SURVEYOR'S CERTIFICATE

TO MERRILL AND LANDBERG LLC, METRO, AND CHICAGO TITLE COMPANY OF OREGON, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), 17, 18, AND 22 (EXISTING LARGE TREE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2014.

DATED THIS 6TH DAY OF NOVEMBER, 2014.

GARY E. PAUL, PLS, REGISTRATION NO. 2698

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 17, 1995 GARY E. PAUL 2698
EXPIRES 12/31/2014

DESCRIPTION:

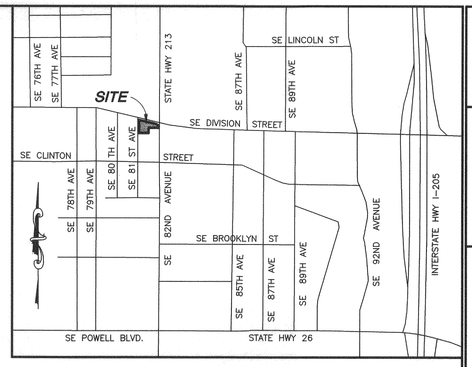
PER CHICAGO TITLE COMPANY OF OREGON, PRELIMINARY REPORT, FIRST SUPPLEMENTAL, ORDER NO. 472514519745JL-CT50, DATED OCTOBER 9, 2014.

PARCEL I
LOTS 8 AND 9 AND THE EAST HALF OF LOT 10, BLOCK 2, EASTLEIGH, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON. EXCEPT THOSE PORTIONS TAKEN FOR STREET PURPOSES.

PARCEL II
LOTS 11 AND 12 AND THE WEST HALF OF LOT 10, BLOCK 2, EASTLEIGH, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON. EXCEPT THOSE PORTIONS TAKEN FOR STREET PURPOSES.

N

20 10 20 40
SCALE 1"=20'



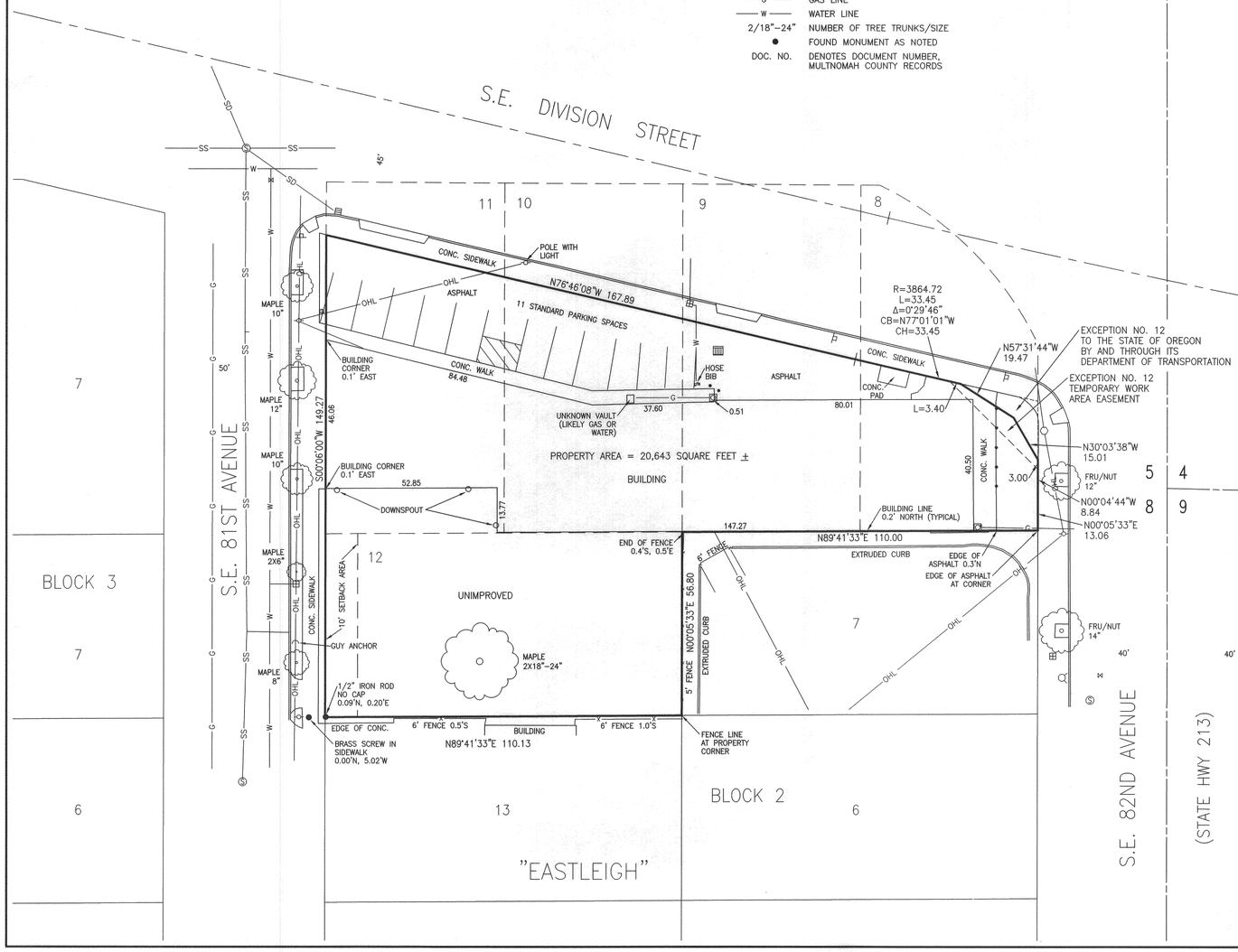
VICINITY MAP
NOT TO SCALE

GEP	30-OCT-14
Calculated	Date
GEP	31-OCT-14
Drawn	Date
JAC	03-NOV-14
Checked	Date

