

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SOPPE</i>	PROJECT No(s). <i>MT-13-06</i>	
NON-REFUNDABLE FEE(S) <i>6000-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>6000-</i>

**Type of Review (Please check all that apply):**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input checked="" type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> <b>4997 SUMMIT STREET, WEST LINN</b>	<b>Assessor's Map No.:</b> 21E25DB <b>Tax Lot(s):</b> 00500 <b>Total Land Area:</b> 1 Acre +/-
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**Brief Description of Proposal:** APPLICANT PROPOSES TO VACATE A PORTION OF S. GLORIA

<b>Applicant Name:</b> JT SMITH COMPANIES <small>(please print)</small> <b>Address:</b> 5285 MEADOWS ROAD, SUITE 171 <b>City State Zip:</b> LAKE OSWEGO, OR 97035	<b>Phone:</b> 503-209-7555 <b>Email:</b> jwyland@jtsmithco.com
<b>Owner Name</b> (required): LF 10, LLC <small>(please print)</small> <b>Address:</b> 5285 MEADOWS ROAD, SUITE 171 <b>City State Zip:</b> LAKE OSWEGO, OR 97035	<b>Phone:</b> <b>Email:</b>
<b>Consultant Name:</b> ANDREW TULL, 3J CONSULTING, INC. <small>(please print)</small> <b>Address:</b> 10445 SW CANYON ROAD, SUITE 245 <b>City State Zip:</b> BEAVERTON, OR 97005	<b>Phone:</b> 503-545-1907 <b>Email:</b> andrew.tull@3j-consulting.com

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
  2. The owner/applicant or their representative should be present at all public hearings.
  3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
  4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
- One (1) complete set of digital application materials must also be submitted on CD in PDF format.  
 If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 _____ Applicant's signature	7/2/13 _____ Date	 _____ Owner's signature (required)	7/2/13 _____ Date
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July 2, 2013

City Council  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

**S. Gloria Drive Right-of-Way Vacation Request**

To the City Council:

3J Consulting, Inc. acts on behalf of JT Smith Companies in petitioning to vacate a portion of S. Gloria Drive, a public street. The right-of-way vacation request is for approximately 3,200 square feet located on the northern side of S. Gloria Drive extending east from Summit Street for a distance of 208.8 feet (see Attachment A).

The area of right-of-way requested for vacation was initially dedicated to the City of West Linn at two separate times. In 1961, Neil O. and Helen McDowall and Milton E. and Jeanne Level dedicated a 15-foot-wide strip along the entire 208.8 foot length of the property (approximately 3,132 square feet). In 1978, the same property owners dedicated an approximately 68 square foot curve at the intersection of S. Gloria Drive and Summit Street.

It is unclear why the right-of-way dedications occurred in 1961 and 1978. The 1978 dedication coincides with the development of the Woodwinds Subdivision, a plat to the east, and may have been considered to be necessary based on roadway standards at the time. However, since that time, the City of West Linn has developed standardized roadway design and construction regulations which only call for a 50-foot local street right-of-way width. Approval of the requested vacation would result in the creation of a 50-foot right-of-way section along S. Gloria Drive, matching the existing right-of-way along the rest of S. Gloria Drive.

The reason for the vacation request is to develop a 4-lot subdivision in the R-10 zoning district of the City of West Linn, requiring a minimum of 10,000 square foot lots. In addition, approval of the right-of-way vacation would straighten the northern right-of-way boundary of S. Gloria Drive, a local street.

The applicable standards for review and approval of a right-of-way vacation in any incorporated city are found in Chapter 271 of the Oregon Revised Statutes- *Use and Disposition of Public Lands Generally; Easements*. Specifically, the sections pertaining to right-of-way vacation are found in Sections 271.080 through 271.230. Responses to each of these ORS sections are included with this request as Attachment B.

A specific requirement for right-of-way vacation petition is consent of all abutting property owners and two-thirds of the area of affected property (as defined in ORS 271.080). As shown within the Attached Exhibit A, more than 2/3rds of the area of land affected by the proposed vacation has responded in the affirmative to the proposed petition. The Applicant has documented that 69% of the property area within the affected area is in favor of the petition. All required property owner consent has been obtained, in writing, by the applicant, and is included with this request as Attachment C.

The applicant respectfully submits this request for right-of-way vacation of a portion of S. Gloria Drive. The applicant requests a hearing be scheduled before the West Linn City Council once proper notice has been given, per the standards of ORS 271.

