

EXCEPTIONS

THE FOLLOWING ITEMS WERE LISTED IN PRELIMINARY TITLE REPORT ORDER NO. 472517000705, 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.: R552404
MAP NO.: 1S3E04D0C-00302

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 15, 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. 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

ASSIGNMENT AND AGREEMENT REGARDING TRANSFER OF REIMBURSEMENT RIGHTS, DATED: JULY 2, 1999
RECORDED: JULY 2, 1999 RECORDER'S FEE NO.: 99-130466 FROM:
WINMAR OREGON, INC.
TO: GRESHAM STATION, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
- NOT A SURVEY MATTER

9. RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SHOWN ON RECORDED PARTITION PLAT NO. 2004-62:
RECORDED: JUNE 21, 2004 RECORDER'S FEE NO.: 2004-111988
- AFFECTS THE SUBJECT PROPERTY AND IS NOTED HEREON

10. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: SEPTEMBER 14, 2004
RECORDED: NOVEMBER 22, 2004 RECORDER'S FEE NO.: 2004-211656
IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY FOR: UNDERGROUND DISTRIBUTION LINE
AFFECTS: A 6 FOOT WIDE STRIP THROUGH THE SOUTHEASTERLY PORTION
- AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

11. THE EFFECT, IF ANY, OF THAT CERTAIN STORMWATER DRAINAGE AGREEMENT; DATED: JANUARY 18, 2005
RECORDED: FEBRUARY 22, 2005 RECORDER'S FEE NO.: 2005-029227
BY AND BETWEEN: WESTLAKE GRESHAM STATION, LLC AND THE CROSSING AT GRESHAM STATION, LLC

NOTE: AT THE TIME THIS DOCUMENT WAS SIGNED AND RECORDED, PEAK DEVELOPMENT, L.L.C., AN AFFILIATE OF THE CROSSING AT GRESHAM STATION, LLC, HAD AN OPTION TO ACQUIRE THE PROPERTY DESCRIBED BY THIS REPORT, PER SAID AGREEMENT. AS OF THE DATE OF THIS REPORT, SAID OPTION HAS NOT BEEN TAKEN AND SAID DOCUMENT DOES NOT STATE IF SAID OPTION HAS A TERMINATION DATE.
- NOT A SURVEY MATTER

12. 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

13. 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

14. **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

TABLE A ITEMS

- MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. SEE SHEET 2 - BOUNDARY MAP.
- NO ADDRESS HAS BEEN ASSIGNED BY THE CITY OF GRESHAM AT THIS TIME.
- GROSS LAND AREA IS 18,163 SQUARE FEET.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON SHEET 3 - EXISTING CONDITIONS PLAN.
- THE SUBJECT PROPERTY CONTAINS 30 PARKING SPACES, OF WHICH THERE ARE 30 STANDARD PARKING SPACES AND 0 ACCESSIBLE PARKING SPACES.
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 17184010 AND 17184020. 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.
- 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	---		
OVERHEAD WIRE	---		
COMMUNICATIONS LINE	---		
FIBER OPTIC LINE	---		
GAS LINE	---		
STORM SEWER LINE	---		
SANITARY SEWER LINE	---		
WATER LINE	---		

RECORD DESCRIPTION

RECORD DESCRIPTION PER EXHIBIT A OF TITLE REPORT NUMBER 472517000705.
PARCEL 2, PARTITION PLAT NO. 2004-62, IN THE CITY OF GRESHAM, COUNTY OF MULTNOMAH AND STATE OF OREGON.

