

**Parcel Information**

Parcel #: 710010
Account: R560200103
Related:
Site Address: 0
Sheridan OR 97378
Owner: Ohalloran, Joseph
Owner2: Ohalloran, Jamie
Owner Address: 23575 NE Old Yamhill Rd
Newberg OR 97132
Twn/Range/Section: 05S / 06W / 02
Parcel Size: 2.61 Acres (113,691 SqFt)
Plat/Subdivision:
Lot: 1
Block:
Map Page/Grid:
Census Tract/Block: 030501 / 2086
Waterfront:

Assessment Information

Market Value Land:	\$13,690.00
Market Value Impr:	\$0.00
Market Value Total:	\$13,690.00
Assessed Value:	\$1,529.00

Tax Information

Levy Code Area: 48.4
Levy Rate: 11.3742
Tax Year: 2021
Annual Tax: \$17.39
Exemption Description:

Legal

PARCEL 1 P2017-21

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: AMSC - Agricultural Misc	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: Industrial Farm West	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 48 Sheridan School District
Primary School: Faulconer-Chapman School	Middle School: Faulconer-Chapman School
High School: Sheridan High School	

Improvement

Year Built:	Attic Fin/Unfin:	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Rec. Date: 08/04/2017	Sale Price:	Doc Num: 2017-12658	Doc Type: Deed
Owner: Joseph Ohalloran		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Account Summary

1/19/2022



Click image above for more information

Account Number	710010	Property Address	0 , SHERIDAN, OR 97378
----------------	--------	------------------	------------------------

General Information

Alternate Property #	R5602 00103
Property Description	PART PARCEL1 P2017-21
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.3742

Property Characteristics

Neighborhood	Industrial Farm West
Land Class Category	550 Farm EFU Receiving FUV/vac
Account Acres	2.6100
Change Property Ratio	Farm

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Assessed Value AVR	\$1,529	\$1,486	\$2,045	\$1,988	
Exempt Value EAR					
Taxable Value TVR	\$1,529	\$1,486	\$2,045	\$1,988	
Real Market Land MKLTL	\$13,690	\$12,915	\$14,257	\$14,692	
Real Market Buildings MKITL					
Real Market Total MKTTL	\$13,690	\$12,915	\$14,257	\$14,692	
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$5,256	\$5,180	\$7,178		
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					

Market Value Exception				
SA Land (MAV Use Portion) SAVL	\$1,529	\$1,486	\$2,045	\$1,988

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/19/2021 00:00:00	1182611	\$17.39	\$17.39	\$16.87	\$0.00
11/19/2020 00:00:00	1136049	\$16.79	\$16.79	\$16.29	\$0.00
11/19/2019 00:00:00	1083022	\$23.47	\$23.47	\$22.77	\$0.00
11/19/2018 00:00:00	1034702	\$22.85	\$22.85	\$22.16	\$0.00

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
No Sales History Found							

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

After recording return to:

Joseph O'Halloran and Jamie O'Halloran
22555 SW Highland Dr., Apt. 156
Sherwood, OR 97140

Until a change is requested,
all tax statements shall be sent to:

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201712658

Joseph O'Halloran and Jamie O'Halloran
22555 SW Highland Dr., Apt. 156
Sherwood, OR 97140



\$51.00

00517619201700126580030032

08/04/2017 11:57:21 AM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$15.00 \$5.00 \$11.00 \$20.00

PROPERTY LINE ADJUSTMENT DEED

KNOWN ALL MEN BY THESE PRESENTS that Joseph O'Halloran ~~and Jamie O'Halloran~~ (the "Grantors"), for the consideration stated below, conveys to Joseph O'Halloran and Jamie O'Halloran (the "Grantees"), the real property described in Exhibit A attached hereto and incorporated herein by reference.

Purpose: The purpose of this deed is to consolidate two or more lots or parcels into a single lot or parcel and the effect shall be that all lots and parcels consolidated shall hereafter be considered a single lot or parcel. The consolidation of the lots or parcels pursuant to this deed is given in satisfaction of a condition of approval received from the Yamhill County Department of Planning and Development, 525 NE 4th St., McMinnville, OR 97128, in Docket No. L-13-17. This property line adjustment deed is subject to the provisions of ORS 92.190 and is given for the benefit of Yamhill County. The consideration of lots or parcels under this deed shall be effective and continue in perpetuity unless and until Yamhill County consents in writing to the termination thereof.