If any additional information is needed, please do not hesitate to contact me. Thank you for your consideration of this request.

Most Sincerely,

Andrew Tull  
*Principal Planner*

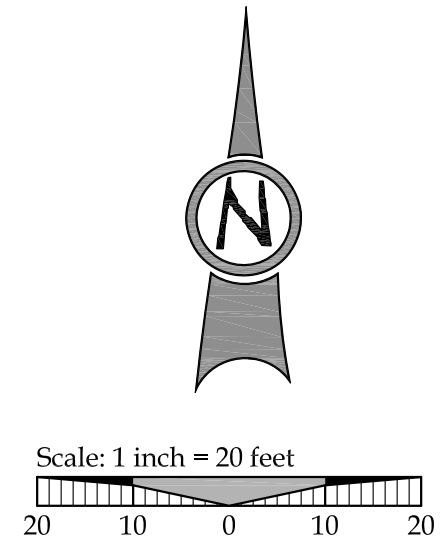
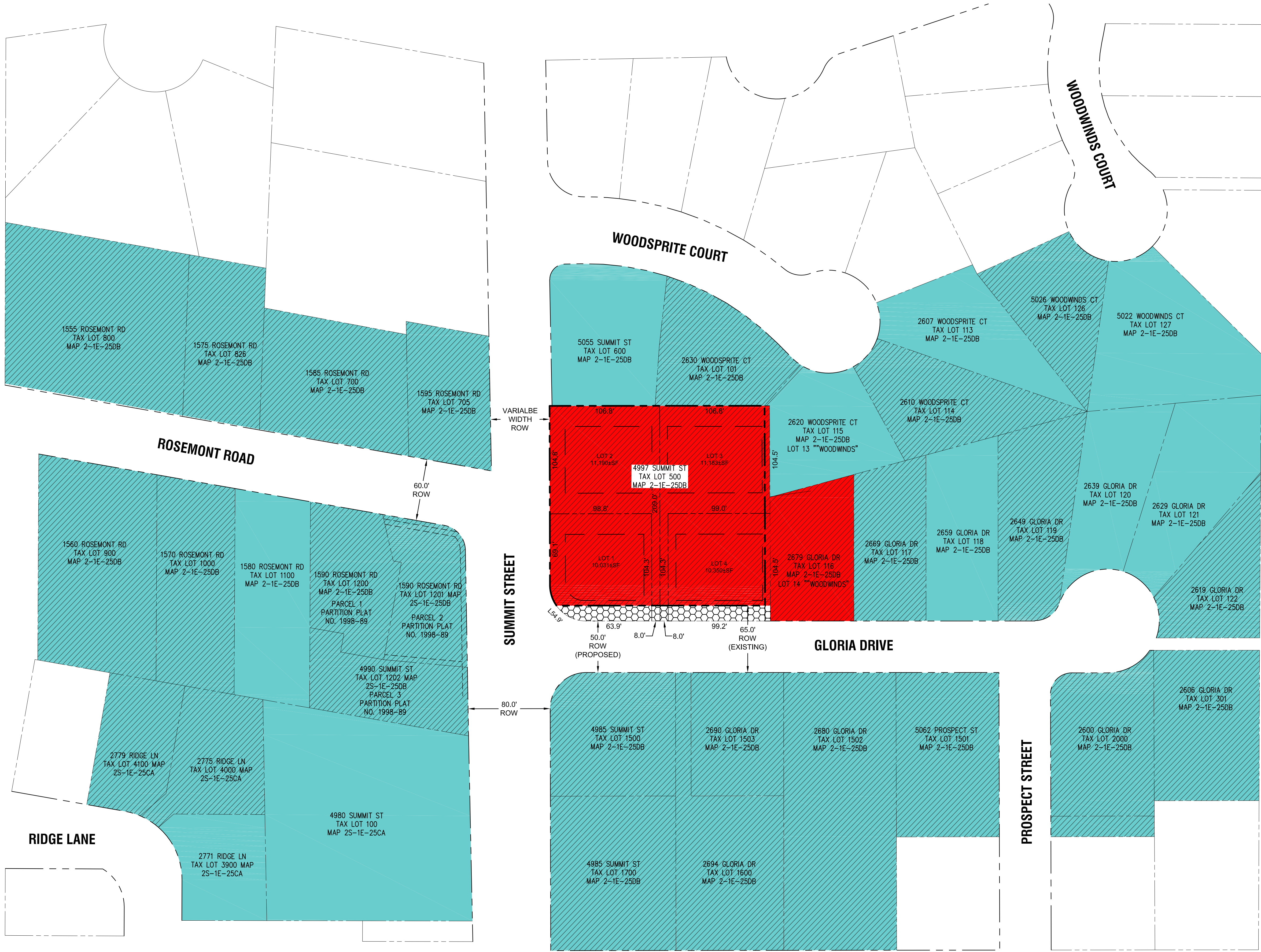
Attachments:

