

EXCEPTIONS

THE FOLLOWING ITEMS WERE LISTED IN PRELIMINARY TITLE REPORT ORDER NO. 472517000701, AND ARE LISTED BY THE SAID REPORT NUMBER(S) HERE, WITH OUR COMMENTS IN BOLD:

GENERAL EXCEPTIONS:

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

3. EASEMENTS, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT RENTAL, OR FOR CONTRIBUTIONS DUE TO THE STATE OF OREGON FOR UNEMPLOYMENT COMPENSATION OR WORKER'S COMPENSATION, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

SPECIFIC ITEMS AND EXCEPTIONS:

6. TAXES, INCLUDING THE CURRENT FISCAL YEAR, NOT ASSESSED BECAUSE OF OTHER MUNICIPAL CORPORATIONS EXEMPTION. IF THE EXEMPT STATUS IS TERMINATED UNDER THE STATUTE PRIOR TO THE DATE ON WHICH THE ASSESSMENT ROLL BECOMES THE TAX ROLL IN THE YEAR IN WHICH SAID TAXES WERE ASSESSED, AN ADDITIONAL TAX MAY BE LEVIED. LEVY CODE: 026
ACCOUNT NO.: R337490
MAP NO.: 1S3E04DC-00500
PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.
- NOT A SURVEY MATTER

7. CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF GRESHAM. NONE FOUND AS OF FEBRUARY 14, 2017. NOTE: PLEASE CONTACT THE CITY OF GRESHAM AT 503-618-2440 PRIOR TO CLOSING TO VERIFY FOR ANY UTILITY AMOUNTS THAT MAY BE OWING.
- NOT A SURVEY MATTER

8. RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF AN UNNAMED CREEK.
- NOT A SURVEY MATTER

9. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: APRIL 23, 1953
RECORDED: APRIL 27, 1953
BOOK: 1597
PAGE: 294
IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY FOR: ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES
AFFECTS: EXACT LOCATION NOT DISCLOSED
- AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE

10. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: AUGUST 19, 1970
RECORDED: SEPTEMBER 15, 1970
BOOK: 751
PAGE: 429
IN FAVOR OF: MULTNOMAH COUNTY FOR: DRAINAGE PURPOSES
AFFECTS: STRIP THROUGH THE NORTHEASTERLY PORTION
- AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

11. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: SEPTEMBER 15, 1970
RECORDED: OCTOBER 6, 1970
BOOK: 754
PAGE: 585
IN FAVOR OF: MULTNOMAH COUNTY FOR: SEWERS
AFFECTS: A 15 FOOT WIDE STRIP THROUGH THE WESTERLY PORTION
- AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

12. RESERVATION, EXCEPTION OR OTHER SEVERANCE OF MINERALS, TOGETHER WITH THE IMPLIED OR EXPRESS APPURTENANT RIGHTS TO USE THE SURFACE OF THE LAND FOR THE DEVELOPMENT OR EXTRACTION OF SUCH MINERALS, CONTAINED IN OR DISCLOSED BY INSTRUMENT.
IN FAVOR OF: SOUTHERN PACIFIC TRANSPORTATION COMPANY AND UNION PACIFIC RAILROAD COMPANY
RESERVATION OF: ALL MINERAL RIGHTS
RECORDING DATE: DECEMBER 13, 1983
RECORDING NO.: 83-083850
BOOK: 1712
PAGE: 1160

THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST OR ITS ENCUMBRANCES.
- AFFECTS THE SUBJECT PROPERTY BUT THE LOCATION IS NOT KNOWN

13. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: SEPTEMBER 1, 1996
RECORDED: SEPTEMBER 16, 1996 RECORDER'S FEE NO.: 96-140195 IN FAVOR OF: MULTNOMAH COUNTY FOR: SLOPE AND TEMPORARY RIGHT-OF-WAY AFFECTS: THE EASTERLY PORTION
- AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

14. GRESHAM CIVIC NEIGHBORHOOD FINANCING AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; DATED: AUGUST 28, 1996
RECORDED: SEPTEMBER 24, 1996 RECORDER'S FEE NO.: 96-144654
BY AND BETWEEN: THE CITY OF GRESHAM, WINMAR OREGON, INC. AND VADA SPATH ROBERTSON TRUST
- NOT A SURVEY MATTER

15. PERMANENT AND PERPETUAL NOISE AND VIBRATION EASEMENT AND COVENANT NOT TO SUE, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDING DATE: APRIL 29, 2010 RECORDER'S FEE NO.: 2010-053493
IN FAVOR OF: TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON
- AFFECTS THE SUBJECT PROPERTY AND IS NOTED HEREON

16. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- NOT A SURVEY MATTER

EXCEPTIONS CONTINUED

17. IF REQUESTED TO ISSUE AN EXTENDED COVERAGE ALTA LOAN POLICY, THE FOLLOWING MATTERS MUST BE ADDRESSED:
a) THE RIGHTS OF TENANTS HOLDING UNDER UNRECORDED LEASES OR TENANCIES
b) MATTERS DISCLOSED BY A STATEMENT AS TO PARTIES IN POSSESSION AND AS TO ANY CONSTRUCTION, ALTERATIONS OR REPAIRS TO THE LAND WITHIN THE LAST 75 DAYS. THE COMPANY MUST BE NOTIFIED IN THE EVENT THAT ANY FUNDS ARE TO BE USED FOR CONSTRUCTION, ALTERATIONS OR REPAIRS.
c) ANY FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND
- NOT A SURVEY MATTER

18. **ADDED**
PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
- NOT A SURVEY MATTER

19. **ADDED**
EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF GRESHAM
PURPOSE: PUBLIC ACCESS RECORDING DATE: APRIL 11, 2017
RECORDING NO.: 2017-043749 AFFECTS: THE NORTHERLY PORTION
- AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

TABLE A ITEMS

2. NO ADDRESS HAS BEEN ASSIGNED BY THE CITY OF GRESHAM AT THIS TIME.
3. BY GRAPHIC OVERLAY ONLY THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 410180, MAP NUMBER 41051C0214H WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 18, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON SHEET 3 - EXISTING CONDITIONS PLAN.
9. THE SUBJECT PROPERTY HAS NO ON-SITE PARKING SPACES DELINEATED.
11. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 17184020, 17184042, AND 17184049. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
19. PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THIS SURVEY ARE AS SHOWN ON SHEET 2 - BOUNDARY MAP.

LEGEND OF SYMBOLS & ABBREVIATIONS

FIRE HYDRANT	⦿	STORM SEWER CLEAN OUT	○
WATER BLOWOFF	⋈	STORM SEWER CATCH BASIN	□
WATER METER	⊠	STORM SEWER AREA DRAIN	□
WATER VALVE	⊞	STORM SEWER MANHOLE	⊗
SANITARY SEWER CLEAN OUT	○	GAS METER	⊞
SANITARY SEWER MANHOLE	○	GAS VALVE	⊞
SIGN	⌵	GUY WIRE ANCHOR	⌵
STREET LIGHT	☆	POWER POLE	⌵
MAILBOX	Ⓜ	POWER VAULT	Ⓜ
COMMUNICATIONS VAULT	Ⓜ	POWER JUNCTION BOX	Ⓜ
COMMUNICATIONS JUNCTION BOX	△	POWER PEDESTAL	□
COMMUNICATIONS RISER	○		
RIGHT-OF-WAY LINE	---		
BOUNDARY LINE	=====		
PROPERTY LINE	_____		
CENTERLINE	-----		
DITCH	--->---		
CURB	=====		
EDGE OF PAVEMENT	-----		
EASEMENT	-----		
FENCE LINE	○-----○		
GRAVEL EDGE	-----		
POWER LINE	---PWR---		
OVERHEAD WIRE	---OHW---		
COMMUNICATIONS LINE	---COM---		
FIBER OPTIC LINE	---FO---		
GAS LINE	---GAS---		
STORM SEWER LINE	---STM---		
SANITARY SEWER LINE	---SAN---		
WATER LINE	---WAT---		

RECORD DESCRIPTION

RECORD DESCRIPTION PER EXHIBIT A OF TITLE REPORT NUMBER 472517000701.

