

**After Recording Return to:**

Jeremy R. Bader  
Lane Powell PC  
601 SW Second Avenue, Suite 2100  
Portland, OR 97204-3158

Washington County, Oregon	<b>2022-061543</b>
<b>D-ER</b>	<b>10/06/2022 03:24:09 PM</b>
Stn=61 N MEJIA	
\$25.00 \$11.00 \$5.00 \$60.00	<b>\$101.00</b>
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

**TERMINATION OF RECIPROCAL ACCESS EASEMENT**

This TERMINATION, OF RECIPROCAL ACCESS EASEMENT is made as of September **28**, 2022, by and between ELMONICA GROUP LLC, an Oregon limited liability company (“Elmonica”), as successor in interest to BASELINE LLC, an Oregon limited liability company and DYNAMIC PROPERTY GROUP, LLC, an Oregon limited liability company, as successor in interest to ALBANYHQ, LLC (“Dynamic”).

**RECITALS**

- A. Elmonica is the owner of the real property located in Washington County, Oregon and more fully described on the attached Exhibit A (“Elmonica Property”).
- B. Dynamic is the owner of the real property located in Washington County, Oregon and more fully described on the attached Exhibit B (“Dynamic Property”).
- C. Elmonica and Dynamic are the parties in interest to a Reciprocal Access Easement dated February 18, 2015 and recorded in Washington County, Oregon on February 24, 2015 as recorder’s number 2015-012434 (“Easement”).
- D. The properties each have permitted access and do not require access to their property via the Easement. The parties now desire to terminate the Easement pursuant to this agreement.

**TERMINATION, RELEASE AND ABANDONMENT**

NOW, THEREFORE, Elmonica and Dynamic hereby fully and forever terminate, release, abandon the Easement, and all estates, rights and privileges created thereby or thereunder, all of which shall be of no further force or effect and shall not burden or otherwise encumber any portion of the properties. The Easement is hereby terminated in its entirety and is null, void and of no further force or effect with respect to either of the Elmonica Property or Dynamic Property.


IN WITNESS WHEREOF, Elmonica and Dynamic have executed this Termination of Reciprocal Access Easement effective as of the date first above written.

[Signature page follows]

**ELMONICA:**

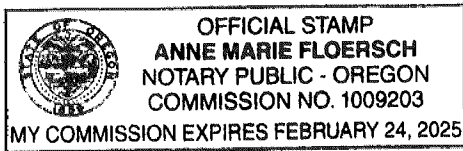
ELMONICA GROUP LLC, an Oregon limited liability company


By: RG West, LLC, its member

By:   
Name: Kira D. Cador  
Its: Authorized Agent

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF WASHINGTON    )

This instrument was acknowledged before me on September 26, 2022 by Kira D. Cador as Authorized Agent of RG West, LLC the member of Elmonica Group LLC, on behalf of the limited liability company.



  
Notary Public for Oregon  
My commission expires: February 24, 2025

**DYNAMIC:**

DYNAMIC PROPERTY GROUP, LLC, an Oregon limited liability company

By: [Signature]  
Name: Mark Hilzenrath  
Its: EVP

STATE OF OREGON            )  
  ) ss.  
COUNTY OF Washington    )

This instrument was acknowledged before me on September 28, 2022 by Mark Hilzenrath as EVP of Dynamic Property Group, LLC, on behalf of the limited liability company.



[Signature]  
Notary Public for Oregon  
My commission expires: February 24, 2025

## Exhibit A

### Legal Description of Elmonica Property

#### PARCEL 1:

Beginning at a point on the South line of the L.A. Sparks Donation Land Claim No. 59, in Section 6, Township 1 South, Range 1 West of the Willamette Meridian, in the City of Beaverton, County of Washington, and State of Oregon, which is South 89°57'12" East 144 feet from the Southwest corner thereof; and running thence South 89° 57'12" East, along the South line of the Sparks Donation Land Claim, for a distance of 150 feet; running thence South 00°35' East (at 30 feet an iron rod) for a distance of 280 feet to an iron rod; running thence North 89°57'12" West 150 feet to an iron rod; running thence North 00°35' East 280 feet to the place of beginning.