- A. Exhibit of affected land area
- B. Applicable ORS standards and responses
- C. Written consent by all required property owners

Copy to:

John Wyland, JT Smith Companies  
Mike Robinson, Perkins Coie

TAX LOT 500 LOCATED IN THE NW 1/4 & SE 1/4 OF  
SECTION 25, T.2S., R.1E., W.M.  
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



- LEGEND**
- BOUNDARY LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING LOT LINE
  - PROPOSED LOT LINE
  - PROPOSED SETBACK LINE

**SITE STATISTICS**

Site:	4997 Summit Road
Taxlot:	251e25DB 00500
Size:	0.93 Acres
Jurisdiction:	City of West Linn
Adjoining Properties:	2
Affected Properties:	38

**SITE NOTE**

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

- NEIGHBORING AREAS**
- Neighboring Properties
  - Notification Area Properties
  - Consenting Properties
  - Right-Of-Way Vacation



PRELIMINARY	07/02/13
REVISION SUMMARY	BY DATE
1	

TENTATIVE SUBDIVISION PLAT  
**ROSEMONT II  
SUBDIVISION**  
WEST LINN, OR  
J.T. SMITH COMPANIES

3J CONSULTING, INC.  
CIVIL ENGINEERING  
WATER RESOURCES  
LAND USE PLANNING  
10445 SW CANYON ROAD SUITE 245 BEAVERTON, OR 97005  
PHONE & FAX: (503) 946-9365

3J JOB ID #	13123
LAND USE #	
TAX LOT #	251E25DB 500
DESIGNED BY	CLF
CHECKED BY	BKF
SHEET TITLE	SUBDIVISION PLAT
SHEET NUMBER	C2.0

*271.080 Vacation in incorporated cities; petition; consent of property owners.*

*(1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.*

Finding: The applicant is JT Smith Companies. The property is owned by LF10, LLC.. The description of the ground proposed to be vacated is discussed above and detailed in Attachment A of the right-of-way vacation petition letter. The purpose for which the right-of-way is proposed to be used and the reason for the vacation is to develop a 4-lot subdivision in the R-10 zoning district of the City of West Linn, requiring a minimum of 10,000 square foot lots, and to straighten the northern right-of-way boundary of S. Gloria Drive, a local public street.

*(2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2]*

Finding: The total area affected by the proposed vacation is equal to 519,171 square feet. Property owners representing 362,535 square feet of the affected have signed in favor of the petition. Thus the required 2/3rds required consent threshold has been exceeded by 16,421 square feet.

The consent of the owners of all abutting property and the owners of greater than two-thirds in area of the real property affected thereby is included, in writing, as Attachment C of the right-of-way vacation petition letter.

*271.090 Filing of petition; notice. The petition shall be presented to the city recorder or other recording officer of the city. If found by the recorder to be sufficient, the recorder shall file it and inform at least one of the petitioners when the petition will come before the city governing body. A failure to give such information shall not be in any respect a lack of jurisdiction for the governing body to proceed on the petition.*

Finding: This petition is presented to the City Recorder of the City of West Linn for review by the City Council, and contains all of the information required for a sufficient petition.

*271.100 Action by city governing body. The city governing body may deny the petition after notice to the petitioners of such proposed action, but if there appears to be no reason why the petition should not be allowed in whole or in part, the governing body shall fix a time for a formal hearing upon the petition.*

Finding: The applicant respectfully requests a hearing before the City Council of West Linn on this right-of-way vacation petition.

*271.110 Notice of hearing. (1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each week for two consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the*

*petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.*

*(2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.*

*(3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city recording officer shall hold the sum so obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor. [Amended by 1991 c.629 §1; 2005 c.22 §196]*

Finding: The City can meet these requirements prior to a public hearing.

