

Date: January 22, 2020

To: Board of Directors

From: Doug Kelsey

Subject: **RESOLUTION NO. 20-01-04 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING ACQUISITION BY PURCHASE OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY FOR CONSTRUCTION OF THE DIVISION TRANSIT PROJECT**

1. Purpose of Item

This Resolution requests the TriMet Board of Directors (Board) to authorize the General Manager or his designee to acquire certain real property and real property interests necessary to construction of the Division Transit Project (Project) by purchase or by the power of eminent domain

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other: Authorization to Acquire Real Property by Purchase or Eminent Domain

3. Reason for Board Action

Chapter 267 of the Oregon Revised Statutes authorizes TriMet to acquire real property by purchase or eminent domain, and ORS 35.235 requires the Board to declare the necessity and purpose for which the property is required.

4. Type of Action

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

5. Background

The Project will provide high-capacity transit service along the 15-mile SE Division corridor between downtown Portland and Gresham, using 60 foot long articulated buses. The Project will consist of more than 40 stations and 80 platforms, with upgraded rider amenities. The articulated buses operating within the Project will utilize transit signal priority at signalized intersections to create more reliable and faster service than currently possible on the existing SE Division bus lines. TriMet anticipates that consolidated stops, along with three-door boarding and fare payment, will significantly reduce dwell times, speeding up the entire ride. The Project also includes roadway upgrades, active transportation improvements, and safe connections to transit.

In August, 2019, the TriMet Board approved Resolution No. 19-08-66, which declared the necessity to acquire certain real property and real property interests that are required for the construction of the Project, but did not authorize the exercise of the power of eminent domain. As the Project progresses into the construction phase in February 2020, the timely acquisition of property will become more important in order to meet the Project schedule. The only way to ensure the timely acquisition of property is through the eminent domain process. Therefore, this Resolution authorizes condemnation of properties which are necessary for the Project.

Much of the Project is in a constrained transportation corridor, and care has been taken to design the Project to have the least impact possible on private property. TriMet does not expect to acquire entire properties for the Project. All of the property interests required for the Project are either temporary construction easements or small acquisitions of strips of property adjacent to the public right of way, necessary to allow for the expansion of the right of way to accommodate the Project. This Resolution includes approximately one hundred and fifty such properties.

TriMet will make every effort to avoid the use of condemnation proceedings and is hopeful that, as with past corridor projects, the vast majority of real property acquisitions will be accomplished through negotiation, without the use of condemnation. All of TriMet's past light rail projects have required property acquisitions and the agency has an excellent record of achieving positive results short of formal condemnation for the vast majority of property owners.

6. Financial/Budget Impact

The acquisition of necessary property is a Project cost, and is included in the Project budget.

7. Impact if Not Approved

This Resolution is required in order for TriMet to acquire the real property and real property interests necessary to construct and operate the Project. TriMet staff will make formal written offers to purchase property based on independent appraisals, and will attempt to agree with the property owners to acquire the identified properties. TriMet has been successful on past projects acquiring the vast majority of necessary property rights through negotiation, with minimal resort to condemnation proceedings. Nonetheless, condemnation can be an important tool to protect both the property owner and the public body engaged in the property acquisition process, because it allows the agency to obtain possession of real property, thereby reducing project schedule risk, while preserving the property owner's right to ensure a judge or jury decides the amount of just compensation when the property owner and the agency cannot otherwise agree. It also enables the property owner to access funds while the ultimate amount of just compensation is being determined.

RESOLUTION NO. 20-01-04

**RESOLUTION NO. 20-01-04 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING
ACQUISITION BY PURCHASE OR BY THE EXERCISE OF THE POWER OF
EMINENT DOMAIN CERTAIN REAL PROPERTY NECESSARY FOR
CONSTRUCTION OF THE DIVISION TRANSIT PROJECT**

WHEREAS, the Division Transit Project (Project) is a high-capacity transit project between Gresham and Portland designed to accommodate transportation options along the SE Division Street corridor in the Portland metropolitan area; and

WHEREAS, Metro began planning for the Project in 2014 by convening a Steering Committee and holding a series of public open houses and meetings, culminating in approval of the Project plan, known as the Locally Preferred Alternative, in November 2016, which was unanimously approved by the cities of Gresham and Portland, the Multnomah County Commission and the TriMet Board of Directors (Board); and

WHEREAS, ORS 267.200(2) and ORS 267.225(2) authorize and empower TriMet to acquire by condemnation, purchase, lease, devise, gift or voluntary grant real and personal property or any interest therein located inside the boundaries of TriMet for the purpose of providing or operating a mass transit system in the District and aiding in the objects of the District; and

WHEREAS, TriMet has identified certain real property and real property interests as necessary to acquire for the construction and operation of the Project; and

WHEREAS, ORS 35.235 requires TriMet, after first declaring through its Board by resolution the necessity of the acquisition of real property and the purpose for which it is required, to attempt to agree with the owner of said real property with respect to compensation to be paid therefore, and the damages, if any, for the taking thereof; and

WHEREAS, for the accomplishment of the Project, it is necessary that TriMet have the immediate right of possession to certain parcels of real property described in this Resolution;

NOW, THEREFORE, BE IT RESOLVED:

1. The Board hereby declares that the acquisition of certain real property and real property interests, described generally in Exhibits A and B attached hereto, and made a part hereof as if fully set forth herein, is necessary for the construction and operation of the Project.
2. That the construction of the Project is necessary for the public interest, and has been planned, designed, located and will be constructed in a manner that will be most compatible with the greatest public good and the least private injury.

3. That the General Manager or his designee is authorized and directed to attempt to make agreements with the owners of the real property and any other persons in interest as to the compensation to be paid for the real property interests identified in the attached Exhibits A and B, and damages, if any, for the acquisition thereof, and is authorized to make a binding offer for such compensation.
4. That the immediate possession of the property interests is necessary.
5. That the Board hereby ratifies any offers to purchase all rights, title and interest that have been previously made in connection with the Project.
6. That in the event no satisfactory agreement can be reached, TriMet staff, through its legal counsel, is authorized to commence and prosecute to final determination such proceedings as may be necessary to obtain immediate possession and acquire the property; and TriMet staff, through its legal counsel, is further authorized to make such stipulations, agreements, or admissions in the course of such proceedings as may, in counsel's judgment, be in the best interests of TriMet.
7. That there is hereby authorized the creation of a fund in the amount estimated to be the just compensation for such property which shall, to obtain possession of the property, be deposited with the clerk of the Court in which an action is commenced for the use by the defendants in the actions.
8. That the General Manager or his designee is authorized to execute the necessary documents on behalf of the Board in a form approved by TriMet's General Counsel.

Dated: January 22, 2020

Attest:

Presiding Officer

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department

**EXHIBIT A
RESOLUTION 20-01-04
AUTHORIZING ACQUISITION BY
PURCHASE OR BY THE EXERCISE OF
THE POWER OF EMINENT DOMAIN OF
CERTAIN REAL PROPERTY
NECESSARY TO CONSTRUCTION OF
THE DIVISION TRANSIT PROJECT**