Tax Lot Reference: All lots or parcels consolidated by this deed shall hereafter be considered a single tax lot known as Tax Lot _____.

To have and to hold the same unto the said Grantees and Grantees' successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. The other property or value was the whole consideration, namely the land use approval received from the Yamhill County Department of Planning and Development described above.

In witness whereof, the Grantors have executed this instrument on the day stated adjacent to Grantor's name.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR

COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor: Joseph O'Halloran

Joseph O'Halloran

Date: 8/3/17

~~Grantor: Jamie O'Halloran~~ ⁵⁰

Date: _____

Grantee: Joseph O'Halloran

Joseph O'Halloran

Date: 8/3/17

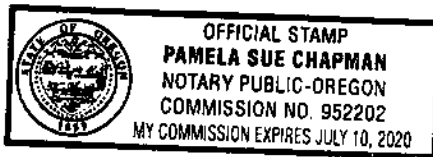
Grantee: Jamie O'Halloran

Jamie O'Halloran

Date: 8-3-17

STATE OF OREGON)
) ss.
COUNTY OF YAMHILL)

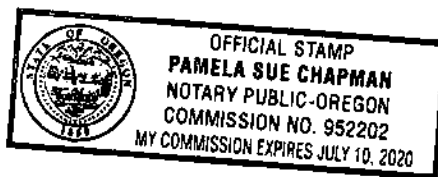
On this 3rd day of August, 20 17, personally appeared the above named Joseph O'Halloran, and acknowledged the foregoing instrument to be his voluntary act and deed.



Pamela Sue Chapman
Notary Public
My Commission Expires: 07/10/2020

STATE OF OREGON)
) ss.
COUNTY OF YAMHILL)

On this 3rd day of August, 20 17, personally appeared the above named Jamie O'Halloran, and acknowledged the foregoing instrument to be her voluntary act and deed.



Pamela Sue Chapman
Notary Public
My Commission Expires: 07/10/2020

EXHIBIT B

LEGAL DESCRIPTION:
PROPERTY LINE ADJUSTMENT
RESULTANT PARCEL B
MAY 8, 2017

ALL OF PARCEL 1 AND A PORTION OF PARCEL 3 OF PARTITION PLAT NO. 1991-55, YAMHILL COUNTY RECORDS, LOCATED IN THE WEST ONE-HALF OF SECTION 1 AND THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1 AND 3 OF PARTITION PLAT NO. 1991-55, YAMHILL COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT A BRASS DISK MARKING THE NORTHEAST CORNER OF THE JOSEPH CROWL D.L.C. NO. 52; THENCE ALONG THE EASTERLY LINE OF SAID JOSEPH CROWL D.L.C. NO. 52 SOUTH $23^{\circ}09'28''$ WEST, 1455.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DEER CREEK PARK ROAD (COUNTY ROAD NO. 481), BEING 33.00 FEET WIDE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH $67^{\circ}43'49''$ EAST, 1740.53 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH $18^{\circ}48'08''$ EAST, 404.48 FEET TO A $\frac{5}{8}$ " IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "TERRACALC L.S."; THENCE SOUTH $71^{\circ}17'05''$ EAST, 531.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOPHER VALLEY ROAD (MARKET ROAD NO. 3), BEING 20.00 FEET WESTERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 3120.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF $5^{\circ}16'38''$ (THE LONG CHORD BEARS SOUTH $16^{\circ}40'24''$ WEST, 287.27 FEET), AN ARC DISTANCE OF 287.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 1445.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF $6^{\circ}06'00''$ (THE LONG CHORD BEARS SOUTH $10^{\circ}59'05''$ WEST, 153.77 FEET), AN ARC DISTANCE OF 153.84 FEET TO AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF DEER CREEK PARK ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH $67^{\circ}43'49''$ WEST, 564.19 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 128 ACRES, MORE OR LESS