A TRACT OF LAND BEING A PORTION OF THE J. P. POWELL D.L.C. AND LOCATED IN THE SOUTHEAST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88°25'56" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 637.44 FEET; THENCE LEAVING SAID SECTION LINE NORTH 01°34'04" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. DIVISION STREET [90 FEET WIDE]; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 01°34'10" EAST, A DISTANCE OF 760.16 FEET; THENCE NORTH 88°25'50" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°34'10" EAST, A DISTANCE OF 623.73 FEET TO AN ANGLE POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MT. HOOD RAILROAD [MAX LIGHT RAIL]; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS ADJUSTED BY PROPERTY LINE ADJUSTMENT BETWEEN METRO AND TRIMET APPROVED BY THE CITY OF GRESHAM AND IDENTIFIED AS BY FILE NUMBERS LL 08-26000317 AND LL 08-26000318, NORTH 01°34'10" EAST, A DISTANCE OF 12.87 FEET TO AN ANGLE POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 58°07'49" EAST, A DISTANCE OF 380.98 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 57°32'08" EAST, A DISTANCE OF 46.37 TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY IF THE MT. HOOD RAILROAD [MAX LIGHT RAIL] AND THE WESTERLY RIGHT-OF-WAY OF N.W. CIVIC DRIVE; THENCE SOUTH 12°28'34" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF N.W. CIVIC DRIVE, A DISTANCE OF 20.38 FEET TO THE BEGINNING OF A TANGENT CURVE, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 51.40 FEET ALONG THE ARC OF A 270 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 10°54'25", SAID CURVE HAVING A CHORD BEARING OF SOUTH 07°01'16" WEST AND A CHORD LENGTH OF 51.32 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 01°34'10" WEST, A DISTANCE OF 349.47 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 88°25'50" WEST, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS
LAND TITLE SURVEY
GRESHAM, OREGON

LOCATED IN THE SE 1/4 OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON

SHEET INDEX

- SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY MAP
SHEET 3 - EXISTING CONDITIONS PLAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83/2010 OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE). THE COORDINATES WERE CONVERTED TO GROUND COORDINATES TO REFLECT ACCURATE GROUND DISTANCES.

VICINITY MAP - NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY

for
METRO
600 NE GRAND AVENUE
PORTLAND, OREGON 97232

BASED UPON TITLE REPORT NUMBER 472517000701
OF CHICAGO TITLE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 10, 2017

SURVEYORS CERTIFICATE:

TO: METRO, AND/OR THEIR ASSIGNS, AND CHICAGO TITLE COMPANY OF OREGON AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 8, 9, 11, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2017.

DATE OF MAP: 08-17-2017

Scott M. Grubbs

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON LS 54728
SCOTT M. GRUBBS
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

ALTA/NSPS
LAND TITLE SURVEY
GRESHAM
TAX LOT 500
OREGON
MULTNOMAH COUNTY TAX MAP 153E04DC

COVER SHEET

DESIGNED BY:
DRAWN BY: BJA
CHECKED BY: SMG
SCALE: AS NOTED
DATE: 08-17-2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728
RENEWS: 6/30/19

REVISIONS

JOB NUMBER

6148

SHEET

1

GRESHAM
TAX LOT 500

OREGON
MILL INOMAH COUNTY TAX MAP 1S3E4DC

BOUNDARY

DESIGNED BY: _____
DRAWN BY: BJA
CHECKED BY: SMG
SCALE: AS NOTED
DATE: 08-15-2017

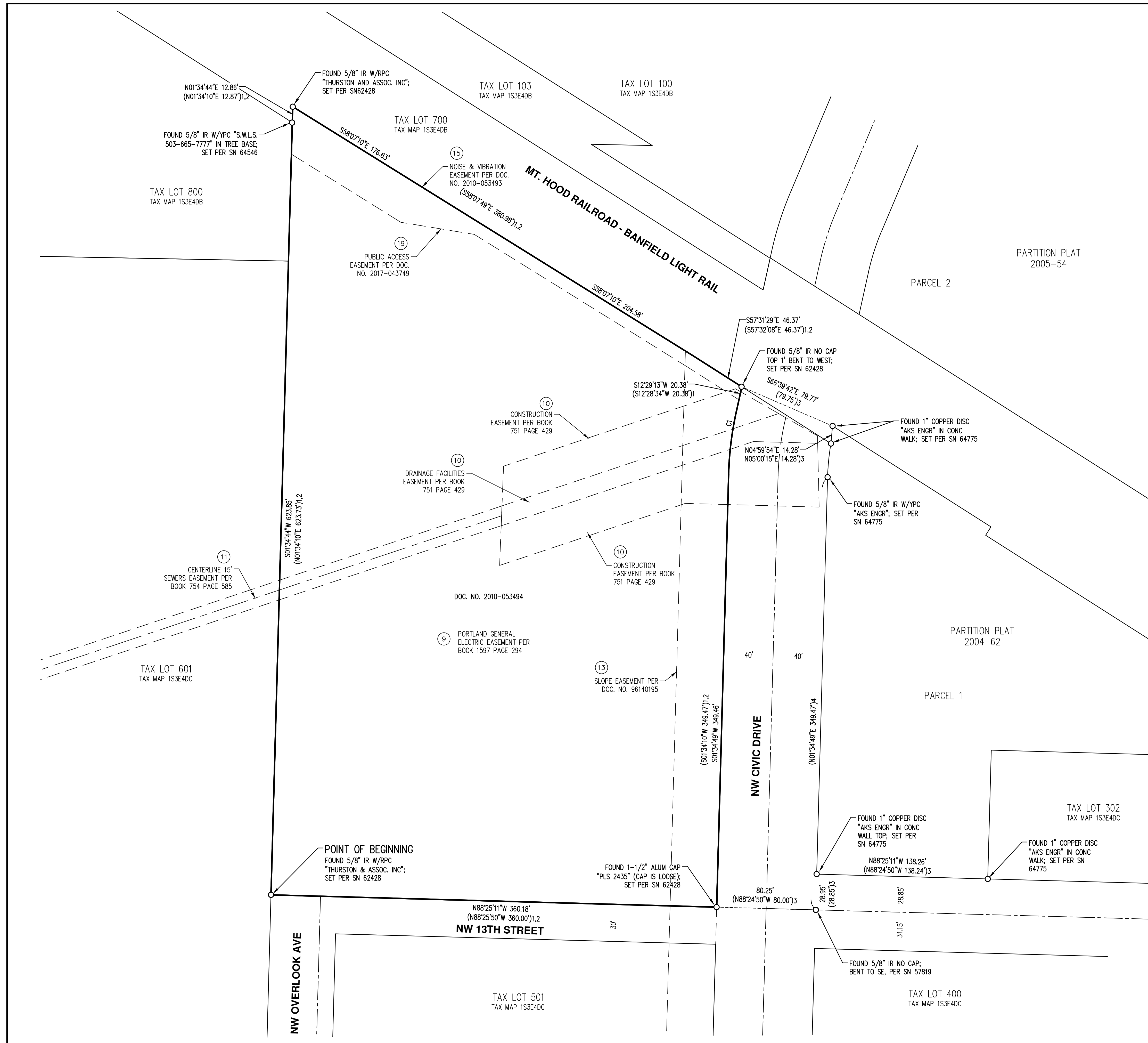
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs

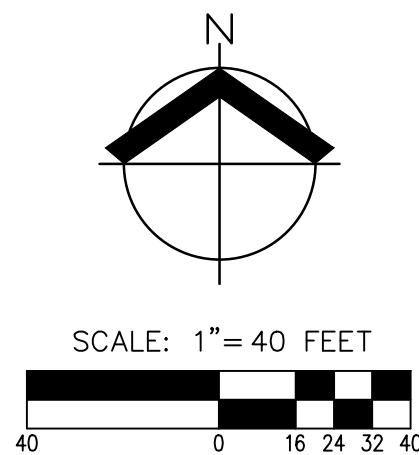
OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728
RENEWS: 6/30/19

JOB NUMBER
6148

SHEET
2



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	270.00'	10°54'25"	51.40'	S7°02'00"W 51.32'
() 2	270.00'	10°54'25"	51.40'	S7°01'16"W 51.32'

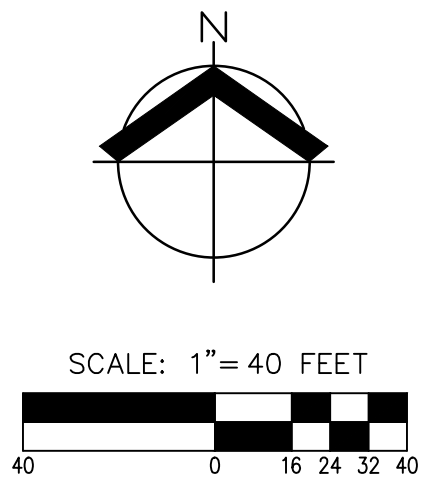
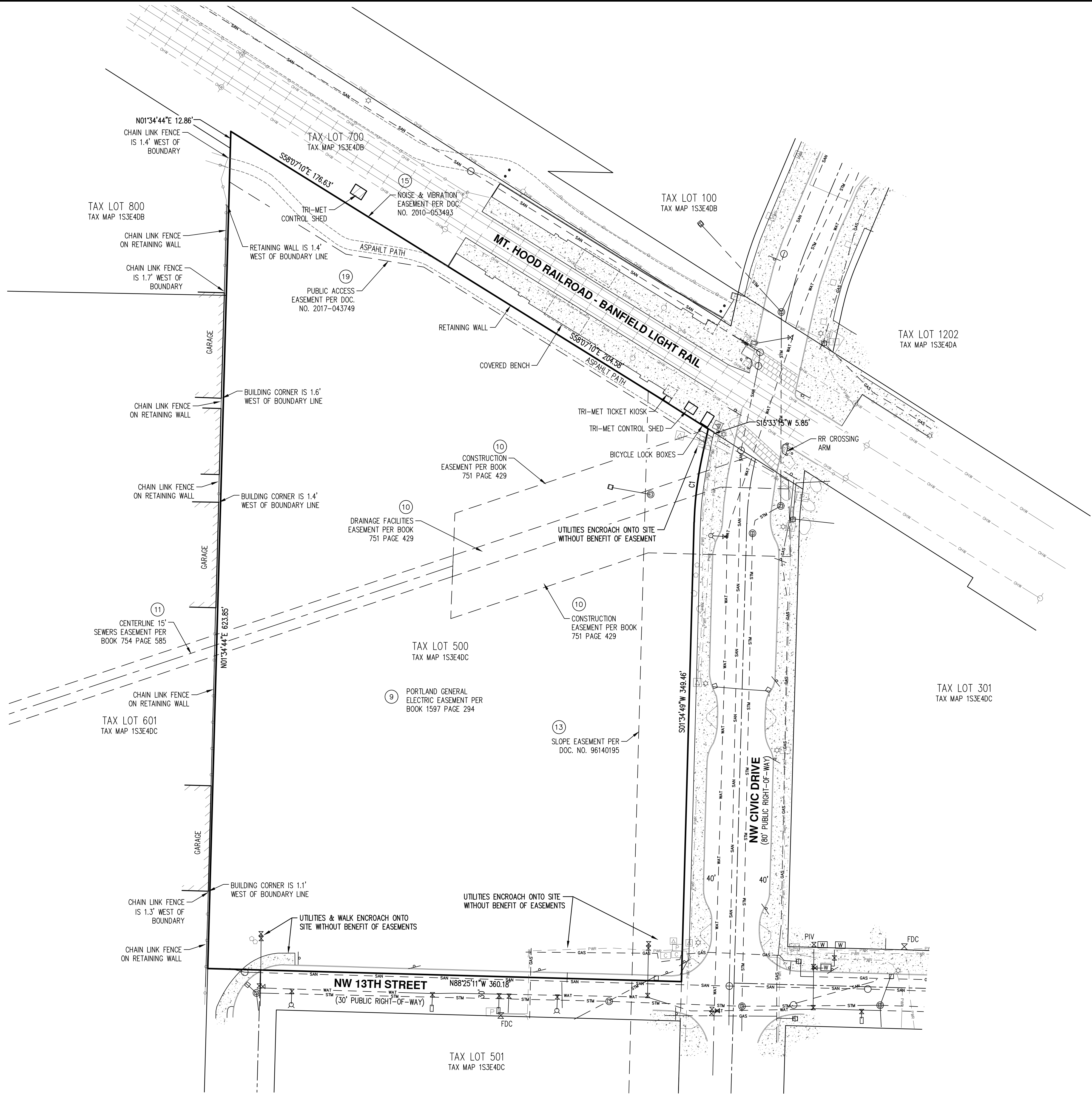


LEGEND

- | | |
|----------|---|
| ○ | DENOTES FOUND MONUMENT AS NOTED;
HELP UNLESS NOTED OTHERWISE |
| DOC. NO. | DOCUMENT NUMBER PER MULTNOMAH
COUNTY DEED RECORDS |
| IP | IRON PIPE |
| IR | IRON ROD |
| W/RPC | WITH A RED PLASTIC CAP |
| W/YPC | WITH A YELLOW PLASTIC CAP |
| SN | SURVEY NUMBER PER MULTNOMAH
COUNTY SURVEY RECORDS |
| ()1 | RECORD INFORMATION PER DEED |
| ()2 | RECORD INFORMATION PER SN 62428 |
| ()3 | RECORD INFORMATION PER SN 64775 |
| (9) | TITLE REPORT EXCEPTION NUMBER |

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY OF THAT PROPERTY DESCRIBED IN DEED DOCUMENT 2010-053494 OF THE MULTNOMAH COUNTY DEED RECORDS. LINES WERE ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN HEREON.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	270.00'	10°54'25"	51.40'	S7°02'00"W 51.32'

AKS

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ENGINEERING • SURVEYING • NATURAL RESOURCES
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ALTA/NSPS
LAND TITLE SURVEY

OREGON
MULTNOMAH COUNTY TAX MAP 1S3E4DC

EXISTING
CONDITIONS PLAN

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DESIGNED BY:
DRAWN BY: BJA
CHECKED BY: SMG
SCALE: AS NOTED
DATE: 08-17-2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs
OREGON
JULY 13, 2004
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54728
RENEWALS: 6/30/19

JOB NUMBER
6148

SHEET
3