DIVISION TRANSIT PROJECT LIST OF IMPACTED PARCELS - SEE MAP SHEETING IN EXHIBIT B FOR ACQUISITION AREA

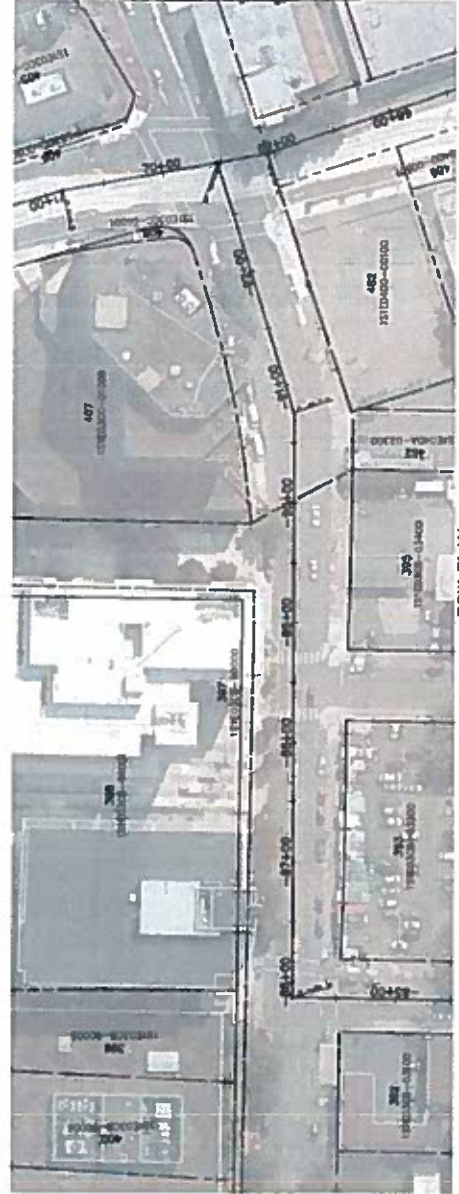
NEPA Property ID # and file number	1ST ADDENDUM NEPA CERTIFIED	Board Acquisition Authority Res 19-08-66	Tax Lot ID #	Site Address	Owner Name	Jurisdiction	Permanent Rights	Temporary Rights
114	N	Y	151E01CC-05700	2605 SE Division St	Scott Properties LLC	PORTLAND	X	X
120	Y	Y	151E01CC-18700	2515 SE DIVISION ST, UN A	Bleeker & Perry LLC	PORTLAND	X	X
121	Y	Y	151E01CC-18800	2425-2429 SE 26TH AVE	2425-2429 SE 26th LLC & Lucas Bitar Ltd.	PORTLAND	X	X
127	Y	Y	151E01CD-10000	3003 SE DIVISION ST	Michele Inc.	PORTLAND	X	X
129	Y	Y	151E01CD-10200	3021 W/ SE DIVISION ST	Wheelock Investments, LLC	PORTLAND	X	X
130	Y	Y	151E01CD-10300	3005 SE Division St	3015 Division LLC	PORTLAND	X	X
131	Y	Y	151E01CD-10400	3021 SE DIVISION ST	Wheelock Investments, LLC	PORTLAND	X	X
161	N	N	151E01DC-10800	3405 SE Division St	Papaliou Division LLC	PORTLAND	X	X
162	Y	Y	151E01DC-25700	3377-3379 SE DIVISION ST	Division 34 LLC	PORTLAND	X	X
167	N	N	151E01DD-12700	4005 SE Division St	Richmond Church of God	PORTLAND	X	X
169	Y	Y	151E01DD-12900	2440 SE CESAR E CHAVEZ BLVD	RL & TL LLC	PORTLAND	X	X
170	Y	Y	151E01DD-13000	2419-2431 SE CESAR E CHAVEZ BLVD	Tom J. & Georgla T. Belesiu	PORTLAND	X	X
199	Y	Y	151E02CD-09200	2421-2455 SE 11TH AVE	James R. & Marilyn M. Allan	PORTLAND	X	X
238	Y	Y	151E02DD-21000	1949 SE DIVISION ST	Community Vision Inc	PORTLAND	X	X
515	N	Y	151E11AB-02000	1954 SE DIVISION ST	NVG-Seven Corners LLC	PORTLAND	X	X
536	Y	Y	151E11BA-02100	1222 SE DIVISION ST	Lennon-Marhoffer Tr	PORTLAND	X	X
537	Y	Y	151E11BA-02200	1212 SE DIVISION ST	West Division Investments LLC & A G Nay LLC	PORTLAND	X	X
539	N	Y	151E11BA-06400	1100 SE DIVISION ST	1100 SE Division LLC	PORTLAND	X	X
549	Y	Y	151E12AA-00800	3930 SE DIVISION ST	Parr Financial Medical LLC	PORTLAND	X	X
554	Y	Y	151E12AA-17600	2505 SE CESAR E CHAVEZ BLVD	Division Street Food Mart LLC	PORTLAND	X	X
573	Y	Y	151E12AB-08300	3412 SE DIVISION ST	Division Street Rental I LLC	PORTLAND	X	X
574	Y	Y	151E12AB-08400	3402 SE DIVISION ST	E & J Stuart Enterprises LLC	PORTLAND	X	X
575	N	N	151E12AB-08500	3376 SE Division St	Hiroi, Susumu & Fumiko	PORTLAND	X	X
585	Y	Y	151E12BA-06000	3050 SE Division St	ADG IIIA LLC	PORTLAND	X	X
601	N	Y	151E12BB-06200	2524 SE DIVISION ST	Water & Wind LLC	PORTLAND	X	X
605	Y	Y	151E12BB-90000	2600 SE Division ST	Clinton Condominiums Owners Assn.	PORTLAND	X	X
638	Y	Y	152E01CC-05700	14515 SE DIVISION ST	Northwest Restaurants Oregon Inc.	PORTLAND	X	X
639	Y	Y	152E01CC-08900	14425 SE DIVISION ST	Northwest Cedars Properties LLC & Lucas Bitar LP	PORTLAND	X	X
644	Y	Y	152E01CC-13600	14229 SE DIVISION ST	Rollin Wheels Self Storage LLC	PORTLAND	X	X
650	Y	Y	152E01CD-05200	14917 SE DIVISION ST	Serendipity Center Inc.	PORTLAND	X	X
651	Y	Y	152E01CD-05300	14815 W/ SE DIVISION ST	Serendipity Center Inc.	PORTLAND	X	X
652	Y	Y	152E01CD-05400	14815 SE DIVISION ST	Serendipity Center Inc.	PORTLAND	X	X
658	Y	Y	152E01DC-01600	15643-15649 SE DIVISION ST	Dinh Chung Le & Jackie Le Nguyen	PORTLAND	X	X
683	N	Y	152E01DD-12400	16141 W/ SE DIVISION ST	Zandell Testamentary Trust	PORTLAND	X	X
687	Y	Y	152E02CC-05400	2450 SE 122ND AVE - DANGERI	Pac West Energy LLC	PORTLAND	X	X
688	Y	Y	152E02CC-05500	12239-12309 SE DIVISION ST	Portland & Division, LLC	PORTLAND	X	X
708	Y	Y	152E02CD-05101	13007 SE DIVISION ST	Mill Street Homes LLC	PORTLAND	X	X
709	Y	Y	152E02CD-05200	13007 SE DIVISION ST	Wanna & Yongqiao Lei	PORTLAND	X	X
723	N	Y	152E02DC-07200	13503-13511 SE DIVISION ST	VNH LLC	PORTLAND	X	X
724	N	Y	152E02DC-07300	13429 SE DIVISION ST	David Shaffer & Michael Atkisson	PORTLAND	X	X
732	Y	Y	152E02DD-02100	2443 SE 142ND AVE	Binh Nguyen	PORTLAND	X	X
750	N	Y	152E03CD-02800	11121 SE DIVISION ST	William K. Yuan	PORTLAND	X	X
751	Y	Y	152E03CD-02900	11109 SE DIVISION ST	Ho & Hoa Dang Hong	PORTLAND	X	X
761	Y	Y	152E03DC-06800	11529 SE DIVISION ST	Annette L. Mattson	PORTLAND	X	X
762	Y	Y	152E03DC-06900	2450 SE 115TH AVE	David Do & Ann Nguyen	PORTLAND	X	X
763	N	Y	152E03DC-08100	2447 SE 115TH ST	Ngay Yann Luong & Rath Srey Luong	PORTLAND	X	X
771	Y	Y	152E03DD-07500	12141 SE DIVISION ST	Peter J. Kryl	PORTLAND	X	X
772	Y	Y	152E03DD-07600	12121 SE DIVISION ST	Bennett Family Trust	PORTLAND	X	X
776	Y	Y	152E03DD-09100	11911 SE DIVISION ST	Evergreen M H P LLC	PORTLAND	X	X
779	Y	Y	152E03DD-09400	11709 SE DIVISION ST	Peter B GoForth Tr	PORTLAND	X	X
784	Y	Y	152E04CC-02700	8505-8511 SE DIVISION ST	Khanh Van Tran	PORTLAND	X	X
785	Y	Y	152E04CC-02701	8525 W/ SE DIVISION ST	Hoa & Khanhuan Tran	PORTLAND	X	X
786	Y	Y	152E04CC-04200	8435 SE DIVISION ST	Gold Stone LLC	PORTLAND	X	X
818	Y	Y	152E04DD-01900	10105 SE DIVISION ST	Don D. & Mayme D. Sohn	PORTLAND	X	X
819	Y	Y	152E04DD-02000	10011 SE DIVISION ST	Weston Investment Co. LLC	PORTLAND	X	X
827	Y	Y	152E05CC-05800	5E 66th and SE DIVISION ST	Warner Pacific University	PORTLAND	X	X
886	Y	Y	152E05DC-02400	7601 SE DIVISION ST	DIG 76th Division LLC	PORTLAND	X	X
888	Y	Y	152E05DC-07300	7501-7505 SE DIVISION ST	Joseph B. King	PORTLAND	X	X
889	Y	Y	152E05DC-07400	7427-7495 W/ SE DIVISION ST	OCF Joseph E. Weston Public Foundation	PORTLAND	X	X
890	Y	Y	152E05DC-12900	7230 SE DIVISION ST	M4-Division7298 LLC	PORTLAND	X	X
891	Y	Y	152E05DC-13400	7430 SE DIVISION ST	Tabor Crest Propco I LLC	PORTLAND	X	X
901	Y	Y	152E05DC-13500	7500 SE DIVISION ST	Isabella Q. Pham	PORTLAND	X	X
907	Y	Y	152E05DD-00700	8135 SE DIVISION ST	Bank of the West	PORTLAND	X	X
936	Y	Y	152E06CC-18000	4235 SE DIVISION ST	Trung Son Thai & Mary T. Nguyen	PORTLAND	X	X
943	N	Y	152E06CC-20300	4310 SE DIVISION ST	David C. & Diane C. Schlicker	PORTLAND	X	X
1042	Y	Y	152E06CD-21500	5029 SE DIVISION ST	Stone Creek Building and Development Inc.	PORTLAND	X	X
1044	Y	Y	152E06CD-90000	4926 SE DIVISION ST	Franklin Condo Owners Assn.	PORTLAND	X	X
1092	N	Y	152E06DC-12200	5605 SE Division St	Grewal, Mohanbir S. & Narinder K.	PORTLAND	X	X
1107	Y	Y	152E06DC-19200	2374 SE 51ST AVE	Joseph P. Leone & Kimberlynn M. Heller	PORTLAND	X	X
1108	Y	Y	152E06DC-20000	5110 SE DIVISION ST	Patricia L. Timberlake	PORTLAND	X	X
1120	Y	Y	152E06DD-06600	2369-2375 SE 59TH AVE	Beata L. Ryzdk	PORTLAND	X	X
1121	Y	Y	152E06DD-10000	5909 SE DIVISION ST	59th & Division LLC	PORTLAND	X	X
1121.1	N	Y	152E06DD-09900	2362 SE 59th Ave	Stephen D. Leggatt & Patricia D. Carrello	PORTLAND	X	X
1123	Y	Y	152E06DD-10200	5931-5941 SE DIVISION ST	Teadale Family Trust	PORTLAND	X	X
1132	Y	Y	152E06DD-18600	5960 W/ SE DIVISION ST	Thai Nguyen, Que Mai, & Binh Nguyen	PORTLAND	X	X
1133	Y	Y	152E06DD-18700	5944 SE DIVISION ST	Thai Nguyen, Que Mai, & Binh Nguyen	PORTLAND	X	X
1134	Y	Y	152E06DD-18800	5900-5938 SE DIVISION ST	Ludon Investments Inc.	PORTLAND	X	X
1135	Y	Y	152E06DD-18900	2404-2418 SE 58TH AVE	Roderick M. Renwick	PORTLAND	X	X
1142	Y	Y	152E07BB-13300	2415 SE 43RD AVE	Cascadia Behavioral Healthcare Inc.	PORTLAND	X	X
1149	Y	Y	152E08BA-03800	6720-6922 SE DIVISION ST	OCF Joseph E. Weston Public Foundation	PORTLAND	X	X
1152	Y	Y	152E09AA-00400	10114 SE DIVISION ST	10114 Division Street Investments, LLC	PORTLAND	X	X