**Parcel Information**

Parcel #: 710012
Account: R560200104
Related:
Site Address: 0
Sheridan OR 97378
Owner: Ohalloran, Joseph
Owner2: Ohalloran, Jamie
Owner Address: 23575 NE Old Yamhill Rd
Newberg OR 97132
Twn/Range/Section: 05S / 06W / 02
Parcel Size: 128.14 Acres (5,581,778 SqFt)
Plat/Subdivision:
Lot: 2
Block:
Map Page/Grid:
Census Tract/Block: 030501 / 2086
Waterfront:

Assessment Information

Market Value Land:	\$638,617.00
Market Value Impr:	\$0.00
Market Value Total:	\$638,617.00
Assessed Value:	\$81,496.00

Tax Information

Levy Code Area: 48.4
Levy Rate: 11.3742
Tax Year: 2021
Annual Tax: \$926.95
Exemption Description:

Legal

PARCEL 2 P2017-21

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: AMSC - Agricultural Misc	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: Industrial Farm West	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 48 Sheridan School District
Primary School: Faulconer-Chapman School	Middle School: Faulconer-Chapman School
High School: Sheridan High School	

Improvement

Year Built:	Attic Fin/Unfin:	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Rec. Date: 06/06/2019	Sale Price:	Doc Num: 2019-07204	Doc Type: Deed
Owner: Joseph Ohalloran		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Account Summary

1/19/2022



Click image above for more information

Account Number	710012	Property Address	0 , SHERIDAN, OR 97378
----------------	--------	------------------	------------------------

General Information

Alternate Property #	R5602 00104
Property Description	PART PARCELS 1&2 P2017-21 & PART PARCEL 3 P1991-55
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.3742

Property Characteristics

Neighborhood	Industrial Farm West
Land Class Category	550 Farm EFU Receiving FUV/vac
Account Acres	128.1400
Change Property Ratio	Farm

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Assessed Value AVR	\$81,496	\$79,183	\$73,215	\$71,113	
Exempt Value EAR					
Taxable Value TVR	\$81,496	\$79,183	\$73,215	\$71,113	
Real Market Land MKLTL	\$638,617	\$602,469	\$413,669	\$426,301	
Real Market Buildings MKITL					
Real Market Total MKTTL	\$638,617	\$602,469	\$413,669	\$426,301	
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$278,800	\$274,688	\$254,081	\$239,268	
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					

Market Value Exception					
SA Land (MAV Use Portion) SAVL	\$81,496	\$79,183	\$73,215	\$71,113	

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/19/2021 00:00:00	1182610	\$926.95	\$926.95	\$899.14	\$0.00
11/19/2020 00:00:00	1136048	\$894.88	\$894.88	\$868.03	\$0.00
11/19/2019 00:00:00	1083020	\$840.27	\$840.27	\$815.06	\$0.00
11/19/2018 00:00:00	1034703	\$817.28	\$817.28	\$792.76	\$0.00

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
No Sales History Found							

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

After recording return to

JOSEPH OHALLORAN
23575 NE YAMHILL ROAD
NEWBERG, OR 97132

Until a change is requested,
all tax statements shall be sent to

JOSEPH OHALLORAN
23575 NE YAMHILL ROAD
NEWBERG, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201907204



\$101 00

00560643201900072040050053

06/06/2019 04 03 49 PM

DMR-DDMR Cnt=1 Stn=2 GAYLE
\$25 00 \$5 00 \$11 00 \$60 00

PROPERTY LINE ADJUSTMENT DEED

KNOWN ALL MEN BY THESE PRESENTS that Joseph O'Halloran and Jamie O'Halloran (the "Grantor"), for the consideration stated below, conveys to Joseph O'Halloran and Jamie O'Halloran (the "Grantee"), the real property described in Exhibit A attached hereto and incorporated herein by reference

Purpose The purpose of this deed is to adjust the lot lines of Tax Lot 5602-104 in order to incorporate approximately 2.52 acres transferred from Tax Lot #5602-100 and 2.39 acres transferred from Tax Lot 5602-103. The adjustment of the lot lines pursuant to this deed is given in satisfaction of a condition of approval received from the Yamhill County Department of Planning and Development, 525 NE 4th St, McMinnville, OR 97128, in Docket No. L-19-19. This property line adjustment deed is subject to the provisions of ORS 92.190 and is given for the benefit of Yamhill County. The consideration of lots or parcels under this deed shall be effective and continue in perpetuity unless and until Yamhill County consents in writing to the termination thereof.

