

DEED-ESMAT
\$35.00 \$11.00 \$16.00 \$10.00 - Total = \$72.00



I hereby certify that the within
Instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.



Tassi O'Neil, Tillamook County Clerk

Tax Statements

Remain the same

After Recording Return to:

Sycan B Corp.
840 Beltline Road
Springfield, Or. 97477
ATTN: Whitney Boss

EASMENT

EFFECTIVE DATE: April 8, 2010

PARTIES: Sycan B Corp. ("Grantor")
840 Beltline Road, Suite 202
Springfield, Or. 97477

And Sahhali Shores At Neskowin Consolidated Owners Association
("Grantee")

RECITALS:

A. Grantor is the owner of the real property located in Neskowin, Tillamook County, Oregon, more particularly described on Exhibit "A" and Exhibit "C" attached hereto. The property described on Exhibit "C" is a portion of the property described on Exhibit "A".

B. Grantee is an Oregon Corporation formed as an owner's association representing the common interests of the owners of the property described on Exhibit "B" attached hereto.

GRANT:

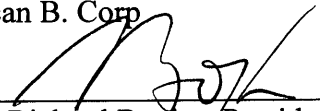
1. Grant of Easement. Grantor grants to Grantee an easement for use of the area described on Exhibit "C" (the "Easement Area") for the placement and maintenance of the monument sign, lighting, landscaping and any other components located thereon at the time of this writing (the "Improvements"). Grantee may access the Easement Area across the property described on Exhibit A for the specific and limited purpose of repairing and maintaining the Improvements.
2. Limitation on Use of Easement Area. Grantee shall make no changes to the Improvements without Grantor's prior written approval. Such approval shall

not be unreasonably withheld, and shall be requested by the Grantee in writing.

- 3. Duration. This easement shall be related to the property described on the attached Exhibits and shall run with the land until such time as the easement is vacated on the terms described in this grant of easement.
- 4. Maintenance. Grantee is responsible for all maintenance and repair necessary to the Improvements located in the easement area and Grantor shall have no responsibility for repairing or maintaining such improvements.
- 5. Vacation. This easement may be vacated by the Grantee at any time by Grantee recording a vacation of easement in the records of Tillamook County and providing Grantor with a copy of the recorded vacation. If Grantee ceases to utilize the easement areas for the given purpose, or to maintain the Improvements in good repair and appearance, this easement may be vacated by the Grantor or its successors without the consent of the Grantee. Upon vacation of the easement ownership of the improvements shall revert to the then owner of the property described on Exhibit C.

GRANTOR:

Sycan B. Corp



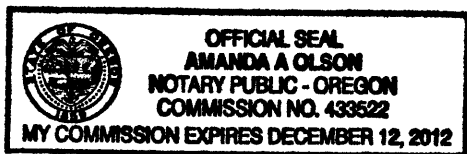
 By: Richard Boyles, President


THE STATE OF: Oregon)

COUNTY OF: Lane)

Personally appeared before me, a Notary Public in and for the above County and State, Richard D. Boyles, known personally by me and acknowledged by me to be on the date of execution, Richard Boyles, President of Sycan B Corp, and he executed the foregoing for and on behalf of said domestic corporation.

Witnessed by hand and this notarial seal, this 8th day of April 2010.





 Notary Public, State of Oregon
 My Commission Expires: 12/12/12

LEGAL DESCRIPTION

Map 5S 11 13 Tax Lot 405

Government Lots 31 and 32, in Section 13, Township 5 South, Range 11 West of the Willamette Meridian, in Tillamook County, Oregon, lying West of the East line of relocated Highway 101.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by instrument recorded June 6, 1979, in Book 263, Page 329, Tillamook County Records; and also by instrument recorded March 15, 1982, in Book 280, Page 754, Tillamook County Records.



4253a highway 101 north • seaside, oregon 97138
(503) 738-3425 • fax (503) 738-7455
www.hlb-otak.com

Legal Description of Sahhali Shores Plats

For Sycan B Corp.

March 17, 2010

Three (3) platted tracts of land located in the West one-half of the Southeast one-quarter of Section 13, Township 5 South, Range 11 West of the Willamette Meridian, more particularly described as follows:

1. The Plat of Sahhali Shores at Neskowin, as recorded in Instrument Number 233973, Tillamook County Auditor's Office and Map Number C-393 as recorded in Tillamook County Survey Records.
2. The Plat of Sahhali Shores at Neskowin Unit One as recorded in Instrument Number 99380495, Tillamook County Auditor's Office and Map Number C-490 as recorded in Tillamook County Survey Records.
3. The Plat of Sahhali Shores at Neskowin Unit Two as recorded in Instrument Number 02415106, Tillamook County Auditor's Office and Map C-510 as recorded in Tillamook County Survey Records.