REVISIONS
05-NOV ADD BUFFER (b)

LEGEND:

	UTILITY POLE
	SIGNAL POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	AREA DRAIN
	GAS METER
	GAS VALVE
	SIGN
	BOLLARD
	SEWER MANHOLE
OHL	OVERHEAD LINE
SS	SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE
W	WATER LINE
2/18"-24"	NUMBER OF TREE TRUNKS/SIZE
●	FOUND MONUMENT AS NOTED
DOC. NO.	DENOTES DOCUMENT NUMBER, MULTNOMAH COUNTY RECORDS



EXCEPTIONS:

PER CHICAGO TITLE COMPANY OF OREGON, PRELIMINARY REPORT, FIRST SUPPLEMENTAL, ORDER NO. 472514519745JL-CT50, DATED OCTOBER 9, 2014.

GENERAL EXCEPTIONS –

NO.	DESCRIPTION	DOCUMENT	NOTES
1.	TAXES OR ASSESSMENTS		NOT SURVEY RELATED
2.	FACTS, RIGHTS, INTERESTS OR		NONE OBSERVED
3.	EASEMENTS, OR CLAIMS OF		NONE FOUND
4.	ANY ENCROACHMENT, ENCUMBRANCE		NONE FOUND
5.	ANY LIEN FOR SERVICES, LABOR		NOT SURVEY RELATED

SPECIFIC ITEMS AND EXCEPTIONS –

6.	UNPAID PROPERTY TAXES ARE . . .		NOT SURVEY RELATED
7.	UNPAID PROPERTY TAXES ARE . . .		NOT SURVEY RELATED
8.	CITY LIENS, IF ANY, IN FAVOR . . .		NOT SURVEY RELATED
9.	REQUIREMENT THAT DEED BE . . .	DOC. NO. 81-057986 DOC. NO. 2007-208901	NOT SURVEY RELATED
10.	OPEN DEEDS OF TRUST OF . . .		NOT SURVEY RELATED
11.	ISSUE EXTENDED ALTA COVERAGE . . .		NOT SURVEY RELATED
12.	TEMPORARY EASEMENT FOR THE . . .	DOC. NO. 2014-092064	RIGHT OF WAY CONVEYANCE; TEMPORARY WORK AREA EASEMENT SHOWN

TABLE "A" ITEMS:

2. ADDRESS IF DISCLOSED – 2517 SE 82ND AVENUE, PORTLAND, OREGON 97229 AND 8114 SE DIVISION STREET, PORTLAND, OREGON 97229.

3. FLOOD ZONE – THE PROPERTY IS LOCATED WITHIN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 41018301115E. THIS PANEL IS NOT PRINTED. PER THE FEMA FLOOD MAP SERVICE CENTER WEB SITE THE SITE IS WITHIN ZONE C, NO SHADING, AREAS OF MINIMAL FLOODING.

4. GROSS LAND AREA – THE AREA OF THE SUBJECT PARCEL IS 20,643 SQUARE FEET, MORE OR LESS.

6.(b) ZONING DATA FROM SURVEYOR RESEARCH –
THE PROPERTY LIES WITHIN CITY OF PORTLAND CS ZONE (STOREFRONT COMMERCIAL) WITH NO PLAN DISTRICT. MAXIMUM STRUCTURE HEIGHT IS 45 FEET; MINIMUM SETBACK IS 0 FEET; MAXIMUM SETBACK FROM STREET LOT LINE OR TRANSIT STREET LOT LINE IS 10 FEET; GARAGE ENTRANCE SETBACK IS 5-18 FEET; MINIMUM BUILDING COVERAGE IS 50%; NO REQUIRED PARKING EXCEPT FOR HOUSE HOLD LIVING (SEE TABLE 266-2 IN PORTLAND ZONING CODE CHAPTER 33.266); MAXIMUM FLOOR AREA RATIO IS 3:1; LOT 12, EASTLEIGH, IS SUBJECT TO A BUFFER (b) OVERLAY – A 10-FOOT SETBACK LANDSCAPED TO AT LEAST THE L-3 STANDARD IS REQUIRED ALONG ALL LOT LINES THAT ARE ACROSS A LOCAL SERVICE STREET FROM R-ZONED LANDS. STRUCTURES, EXTERIOR STORAGE, AND EXTERIOR DISPLAYS ARE PROHIBITED IN THE REQUIRED BUFFER AREA (SEE PZC CHAPTER 33.410 FOR BUFFER OVERLAY REGULATIONS).

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS – AS SHOWN

8. SUBSTANTIAL, VISIBLE IMPROVEMENTS – AS SHOWN

9. STRIPING, NUMBER AND TYPE OF PARKING SPACES – 11 STANDARD SPACES

11.(B) UTILITIES FROM OBSERVED EVIDENCE AND AGENCY MAPS – AS SHOWN

17. PROPOSED CHANGES IN STREET RIGHT OF WAY – NONE DISCOVERED

18. OBSERVABLE EVIDENCE OF SOLID WASTE DUMP – NONE OBSERVED

22. LOCATION OF EXISTING LARGE TREE – AS SHOWN

ALTA/ACSM LAND TITLE SURVEY

SE 1/4 SECTION 5, NE 1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
MULTNOMAH COUNTY, OREGON
NOVEMBER 3, 2014

otak Incorporated
surveyors engineers planners
808 S.W. THIRD AVENUE, SUITE 300
PORTLAND, OREGON 97204
(503)287-6825 FAX (503)415-2304

1 OF 1
Sheet No.

16466E
Project No.