*271.120 Hearing; determination. At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.*

Finding: In order for a vacation to occur, the governing body shall determined whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given, and whether the public interest will be prejudiced by the vacation of the public right-of-way. In this case, the applicant has provided signatures indicating consent from the adjoining owners and for the required 2/3rds majority of area represented within the affected land area. Notice has been duly provided by the City's staff in response to the applicant's petition.

Regarding the usefulness of the area in question, the applicant, the City's planning staff, and the City's engineering department are all in agreement that the land in question is currently not necessary or useful in completing the local street section which would normally be required along South Gloria. In 1961, Neil O. and Helen McDowall and Milton E. and Jeanne Level dedicated a 15-foot-wide strip along the entire 208.8 foot length of the property (approximately 3,132 square feet). In 1978, the same property owners dedicated an approximately 68 square foot curve at the intersection of S. Gloria Drive and Summit Street.

It is unclear why the right-of-way dedications occurred in 1961 and 1978. The 1978 dedication coincides with the development of the Woodwinds Subdivision, a plat to the east, and may have been considered to be necessary based on roadway standards at the time. However, since that time, the City of West Linn has developed standardized roadway design and construction regulations which only call for a 50-foot local street right-of-way width. Approval of the requested vacation would result in a the creation of a 50-foot right-of-way section along S. Gloria Drive, matching the existing right-of-way along the rest of S. Gloria Drive.

The public interest will not be precluded by the proposed vacation and lawful access shall be provided to all abutting properties. As stated within the second to last sentence of 271.120, if such matters are determined in favor of the petition, the governing body shall by ordinance make such determination a matter of record and vacate such plat or street.

*271.140 Title to vacated areas. The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city. [Amended by 1981 c.153 §58]*

Finding: The applicant represents the owner of the lands bordering the area to be vacated. The title to the vacated street will attach to the applicant's property.

*271.150 Vacation records to be filed; costs. A certified copy of the ordinance vacating any street or plat area and any map, plat or other record in regard thereto which may be required or provided for by law, shall be filed for record with the county clerk. The petitioner for such vacation shall bear the recording cost and the cost of preparing and filing the certified copy of the ordinance and map. A certified copy of any such ordinance shall be filed with the county assessor and county surveyor.*

Finding: The applicant agrees to bear all recording and file preparation costs.

*271.170 Nature and operation of statutes. The provisions of ORS 271.080 to 271.160 are alternative to the provisions of the charter of any incorporated city and nothing contained in those statutes shall in anywise affect or impair the charter or other provisions of such cities for the preservation of public access to and from transportation terminals and navigable waters.*

Finding: The City of West Linn does not maintain right-of-way vacation provisions in its chapter or code of ordinances separate from ORS 271.080 to 271.160.

## CONSENT TO VACATE FORM

JT Smith Companies has recently purchased a 1 Acre property known as 4997 Summit Street. Along the property's southern boundary, the previous owner of the property dedicated a portion of the property to the City of West Linn as Right-of-Way. The dedication was much more than the City needed to allow for the construction of a full street section. In order to request the surplus portion of the Right-of-Way back from the City, the owner is required to prepare a petition to vacate the surplus Right-Of-Way. As part of this process, the owner must show that neighboring property owners are in favor of the vacation. In this case, a total of 39 property owners have been considered to be "affected", in accordance with the State's notification guidelines.

A signature on the line below indicates that you have been contacted about the proposed Right-Of-Way Vacation along South Gloria Drive and that you have no objections to the City's release of this surplus property. By signing this document, you also acknowledge that you are aware that approximately 3,200 square feet of the City's existing right-of-way will be reverted back to the property from which it was originally dedicated, in this case, tax lot 2s1e25db 00500.