NEPA Property ID # and file number	1ST ADDENDUM NEPA CERTIFIED	Board Acquisition Authority Res 19-08-66	Tax Lot ID #	Site Address	Owner Name	Jurisdiction	Permanent Rights	Temporary Rights
1153	Y	Y	152E09AA -06500	2517 SE 101ST AVE	Uncoln Loan Company	PORTLAND	X	X
1178	Y	Y	152E09BB -00100	8658 SE DIVISION ST	Mark J & Teresa O'Reilly	PORTLAND		X
1179	Y	Y	152E09BB -00200	8640 SE DIVISION ST	Xin Xiao Su	PORTLAND		X
1180	Y	Y	152E09BB -01400	8560 SE DIVISION ST	Johnson Leo et al.	PORTLAND	X	X
1181	Y	Y	152E09BB -01500	8480 SE DIVISION ST	Paul C. Pham & Anna N. Nguyen	PORTLAND		X
1187	N	Y	152E09BB 04000	8228 SE Division St	Marilyn Leong & Johnson Leo	PORTLAND		X
1188	Y	Y	152E09BB -04100	8210 SE DIVISION ST	Richard Corbett	PORTLAND		X
1189	Y	Y	Consolidated 152E10AA 00200 (was 152E10AA 00100)	12102 SE Division St	ROIC Oregon LLC	PORTLAND	X	X
1192	Y	Y	Consolidated 152E10AA 00200 (was 152E10AA 00400)	11904-11928 SE DIVISION ST	ROIC Oregon LLC	PORTLAND		X
1194	Y	Y	152E10AA -06300	11838 SE DIVISION ST	Washman LLC	PORTLAND	X	X
1197	Y	Y	152E10AA -09300	11716-11724 SE DIVISION ST	Daniel J. & Mary J. Evans	PORTLAND	X	X
1198	Y	Y	152E10AB -00100	11612-11622 SE DIVISION ST	Norton Company LLC III	PORTLAND	X	X
1200	N	Y	152E10AB -00400	11514 SE DIVISION ST	Eung D. & Kyung J. Lee	PORTLAND		X
1203	Y	Y	152E10AB -03700	11250 SE DIVISION ST	Bitar Bros Ltd Partnership	PORTLAND	X	X
1204	Y	Y	152E10AB -03800	11230 SE DIVISION ST	SBTB, LLC	PORTLAND		X
1215	Y	N	152E11AA -00100	14154 SE DIVISION ST	Sky View Enterprises LLC	PORTLAND	X	X
1251	N	Y	152E11AB -00300	13608 SE DIVISION ST	Division DQ, PK Corporation	PORTLAND	X	X
1253	N	Y	152E11AB -06600	13520 SE DIVISION ST	Wright Properties LLC	PORTLAND	X	X
1265	Y	Y	152E11BA -08201	2507-2511 SE 130TH AVE	Paul E. & Kathleen P. Moss	PORTLAND	X	X
1269	Y	Y	152E11BA -90000	SE Division and SE 130th Ave	Carlwood Condominium Homeowners Assn., General	PORTLAND	X	X
1292	Y	Y	152E11BB -06800	2524-2620 SE 122ND AVE	Midway Plaza, LLC	PORTLAND	X	X
1293	Y	Y	152E11BB -06900	12200 SE DIVISION ST	Flynn D. Case Living Trust	PORTLAND	X	X
1294	Y	Y	152E12 -00101	14700 SE DIVISION ST	Metropolitan Life Insurance Co.	PORTLAND	X	X
1295	Y	Y	152E12AA -00100	16002-16140 SE DIVISION ST	Donna Nielson, et al.	PORTLAND	X	X
1301	Y	Y	152E12AA -03900	2510-2598 SE 157TH AVE	Concord Village, LLC	PORTLAND		X
1320	Y	Y	152E12BB -02000	14440 SE DIVISION ST	Erfan Arsanjani & Fatemeh A. Mostafa	PORTLAND	X	X
1325	Y	Y	152E12BB -02500	14222 SE DIVISION ST	Rollin Wheels Mobile Estates Inc.	PORTLAND	X	X
1326	Y	Y	152E12BB -02501	14222 W/ SE DIVISION ST	Rollin Wheels Mobile Estates Inc.	PORTLAND	X	X
1327	Y	Y	152E12BB -06400	2520 SE 145TH AVE	JNS Properties, LLC	PORTLAND		X
1355	Y	Y	153E04DC -07801	1525 NW DIVISION ST	Metropolitan Church of Christ	GRESHAM	X	X
1356	Y	Y	153E04DC -00600	NEC/ WALLULA & NW DIVISION ST	1031 RK Express, LLC	GRESHAM	X	X
1357	Y	Y	153E04DC -00702	1017-1089 NW CIVIC DR	HIP Gresham Station, LLC	GRESHAM	X	X
1358	Y	Y	153E04DC -01000	1018-1088 NW CIVIC DR	HIP Gresham Station, LLC	GRESHAM	X	X
1360	Y	Y	153E04DD -02500	355 W/ NW DIVISION ST	Granite Three LLC	GRESHAM	X	X
1392	Y	Y	153E05DC -01100	19333 SE DIVISION ST	Rylin Enterprises LLC	GRESHAM	X	X
1393	Y	Y	153E05DC -01300	2951 2955 NW DIVISION ST	Weston Investment Co., L.L.C.	GRESHAM	X	X
1397	Y	Y	153E06CC -02902	16211 SE DIVISION ST	The Holland, Inc.	PORTLAND	X	X
1398	Y	Y	153E06CC -02903	16255 SE DIVISION ST, UN 101	ROIC Oregon, LLC	PORTLAND	X	X
1407	Y	Y	153E06CD -05400	16901 W/ SE DIVISION ST	Miller/Stafford L.L.C.	PORTLAND	X	X
1408	N	Y	153E06CD -05500	16901 W/ SE DIVISION ST	H.M.C. Three L.L.C.	PORTLAND	X	X
1411	N	Y	153E06CD -05800	16901 W/ SE DIVISION ST	H.M.C. Three L.L.C.	PORTLAND		X
1420	Y	Y	153E06DC -07000	SE Division and SE 174th Ave	Portland General Electric Co	PORTLAND	X	X
1421	Y	Y	153E06DC -07100	17405 SE DIVISION ST	Division Street Dairy Queen	PORTLAND	X	X
1422	Y	Y	153E06DC -07200	17309 SE DIVISION ST	Huyen Thi Le and Long Khac Nguyen	PORTLAND	X	X
1427	Y	Y	153E06DD -03100	18051-18081 SE DIVISION ST	JISS Property LLC	PORTLAND	X	X
1450	Y	Y	153E07AB -07300	17420 SE DIVISION ST	LMW Tenor, LLC & Priscilla Lee, LLC	PORTLAND	X	X
1451	Y	Y	153E07AB -11900	17310 SE DIVISION ST	Steven R. & Shelley R. Harkless	PORTLAND	X	X
1461	Y	Y	153E07BA -06800	16804-16902 SE DIVISION ST	Mukhtiar S. Dhillon	PORTLAND	X	X
1462	Y	Y	153E07BA -13500	16742 SE DIVISION ST	S & Q LLC	PORTLAND	X	X
1473	Y	Y	153E07BB -10800	16226 SE DIVISION ST	Siena Capital, LLC	PORTLAND	X	X
1513	Y	Y	153E08BB -04200	18238 SE DIVISION ST	Byeongsoo & Myong E. Kim	GRESHAM	X	X
1515	Y	Y	153E09A -00100	590-810 NW EASTMAN PKWY	PK I Gresham Town Fair LLC	GRESHAM	X	X
1526	Y	Y	153E09AB -00300	830-840 NW DIVISION ST	Timothy E. Sr. & Patricia A. Kipers	GRESHAM		X
1527	Y	Y	153E09AB -00400	850 860 NW DIVISION ST	Gary Empey	GRESHAM		X
1528	Y	Y	153E09AB -00500	890 NW DIVISION ST	Colonial Heights, LLC	GRESHAM	X	X
1529	Y	Y	153E09AB -00600	968 E/ NW DIVISION ST	Lee A. Sitton	GRESHAM	X	X
1530	Y	Y	153E09AB -00700	968 NW DIVISION ST	Lee A. Sitton	GRESHAM	X	X
1544	Y	Y	153E09BA -07702	997 NW Towle Ave	Darrell and Lois Dickinson	GRESHAM		X
1545	Y	Y	153E09BA -07800	1612 NW DIVISION ST	Tina Billie	GRESHAM	X	X
1546	Y	Y	153E09BA -07900	990 NW ANGELINE AVE	Andy Espinelra	GRESHAM	X	X
1547	Y	Y	153E09BA -11300	1620 NW DIVISION ST	Gregory J. & Suzette L. Matthews	GRESHAM	X	X
1572 1574	Y	Y	153E10AA -02901	1301 NE 8TH ST	KA-3 Associates, LLC	GRESHAM		X
1572 1574	Y	Y	153E10AB -01101	1201 NE 8TH ST	KA-3 Associates, LLC	GRESHAM		X

