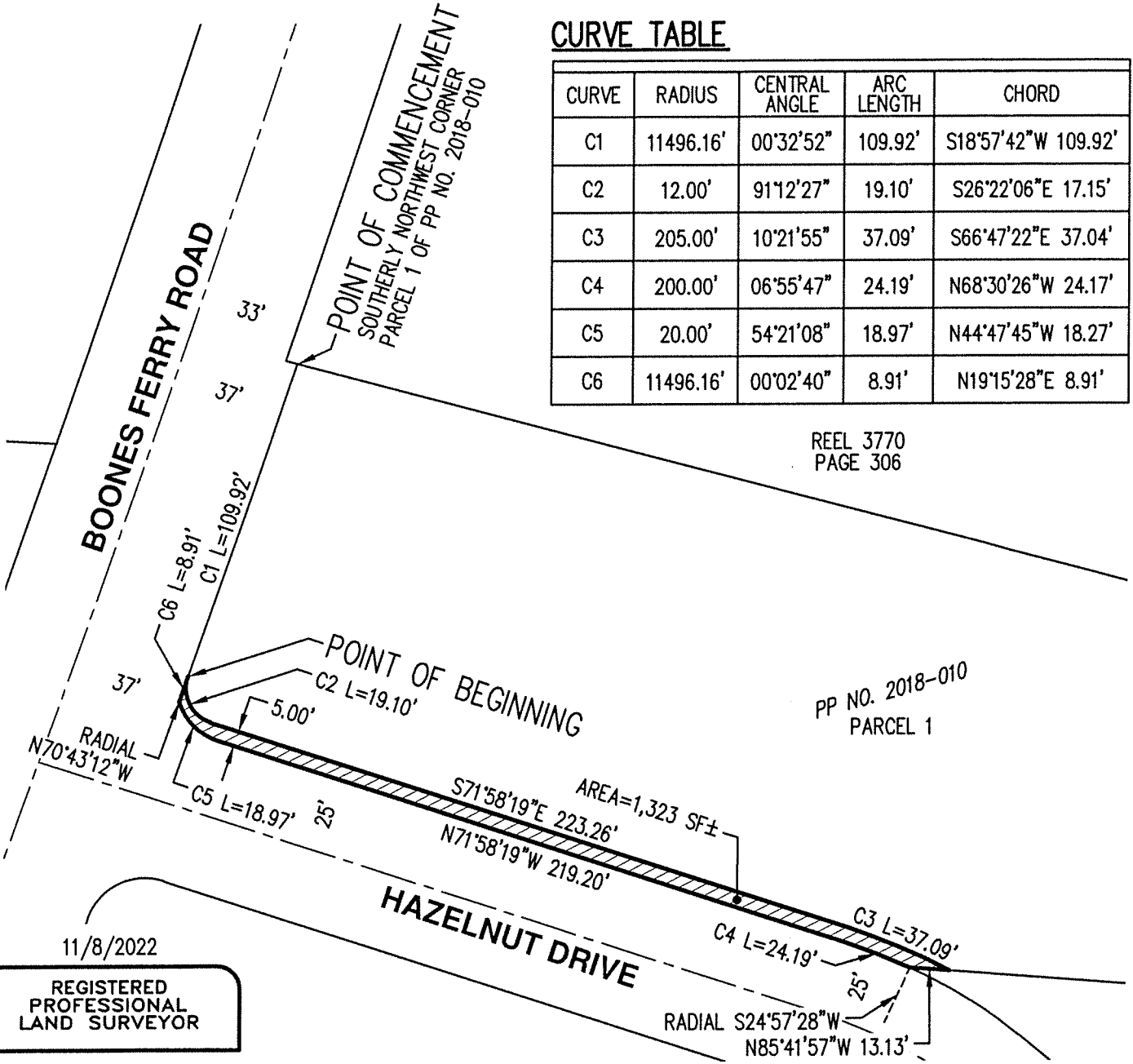


EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2018-010,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	11496.16'	00°32'52"	109.92'	S18°57'42"W 109.92'
C2	12.00'	91°12'27"	19.10'	S26°22'06"E 17.15'
C3	205.00'	10°21'55"	37.09'	S66°47'22"E 37.04'
C4	200.00'	06°55'47"	24.19'	N68°30'26"W 24.17'
C5	20.00'	54°21'08"	18.97'	N44°47'45"W 18.27'
C6	11496.16'	00°02'40"	8.91'	N19°15'28"E 8.91'



11/8/2022

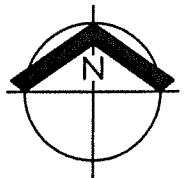
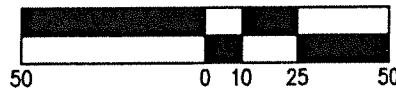
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael S. Kalina

OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS

RENEWS: 6/30/23

SCALE: 1" = 50 FEET



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



RIGHT-OF-WAY DEDICATION

DRWN: WCB	CHKD: MSK
AKS JOB: 7564	EXHIBIT B

AFTER RECORDING RETURN TO:

Woodburn City Recorder
270 Montgomery Street
Woodburn, OR 97071

CITY OF WOODBURN, OREGON

PUBLIC UTILITY EASEMENT

FOR EMERGENCY ACCESS TO PRIVATE STORMWATER SYSTEM

Tukwila Development, LLC, an Oregon limited liability company, GRANTOR, Grantor hereby grants to the City of Woodburn, hereinafter called CITY, its employees, independent contractors and designees, a nonexclusive easement for ingress and egress over, across and under the Easement Area from time to time at the CITY'S sole discretion to inspect, sample, and monitor components of the Stormwater Facilities within the Easement Area, and discharges therefrom, as well as to conduct emergency repairs to the Stormwater Facilities. The Easement Area is described as follows:

See attached Exhibit "A" Legal Description of Permanent Easement and attached Exhibit "B" Sketch for Legal Description of Permanent Easement which are by this reference incorporated herein.

GRANTOR or its successors, assignees or designees, including but not limited to any homeowner's association, shall have sole maintenance responsibility for the Stormwater Facilities located within the Easement Area. If CITY, in its sole discretion, determines that there exists or will likely exist an emergency on or about the Stormwater Facilities, CITY, its employees, independent contractors and designees may exercise their rights under this Easement to immediately enter the Easement Area to perform any and all work required to ensure adequate function of the Stormwater Facilities, and in such case CITY shall use reasonable efforts to notify GRANTOR prior to entering the Easement Area.

Notwithstanding the above, the work performed may consist only of avoiding or mitigating the emergency and/or cleaning and/or repairing the Stormwater Facilities to their original condition and standards. Upon completion of any work on the Stormwater Facilities authorized herein, CITY shall restore the surface of the property to its original condition and shall indemnify and hold GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

CITY, as well as its departments, employees, independent contractors and/or designees shall have no obligation to exercise its rights under this Agreement, to perform the maintenance work required of the Grantor, or to perform any other maintenance or repair of the Stormwater Facilities. In addition, neither CITY, nor any of its departments, employees, independent contractors and/or designees shall have any liability to any GRANTOR in connection with the exercise or non-exercise of such rights.

GRANTOR reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by CITY.

The true consideration of this conveyance consists of issuance of certain land use permits, the receipt of which is acknowledged by *GRANTOR*.

GRANTOR covenants to *CITY* that *GRANTOR* is lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that *GRANTOR* and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to *CITY* against the lawful claims and demands of all persons claiming by, through, or under *GRANTOR*.

DATED THIS _____ DAY OF _____, 20__.

TUKWILA DEVELOPMENT, LLC, an Oregon nonprofit corporation

By: _____

Name: _____

Title: _____

STATE OF OREGON)
)
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ of Tukwila Development, LLC an Oregon limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2024.

NOTARY PUBLIC for the State of _____, Residing in
the County of _____
My Commission Expires: _____

CITY OF WOODBURN
270 Montgomery Street
Woodburn, OR 97071

(Grantee's Name and Address)

Accepted on behalf of the City of Woodburn after authorization by its City Council on _____, 20 _____, on the condition that the interests conveyed herein are free and clear from taxes, liens and encumbrances, except those of record.

City Recorder:

By: _____



AKS ENGINEERING & FORESTRY
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

AKS Job #7564

EXHIBIT A
 Storm Drainage Easement

A portion of Parcel 1 of Partition Plat No. 2022-069, Marion County Book of Partition Plats, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

Beginning at the westerly southeast corner of Parcel 2 of said Partition Plat No. 2022-069; thence along the easterly line of said Parcel 2, North 15°31'25" East 107.03 feet; thence leaving said easterly line, South 74°28'13" East 15.00 feet to a line which is parallel with and 15.00 feet easterly of, when measured at right angles to, said easterly line; thence along said parallel line, South 15°31'25" West 89.82 feet; thence leaving said parallel line, South 08°28'04" West 30.48 feet; thence North 81°32'20" West 17.00 to the easterly line of Deed Reel 3770 Page 306, Marion County Deed Records; thence along said easterly line, North 08°28'04" East 15.25 feet to the Point of Beginning.

The above described tract of land contains 1,865 square feet, more or less.

2/14/2024

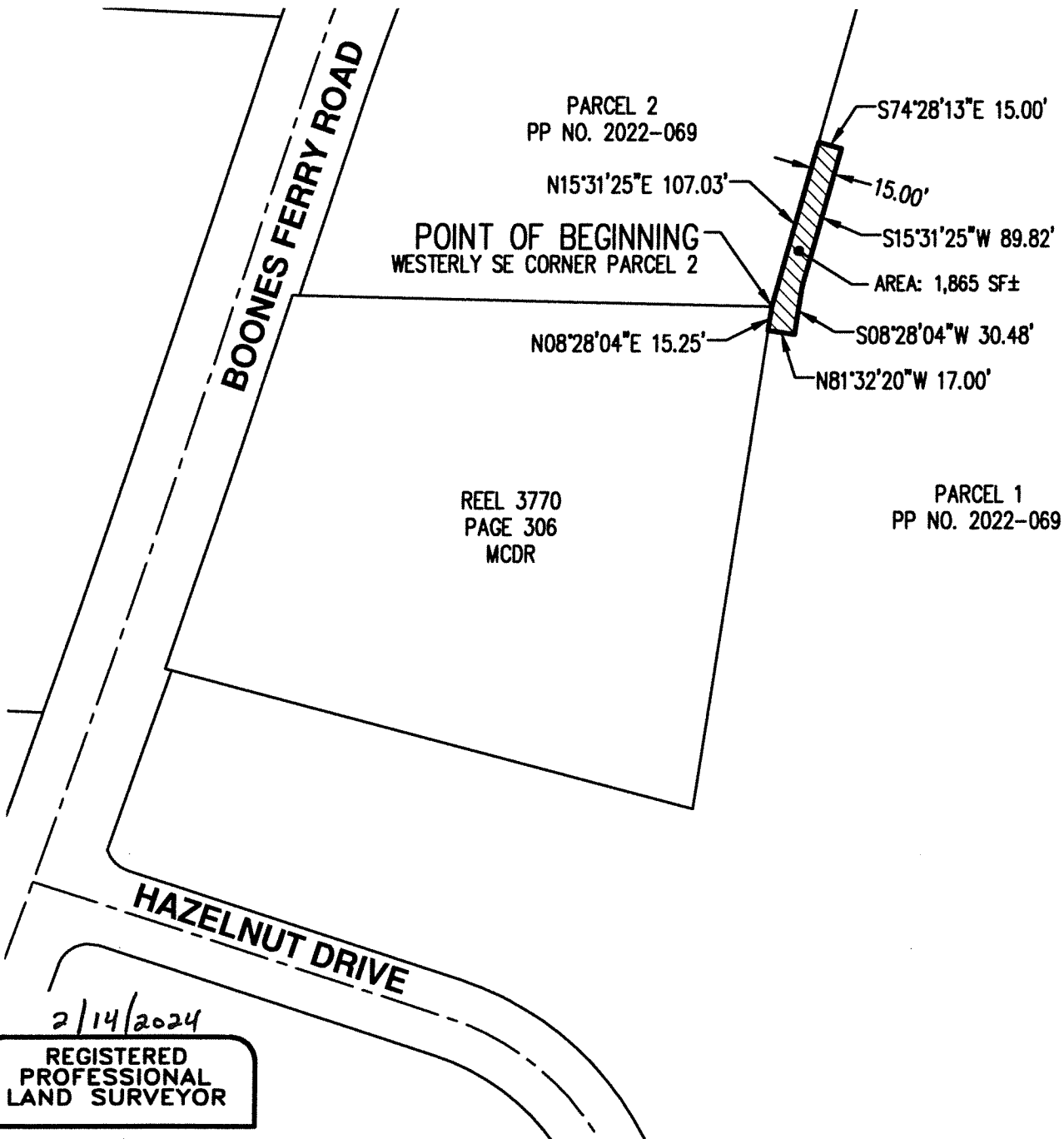
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael S. Kalina

OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/25

EXHIBIT B

A PORTION OF PARCEL 1 OF PP NO. 2022-069,
 LOCATED IN THE SE 1/4 OF SEC. 6, T5S, R1W, W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON



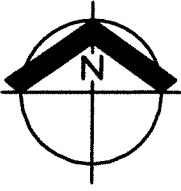
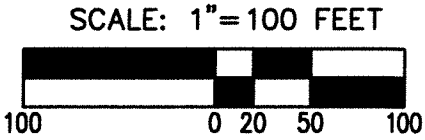
2/14/2024

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael S. Kalina

OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS

RENEWS: 6/30/25



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



STORM DRAINAGE EASEMENT

TL 051W06D 00502	
DRWN: EN	CHKD: MSK
AKS JOB: 7564	EXHIBIT B

After Recording, Return to:

Schwabe, Williamson & Wyatt, P.C.
Attention: Garrett H. Stephenson
1211 SW Fifth Avenue, Suite 1900
Portland, Oregon 97204

ASSIGNMENT OF EASEMENT

This Assignment of Easement (this “**Assignment**”), dated effective as of _____, 2024 (the “**Effective Date**”), is from TUKWILA DEVELOPMENT, LLC an Oregon limited liability company (“**Assignor**”), to CITY OF WOODBURN, an Oregon municipal corporation (“**Assignee**”). Assignor and Assignee are collectively referred to in this Assignment as the “**Parties**” and individually as a “**Party**.”

For good and valuable consideration, including the issuance of certain land use permits by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, as of the Effective Date, Assignor hereby assigns and quitclaims to Assignee all right, title, and interest it has in, to and under that certain Permanent Utility Easement dated August 27, 2020 and recorded in the Public Records of Marion County, Oregon on August 31, 2020 of Instrument 2020-00047128 (the “**Easement**”) by and between Oregon Golf Association, an Oregon nonprofit corporation and Tukwila Partners, an Oregon partnership, as that sanitary sewer easement is described in **Exhibit A** attached hereto and depicted on the map in **Exhibit B** attached hereto. The terms of the Permanent Utility Easement are generally described in sections 2.2 and 2.3 of the recorded Easement, as well as any sections of the Easement instrument pertaining thereto. The foregoing assignment is limited to Assignor’s rights, remedies, duties, and obligations under the Easement with respect to only the Permanent Utility Easement and the Utility Easement Area (as such terms are defined in the Easement), and such assignment is made without representation or warranty of any kind whatsoever and is subject to all zoning and building laws, ordinances, and regulations of all governmental authorities having jurisdiction which affect the Easement and the use and improvement thereof, and all matters of record, to the extent valid, subsisting and enforceable.

This Assignment is made and accepted expressly subject to the following terms and conditions:

1. **Assumed Liabilities**. As of the Effective Date, Assignee hereby accepts the foregoing assignment and assumes all liabilities and obligations of Assignor arising under the Easements on or after the Effective Date.

2. **Binding Effect**. This Assignment binds and inures to the benefit of the Parties and their respective successors and assigns. The covenants and agreements herein shall be covenants that run with the land to the extent set forth in the Easement.

3. **Governing Law.** This Assignment shall be governed by and construed and enforced in accordance with the internal laws of the State of Oregon without giving effect to the conflict-of-laws principles thereof.

4. **Severability.** If any term or provision of this Assignment is invalid, illegal or incapable of being enforced under any rule of law, all other conditions and provisions of this Assignment shall nevertheless remain in full force and effect.

5. **Execution.** This Assignment may be executed and delivered in one or more counterparts, each of which when executed and delivered shall be an original, and all of which when executed shall constitute one and the same instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, Assignor has executed this Assignment on the date of the acknowledgment annexed hereto, but effective for all purposes as of the Effective Date.

ASSIGNOR:

TUKWILA DEVELOPMENT, LLC
an Oregon limited liability company

By: _____
Name: _____
Title: _____

STATE OF OREGON)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, 2024, by _____, as _____ of TUKWILA DEVELOPMENT, LLC, an Oregon limited liability company, as the act and deed and on behalf of such Oregon limited liability company.

Notary Public

My Commission Expires: _____
Commission Number: _____

IN WITNESS WHEREOF, Assignee has executed this Assignment on the date of the acknowledgment annexed hereto, but effective for all purposes as of the Effective Date.

ASSIGNEE:

CITY OF WOODBURN,
an Oregon municipal corporation

By: _____
Name: _____
Title: _____

STATE OF OREGON)
) ss.
COUNTY OF MARION)

This instrument was acknowledged before me on this ____ day of _____, 2024, by _____, as _____ of CITY OF WOODBURN, an Oregon municipal corporation, as the act and deed and on behalf of such Oregon municipal corporation.

Notary Public

My Commission Expires: _____
Commission Number: _____



AKS ENGINEERING & FORESTRY
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

AKS Job #7564

EXHIBIT A
 Sanitary Sewer Easement

A strip of land 30.00 feet wide, offset 15.00 feet on both sides, located in the Southwest One-Quarter of Section 5 and the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and the centerline being more particularly described as follows:

Commencing at the southeasterly corner of Parcel 2 of Partition Plat No. 2022-069, Marion County Book of Partition Plats; thence along the easterly line of said Parcel 2, North 29°42'37" West 28.66 feet to the Point of Beginning; thence leaving said easterly line, South 88°57'02" East 1101.15 feet; thence South 18°50'32" West 267.17 feet to an angle point; thence South 24°52'00" West 396.76 feet to the northeasterly line of a 20.00 foot wide Sanitary Sewer Easement, recorded as Reel 1124, Page 654, Marion County Deed Records, and the Point of Terminus.

The sidelines of the above described strip of land shall be extended and shortened to terminate at the easterly line of said Parcel 2 and the northeasterly easement line of said Reel 1124, Page 654.

The above described tract of land contains 1.22 acres, more or less.

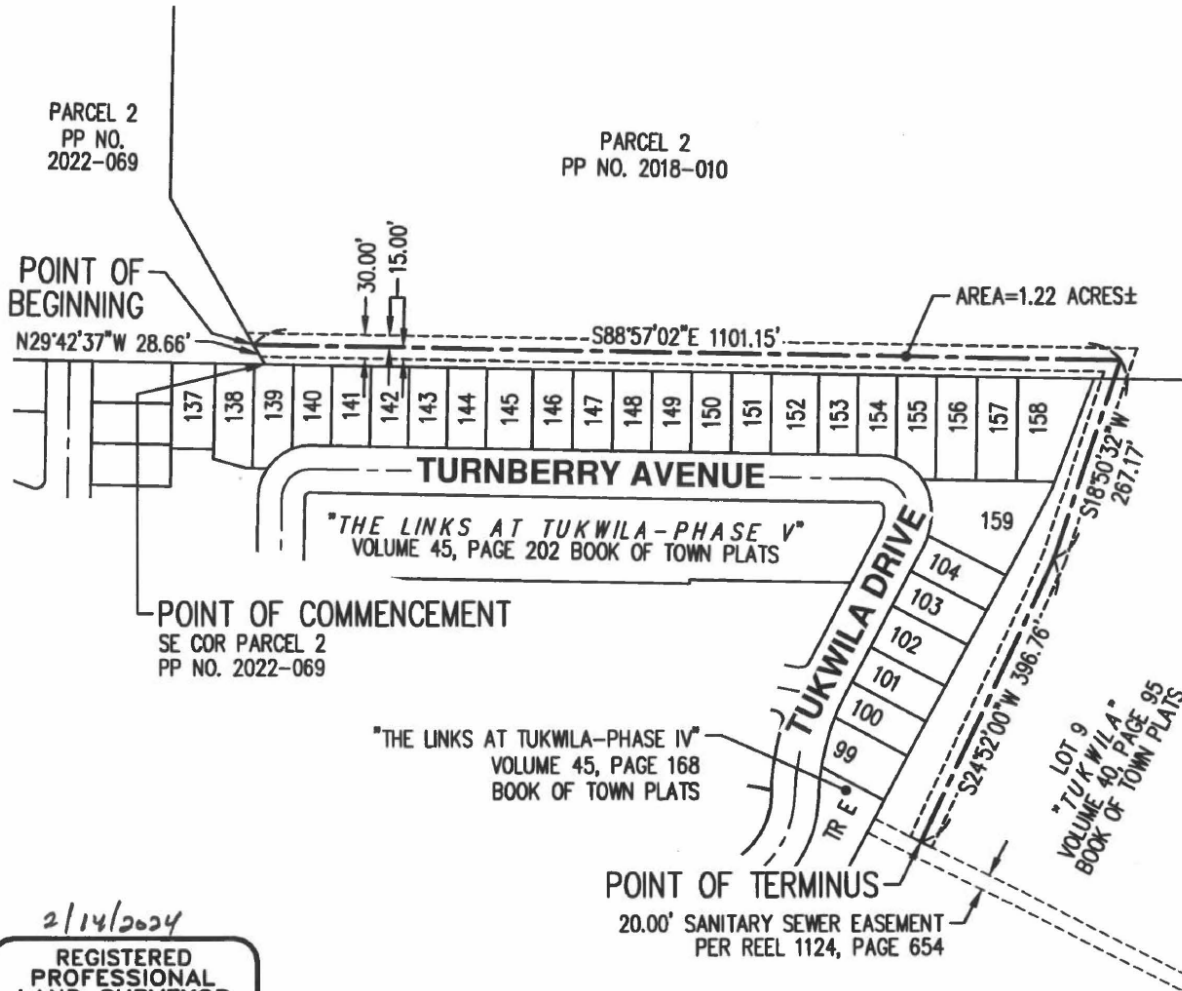
The Basis of Bearings for this description is State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are ground values.