PRINTED OWNER NAME	OWNER SIGNATURE	ADDRESS	TAX LOT
Vincent and Lorraine Piscitello		4997 Summit St	21E25DB00500
<del>Federal National Mortgage Association</del> Rosa E. White Binh Nguyen	<del></del> 	2679 Gloria Dr	21E25DB00116
Antonia Maria Puckett		4980 Summit St.	21E25CA00100 ✓
Gyung Jae Lee		2630 Woodsprite Ct.	21E25DB00101 ✓
Richard & Ladene Raspotnik		2607 Woodsprite Ct.	21E25DB00113
Brian & Kathryn Hemphill		2610 Woodsprite Ct.	21E25DB00114 ✓
Randy Pugsley		2620 Woodsprite Ct.	21E25DB00115
Linda Pugsley		2669 Gloria Dr	21E25DB00117 ✓



Karen & Charles McGeehan

Michael Kalamaris

*Repeat*  
~~James & Jean Preble~~

Jeffrey & Rebecca Wilson

City of West Linn

David Levine

Jim & Kyong Wiard

LF LLC

*x* Dean Reed Cocker

Brian Odell

Dennis & Jennifer Tan

Timothy James & Kimberly Lippert

*Angelina Vivie Grima* Angelina v. Grima 2619 Gloria Dr. 21E25DB00122<sup>✓</sup>  
*Jim M. Preble* Jim M. Preble 2680 Gloria St 21E25DB01502<sup>✓</sup>  
*Jeani Preble* \_\_\_\_\_ 2680 Gloria St

Charles M. McGeehan

Michael Kalamaris

James & Jean Preble

Jeffrey & Rebecca Wilson

\_\_\_\_\_

David Levine

Jim & Kyong Wiard

LF LLC

Dean Reed Cocker

\_\_\_\_\_

Timothy James & Kimberly Lippert

4985 Summit St

5062 Prospect St

2680 Gloria Dr

2694 Gloria Dr

No Site Address

1595 Rosemont Rd

2690 Gloria Dr

1590 Rosemont Rd

4990 Summit St

2771 Ridge Lane

2775 Ridge Lane

2779 Ridge Lane

21E25DB01500<sup>✓</sup>

21E25DB01501<sup>✓</sup>

21E25DB01502

21E25DB01600<sup>✓</sup>

21E25DB01700

21E25DB00705<sup>✓</sup>

21E25DB01503<sup>✓</sup>

21E25DB01201<sup>✓</sup>

21E25DB01202<sup>✓</sup>

21E25CA03900

21E25CA04000<sup>✓</sup>

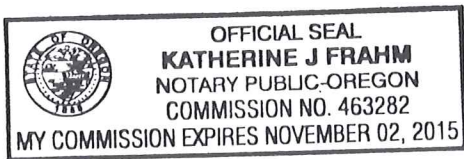
21E25CA04100<sup>✓</sup>



Mary Jo Bottjer-Steele		2659 Gloria Dr	21E25DB00118
Richard & Susan Buchanan		2649 Gloria Dr	21E25DB00119 ✓
Susan Newton		2639 Gloria Dr	21E25DB00120
Harry JR & Janet Dalgaard		2629 Gloria Dr	21E25DB00121
Victoria Baldwin		2619 Gloria Dr	21E25DB00122
Jacob & Anne-Marie Wilson		5026 Woodwinds Ct	21E25DB00126 ✓
R Dale Co-E Clark		5022 Woodwinds Ct	21E25DB00127
Brian & Lynn Leschorn		2606 Gloria Dr	21E25DB00301 ✓
<del>Michael Kalamars</del> Repeat		No Site Address	21E25DB00400
Margaret Young		5055 Summit St	21E25DB00600
Barbara Gustafson		1585 Rosemont Rd	21E25DB00700 ✓
Dale & Natalie Johnson		1555 Rosemont Rd	21E25DB00800 ✓
Frederick G A & Janet Sickert		1575 Rosemont Rd	21E25DB00826 ✓
Glacier Ice LLC		1560 Rosemont Rd	21E25DB00900 ✓
Winnifred Trste Simonsen		1570 Rosemont Rd	21E25DB01000 ✓
Thomas Dean Larson		1580 Rosemont Rd	21E25DB01100
Paul Himmelright		1590 Rosemont Rd	21E25DB01200
Joseph N Fustolo Sar a C. Fustolo		2600 Gloria St 2600 Gloria St	21E25DB2000 ✓

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

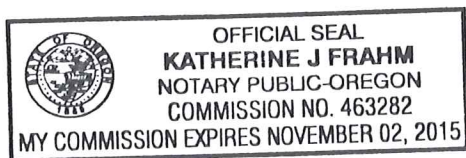
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Dean Reed Cocket.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

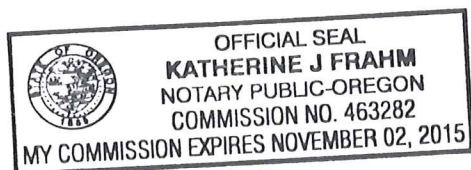
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Charles McCracken.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Steven L. White.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