EXHIBIT B
RESOLUTION 20-01-04
AUTHORIZING ACQUISITION BY PURCHASE
OR BY THE EXERCISE OF THE POWER OF
EMINENT DOMAIN OF CERTAIN REAL
PROPERTY NECESSARY TO CONSTRUCTION
OF THE DIVISION TRANSIT PROJECT



ROW PLAN
SCALE 1" = 30'



ROW PLAN
SCALE 1" = 30'

FOR CONTINUATION
SEE DWG ROW01

LEGEND

- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATFORM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LANE
- CITY OF PORTLAND PROJECTS
- GOVT PROJECT

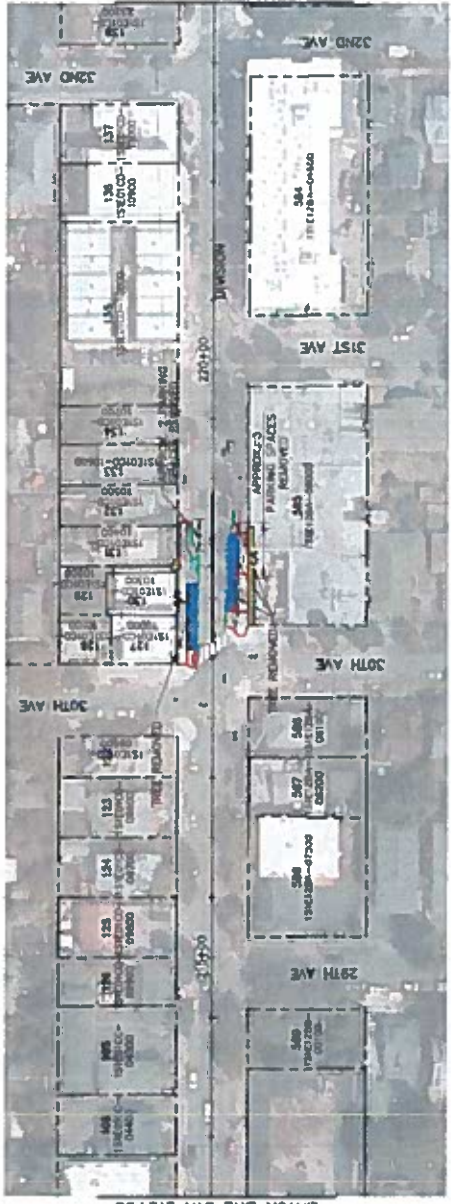
Scale: 1" = 30'

Graphic scale: 0, 25, 50, 100 feet

		TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON ENGINEERING AND CONSTRUCTION DIVISION 1300 S.W. FIRST AVE., SUITE 300 PORTLAND, OREGON 97201		DIVISION TRANSIT PROJECT CIVIL ROW PLAN ROW00	
10/19/17 CUB	10/19/17 JAB	07/03/19 CM	07/03/19 JET	1" = 30' PROJECT NO. DP-ROW	RCT1702491T



ROW PLAN
SCALE 1" = 50'



ROW PLAN
SCALE 1" = 50'

PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
114	151E101C-03700	10.5	244.3
120	151E101C-18700	1.6	76.6
121	151E101C-18800	15.1	204.6
127	151E101C-10000	19.9	13.4
129	151E101C-10200	0.8	20.9
130	151E101C-10300	20.3	0
131	151E101C-10400	0	19.8
545	151E128A-06000	0	340.4
601	151E128B-06200	22.3	74.0
605	151E128B-06000	41.5	55.3

LEGEND

- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATFORM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LAKE
- CITY OF PORTLAND PROJECTS
- GOVT PROJECT