2/14/2024
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/25

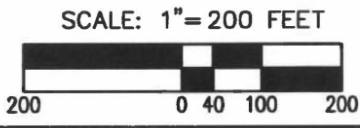
EXHIBIT B

A 30.00 FOOT WIDE STRIP OF LAND,
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5 AND
 THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 MARION COUNTY, OREGON



2/14/2024
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael S. Kalina
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/25



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



SANITARY SEWER EASEMENT

DRWN: WCB	CHKD: MSK
AKS JOB: 7564	EXHIBIT B

DWG: 7564 20240129 EXB | EXB1

After Recording Return to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

Send Tax Statements to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

CITY OF WOODBURN, OREGON
PUBLIC UTILITY EASEMENT

The Oregon Golf Association, an Oregon nonprofit corporation (hereinafter the "Grantor"), grants to the City of Woodburn, a municipal corporation of the State of Oregon (hereinafter the "City"), a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate, and maintain public utilities (hereinafter the "Easement") over and along the full length and width of the following described land:

See attached Exhibit "A" Legal Description of Permanent Easement and attached Exhibit "B" Sketch for Legal Description of Permanent Easement which are by this reference incorporated herein.

GRANTOR, reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of CITY.

Upon completion of the construction, CITY shall restore the surface of the property to its original condition and shall indemnify and hold GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is ZERO dollars and cents (\$0.00), and other valuable consideration, the receipt of which is acknowledged by GRANTOR. GRANTOR covenants to CITY that GRANTOR is lawfully seized in fee simple of the above- granted premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to CITY against the lawful claims and demands of all persons claiming by, through, or under GRANTOR.

DATED this 15TH day of NOVEMBER, 2022.

[SIGNATURES AND NOTARIAL ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

GRANTOR:

OREGON GOLF ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]

Name: Ricardo Ruben Rangel

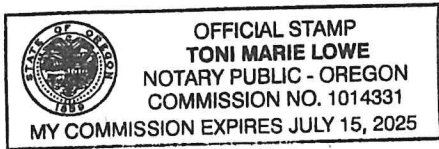
Its: Chief Executive Officer

Date: NOVEMBER 15, 2022

STATE OF OREGON)
County of Marion) ss.

I certify that I know or have satisfactory evidence that Ricardo Ruben Rangel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument, and acknowledged it as the Chief Executive Officer of the Oregon Golf Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 15, 2022



Name [Signature]

Notary Public in and for the state of OREGON

My appointment expires: July 15, 2025

CITY OF WOODBURN:
270 Montgomery St.
Woodburn, OR 97071

(Grantee's Name and Address)

By signature below, the City of Woodburn, Oregon, Approves and Accepts this Conveyance Pursuant to ORS 93.808:

City Recorder:

Heather Pierson

Date



EXHIBIT A

Public Utility Easement

A portion of Parcel 1 of Partition Plat No. 2018-010, recorded in Reel 4046, Page 142, Marion County Book of Partition Plats, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southerly northwest corner of said Parcel 1, also being on the easterly right-of-way line of Boones Ferry Road (37.00 feet from centerline); thence along the southerly line of Deed Reel 3770, Page 306, Marion County Deed Records, South 75°16'23" East 5.01 feet to a line which is parallel with and 5.00 feet easterly of, when measured at right angles to, said easterly right-of-way line; thence along said parallel line on a non-tangent curve to the right (with a radial bearing of North 71°18'51" West) with a Radius of 11501.16 feet, a Central Angle of 00°32'59", an Arc Length of 110.31 feet, and a Chord of South 18°57'39" West 110.31 feet; thence leaving said parallel line on a curve to the left with a Radius of 7.00 feet, a Central Angle of 91°12'27", an Arc Length of 11.14 feet, and a Chord of South 26°22'06" East 10.00 feet to a line which is parallel with and 10.00 feet northerly of, when measured at right angles to, the northerly right-of-way line of Hazelnut Drive (25.00 feet from centerline); thence along said parallel line, South 71°58'19" East 223.26 feet; thence continuing along said parallel line on a curve to the right with a Radius of 210.00 feet, a Central Angle of 13°15'16", an Arc Length of 48.58 feet, and a Chord of South 65°20'41" East 48.47 feet to the southerly line of said Parcel 1; thence along said southerly line, North 85°41'57" West 11.59 feet to a line which is parallel with and 5.00 feet northerly of, when measured at right angles to, said northerly right-of-way line of Hazelnut Drive; thence along said parallel line on a non-tangent curve to the left (with a radial bearing of South 28°23'36" West) with a Radius of 205.00 feet, a Central Angle of 10°21'55", an Arc Length of 37.09 feet, and a Chord of North 66°47'22" West 37.04 feet; thence continuing along said parallel line, North 71°58'19" West 223.26 feet; thence leaving said parallel line on a curve to the right with a Radius of 12.00 feet, a Central Angle of 91°12'27", an Arc Length of 19.10 feet, and a Chord of North 26°22'06" West 17.15 feet to the easterly right-of-way line of Boones Ferry Road (37.00 feet from centerline); thence along said easterly right-of-way line on a curve to the left with a Radius of 11496.16 feet, a Central Angle of 00°32'52", an Arc Length of 109.92 feet, and a Chord of North 18°57'42" East 109.92 feet to the Point of Beginning.

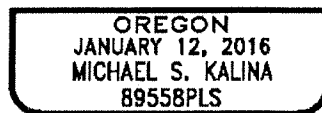
The above described tract of land contains 1,957 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

11/8/2022



Michael S. Kalina



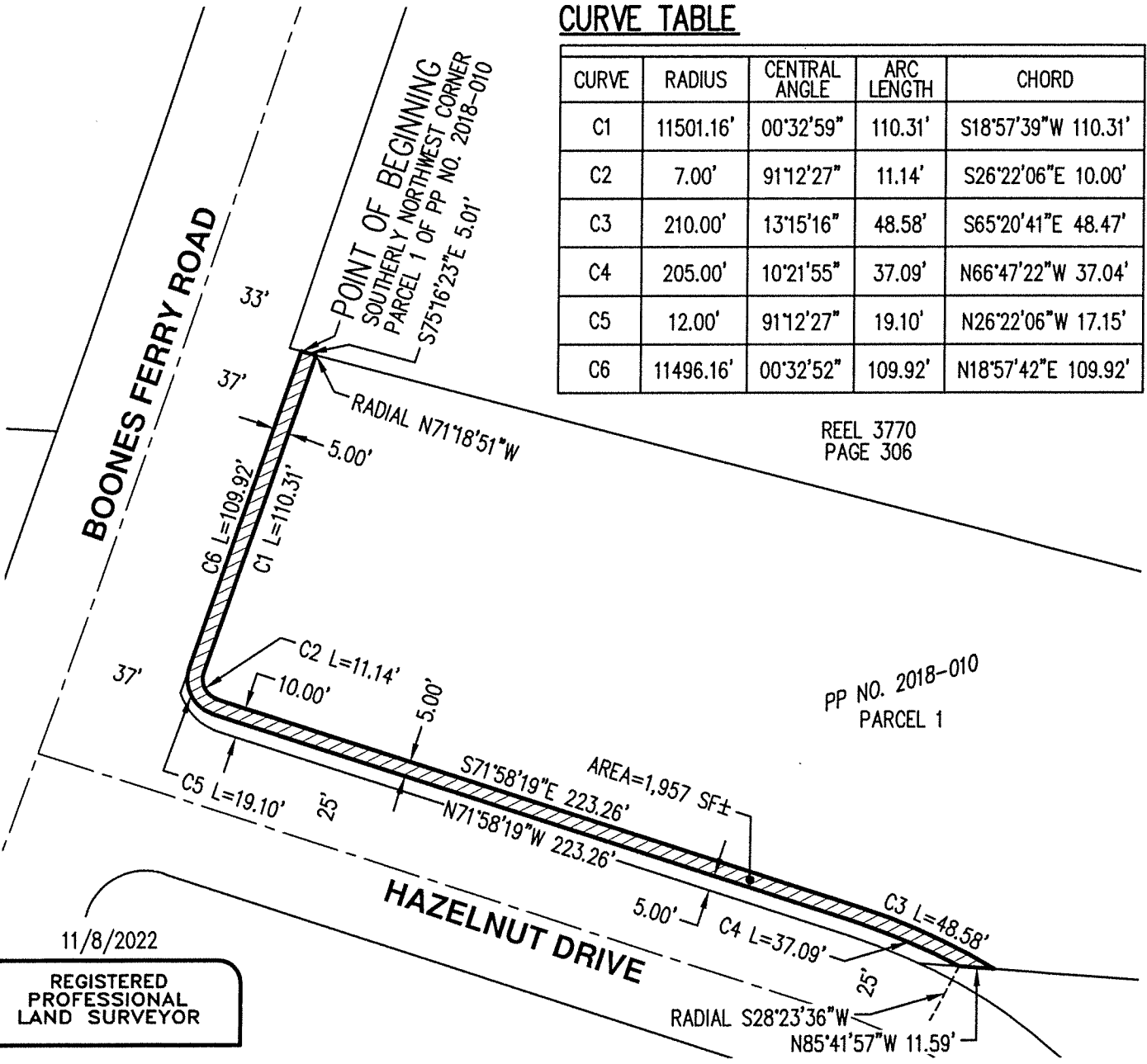
RENEWS: 6/30/23

EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2018-010,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	11501.16'	00°32'59"	110.31'	S18°57'39"W 110.31'
C2	7.00'	91°12'27"	11.14'	S26°22'06"E 10.00'
C3	210.00'	13°15'16"	48.58'	S65°20'41"E 48.47'
C4	205.00'	10°21'55"	37.09'	N66°47'22"W 37.04'
C5	12.00'	91°12'27"	19.10'	N26°22'06"W 17.15'
C6	11496.16'	00°32'52"	109.92'	N18°57'42"E 109.92'



REEL 3770
PAGE 306

PP NO. 2018-010
PARCEL 1

AREA=1,957 SF±

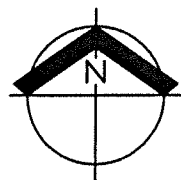
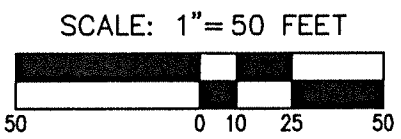
11/8/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/23



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



PUBLIC UTILITY EASEMENT

DRWN: WCB	CHKD: MSK
AKS JOB: 7564	EXHIBIT B

DWG: 7564 20221108 EXB | EXB3

After Recording Return to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

Send Tax Statements to:
City Recorder
City of Woodburn
270 Montgomery Street
Woodburn, Oregon 97071

CITY OF WOODBURN, OREGON
PUBLIC ACCESS EASEMENT

The Oregon Golf Association, an Oregon nonprofit corporation (hereinafter the "Grantor"), grants to the City of Woodburn, a municipal corporation of the State of Oregon (hereinafter the "City"), a permanent public access easement and public right-of-way, including the permanent right to construct, reconstruct, operate, and maintain public infrastructure (hereinafter the "Easement") over and along the full length and width of the following described land:

See attached Exhibit "A" Legal Description of Permanent Easement and attached Exhibit "B" Sketch for Legal Description of Permanent Easement which are by this reference incorporated herein.

GRANTOR, reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof, however, without the written permission of CITY.

Upon completion of the construction, CITY shall restore the surface of the property to its original condition and shall indemnify and hold GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is ZERO dollars and cents (\$0.00), and other valuable consideration, the receipt of which is acknowledged by GRANTOR. GRANTOR covenants to CITY that GRANTOR is lawfully seized in fee simple of the above- granted premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to CITY against the lawful claims and demands of all persons claiming by, through, or under GRANTOR.

DATED this 15TH day of NOVEMBER, 2022.