Tax Lot Reference Tax Lot 5602-104 shall remain Tax Lot 5602-104.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. The other property or value was the whole consideration, namely the land use approval received from the Yamhill County Department of Planning and Development described above.

In witness whereof, the Grantor has executed this instrument on the day stated adjacent to Grantor's name.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR

COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES
AS DEFINED IN ORS 30 930

Grantor Joseph O'Halloran

[Signature]

Date 6/6/19

Grantor Jamie O'Halloran

[Signature]

Date 6-6-19

Grantee Joseph O'Halloran

[Signature]

Date 6/6/19

Grantee Jamie O'Halloran

[Signature]

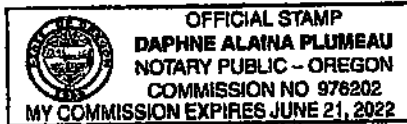
Date 6-6-19

STATE OF OREGON)

) ss

COUNTY OF YAMHILL)

On this 6th day of June, 20 19, personally appeared the above named
Joseph O'Halloran, and acknowledged the foregoing instrument to be his voluntary act and deed



[Signature]
Notary Public

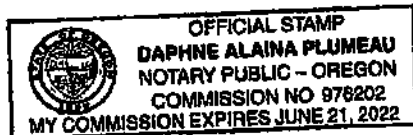
My Commission Expires June 21, 2022

STATE OF OREGON)

) ss

COUNTY OF YAMHILL)

On this 6th day of June, 20 19, personally appeared the above named Jamie
O'Halloran, and acknowledged the foregoing instrument to be her voluntary act and deed



[Signature]
Notary Public

My Commission Expires June 21, 2022

EXHIBIT A

LEGAL DESCRIPTION

PROPERTY LINE ADJUSTMENT

RESULTANT PARCEL 2 (TAX LOT #5602-104)

MAY 28, 2019

ALL OF PARCEL 2 OF PARTITION PLAT NO 2017-21, YAMHILL COUNTY RECORDS, A PORTION OF PARCEL 1 OF SAID PARTITION PLAT NO 2017-21, AND A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO 201712659, RECORDED AUGUST 4, 2017, YAMHILL COUNTY DEED RECORDS, LOCATED IN THE WEST ONE-HALF OF SECTION 1 AND THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL OF PARCELS 1 AND 2 OF PARTITION PLAT NO 2017-21, YAMHILL COUNTY RECORDS, AND THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO 201712659, YAMHILL COUNTY DEED RECORDS