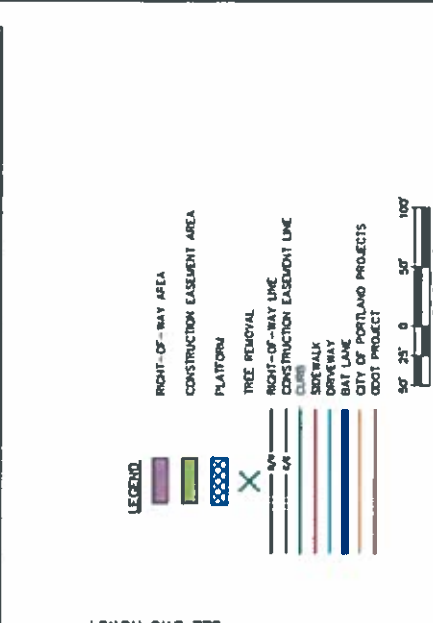
Scale: 1" = 50'

50' 25' 0' 50' 100'

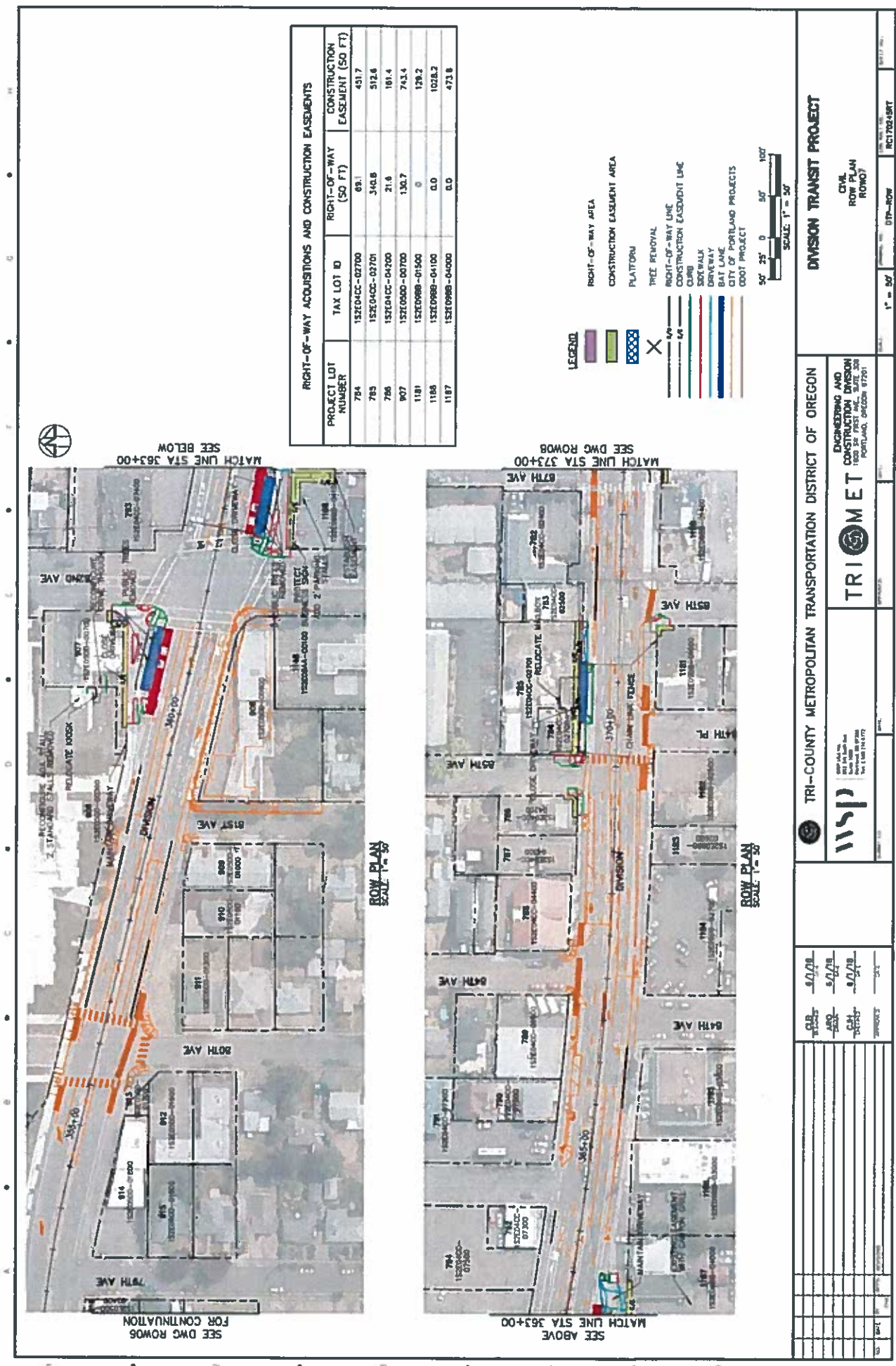
<p>WSP WSP & ASSOCIATES 1400 SW FIRST AVE, SUITE 300 PORTLAND, OREGON 97201</p>	<p>TRIOMET ENGINEERING AND CONSTRUCTION DIVISION 1400 SW FIRST AVE, SUITE 300 PORTLAND, OREGON 97201</p>	<p>DIVISION TRANSIT PROJECT</p> <p>CIVIL ROW PLAN R1002</p>	<p>DATE: 07/23/18 SCALE: 1" = 50'</p> <p>PROJECT: DTP-R00</p> <p>DRAWN BY: RCT102418RT</p>
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PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (50 FT)	CONSTRUCTION EASEMENT (50 FT)
161	151E010C-10800	3.9	97.1
162	151E010C-29700	0	316.1
167	151E010C-12700	0	349.5
169	151E010C-12900	112.5	563.8
170	151E010C-13000	107.9	310.5
349	151E12AA-00800	21.3	36.9
554	151E12AA-17600	22.6	137.7
573	151E12AB-08300	0	329.4
574	151E12AB-09400	0	156.4
575	151E12AB-08500	30.7	133.6



		TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON		DIVISION TRANSIT PROJECT	
		TRI-MET ENGINEERING AND CONSTRUCTION DIVISION 1000 NE PORTLAND AVENUE, SUITE 200 PORTLAND, OREGON 97202		CIVIL ROW PLAN ROW03	
10/09/17 10/09/17 07/03/18	10/09/17 10/09/17 07/03/18	10/09/17 10/09/17 07/03/18	10/09/17 10/09/17 07/03/18	10/09/17 10/09/17 07/03/18	10/09/17 10/09/17 07/03/18



SEE ABOVE
FOR CONTINUATION
SEE DWG ROW06

SEE BELOW
MATCH LINE STA 363+00

ROW PLAN
SCALE: 1" = 50'

ROW PLAN
SCALE: 1" = 50'

PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (50 FT)	CONSTRUCTION EASEMENT (50 FT)
764	152E04CC-02700	69.1	481.7
765	152E04CC-02701	340.8	512.6
766	152E04CC-04200	21.6	101.4
907	152E0600-00700	130.7	743.4
1181	152E0988-01500	0	126.2
1186	152E0988-04100	0.0	1028.2
1187	152E0988-04200	0.0	473.8

LEGEND

- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATFORM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LANE
- CITY OF PORTLAND PROJECTS
- CDDT PROJECT

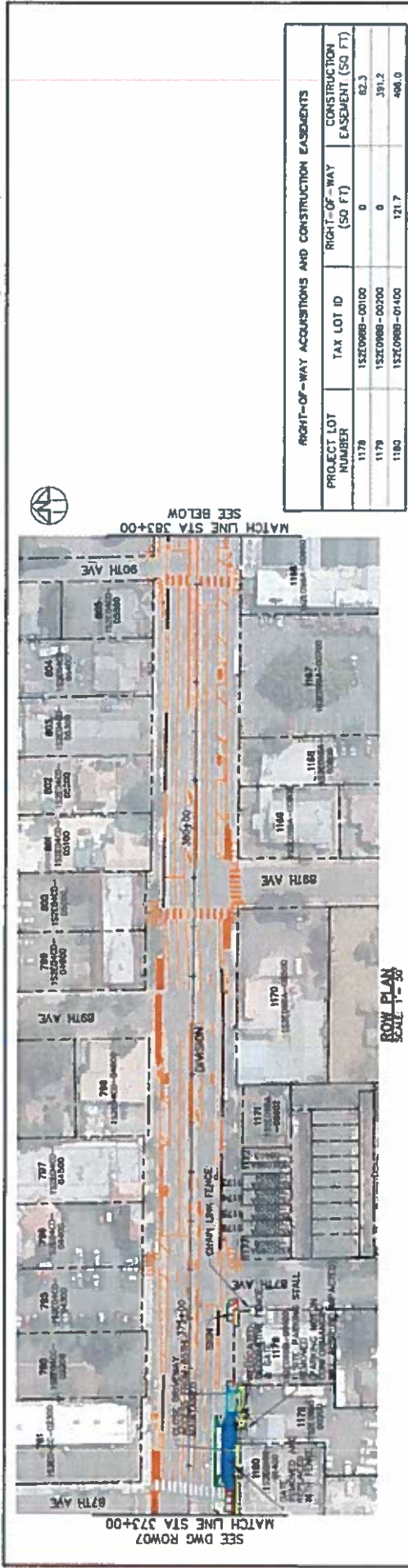
50' 25' 0' 50' 100'