[SIGNATURES AND NOTARIAL ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

GRANTOR:

OREGON GOLF ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]

Name: Ricardo Ruben Rangel

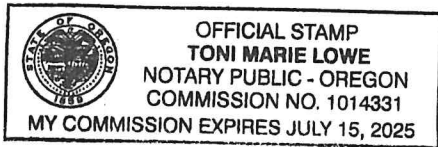
Its: Chief Executive Officer

Date: NOVEMBER 15, 2022

STATE OF OREGON)
) ss.
County of MARION)

I certify that I know or have satisfactory evidence that Ricardo Ruben Rangel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument, and acknowledged it as the Chief Executive Officer of the Oregon Golf Association, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 15, 2022



Name [Signature]

Notary Public in and for the state of OREGON

My appointment expires: July 15, 2025

CITY OF WOODBURN:
270 Montgomery St.
Woodburn, OR 97071

(Grantee's Name and Address)

By signature below, the City of Woodburn, Oregon, Approves and Accepts this Conveyance Pursuant to ORS 93.808:

City Recorder:

Heather Pierson

Date



EXHIBIT A

Public Access Easement

A portion of Parcel 1 of Partition Plat No. 2018-010, recorded in Reel 4046, Page 142, Marion County Book of Partition Plats, located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

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The above described tract of land contains 288 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

11/8/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

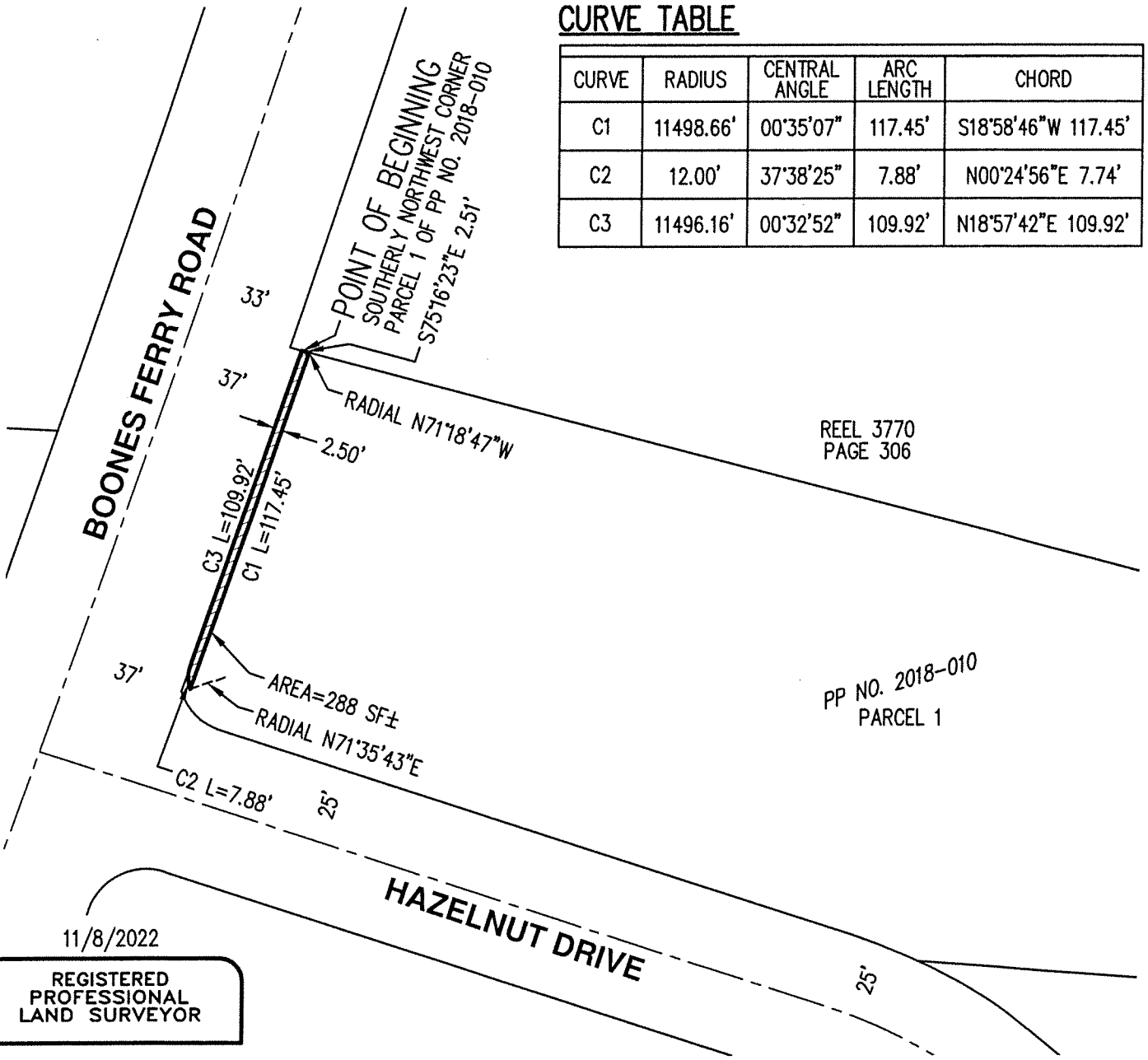
RENEWS: 6/30/23

EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2018-010,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	11498.66'	00°35'07"	117.45'	S18°58'46"W 117.45'
C2	12.00'	37°38'25"	7.88'	N00°24'56"E 7.74'
C3	11496.16'	00°32'52"	109.92'	N18°57'42"E 109.92'



11/8/2022

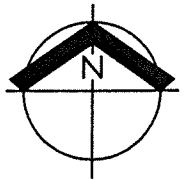
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael S. Kalina

OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS

RENEWS: 6/30/23

SCALE: 1" = 50 FEET



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



PUBLIC ACCESS EASEMENT

DRWN: WCB	CHKD: MSK
AKS JOB: 7564	EXHIBIT B

CITY OF WOODBURN
Community Development Department

MEMORANDUM

270 Montgomery Street

Woodburn, Oregon 97071

(503) 982-5246

Date: May 2, 2024

To: Chris Kerr, Community Development Director

From: Melissa Gitt, Building Official

Subject: Building Activity for April 2024

	2022		2023		2024	
	No.	Dollar Amount	No.	Dollar Amount	No.	Dollar Amount
Single-Family Residential	10	\$3,469,995	4	\$1,159,515	7	\$2,316,615
Multi-Family Residential	7	\$6,051,777	0	\$0	0	\$0
Assisted Living Facilities	0	\$0	0	\$0	0	\$0
Residential Adds & Alts	9	\$195,209	12	\$100,141	14	\$193,712
Industrial	0	\$0	0	\$0	0	\$0
Commercial	3	\$286,000	4	\$2,280,000	26	\$4,317,102
Signs and Fences	0	\$0	1	\$18,303	1	\$8,061
Manufactured Homes	0	\$0	0	\$0	0	\$0
TOTALS	29	\$10,002,981	21	\$3,557,959	48	\$6,835,490
Fiscal Year to Date (July 1 – June 30)		\$559,730,624**		\$86,264,006		\$99,186,902

Totals calculated from permit valuation.

**Project Basie (Amazon) permit valuation is \$451,339,834



Agenda Item

May 13, 2024

TO: Honorable Mayor and City Council through City Administrator
THRU: Marty Pilcher, Chief of Police
FROM: Keith Kimberlin, Lieutenant
SUBJECT: **Liquor License Application for K-Bron Brewing Company Woodburn, Oregon.**

RECOMMENDATION:

Recommend the OLCC approve the Liquor License Application for K-Bron Brewing Company Woodburn, Oregon.

BACKGROUND:

Applicant: K-Bron Brewing Company LLC
237 Front Street
Woodburn, OR 97071
503-984-0913

Point of Contact: Salvador Gasca-Hernandez
865 Stark Street
Woodburn, OR 97071
503-984-0913

Business: K-Bron Brewing Company
237 Front Street
Woodburn, OR 97071
503-984-0913

Owner(s): Salvador Gasca-Hernandez
503-984-0913

Agenda Item Review: City Administrator ___x___ City Attorney ___x___ Finance ___x___

License Type(s):

Full On-Premises, Commercial - May sell and serve distilled spirits, malt beverages, wine, and cider for consumption at the business location. May sell malt beverages for off-site consumption in securely covered containers provided by the customer. May sell cocktails and wine to-go in sealed containers as of June 11, 2021. Food service required. Must purchase distilled liquor only from an Oregon Liquor store, or from another full On-Premises Sales licensee who has purchased the distilled liquor from an Oregon Liquor store.

On April 16, 2024, the Woodburn Police Department received an application for Full On-Premises commercial sales for K-Bron Brewing Company. The business is opening as a new Restaurant and Bar with an outside seating area. The seating capacity is 48 for the inside area and 20 for the outdoor for a total of 68.

The hours of operation are 7AM to 9PM on Sunday, 7AM to 10PM Monday through Thursday, and 7AM to 1AM on Friday and Saturday. There is noted entertainment planned at the business to include Karaoke, Live, Recorded, or DJ Music, Live Entertainment, Minor Entertainers, Coin Operated Games, Video Lottery, and Social Gaming. The Woodburn Police Department has not received any communication from the public or surrounding businesses in support of or against the proposed change.

DISCUSSION:

The Police Department has completed a background investigation of K-BRON Brewing Co., and the listed owner, Salvador Gasca-Hernandez, through various police databases and business-related databases. Salvador has a valid driver license in Oregon. Nothing of concern was located for Salvador Gasca-Hernandez.

FINANCIAL IMPACT:

None



Agenda Item

May 13, 2024

TO: Honorable Mayor and City Council through City Administrator
THRU: Marty Pilcher, Chief of Police
FROM: Keith Kimberlin, Lieutenant
SUBJECT: **Liquor License Application for Made in Oregon**

RECOMMENDATION:

Recommend the OLCC approve the Liquor License Application for Made in Oregon.

BACKGROUND:

Applicant: H. Naito Corporation
13625 N.E. Jarrett Street
Portland, OR 97230
503-708-3789

Point of
Contact: Verner Naito
5264 NW Fernridge Drive
Camas, OR 98607
503-708-3789

Business: Made in Oregon
1001 Arney Road Suite 816
Woodburn, OR 97071

Owner(s): H. Naito Corporation
Samuel Naito-President
503-708-3789

Agenda Item Review: City Administrator City Attorney Finance

License Type(s):

Off Premises- May sell and serve beer, wine, and cider for consumption off the licensed premises. May sell beer, wine, and cider in a securely covered “growler” for consumption off the licensed premises.

On April 16, 2024, the Woodburn Police Department received an application for Off-Premises liquor license for Made in Oregon. The business will be opening as a New Outlet located at 1001 Arney Road Suite 816 in Woodburn, OR 97071, which is located at the Woodburn Factory Outlets.

The hours of operation are 10AM to 7PM Sunday through Friday, and 10AM to 8PM on Saturday, with some seasonal variations. There is no entertainment listed for the location. The Woodburn Police Department has not received any communication from the public or surrounding businesses in support of or against the proposed change.

DISCUSSION:

The Police Department has completed a background investigation on Made in Oregon, and the listed Naito Corporation company President, Samuel Naito, and Secretary, Verner Naito. They were ran through various police databases and business related databases. Verner holds a valid Washington driver’s license and no other items of concern were located during the check.

FINANCIAL IMPACT:

None



Agenda Item

May 13, 2024

TO: Honorable Mayor and City Council through City Administrator

FROM: Curtis Stultz, Public Works Director

SUBJECT: **Resolution for Limited Acceptance of Easement Rights at the Marion Pointe Development Project (Tax Lot 051W06D000502 (primary))**

RECOMMENDATION:

Adopt a Resolution accepting emergency access rights to certain OGA-owned Watercourse and Storm Drainage Facilities located on real property at the Marion Pointe Project, and identified as Tax Lot 051W06D000502 (primary).