RENEWAL DATE: DEC. 31, 10

EXHIBIT "B" Page 1 of 1



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Legal Description of Exclusive Use Easement

For Sycan B Corp.

March 12, 2010

A strip of land of variable width for the purpose of access, repair and maintenance of the monument sign, lighting, landscaping and any other components located thereon as of date of this easement, over a portion of the property described in Deed Book 398, Page 287, Tillamook County Deed Records, situated in Section 13, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon, more particularly described as follows:

Commencing at point on the West right-of-way of Oregon State Highway 101, said point being located at 113.57 feet left of centerline station 127+18.76 as shown on map B-1525, Tillamook County Survey Records, and being marked with a 5/8 inch rebar with aluminum cap stamped "Oregon State Highway Division";

Thence along said West right-of-way, North 24°53'55" East, a distance of 64.07 feet to a point, said point being the intersection of said West right-of-way and the Northeast corner of the access easement described in Deed Book 407, Page 762, Exhibit 'D';

Thence along the North line of said access easement the following courses:

Thence 27.83 feet along the arc of a 120 foot radius curve to the right, through a central angle of 13°17'12", the chord of which bears North 48°25'30" West, 27.77 feet;

Thence 17.00 feet along the arc of a 25 foot radius curve to the right, through a central angle of 38°57'00", the chord of which bears North 22°18'24" West, 16.67 feet;

Thence 41.81 feet along the arc of a 40 foot radius curve to the left, through a central angle of 59°53'01", the chord of which bears North 32°46'25" West, 39.93 feet to the **Point of Beginning** of the easement herein described;

Thence along the North line of the access easement described in Deed Book 407, Page 762, Exhibit 'D', 8.26 feet along the arc of a 40 foot radius curve to the left, through a central angle of 11°50'06", the chord of which bears North 68°37'58" West, 8.25 feet;

Thence continuing along the North line of said access easement, 11.77 feet along the arc of a 25 foot radius curve to the right, through a central angle of 26°58'41", the chord of which bears North 61°03'41" West, 11.66 feet;

EXHIBIT "C" Page 1 of 3

Thence continuing along the North line of said access easement, 15.85 feet along the arc of a 180 foot radius curve to the left, through a central angle of $05^{\circ}02'41''$, the chord of which bears North $50^{\circ}05'41''$ West, 15.84 feet;

Thence continuing along the North line of said access easement, North $52^{\circ}37'02''$ West, a distance of 14.71 feet;

Thence North $37^{\circ}22'58''$ East, a distance of 25.00 feet;

Thence South $52^{\circ}37'02''$ East, a distance of 50.00 feet;

Thence South $37^{\circ}22'58''$ East, a distance of 21.71 feet to the **Point of Beginning**.