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

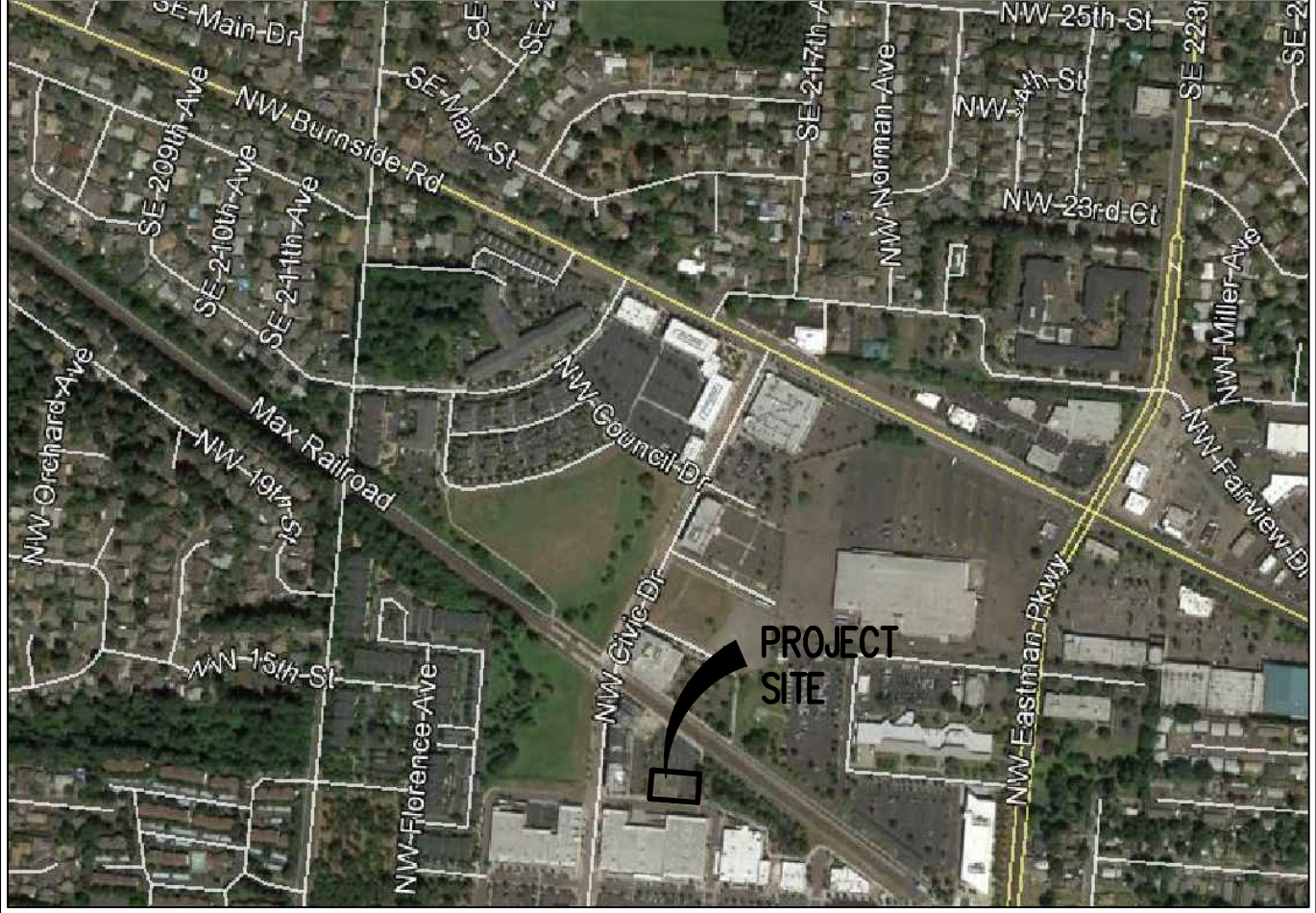
SHEET INDEX

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



GRESHAM
TAX LOT 300

OREGON
MILL TIONAL COUNTY TAX MAP 151E400

BOUNDARY

DESIGNED BY:	
DRAWN BY:	BJA