BACKGROUND:

Per the conditions of the City Council's Land Use Final Decision for the Marion Pointe Project, dated August 8, 2022, the developer is required to grant certain easements to the City. This includes easement rights to certain watercourse and storm drainage facilities on and across the OGA property, which is located adjacent to and downstream of a portion of the Marion Pointe subdivision.

DISCUSSION:

Generally, the City would accept conveyance of full utility maintenance, construction, and operation easement rights for watercourse and storm drainage facilities when they are newly constructed to serve a developing subdivision project. However, for the Marion Pointe project, certain watercourse and storm drainage facilities connecting to the subdivision through the OGA property will be pre-existing facilities. Through a stormwater license agreement between OGA and Tukwila Development LLC, the developers of Marion Pointe, OGA is responsible for the ongoing maintenance of those stormwater system facilities.

For that reason, staff believes it to be in the City's best interest to limit the scope of its acceptance of the granted easement rights to only emergency access rights. This limited acceptance would make it clear that OGA continues to be fully responsible for the maintenance and working condition of the identified existing facilities, while still providing the City with access to the system if or when an emergency should arise that necessitates a system-wide response that covers the entire drainage area.

Agenda Item Review: City Administrator City Attorney Finance

The City can effectuate a limited acceptance of the easement rights granted from OGA through the proposed Resolution.

FINANCIAL IMPACT:

There is no cost to the City for acceptance of the emergency access rights.

COUNCIL BILL NO. 3252

RESOLUTION NO. 2231

A RESOLUTION ACCEPTING EMERGENCY ACCESS RIGHTS TO CERTAIN OREGON GOLF ASSOCIATION WATERCOURSE & STORM DRAINAGE FACILITIES

WHEREAS, the City of Woodburn (hereinafter, the "City") is a home-rule municipality and has the authority to acquire and dispose of real property interests;

WHEREAS, Tukwila Development, LLC is an entity which has as its sole member Holt Group Holdings, LLC (hereinafter, the "Applicant");

WHEREAS, Oregon Golf Association (hereinafter, the "OGA") is an Oregon nonprofit corporation;

WHEREAS, in 2022 the Applicant applied for and the City approved a planned unit development, property line adjustment, planned unit development, RCWOD permit, subdivision, zone change, and annexation, which approvals are known collectively as the Marion Pointe subdivision (PUD 22-02, PLA 22-02, RCWOD 22-01, SUB 22-03, ZC 22-02, ANX 22-02);

WHEREAS, the Marion Pointe subdivision approval included conditions of approval that require the Applicant to obtain an agreement from the OGA to allow the Applicant to use its existing private onsite stormwater system, which is located adjacent to and downstream of a portion of the Marion Pointe subdivision, and the Applicant has obtained such an agreement;

WHEREAS, the OGA executed certain easements giving the City full access to its storm water conveyance system in Parcel 1 of Partition Plat 2022-069 (formerly tax lots 051W06D000502 and tax lot 051W06D000501);

WHEREAS, the City shall not be responsible for maintenance of the OGA's private storm water system but seeks to obtain only emergency access to that system; and

WHEREAS, ORS 224.020 and 92.175 allow the City to accept a public utility easement for purposes of storm sewers, but do not obligate the City to take all interests in and responsibility for such systems; **NOW, THEREFORE**,

THE CITY OF WOODBURN RESOLVES AS FOLLOWS:

Section 1. The City hereby accepts emergency access rights as those rights are included within the interest proposed to be conveyed to it by the OGA in the

easement grants attached as Exhibit A and Exhibit B, but does not otherwise accept any other property rights which may be included in such grant.

Section 2. The City acknowledges that the Stormwater License Agreement Exhibit C between the OGA and the Applicant provides that the OGA shall retain all maintenance responsibility for its existing stormwater system in and on Parcel 1 of Partition Plat 2022-069. The City shall have no maintenance obligations for the stormwater system.

Section 3. The City hereby authorizes the City Administrator to execute the easements enclosed in Exhibit A and Exhibit B for the limited purpose described in Section 1, above.

Approved as to Form: _____
City Attorney Date

APPROVED: _____
Frank Lonergan, Mayor

Passed by the Council _____
Submitted to the Mayor _____
Approved by the Mayor _____
Filed in the Office of the Recorder _____

ATTEST: _____
Heather Pierson, City Recorder
City of Woodburn, Oregon

AFTER RECORDING RETURN TO:

Woodburn City Recorder
270 Montgomery Street
Woodburn, OR 97071

CITY OF WOODBURN, OREGON

**PUBLIC UTILITY EASEMENTS
STORM DRAINAGE FACILITIES
(Permanent)**

Oregon Golf Association (“GRANTOR”), grants to the CITY OF WOODBURN, OREGON (“CITY”) a permanent easement to install, construct, reconstruct, operate, inspect, repair, and maintain a public storm water drainage line, drainage utilities, and all related facilities on and in the following described land:

See attached Exhibit “A” Legal Description of Permanent Easement and attached Exhibit “B” Sketch for Legal Description of Permanent Easement, which are by this reference incorporated herein.

GRANTOR reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by the *CITY*. No building or utility shall be placed upon, under or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the *CITY*.

CITY, its agents and independent contractors shall have the right of ingress and egress to the easement area for purposes connected to this easement. Upon completion of any construction, maintenance, or repair work by the *CITY* that may result in disturbance to the surface of the easement area and any associated landscaping and vegetation, *CITY* shall promptly restore the surface of the property and any associated landscaping and vegetation to its original condition and shall indemnify and hold *GRANTOR* harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

CITY hereby agrees to indemnify, defend and hold harmless *GRANTOR* from and against liens, claims, liability and costs (including court costs and reasonable attorney and witness fees) arising from or in connection with entry onto or activities on the property pursuant to this easement by *CITY* or any party affiliated with *CITY*.

The true consideration of this conveyance is Zero Dollars (\$0.00) and other valuable consideration, the receipt of which is acknowledged by *GRANTOR*.

GRANTOR covenants to *CITY* that *GRANTOR* is lawfully seized in fee simple of the above-granted premises, subject only to those encumbrances of public record, and that *GRANTOR*

and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to CITY against the lawful claims and demands of all persons claiming by, though, or under GRANTOR.

DATED THIS 29th DAY OF NOVEMBER, 2022.

OREGON GOLF ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]

Name: RICARDO RUBEN RANGEL

Title: CHIEF EXECUTIVE OFFICER

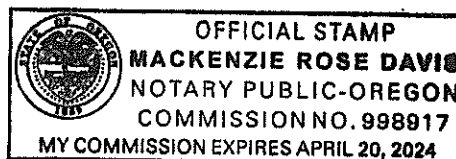
STATE OF OREGON)
)
County of MARION)

I certify that I know or have satisfactory evidence that RICARDO RUBEN RANGEL is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the CEO of Oregon Golf Association, an Oregon nonprofit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: NOVEMBER 29th, 2022.

[Signature]

NOTARY PUBLIC for the State of OREGON
Residing in the County of MARION
My Commission Expires: 04-20-2024



CITY OF WOODBURN
270 Montgomery Street
Woodburn, OR 97071

(Grantee's Name and Address)

Accepted on behalf of the City of Woodburn after authorization by its City Council on _____, 20 _____, on the condition that the interests conveyed herein are free and clear from taxes, liens and encumbrances, except those of record.

City Recorder:

By: _____



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 | www.aks-eng.com

AKS Job #7564

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Off-Street Public Utility Easement

A tract of land located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, being a portion of Parcel 1 of Partition Plat No. 2018-010, Marion County Plat Records, and being more particularly described as follows:

Commencing at the northwesterly corner of Lot 7 of the plat "Tukwila", recorded as Volume 40, Page 95, Book of Town Plats, also being on the southerly line of said Parcel 1; thence tracing the boundary of said Parcel 1 along the following courses: along a 200.00 foot radius curve left 24.19 feet, through a central angle of 06°55'47" (the chord bears North 68°30'26" West, 24.17 feet); thence North 71°58'19" West, 219.20 feet to a 20.00 foot radius of curve right; thence along the arc of said curve 18.97 feet, through a central angle of 54°21'08" (the chord bears North 44°47'45" West, 18.27 feet) to a non-tangent curve left (the radial bearing bears North 70°43'12" West); thence along the arc of said curve 118.83 feet, through a central angle of 00°35'32" (the chord bears North 18°59'02" East, 118.83 feet); thence South 75°16'23" East, 338.64 feet; thence North 08°28'04" East, 301.93 feet to the Point of Beginning; thence continuing along said boundary North 08°28'04" East, 16.83 feet; thence leaving said boundary North 15°31'25" East 0.13 feet; thence North 79°11'45" East, 830.88 feet; thence South 86°17'49" East, 69.20 feet; thence South 03°42'44" West, 16.00 feet; thence North 86°17'49" West, 67.16 feet; thence South 79°11'45" West, 834.45 feet to the Point of Beginning.

The above described tract of land contains 14,414 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

11/23/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

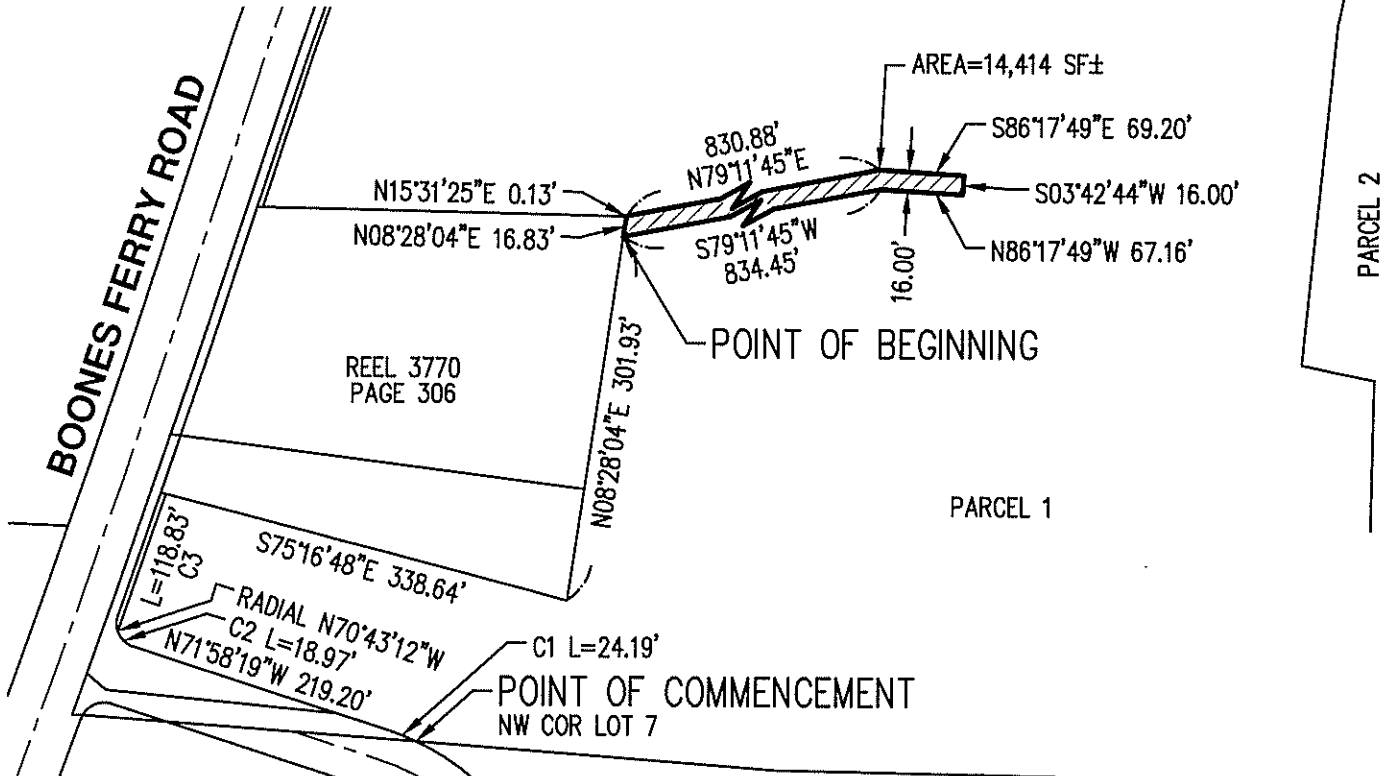
EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2018-010,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	200.00'	06°55'47"	24.19'	N68°30'26"W 24.17'
C2	20.00'	54°21'08"	18.97'	N44°47'45"W 18.27'
C3	11496.16'	00°35'32"	118.83'	N18°59'02"E 118.83'