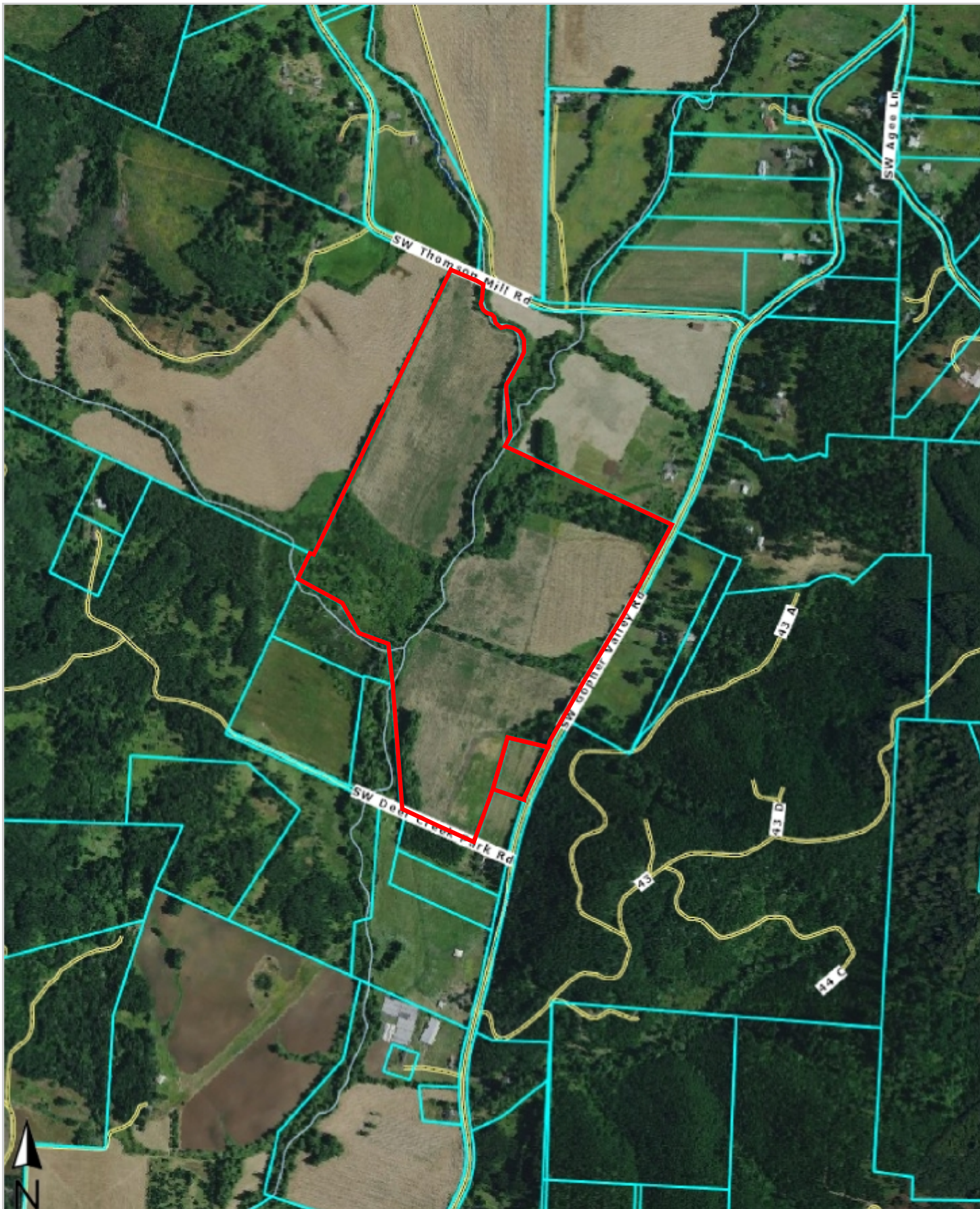
EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO 2017-21, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF GOPHER VALLEY ROAD, BEING 20 00 FEET WESTERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO), THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 71°17'05" WEST, 247 15 FEET, THENCE LEAVING SAID SOUTHERLY LINE NORTH 14°31'24" EAST, 400 99 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1, THENCE ALONG SAID NORTHERLY LINE SOUTH 77°22'21" EAST, 305 56 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF GOPHER VALLEY ROAD, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 5020 00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 0°45'21" (THE LONG CHORD BEARS SOUTH 23°38'18" WEST, 66 21 FEET), AN ARC DISTANCE OF 66 21 FEET TO A POINT OF TANGENCY, THENCE SOUTH 23°15'38" WEST, 152 06 FEET TO THE BEGINNING OF A TANGENT CURVE, THENCE ALONG THE ARC OF A 3120 00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 3°56'55" (THE LONG CHORD BEARS SOUTH 21°17'10" WEST, 214 98 FEET), AN ARC DISTANCE OF 215 03 FEET TO THE **POINT OF BEGINNING**

FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND

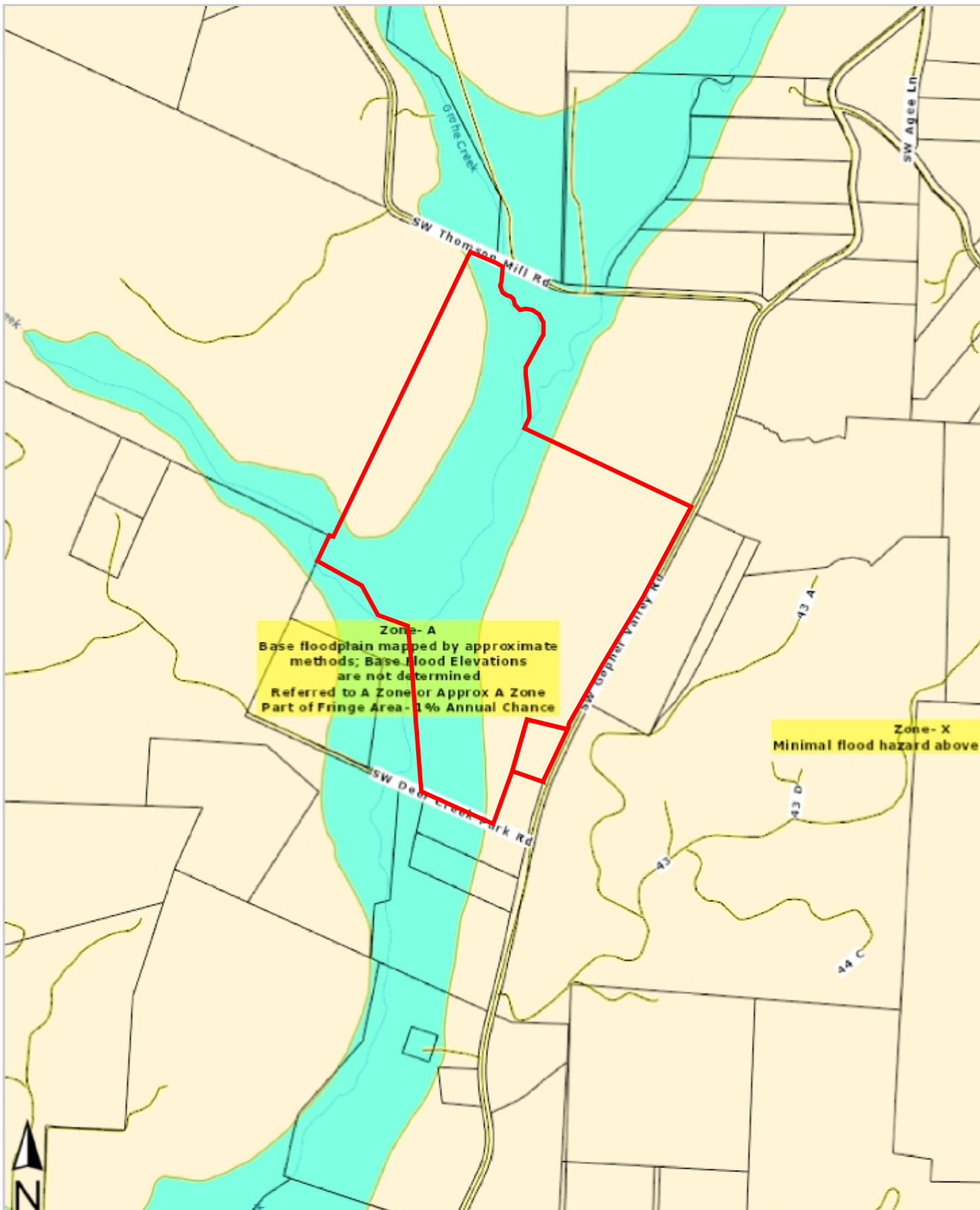
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO 2017-21, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF GOPHER VALLEY ROAD, BEING 20 00 FEET WESTERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO), THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 71°17'05" WEST, 247 15 FEET, THENCE LEAVING SAID SOUTHERLY LINE SOUTH 17°20'32" WEST, 422 94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DEER CREEK PARK ROAD (COUNTY ROAD NO 481), BEING 33 00 FEET WIDE, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 67°43'49" EAST, 268 45 FEET TO AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF GOPHER VALLEY ROAD, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1445 00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 6°06'00" (THE LONG CHORD BEARS NORTH 10°59'05" EAST, 153 77 FEET), AN ARC DISTANCE OF 153 84 FEET TO A POINT OF COMPOUND CURVATURE, THENCE ALONG THE ARC OF A 3120 00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 5°16'38" (THE LONG CHORD BEARS NORTH 16°40'24" EAST, 287 27 FEET), AN ARC DISTANCE OF 287 37 FEET TO THE **POINT OF BEGINNING**