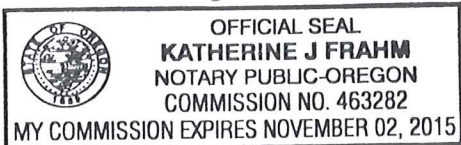
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Rose F. White.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

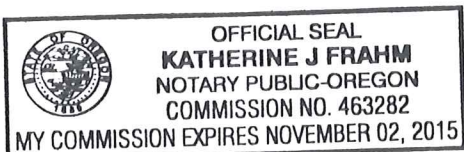
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Randy J. Pugsley.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

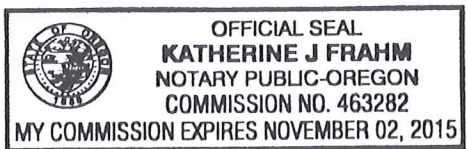
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Jim M. Preble.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

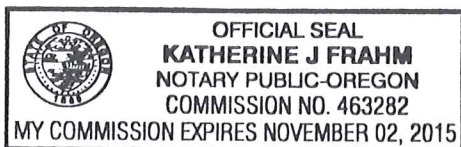
This instrument was acknowledged before me on this 4th day of June, 2013  
by Joseph N. Fustolo.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

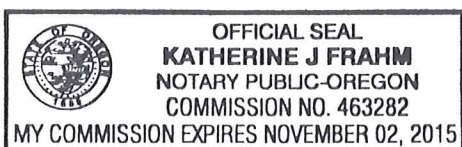
This instrument was acknowledged before me on this 4th day of June, 2013  
by Sara C. Fustolo.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

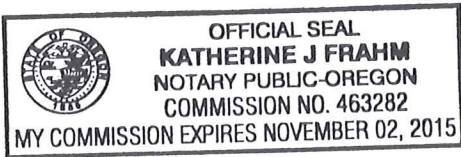
This instrument was acknowledged before me on this 4th day of June, 2013  
by Barbara Gustafson.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Cristina Johnson as member Glacier Ice LLC



Katherine J. Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

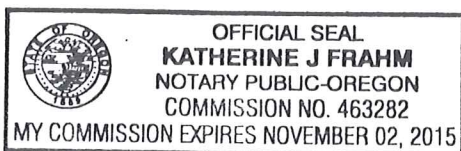
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Winnifred Simonson as Trustee



Katherine J. Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

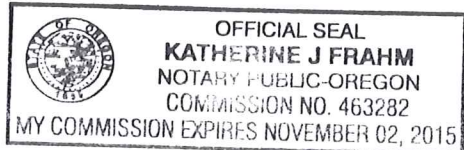
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2013  
by Frederick GA Sickert



Katherine J. Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Anne Marie Wilson.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

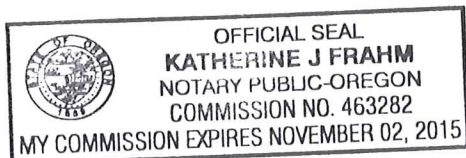
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Jacob Wilson.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

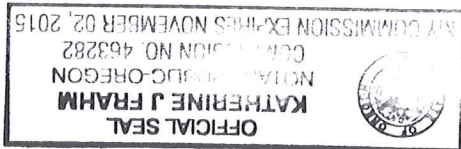
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Kimberly Lipert.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

This instrument was acknowledged before me on this 1<sup>st</sup> day of June, 2013  
by Timothy James Lippert.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )



463282  
November 02, 2015

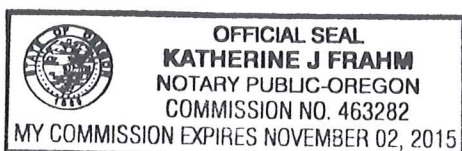
This instrument was acknowledged before me on this 1<sup>st</sup> day of June, 2013  
by Antonia Marie Puckett.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

This instrument was acknowledged before me on this 1<sup>st</sup> day of June, 2013  
by Dale Johnson.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon            )  
  )ss.  
COUNTY of Clackamas    )

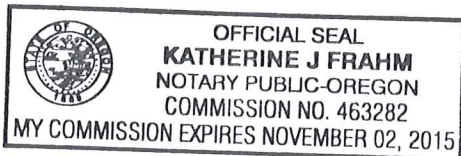
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Natalie Johnson.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon            )  
  )ss.  
COUNTY of Clackamas    )