PP NO. 2018-010



11/23/2022

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

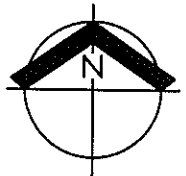
Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/24

PREPARED FOR
 THE HOLT GROUP, INC.
 P. O. BOX 61426
 VANCOUVER, WA 98666

SCALE: 1" = 150 FEET



AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



OFF-STREET PUBLIC UTILITY
 EASEMENT

TL 051W06D 502	
DRWN: WCB	CHKD: GEP
AKS JOB: 7564	EXHIBIT B

AFTER RECORDING RETURN TO:

Woodburn City Recorder
 270 Montgomery Street
 Woodburn, OR 97071

CITY OF WOODBURN, OREGON
PUBLIC UTILITY EASEMENTS
WATERCOURSE DRAINAGE FACILITIES
(Permanent)

Oregon Golf Association (“GRANTOR”), grants to the CITY OF WOODBURN, OREGON (“CITY”) a permanent easement to operate and maintain in good working condition the watercourse tributary of Mill Creek, including undertaking inspections and monitoring of the riparian corridor and restoration of the riparian habitat and the storm drainage facilities on and in the following described land:

See attached Exhibit “A” Legal Description of Permanent Easement and attached Exhibit “B” Sketch for Legal Description of Permanent Easement, which are by this reference incorporated herein.

GRANTOR reserves the right to use the surface of the land for any purpose that will not be inconsistent or interfere with the use of the easement by the *CITY*. No building or utility shall be placed upon, under or within the property subject to the foregoing easement during the term thereof, however, without the written permission of the *CITY*.

CITY, its agents and independent contractors shall have the right of ingress and egress to the easement area for purposes connected to this easement. Upon completion of any maintenance or repair work by the *CITY* that may result in disturbance to the surface of the easement area and any associated landscaping and vegetation, *CITY* shall promptly restore the surface of the property and any associated landscaping and vegetation to its original condition and shall indemnify and hold *GRANTOR* harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

CITY hereby agrees to indemnify, defend and hold harmless *GRANTOR* from and against liens, claims, liability and costs (including court costs and reasonable attorney and witness fees) arising from or in connection with entry onto or activities on the property pursuant to this easement by *CITY* or any party affiliated with *CITY*.

The true consideration of this conveyance is Zero Dollars (\$0.00) and other valuable consideration, the receipt of which is acknowledged by *GRANTOR*.

GRANTOR covenants to CITY that GRANTOR is lawfully seized in fee simple of the above-granted premises, subject only to those encumbrances of public record, and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises and every part thereof to CITY against the lawful claims and demands of all persons claiming by, though, or under GRANTOR.

DATED THIS 29th DAY OF NOVEMBER, 2022.

OREGON GOLF ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]

Name: Ricardo Ruben Rangel

Title: Chief Executive Officer

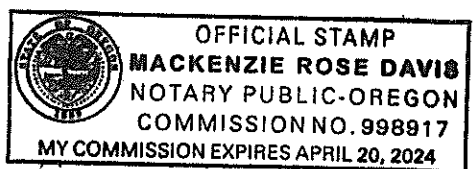
STATE OF OREGON)
)
County of MARION)

I certify that I know or have satisfactory evidence that Ricardo Ruben Rangel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chief Executive Officer of Oregon Golf Association, an Oregon nonprofit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 29th day of NOVEMBER, 2022.

[Signature]

NOTARY PUBLIC for the State of OREGON
Residing in the County of MARION
My Commission Expires: 04-20-2024



CITY OF WOODBURN
270 Montgomery Street
Woodburn, OR 97071

(Grantee's Name and Address)

Accepted on behalf of the City of Woodburn after authorization by its City Council on _____, 20_____, on the condition that the interests conveyed herein are free and clear from taxes, liens and encumbrances, except those of record.

City Recorder:

By: _____



EXHIBIT A

Watercourse Easement

A tract of land located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, being a portion of Parcel I of Partition Plat No. 2018-010, Marion County Plat Records, and being more particularly described as follows:

Commencing at the northwesterly corner of Lot 7 of the plat "Tukwila", recorded as Volume 40, Page 95, Book of Town Plats, also being on the southerly line of said Parcel I; thence tracing the boundary of said Parcel I along the following courses: along a 200.00 foot radius curve left 24.19 feet, through a central angle of 06°55'47" (the chord bears North 68°30'26" West, 24.17 feet); thence North 71°58'19" West, 219.20 feet to a 20.00 foot radius of curve right; thence along the arc of said curve 18.97 feet, through a central angle of 54°21'08" (the chord bears North 44°47'45" West, 18.27 feet) to a non-tangent curve left (the radial bearing bears North 70°43'12" West); thence along the arc of said curve 118.83 feet, through a central angle of 00°35'32" (the chord bears North 18°59'02" East, 118.83 feet); thence South 75°16'23" East, 338.64 feet; thence North 08°28'04" East, 301.93 feet; thence North 08°28'04" East, 16.83 feet; thence leaving said boundary North 15°31'25" East 0.13 feet; thence North 79°11'45" East, 830.88 feet; thence South 86°17'49" East, 69.20 feet to the Point of Beginning; thence North 03°42'44" East, 37.93 feet; thence South 86°17'16" East, 100.64 feet; thence South 11°34'36" West, 54.51 feet; thence North 86°17'16" West, 93.18 feet; thence North 03°42'44" East, 16.07 feet to the Point of Beginning.

The above described tract of land contains 5,233 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

11/23/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

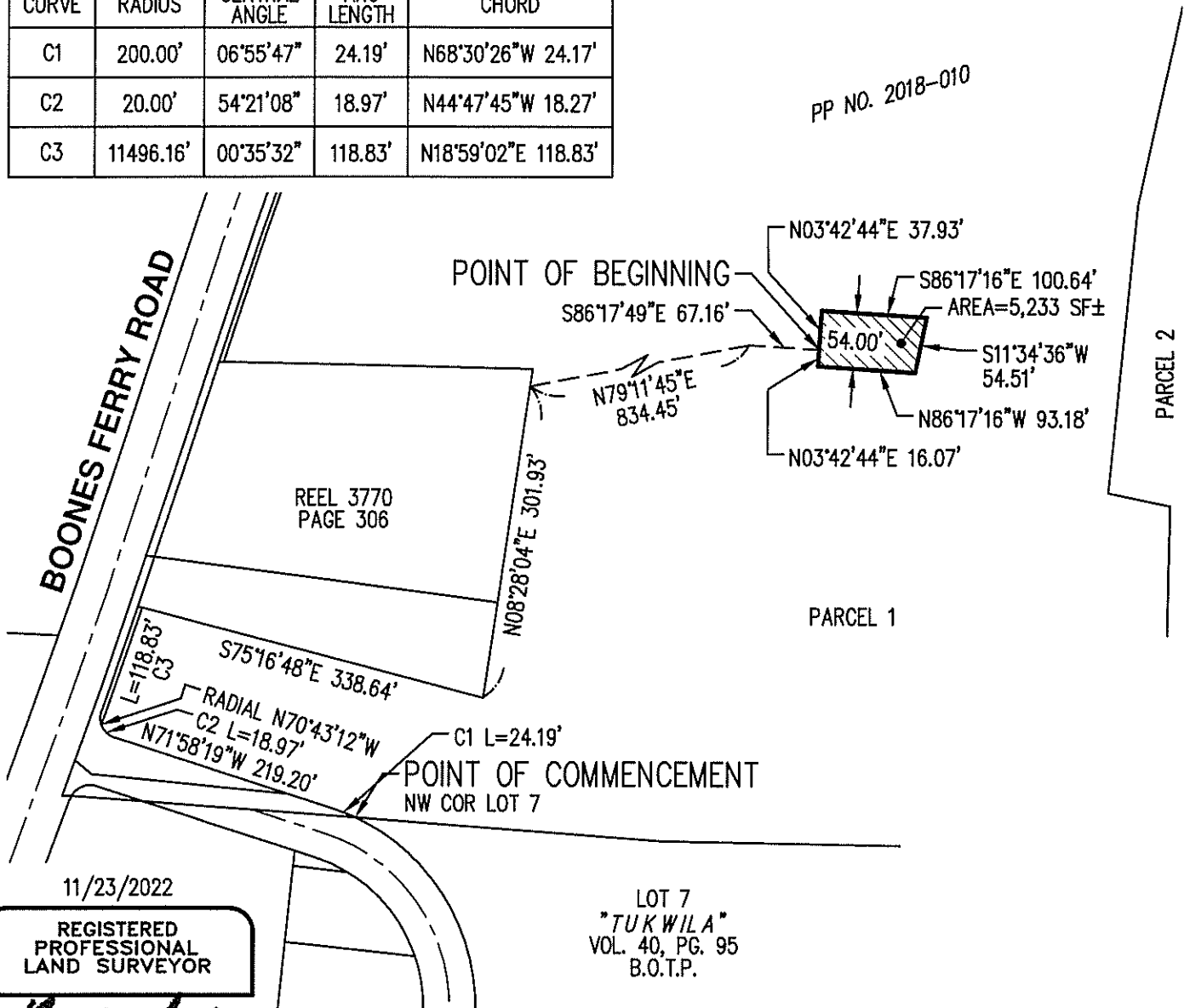
RENEWS: 6/30/24

EXHIBIT B

A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2018-010,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, OREGON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	200.00'	06°55'47"	24.19'	N68°30'26"W 24.17'
C2	20.00'	54°21'08"	18.97'	N44°47'45"W 18.27'
C3	11496.16'	00°35'32"	118.83'	N18°59'02"E 118.83'



11/23/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

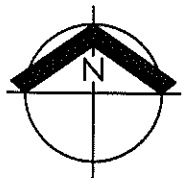
Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

PREPARED FOR
THE HOLT GROUP, INC.
P. O. BOX 61426
VANCOUVER, WA 98666

SCALE: 1" = 150 FEET



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



WATERCOURSE EASEMENT

TL 051W06D 502
DRWN: WCB CHKD: GEP
AKS JOB: 7564 EXHIBIT B

STORMWATER LICENSE AGREEMENT

This STORMWATER LICENSE AGREEMENT dated NOVEMBER 15TH, 2022, is entered into between Oregon Golf Association, an Oregon nonprofit corporation, its successors and assigns (the "Grantor"), and Tukwila Development LLC, an Oregon limited liability company, its successors and assigns (the "Grantee").

RECITALS

WHEREAS, the Grantor is the current owner of Parcel 1 of Partition Plat No. 2018-010, as platted and recorded February 13, 2018, on Page 142 of Reel 4046 in the plat records of Marion County, Oregon (the "Grantor's Property").

