

2. Legal Description



AKS ENGINEERING & FORESTRY
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AKS Job #10098-02

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A

Tract 1 Description

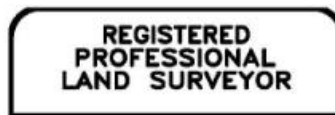
A tract of land located in the Northeast One-Quarter of Section 10, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 13 of Ocean Lake Plan No. 1, also being on the west right-of-way line of NE/NW U.S. Highway 101, at Station 862+94.95 42.00 Right of a centerline Spiral Curve ($S=19^{\circ}30'$ and $A=0.92$, with a Tangent in of North $03^{\circ}31'57''$ East at centerline station 861+95.60); thence along said right-of-way line (42.00 feet right offset from centerline spiral curve), along a long chord which bears South $05^{\circ}32'27''$ East 199.03 feet to Station 864+96.75, right 42.00 feet; thence leaving said centerline North $86^{\circ}55'31''$ West 176.30 feet to the east right-of-way line of NW Oar Place (25.00 feet from centerline); thence along said east right-of-way line along a non-tangent curve to the left (Radial Bearing South $75^{\circ}32'55''$ West) with a Radius of 380.99 feet, a Delta of $09^{\circ}05'57''$, a Length of 60.51 feet, and a Chord of North $19^{\circ}00'04''$ West 60.44 feet; thence continuing along said east right-of-way line along a curve to the right with a Radius of 40.00 feet, a Delta of $26^{\circ}32'30''$, a Length of 18.53 feet, and a Chord of North $10^{\circ}16'48''$ West 18.36 feet; thence continuing along said east right-of-way line North $02^{\circ}59'27''$ East 114.70 feet; thence continuing along said east right-of-way line along a curve to the right with a Radius of 10.00 feet, a Delta of $90^{\circ}00'47''$, a Length of 15.71 feet, and a Chord of North $47^{\circ}59'51''$ East 14.14 feet to the south right-of-way line of NW 25th Street (20.00 feet from centerline); thence along said south right-of-way line South $86^{\circ}59'46''$ East 202.00 feet to the Point of Beginning.

The above described tract of land contains 40,484 square feet, more or less.

The Basis of Bearings is a local datum plane derived from 3601 Oregon North State Plane coordinates NAD83(2011) epoch: 2010.0000.

2/2/2024





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EXHIBIT A

Tract 2 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 6 of Ocean Lake Plan No. 1, also being on the west right-of-way line of NE/NW U.S. Highway 101, at Station 867+19.63 42.00 Right of a centerline Spiral Curve ($S=19^{\circ}30'$ and $A=0.92$, with a Tangent in of North $03^{\circ}31'57''$ East at centerline station 861+95.60); thence along said right-of-way line (42.00 feet right offset from centerline spiral curve), along a long chord which bears North $11^{\circ}33'48''$ East 216.46 feet to Station 864+96.75, Right 42.00 feet; thence leaving said centerline North $86^{\circ}55'31''$ West 176.30 feet to the east right-of-way line of NW Oar Place (25.00 feet from centerline); thence along said east right-of-way line along a non-tangent curve to the right (Radial Bearing South $75^{\circ}32'55''$ West) with a Radius of 380.99 feet, a Delta of $09^{\circ}09'33''$, a Length of 60.90 feet, and a Chord of South $09^{\circ}52'19''$ East 60.84 feet; thence continuing along said east right-of-way line South $05^{\circ}17'33''$ East 1.91 feet; thence continuing along said east right-of-way line South $05^{\circ}08'02''$ East 108.03 feet; thence continuing along said east right-of-way line along a curve to the right with a Radius of 264.04 feet, a Delta of $04^{\circ}17'15''$, a Length of 19.76 feet, and a Chord of South $02^{\circ}59'25''$ East 19.75 feet to a point on the south line of said Lot 6; thence along said south line South $73^{\circ}47'38''$ East 115.96 feet to the Point of Beginning.

The above described tract of land contains 29,165 square feet, more or less.

The Basis of Bearings is a local datum plane derived from 3601 Oregon North State Plane coordinates NAD83(2011) epoch: 2010.0000.

2/2/2024