CONTAINS 128 ACRES, MORE OR LESS



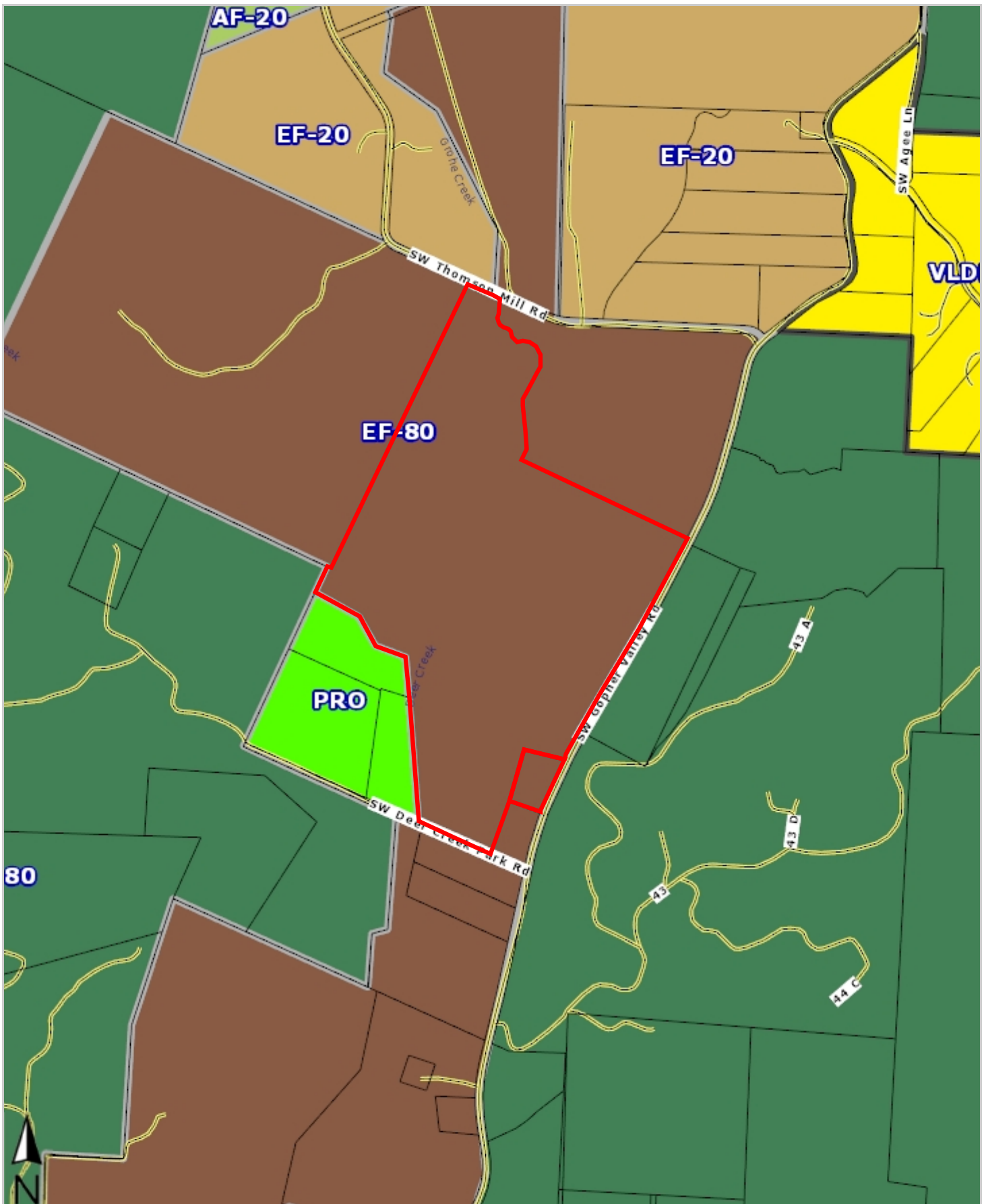
TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.