WHEREAS, pursuant to that certain "Three-Party Agreement" dated December 5, 2019, following the successful annexation of the Grantor's Property into the City of Woodburn, OR, Grantee will acquire the portion of the Grantor's Property described and depicted as Parcel 2 on the attached Exhibit A and Exhibit B ("Future Grantee Property").

WHEREAS, the Grantor's Property and the Future Grantee Property are adjacent.

WHEREAS, stormwater has and will continue to flow from the Future Grantee Property to the Grantor Property into an existing stormwater system on the Grantor Property (the "Stormwater System") in compliance with City of Woodburn storm drainage detention standards and requirements (the "Stormwater").

WHEREAS, Grantee intends to capture the Stormwater on the Future Grantee Property and convey it into the Stormwater System.

WHEREAS, Grantor intends to accept the Stormwater from the Future Grantee Property and allow it to be conveyed into the Stormwater System.

AGREEMENT

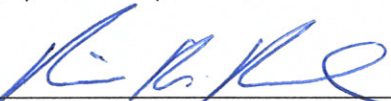
Now, therefore, the parties agree to a Grant of License as follows:

1. License. Grantor hereby grants to Grantee a perpetual license to convey the Stormwater from the Future Grantee Property onto the Grantor Property and into the Stormwater System.
2. Maintenance. Grantor shall, at Grantor's expense, maintain the Stormwater System.
3. Consideration. The consideration for this License Agreement stated in terms of dollars is \$0.00.

4. Grantee intends to establish a Homeowners Association who will own and maintain the private stormwater facilities to be constructed in open space tracts on the Future Grantee Property, and will be responsible for the conveyance of Stormwater from the Future Grantee Property into the Stormwater System on the Grantor's Property. All provisions of this Agreement, including the benefits and burdens, are binding on and inure to the heirs, successors, assigns, and transferees of the Parties.

GRANTOR:

Oregon Golf Association,
a nonprofit corporation

By: 
Name: Ricardo Ruben Rangel
Title: Chief Executive Officer

GRANTEE:

Tukwila Development, LLC,
an Oregon limited liability company

By: Holt Group Holdings, LLC
a Delaware limited liability company
Its: Sole Member


By: 
Name: Michael Loomis
Title: Senior VP of Land Dev.

EXHIBIT A

Parcel 2

A tract of land located in the Southeast One-Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, City of Woodburn, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of Lot 131 of the plat "The Links at Tukwila-Phase IV", recorded as Volume 45, Page 168, Book of Town Plats; thence along the northerly extension of the westerly line of said Lot 131, North 07°09'18" West 59.84 feet; thence leaving said northerly extension, North 34°33'35" East 240.06 feet; thence North 11°34'36" East 662.05 feet; thence North 67°04'40" West 128.93 feet; thence South 28°07'11" West 202.39 feet; thence North 68°26'30" West 330.00 feet; thence North 21°33'30" East 90.01 feet; thence North 56°08'31" West 225.76 feet; thence South 86°59'10" West 49.95 feet; thence South 33°52'10" West 428.42 feet; thence South 15°31'25" West 295.47 feet to the northeast corner of Reel 370, Page 306, Marion County Deed Records; thence along the north line of said Deed, North 88°44'44" West 297.00 feet to the easterly right-of-way line of Boones Ferry Road (37.00 feet from centerline); thence along said easterly right-of-way line, North 18°01'58" East 131.60 feet; thence continuing along said easterly right-of-way line on a curve to the right with a Radius of 1395.39 feet, a Central Angle of 15°50'00", an Arc Length of 385.61 feet, and a Chord of North 25°56'58" East 384.38 feet; thence continuing along said easterly right-of-way line, North 33°51'58" East 631.40 feet; thence continuing along said easterly right-of-way line on a curve to the right with a Radius of 1108.92 feet, a Central Angle of 03°49'36", an Arc Length of 74.06 feet, and a Chord of North 35°46'46" East 74.05 feet to the south line of Exhibit 'C' of Reel 4261, Page 87, Marion County Deed Records; thence along said south line, South 86°59'14" East 289.24 feet to the westerly line of Parcel 2 of Partition Plat 2018-010, Marion County Plat Records; thence along said westerly line on the following courses: South 03°00'48" West 155.42 feet; thence South 15°51'15" West 85.00 feet; thence South 68°43'10" East 732.69 feet; thence South 12°24'49" West 273.77 feet; thence South 05°37'24" West 278.64 feet; thence South 78°32'40" East 60.29 feet; thence South 01°04'29" West 249.91 feet; thence South 29°42'37" East 244.17 feet to the north line of the plat "The Links at Tukwila-Phase V", recorded as Volume 45, Page 202, Book of Town Plats; thence along said north line and the north line of said "The Links at Tukwila-Phase IV", North 88°58'13" West 555.09 feet to the Point of Beginning.

9/26/2022

The above described tract of land contains 18.61 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North/ Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR***Michael S. Kalina***OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS****RENEWS: 6/30/23**

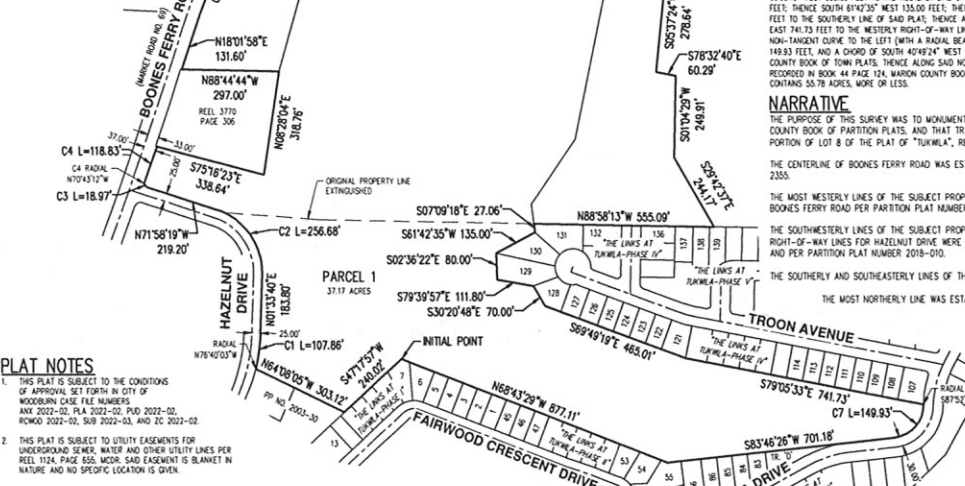
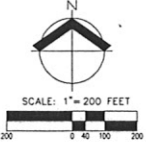
PREPARED FOR
OREGON GOLF ASSOCIATION -
2550 HAZELNUT DRIVE
WOODBURN, OR 97071

PARTITION PLAT NO. 2022-

A REPLAT OF PARCEL 1 OF PP NO. 2018-010, AND LOT 7 AND A PORTION OF
LOT 8 OF "TUKWILA", LOCATED IN THE SW 1/4 OF SECTION 5 AND THE SE 1/4 OF
SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, OREGON
DATE: OCTOBER 25, 2022

SHEET INDEX		SHEET 1 OF 6
SHEET 1	PLAT BOUNDARY, BASIS OF BEARINGS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, CURVE TABLE	
SHEET 2	SOUTHWESTERLY PORTION OF SITE, LEGEND, CURVE TABLE	
SHEET 3	NORTHERLY PORTION OF SITE, LEGEND, CURVE TABLE	
SHEET 4	SOUTHEASTERLY PORTION OF SITE, LEGEND, CURVE TABLE	
SHEET 5	DETAILS, LEGEND, CURVE TABLE	
SHEET 6	APPROVALS, DECLARATION, ACKNOWLEDGMENT	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	525.00'	11°46'17"	107.86'	N07°26'48"E 107.67'
C2	200.00'	73°31'59"	256.68'	N35°12'20"W 239.42'
C3	20.00'	54°21'08"	18.97'	N44°47'45"W 18.27'
C4	11496.16'	0°35'33"	118.83'	N18°59'02"E 118.83'
C5	1395.39'	15°50'00"	385.61'	N25°56'36"E 384.38'
C6	1108.82'	3°49'38"	74.06'	N35°46'46"E 74.05'
C7	100.00'	85°40'03"	149.83'	S49°49'24"W 136.27'



PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF WOODBURN CASE FILE NUMBERS: ANX 2022-02, PLA 2022-02, PUD 2022-02, ROKO 2022-02, SIB 2022-03, AND ZC 2022-02.
- THIS PLAT IS SUBJECT TO UTILITY EASEMENTS FOR UNDERGROUND SANITARY WATER AND OTHER UTILITY LINES PER REEL 1124, PAGE 655, MCDR. SAID EASEMENT IS BLANKET IN NATURE AND NO SPECIFIC LOCATION IS GIVEN.

BASIS OF BEARINGS/HORIZONTAL DATUM:

BASIS OF BEARINGS: STATE PLANE OGD BEARING.
HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) OODN. 2010:0000 STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, 85559.05, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEKED MAP, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD PER MCSR 39163 AT THE MOST NORTHERLY CORNER OF LOT 7 OF "THE LINKS AT TUKWILA - PHASE I", RECORDED IN VOLUME 43, PAGE 96, MARION COUNTY BOOK OF TOWN PLATS, THENCE ALONG THE NORTHWESTERLY LINE OF SAID PLAT, SOUTH 47°17'33" WEST 240.02 FEET TO THE NORTHERLY LINE OF PARTITION PLAT NUMBER 2003-30, THENCE ALONG SAID NORTHERLY LINE, NORTH 84°08'05" WEST 303.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HAZELNUT DRIVE (25.00 FEET FROM CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES: ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING OF NORTH 70°03'00" WEST WITH A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 1°15'17"; AN ARC LENGTH OF 107.86 FEET, AND A CHORD OF NORTH 07°26'48" EAST 107.67 FEET; THENCE NORTH 01°33'40" EAST 183.80 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 7°33'59", AN ARC LENGTH OF 256.68 FEET, AND A CHORD OF NORTH 35°22'20" WEST 239.42 FEET; THENCE NORTH 75°08'19" WEST 219.20 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 54°21'08", AN ARC LENGTH OF 18.97 FEET, AND A CHORD OF NORTH 44°47'45" WEST 18.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BOONES FERRY ROAD (37.00 FEET FROM CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING OF NORTH 70°43'17" WEST WITH A RADIUS OF 11496.16 FEET, A CENTRAL ANGLE OF 0°35'33", AN ARC LENGTH OF 118.83 FEET, AND A CHORD OF NORTH 18°59'02" EAST 118.83 FEET TO THE SOUTHERLY LINE OF REEL 3770 PAGE 306, MARION COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 75°10'23" EAST 338.64 FEET TO THE EASTERLY LINE OF SAID DEED; THENCE ALONG SAID EASTERLY LINE, NORTH 08°08'04" EAST 318.76 FEET TO THE NORTHERLY LINE OF SAID DEED; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°44'44" WEST 297.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF BOONES FERRY ROAD (37.00 FEET FROM CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES: NORTH 18°53'07" EAST 133.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1395.39 FEET, A CENTRAL ANGLE OF 15°50'00", AN ARC LENGTH OF 385.61 FEET, AND A CHORD OF NORTH 25°56'36" EAST 384.38 FEET; THENCE NORTH 33°53'58" EAST 631.40 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1108.82 FEET, A CENTRAL ANGLE OF 3°49'38", AN ARC LENGTH OF 74.06 FEET, AND A CHORD OF NORTH 35°46'46" EAST 74.05 FEET TO THE SOUTHERLY LINE OF EXHIBIT "C" OF REEL 4261 PAGE 87; MARION COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 02°37'24" WEST 278.64 FEET; THENCE SOUTH 78°32'40" EAST 60.29 FEET; SOUTH 01°04'29" WEST 249.57 FEET; THENCE SOUTH 29°42'27" EAST 244.17 FEET TO THE NORTHERLY LINE OF "THE LINKS AT TUKWILA - PHASE I", RECORDED IN BOOK 45 PAGE 168, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°58'13" WEST 555.09 FEET TO THE WESTERLY LINE OF SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PLAT ON THE FOLLOWING COURSES: SOUTH 07°08'18" EAST 27.06 FEET; THENCE SOUTH 01°42'35" WEST 135.00 FEET; THENCE SOUTH 02°36'22" EAST 80.00 FEET; THENCE SOUTH 79°39'57" EAST 111.80 FEET; THENCE SOUTH 30°20'48" EAST 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TROON AVENUE (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING OF SOUTH 87°52'23" WEST WITH A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 85°40'03", AN ARC LENGTH OF 149.83 FEET, AND A CHORD OF SOUTH 49°49'24" WEST 136.27 FEET TO THE NORTHERLY LINE OF "THE LINKS AT TUKWILA - PHASE II", RECORDED IN BOOK 45 PAGE 86, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTHERLY LINE, SOUTH 83°48'28" WEST 701.18 FEET TO THE NORTHERLY LINE OF "THE LINKS AT TUKWILA - PHASE I", RECORDED IN BOOK 44 PAGE 124, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTHERLY LINE, NORTH 84°29'27" WEST 877.11 FEET TO THE INITIAL POINT, CONTAINING 55.78 ACRES MORE OR LESS.