EXCEPTING THEREFROM that portion described in Judgment in the Circuit Court of the State of Oregon for the County of Washington No. C95-0337CV, filed September 9, 1996, being more particularly described as follows:

A strip of land being the Northerly 49.00 feet of said property, also being all that portion of said property lying Northerly of a line which is parallel with and 49.00 feet Southerly of the centerline of S. W. Baseline Road.

#### PARCEL 2:

A tract of land in the Southeast one-quarter of Section 6, Township 1 South, Range 1 West, Willamette Meridian, in the City of Beaverton, County of Washington, and State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Document Number 2000002560, Washington County Deed Records, said point bears South 01°49'00" West, a distance of 49.00 feet and South 88°11'00" East a distance of 143.60 feet and South 02° 15'07" West a distance of 230.95 feet from the Southwest corner of the Lemuel A. Sparks Donation Land Claim Number 59; thence, along the South line of said tract of land and the South line of that tract of land described in Document Number 2009-011356, South 88°19'45" East a distance of 246.88 feet to the Southwest corner of that tract of land described in Document Number 2013-020068, said Deed Records; thence, along the boundary of the last said tract, on the following courses: South 88°17'42" East a distance of 124.65 feet; thence North 02°11'08" East a distance of 114.07 feet; thence South 88°11'00" East a distance of 167.18 feet to a point on the Westerly right-of-way line of S.W. 170th Avenue (25.00 feet from centerline); thence, along said Westerly right-of-way line, on the following courses: South 01°25'45" West a distance of 287.15 feet; thence South 08°20'43" West a distance of 166.09 feet; thence South 01° 25'45" West a distance of 142.79 feet to the Northeasterly right-of-way line of the TriMet West-Side Light Rail (variable width); thence, along said Northeasterly right-of-way line, on the following courses: North 53°17'13" West a distance of 457.69 feet; thence North 53°16'21" West a distance of 99.70 feet; thence North 55°00'08" West a distance of 80.31 feet; thence, leaving said Northeasterly right-of-way line, North 02°15'07" East a distance of 117.16 feet to the Point of Beginning.

## Exhibit B

### Legal Description of Dynamic Property

A tract of land resulting from a property line adjustment approved by the City of Beaverton in Case File No. PLA 2015-0001, being a portion of that certain tract of land described in Deed to AlbanyHQ, LLC recorded as Document No. 2008-068282, Washington County Deed Records in the Southeast Quarter of Section 6, Township 1 South, Range 1 West, Willamette Meridian, City of Beaverton, Washington County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of that tract of land described in Document Number 2000-002560, Washington County Deed Records, said point bears South 01°49'00" West, a distance of 49.00 feet; thence South 88°11'00" East, a distance of 143.60 feet from the Southwest corner of the Lemuel A. Sparks Donation Land Claim Number 59, said point also being on the Southerly right-of-way line of S.W. Baseline Road (County Road Number 223) (49.00 feet from centerline); thence leaving said Southerly right-of-way line and along the West line of said tract and the Southerly extension thereof South 02°15'07" West, a distance of 348.10 feet to the Northeasterly right-of-way line of the Trimet West-Side Light Rail (variable width); thence along said Northeasterly right-of-way line North 55°00'08" West, a distance of 284.30 feet; thence leaving said Northeasterly right-of-way line and along the Easterly line of that tract of land described in Document Number 88-16449, said Deed Records North 02°02'16" East, a distance of 192.50 feet to the Southerly right-of-way line of said S.W. Baseline Road; thence along said Southerly right-of-way line South 88°11'00" East, a distance of 239.84 feet to the Point of Beginning.