SCALE: 1" = 50'

SEE ABOVE
MATCH LINE STA 363+00

SEE DWG ROW06
MATCH LINE STA 373+00

		TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON ENGINEERING AND CONSTRUCTION DIVISION <small>1800 SE FIRST AVE., SUITE 300 PORTLAND, OREGON 97201</small>	DIVISION TRANSIT PROJECT ROW PLAN ROW PLAN ROW PLAN	1" = 50' DTB-NOW RCT/06/08/07



ROW PLAN
SCALE 1" = 50'



ROW PLAN
SCALE 1" = 50'

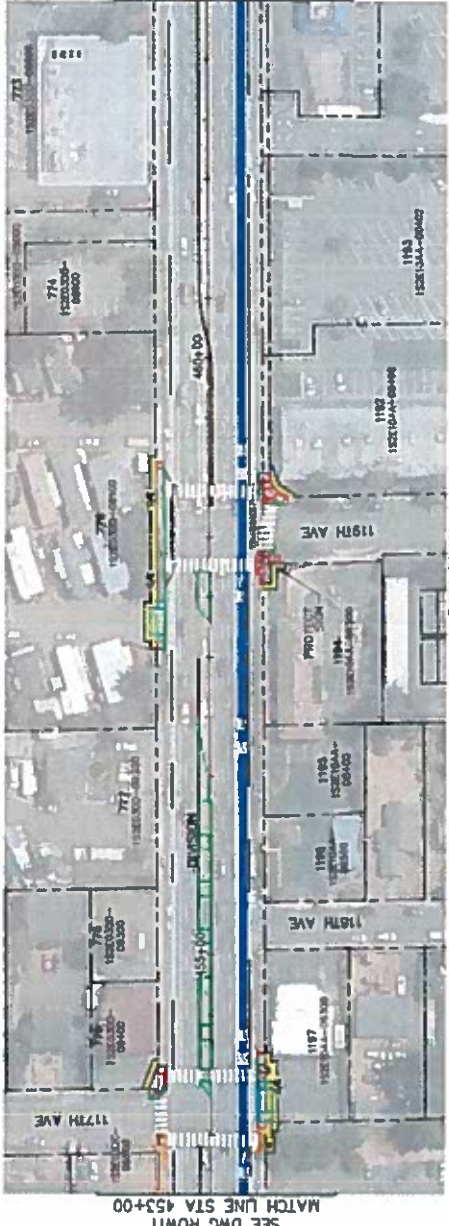
RIGHT-OF-WAY ACQUISITIONS AND CONSTRUCTION EASEMENTS			
PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (50 FT)	CONSTRUCTION EASEMENT (50 FT)
1178	152Z098B-00100	0	62.3
1179	152Z098B-00200	0	391.2
1180	152Z098B-01400	121.7	468.0

LEGEND

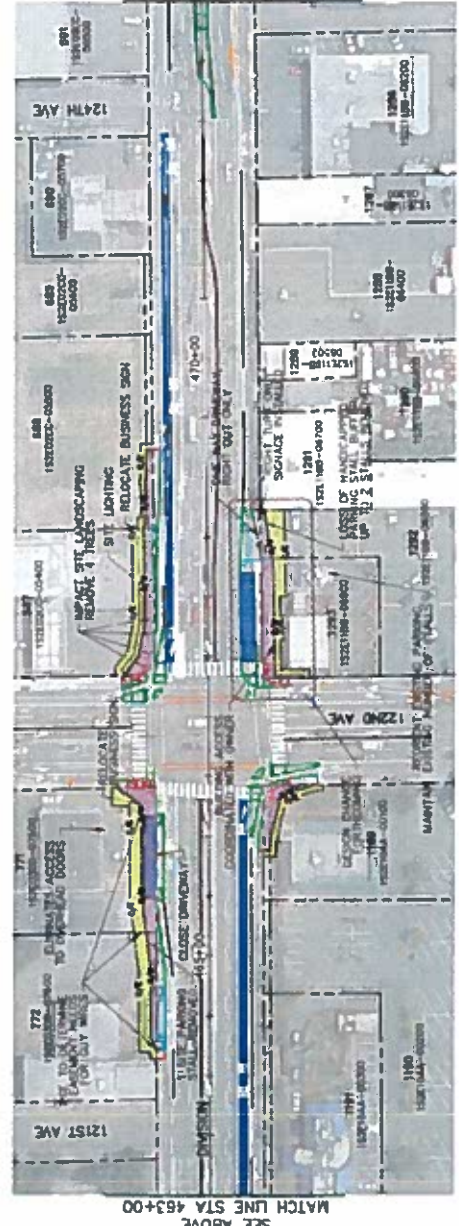
- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATONUM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LANE
- CITY OF PORTLAND PROJECTS
- GOVT PROJECT

50' 25' 0' 50' 100'
SCALE 1" = 50'

			ENGINEERING AND CONSTRUCTION DIVISION 1180 SW 1ST AVE., SUITE 300 PORTLAND, OREGON 97201	DIVISION TRANSIT PROJECT CIVIL ROW PLAN ROWS
10/29/17 11/09/17 07/03/18	1" = 50' 1" = 50' 1" = 50'	1" = 50' 1" = 50' 1" = 50'	1" = 50' 1" = 50' 1" = 50'	1" = 50' 1" = 50' 1" = 50'



ROW PLAN
SCALE 1" = 30'



ROW PLAN
SCALE 1" = 50'

PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
687	152E020C-05400	1243.6	1211.4
688	152E020C-05500	427.8	320.2
772	152E0300-07600	514.8	1055.5
776	152E0300-08100	0	955.6
771	152E0300-07500	1561.8	1298.6
779	152E0300-08400	83.4	128.0
1169	152E100A-00100	738.9	447.1
1182	152E100A-00400	0	141.3
1194	152E100A-08300	101.6	183.9
1187	152E100A-09300	11.5	534.2
1292	152E118B-08600	278.5	544.8
1293	152E118B-08900	1132.0	775.9

* DESIGN GRANT FURNISHMENTS

- LEGEND:**
- RIGHT-OF-WAY AREA
 - CONSTRUCTION EASEMENT AREA
 - PLATFORM
 - TREE REMOVAL
 - RIGHT-OF-WAY LINE
 - CONSTRUCTION EASEMENT LINE
 - CURB
 - SIDEWALK
 - DRIVEWAY
 - BAT LAKE
 - CITY OF PORTLAND PROJECTS
 - ODOT PROJECT



		ENGINEERING AND CONSTRUCTION DIVISION 1800 SW FIRST AVE., SUITE 200 PORTLAND, OREGON 97201	DIVISION TRANSIT PROJECT	CIVIL ROW PLAN ROW12	SHEET NO. RCT1204/00T
	PROJECT NO. DTP-ROW	SCALE 1" = 50'	SCALE 1" = 50'	DATE 07/03/18	DATE 07/03/18

A B C D E F G H

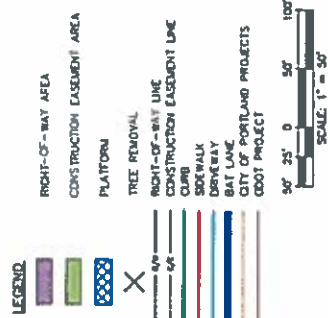


ROW PLAN
SCALE 1" = 50'