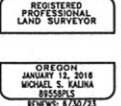
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPERTY LINE ADJUSTMENT AS A REPLAT BETWEEN PARCEL 1 OF PARTITION PLAT NUMBER 2018-010, MARION COUNTY BOOK OF TOWN PLATS, AND THAT TRACT OF LAND DESCRIBED IN DEED REEL 1124 PAGE 654, MARION COUNTY DEED RECORDS, BEING LOT 7 AND A PORTION OF LOT 8 OF THE PLAT OF "TUKWILA", RECORDED IN VOLUME 40, PAGE 95, MARION COUNTY BOOK OF TOWN PLATS.

THE CENTERLINE OF BOONES FERRY ROAD WAS ESTABLISHED BY HOLDING THE FOUND BRASS DISKS AND CURVE INFORMATION PER MARION COUNTY NUMBER 2355.
THE MOST WESTERLY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND 37.00 FEET EASTERLY OF THE CENTERLINE OF BOONES FERRY ROAD PER PARTITION PLAT NUMBER 2018-010.
THE SOUTHWESTERLY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY HOLDING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAZELNUT DRIVE, THE RIGHT-OF-WAY LINES FOR HAZELNUT DRIVE WERE ESTABLISHED BY HOLDING THE FOUND PLAT MONUMENTS PER THE PLAT OF "TUKWILA-ORCHARD GREENS NO. 1" AND PER PARTITION PLAT NUMBER 2018-010.
THE SOUTHERLY AND SOUTHEASTERLY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY HOLDING THE FOUND PLAT MONUMENTS PER THE PLAT OF "TUKWILA".
THE MOST NORTHERLY LINE WAS ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON RODS PER MCSR 39163.

THE NORTHEASTERLY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON RODS PER SURVEY NUMBER 33544 AND PARTITION PLAT NUMBER 2018-010.
THE WESTERLY LINES OF THE SUBJECT PROPERTY, ALSO BEING THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF THAT TRACT OF LAND DESCRIBED IN DEED REEL 1124 PAGE 654, MARION COUNTY DEED RECORDS, WERE ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBERS 17843 AND 33644, MARION COUNTY SURVEY RECORDS, AND THE FOUND PLAT MONUMENTS PER PARTITION PLAT NUMBER 2018-010.

JOB NAME: MARION POINTE	AKS ENGINEERING & FORESTRY, LLC 12555 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM
JOB NUMBER: 7564	
DRAWN BY: ELN	
CHECKED BY: MSK	
DRAWING NO.: 7564PPLAT	





Agenda Item

May 13, 2024

TO: Honorable Mayor and City Council through City Administrator

FROM: Renata Wakeley, Special Projects Director
Curtis Stultz, Public Works Director

SUBJECT: **Safe Routes to Schools (SRTS) grant contract from Oregon Department of Transportation (ODOT) to support Woodburn High School/Front Street Access Improvements**

RECOMMENDATION:

Accept the Safe Routes to Schools grant award from the Oregon Department of Transportation and authorize the City Administrator to effectuate an award of the grant contract.

BACKGROUND:

The City of Woodburn submitted an application to the Oregon Department of Transportation (ODOT) Safe Routes to Schools Rapid Response program in December 2023, following almost a year of outreach and engagement with the Woodburn School District and ODOT staff following the December 2022 fatality of a Woodburn High School student. The SRTS Rapid Response program supports projects generally funded under ODOT's competitive SRTS funding, however Rapid Response funds are a separate allocation dedicated to urgent safety needs or opportunities that cannot wait for SRTS competitive grant program application cycles. SRTS Rapid Response grant recipients are not precluded from submitting for SRTS competitive grant cycles.

In consultation with City Public Works and the Woodburn School District, ODOT staff provided preliminary design concepts to address urgent concerns for this area, including:

- Widening the pedestrian access on the western portion of the Front Street overpass, to include restriping of the travel lanes eastward to allow for bollards and painting of a protected pedestrian walkway;
- Widening the crossing at the Front Street connection to Oregon Route 214 to install a pedestrian refuge and install new ADA ramps and crosswalks; and
- Lighting improvements at the Front Street connection to Oregon Route 214 to improve visibility in the area.

Agenda Item Review: City Administrator City Attorney Finance

Cost estimates for the improvements, including administration, final design and surveying, and contingency funding, amounted to just under \$1.2 million of which the City will be responsible for \$100,000. The match commitment will come from Transportation SDC funds.

In March 2024, the Oregon Bicycle and Pedestrian Advisory Committee reviewed the SRTS application and unanimously recommended ODOT Public Transportation Division Manager approval of the award.

DISCUSSION:

A condition of the SRTS funding is that the City will deliver the project, meaning all contractual services and construction contracts will be with the City of Woodburn, but ODOT must review and approve all final design and final improvements prior to project closeout. Incurred costs are on a reimbursement basis. Once awarded, projects are expected to be completed within a 5-year project period.

The City is eligible to apply for future SRTS funding, for this area or other locations eligible under the program funding.

FINANCIAL IMPACT:

The City's match requirement for Safe Routes to Schools (SRTS) funding is \$100,000, with \$400,000 in SRTS grant funding coming from ODOT with another \$700,000 coming from ODOT's Sidewalk Improvement Program (SWIP) grant. As part of the grant contract, the City is responsible for project costs not covered by the grant fund, even if this exceeds the \$100,000 match. The City allocated the match requirement in the City Street/Transportation SDC funds in FY24/25.

While some City grant reporting, technical review, procurement, project management, and other project support may be eligible program costs, staff expects the bulk of the grant and match fund to be use for engineering and construction.



Agenda Item

May 13, 2024

To: Honorable Mayor and City Council through City Administrator
From: Chris Kerr, Community Development Director *CK*
Subject: **Council Briefing of staff approval of a Design Review and Street Adjustment application package for the Woodburn Fire District Station 21 Remodel project at 1776 Newberg Hwy (DR 24-06 & SA 24-04)**

RECOMMENDATION:

Staff recommends no action and briefs the Council on this item pursuant to Woodburn Development Ordinance (WDO) Section [4.02.02](#). The Council may call up this item for review if desired and, by majority vote, initiate a review of this decision.

PROPOSED DEVELOPMENT:

The subject property is 1776 Newberg Hwy, a 2.84-acre property within the Public / Semi-Public (P/SP) zoning district. It is developed with the headquarters for the Woodburn Fire District (Station 21).

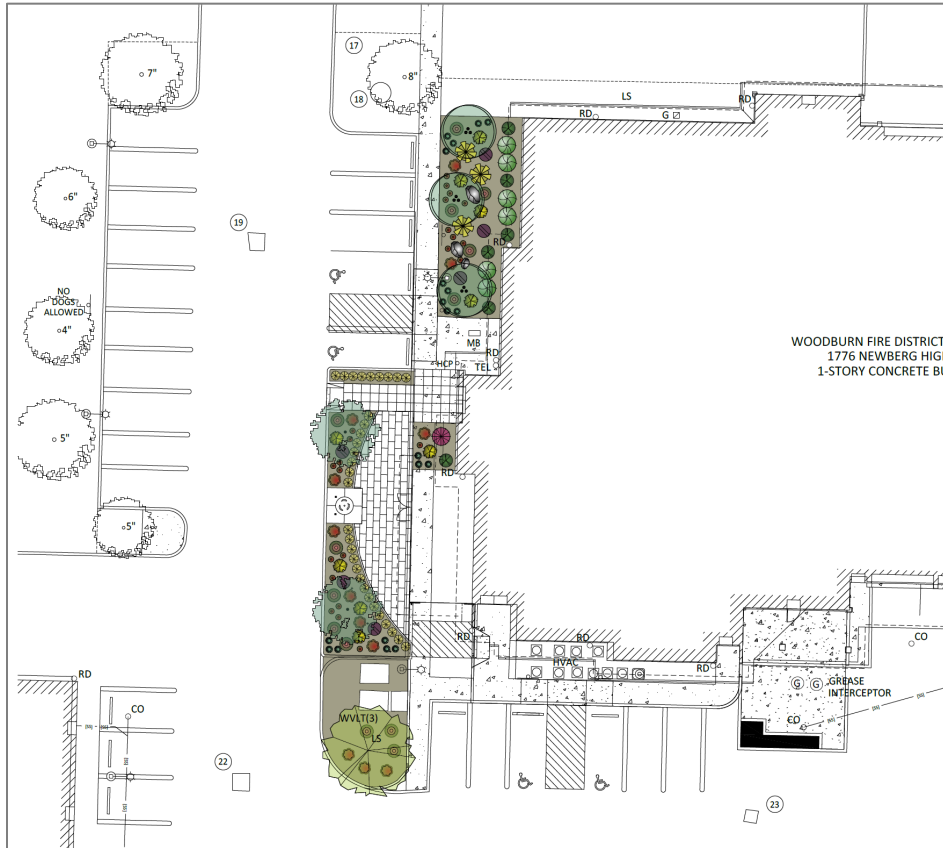
The proposal was a Design Review application to construct an addition onto the training room, a new monument plaza, an expanded patio in the rear of the building, and minor parking lot upgrades. Several existing interior spaces are also proposed to be renovated. A Street Adjustment application was included to request modified street improvement requirements for the frontage along Newberg Highway.

DECISION SUMMARY:

The proposed development is a Type II administrative review. Staff reviewed the development and approved it with conditions to upgrade landscaping along the street frontage and provide an 8-foot-wide walkway connection between the building entrance and public sidewalk.

Agenda Item Review: City Administrator ___x___ City Attorney ___x___

The applicant's Street Adjustment request was also approved with conditions to dedicate right-of-way, grant a streetside public utility easement, and reconstruct the easternmost driveway to meet ADA requirements.



Above: Site Plan Below: Aerial Image (site plan outlined in yellow)