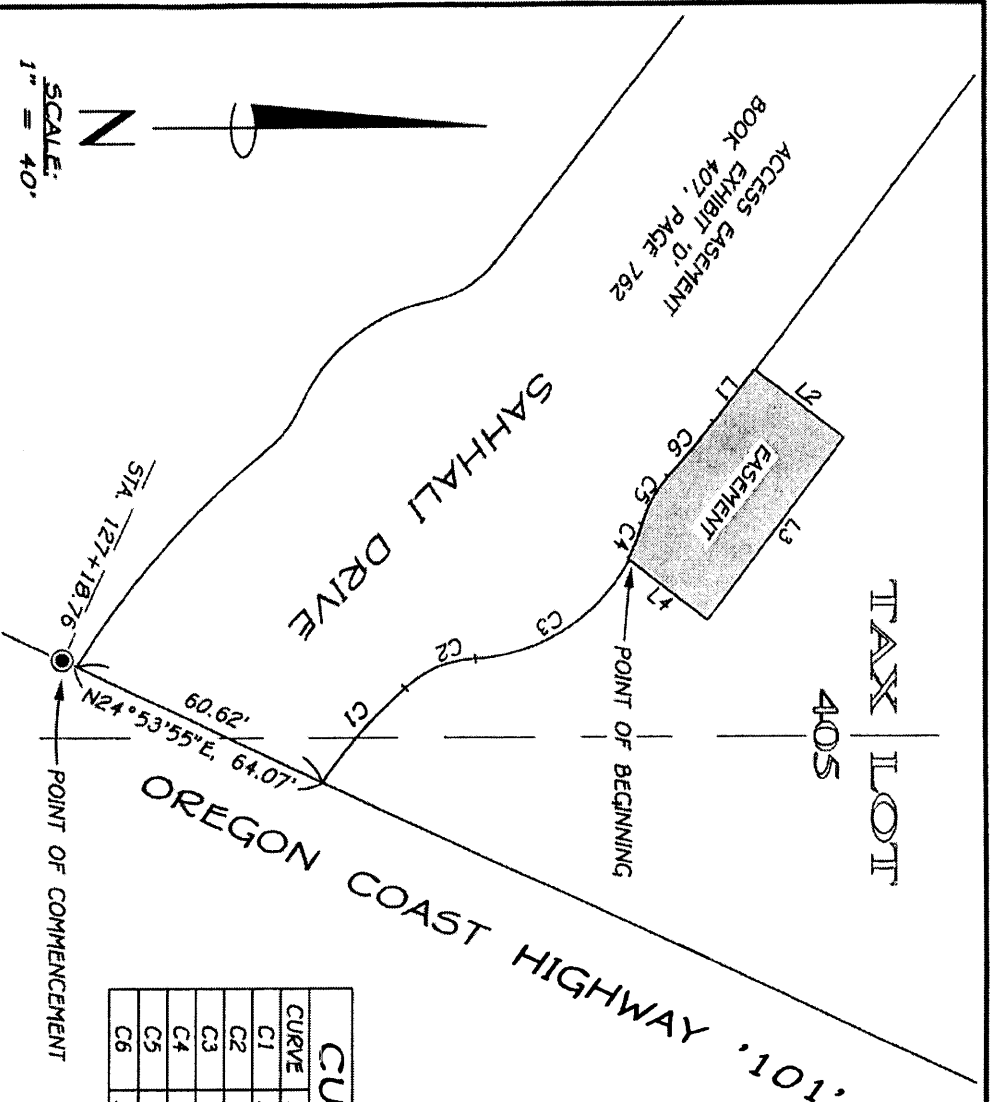
RENEWAL DATE: DEC. 31, 11

NOTE
 THE PURPOSE OF THIS MAP IS TO SHOW THE PERPETUAL, EXCLUSIVE USE EASEMENT OVER TAX LOT 405, 55 11 13, (AS THE TAX LOT EXISTS IN MARCH 2010).

LEGEND
 ● INDICATES FOUND OSHD MONUMENT

LINE	LENGTH	BEARING
L1	14.71'	N52°37'02"W
L2	25.00'	N37°22'50"E
L3	50.00'	S52°37'02"E
L4	21.71'	S37°22'50"E

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	120.00'	27.83'	13°17'12"	N48°25'30"W	27.77'
C2	25.00'	17.00'	38°57'00"	N22°18'24"W	16.67'
C3	40.00'	41.81'	59°53'01"	N32°46'25"W	39.93'
C4	40.00'	8.26'	11°50'06"	N68°37'58"W	8.25'
C5	25.00'	11.77'	26°58'41"	N61°03'41"W	11.66'
C6	180.00'	15.85'	05°02'41"	N50°05'41"W	15.84'



EASEMENT SKETCH FOR:
SYCAN B CORP.
 PERPETUAL, EXCLUSIVE USE
 EASEMENT

SE 1/4 SECTION 13, T5S, R11W, W.M.
 TILLAMOOK COUNTY, OREGON

DATE MAR. 12, 2010 **JOB NO.** 66869 **EQUIPMENT** N/A **FIELD** N/A **DRAWN** RAP **CHECKED** DNB

HILB

 ● SURVEYING
 ● CIVIL ENGINEERING
 ● PLANNING
 ● WATER RIGHTS
 ● WETLAND CONSULTING

CLATSOP COUNTY
 4253-A HWY 101 N.
 GLENDALE, OR 97138
 (503) 738-3425
 FAX: (503) 738-7455
 WWW.HILB-OTAK.COM

PACIFIC COUNTY
 1715-B N. PACIFIC AVE.
 LONG BEACH, WA 98631
 (360) 642-4454
 FAX: (360) 642-4054

TILLAMOOK COUNTY
 10445 NEAR-KAH-NE CRK. RD.
 MWZANITA, OR 97130
 (503) 368-5394
 FAX: (503) 368-5847

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DALE N. BARRETT

OREGON
 July 16, 1982
 DALE N. BARRETT
 1979

RENEWAL DATE: DECEMBER 31, 2011