ROW PLAN
SCALE 1" = 50'

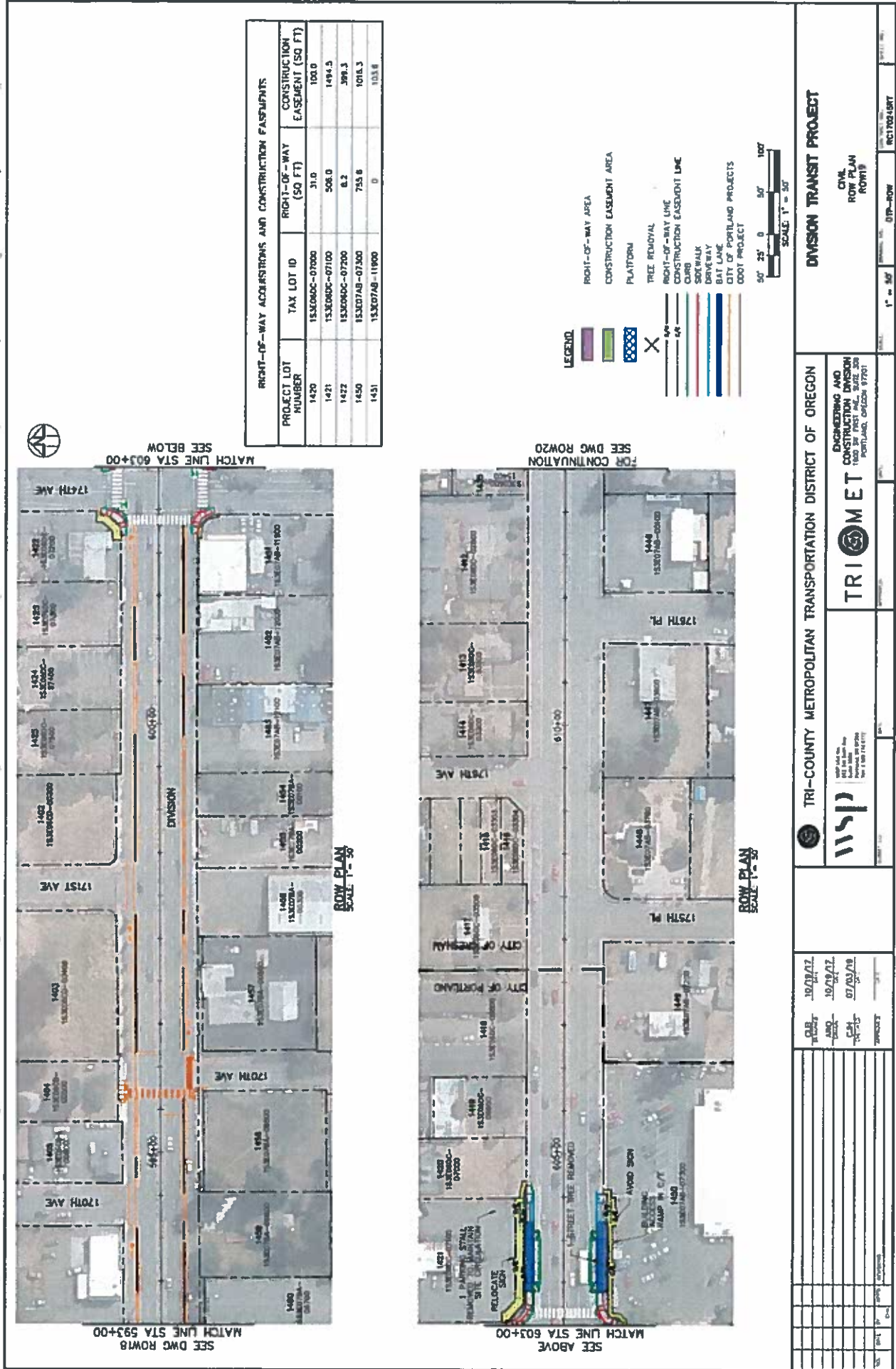
RIGHT-OF-WAY ACQUISITIONS AND CONSTRUCTION EASEMENTS			
PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
830	152E010D-05200	120.8	299.4
831	152E010D-05300	441.3	503.4
832	152E010D-05400	1563.5	777.7
1294	152E17-00101	600.4	760.27



SEE DWG ROW15
MATCH LINE STA 543+00

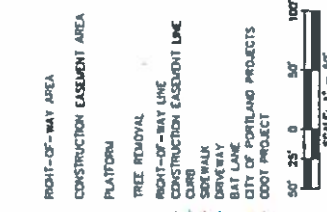
SEE DWG ROW17
MATCH LINE STA 553+00

		TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON		DIVISION TRANSIT PROJECT	
		ENGINEERING AND CONSTRUCTION DIVISION 1400 SW FIRST AVE., SUITE 200 PORTLAND, OREGON 97201		CIVIL ROW PLAN ROW15	
DATE: 07/03/18 DRAWN BY: GJM CHECKED BY: JSM	DATE: 07/03/18 DATE: 07/03/18 DATE: 07/03/18	SCALE: 1" = 50' SHEET NO.: DTP-ROW PROJECT NO.: RCT102481BT	SHEET NO.: 04/1/18		

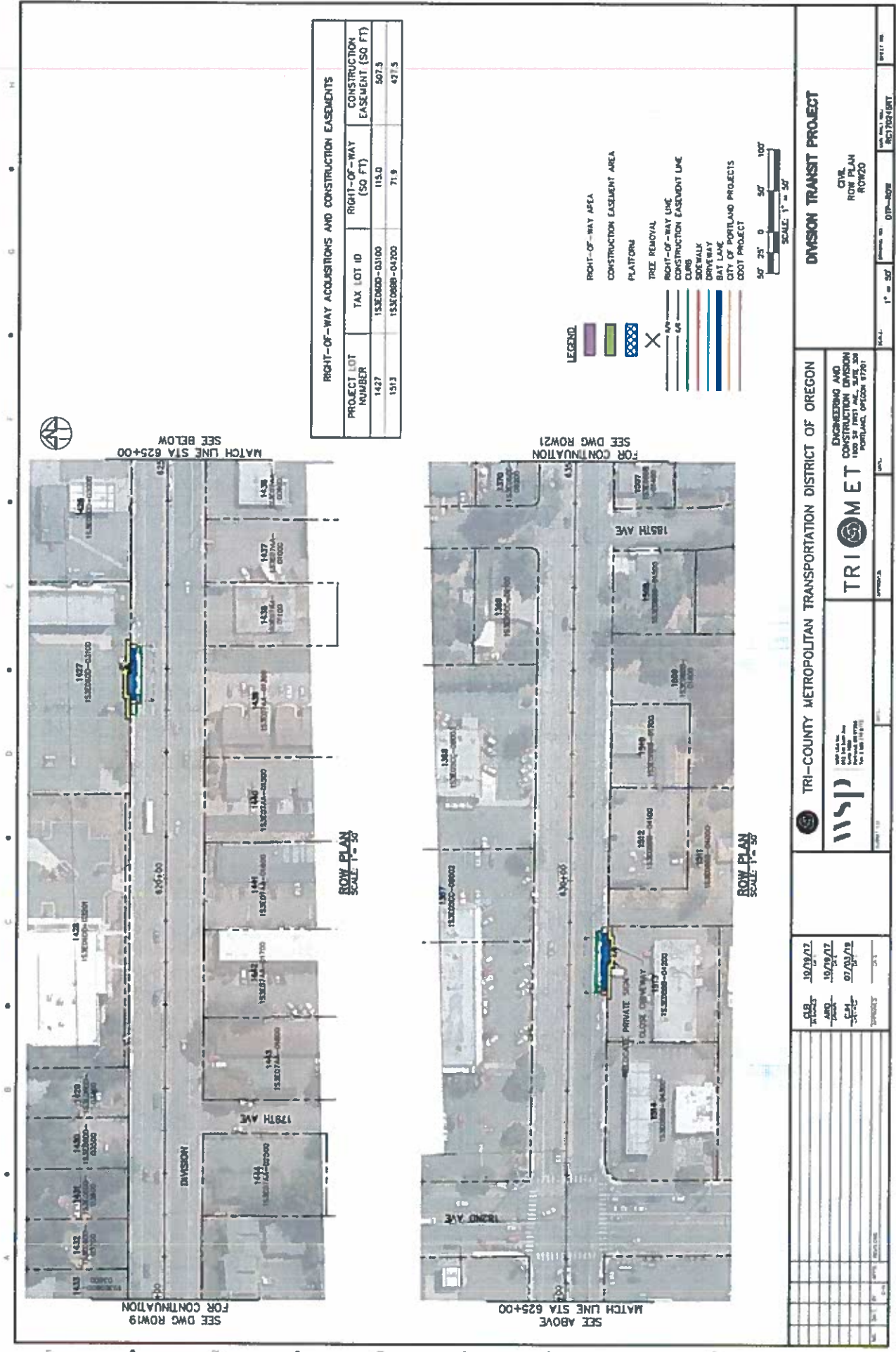


RIGHT-OF-WAY ACQUISITIONS AND CONSTRUCTION EASEMENTS

PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (50 FT)	CONSTRUCTION EASEMENT (SQ FT)
1420	1532060C-07000	31.0	100.0
1421	1532060C-07100	508.0	1494.5
1422	1532060C-07200	6.2	399.3
1450	1532074B-07000	755.6	1016.3
1451	1532074B-11000	0	103.6



	TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON	TRI MET	DIVISION TRANSIT PROJECT		
	1001 S.W. 10th St. Portland, Oregon 97204 (503) 281-1000	1001 S.W. 10th St. Portland, Oregon 97204 (503) 281-1000	CIVIL ROW PLAN R07119	1" = 50' 0' 25' 50' 100'	1" = 50' 0' 25' 50' 100'
DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 07/03/19 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]



SEE ABOVE
MATCH LINE STA 625+00

FOR CONTINUATION
SEE DWG ROW19

ROW PLAN
SCALE: 1" = 50'

SEE BELOW
MATCH LINE STA 825+00

PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY EASEMENT (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
1427	153E0600-03100	115.0	507.9
1513	153E0600-04200	71.9	427.5

- LEGEND**
- RIGHT-OF-WAY AREA
 - CONSTRUCTION EASEMENT AREA
 - PLATONUM
 - X TREE REMOVAL
 - RIGHT-OF-WAY LINE
 - CONSTRUCTION EASEMENT LINE
 - CURB
 - SIDEWALK
 - DRIVEWAY
 - BAT LAKE
 - CITY OF PORTLAND PROJECTS
 - CDDT PROJECT



TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON
TRIOMET
 ENGINEERING AND CONSTRUCTION DIVISION
 1800 SE FIRST AVE, SUITE 300
 PORTLAND, OREGON 97201

DMSION TRANSIT PROJECT
 CIVIL ROW PLAN
 ROW20

DATE: 07/03/18
 DRAWN BY: GCM
 CHECKED BY: JAW
 APPROVED BY: JAW
 PROJECT NO: DTP-ROW
 SHEET NO: ROW20/18MT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



SEE ABOVE FOR CONTINUATION
FOR DWG ROW20

ROW PLAN
SCALE: 1" = 50'



SEE ABOVE FOR CONTINUATION
FOR DWG ROW22

ROW PLAN
SCALE: 1" = 50'

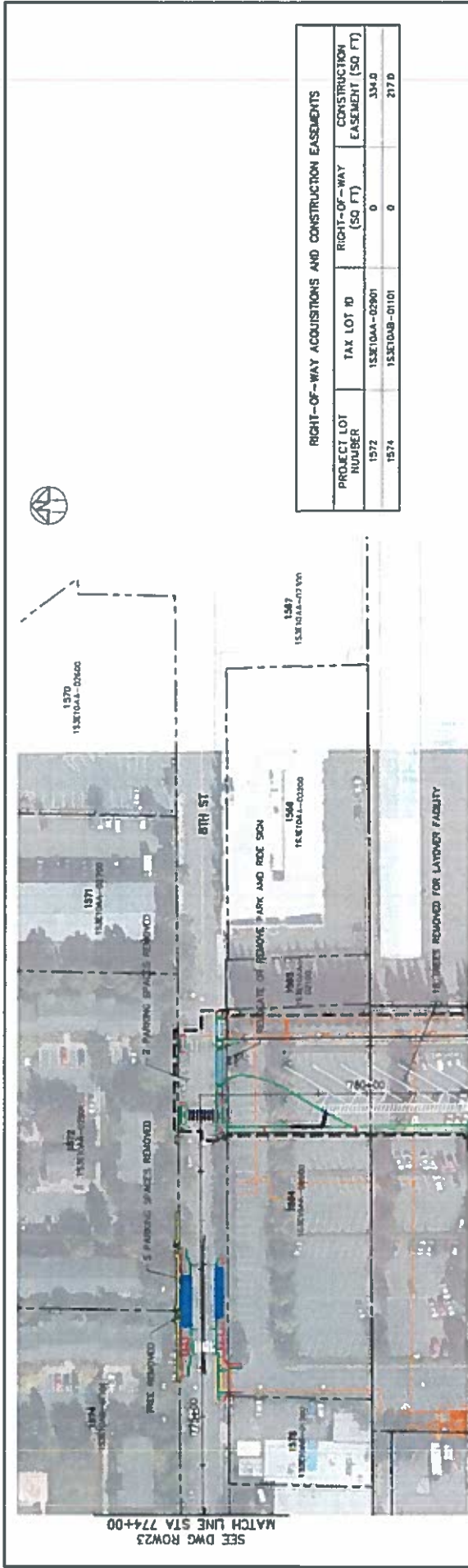
PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
1355	13X0403-07801	263.4	323.9
1392	13X0500-01100	80.8	287.5
1393	13X0500-01500	353.5	927.4
1474	13X098A-00100	0	108.5
1476	13X098A-00300	0	634.3
1544	13X098A-07702	0	48.6
1545	13X098A-07800	354.1	534.0
1546	13X098A-07900	486.1	553.3
1547	13X098A-11500	36.1	151.8

LEGEND

- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATFORM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LAKE
- CITY OF PORTLAND PROJECTS
- OOOT PROJECT

Scale: 1" = 50'

<p>TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON</p>		<p>DIVISION TRANSIT PROJECT</p>	
<p>DATE: 01/18/12</p> <p>BY: [Signature]</p> <p>DATE: 02/19/12</p> <p>BY: [Signature]</p> <p>DATE: 07/03/12</p> <p>BY: [Signature]</p>		<p>CIVIL ROW PLAN ROW21</p>	
<p>SCALE: 1" = 50'</p>		<p>DISTRICT: [Blank]</p>	



SEE DWG ROW23
MATCH LINE STA 774+00

ROW PLAN
SCALE: 1" = 30'

RIGHT-OF-WAY ACQUISITIONS AND CONSTRUCTION EASEMENTS			
PROJECT LOT NUMBER	TAX LOT ID	RIGHT-OF-WAY (SQ FT)	CONSTRUCTION EASEMENT (SQ FT)
1572	15870AA-02901	0	334.0
1574	15870AB-01101	0	217.0



ROW PLAN
SCALE: 1" = 30'

LEGEND

- RIGHT-OF-WAY AREA
- CONSTRUCTION EASEMENT AREA
- PLATONUM
- TREE REMOVAL
- RIGHT-OF-WAY LINE
- CONSTRUCTION EASEMENT LINE
- CURB
- SIDEWALK
- DRIVEWAY
- BAT LANE
- CITY OF PORTLAND PROJECTS
- CDDT PROJECT

50' 25' 0' 50' 100'
SCALE: 1" = 30'

	TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON	TRIMET <small>ENGINEERING AND CONSTRUCTION DIVISION 1400 SW FIRST AVE., SUITE 300 PORTLAND, OREGON 97201</small>	DIVISION TRANSIT PROJECT CIVIL ROW PLAN ROW24
<small>DATE: 02/03/18 DRAWN BY: JAV/AVT CHECKED BY: JAV/AVT PROJECT NO.: DTP-ROW</small>	<small>SCALE: 1" = 30'</small>	<small>DATE: 02/03/18 DRAWN BY: JAV/AVT CHECKED BY: JAV/AVT PROJECT NO.: DTP-ROW</small>	<small>DATE: 02/03/18 DRAWN BY: JAV/AVT CHECKED BY: JAV/AVT PROJECT NO.: DTP-ROW</small>