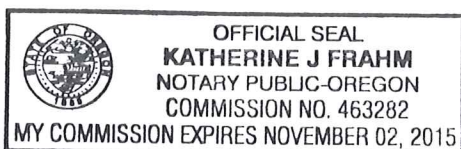
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Ko Kyongson.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon            )  
  )ss.  
COUNTY of Clackamas    )

This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Lyna Leechorn.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

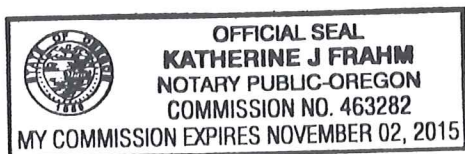
This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Nancy Lerine.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Linda Pugsley.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

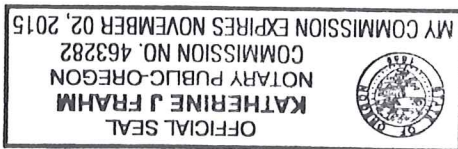
This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Susan Buchanan.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

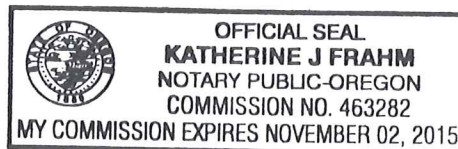
STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Ladene Raspotnik.

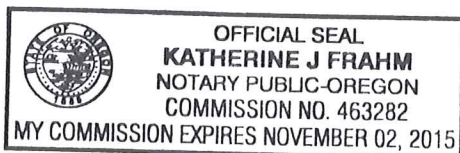


Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )



This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Richard Raspotnik.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon )  
 )ss.  
COUNTY of Clackamas )

This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by David Levine.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

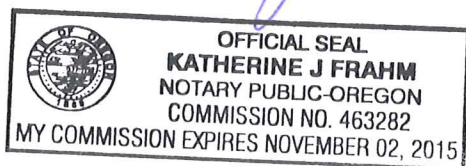
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Brian Leschorn.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

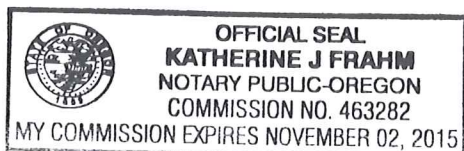
This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Jeffrey Wilson.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                      )ss.  
COUNTY of Clackamas   )

This instrument was acknowledged before me on this 11<sup>th</sup> day of June, 2013  
by Rebecca Wilson.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                  )ss.  
COUNTY of Clackamas )

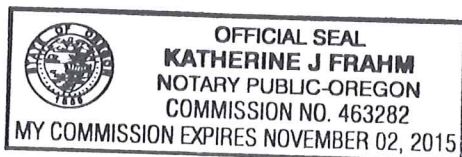
This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Richard Buchanan.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                  )ss.  
COUNTY of Clackamas )

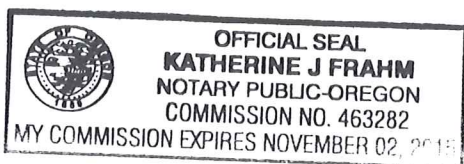
This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Michael Kalamaris.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon       )  
                                  )ss.  
COUNTY of Clackamas )

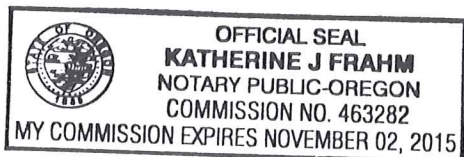
This instrument was acknowledged before me on this 21<sup>st</sup> day of June, 2013  
by Jennifer Tar.



Katherine Jean Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

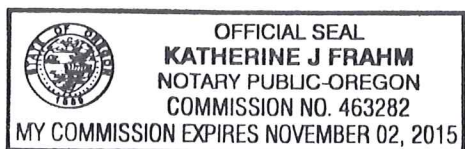
This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by John Wyland as member LF LLC.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

This instrument was acknowledged before me on this 18<sup>th</sup> day of June, 2013  
by Jeff Smith as member LF LLC.



Katherine J Frahm  
Notary Public for Oregon  
My commission expires: November 02, 2015

STATE of Oregon           )  
  )ss.  
COUNTY of Clackamas    )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013  
by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_