CHECKED BY:	SMC
SCALE:	AS NOTED
DATE:	08-11-2017

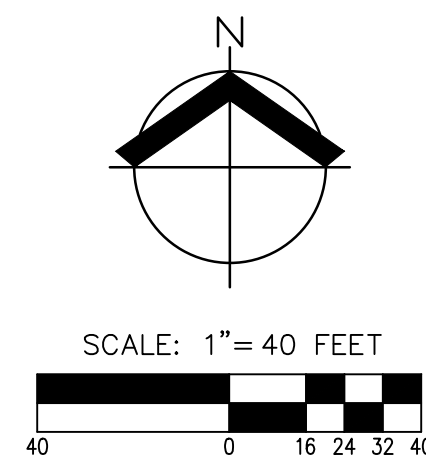
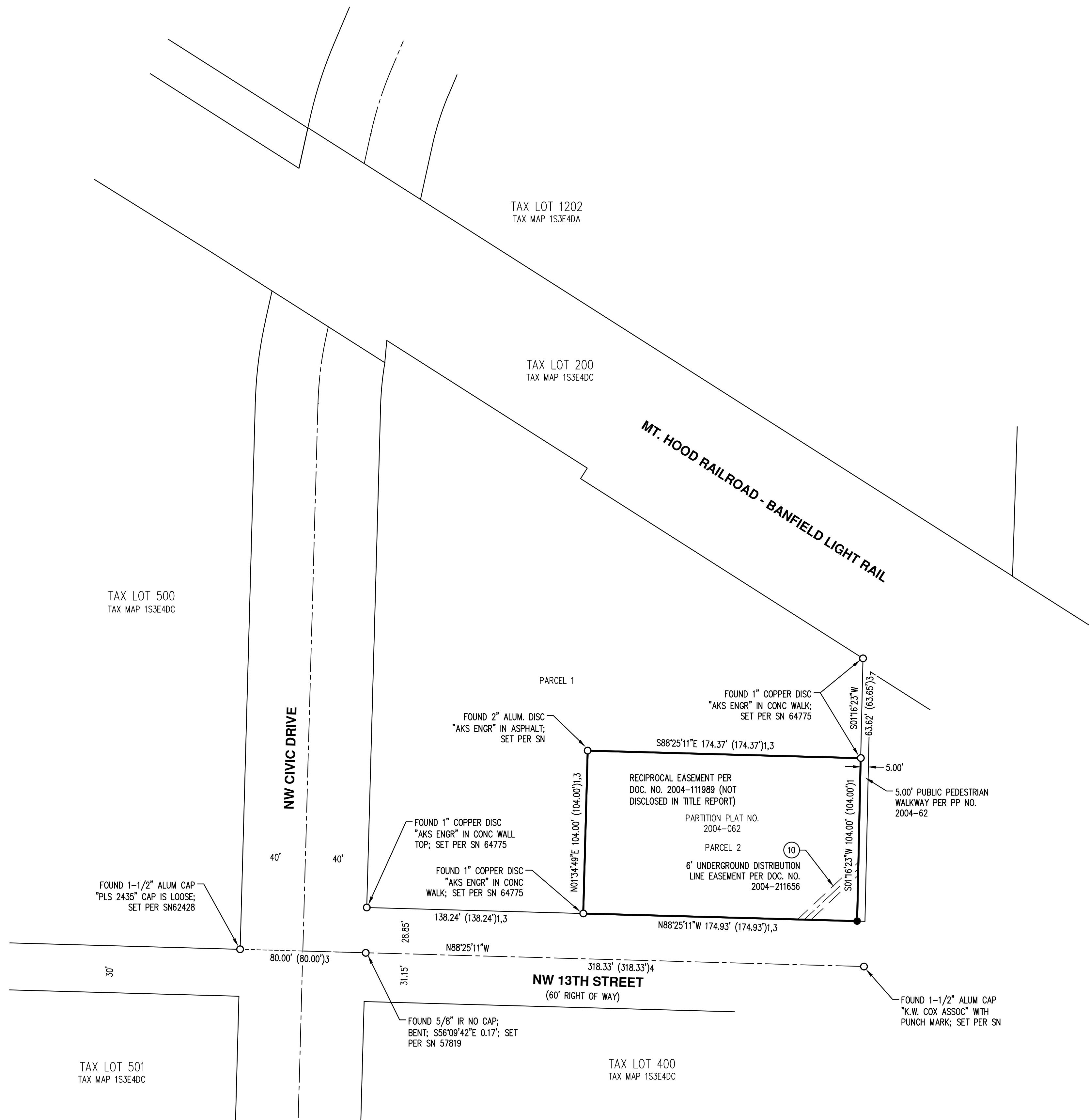
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

REVISIONS

JOB NUMBER
6150

SHEET

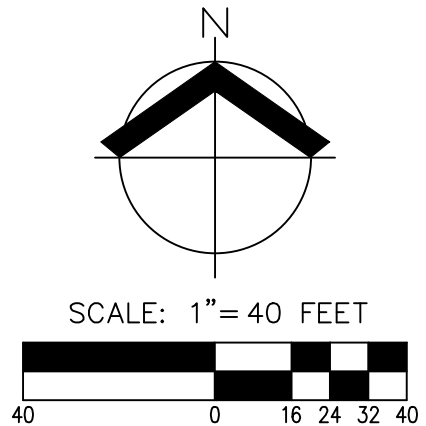
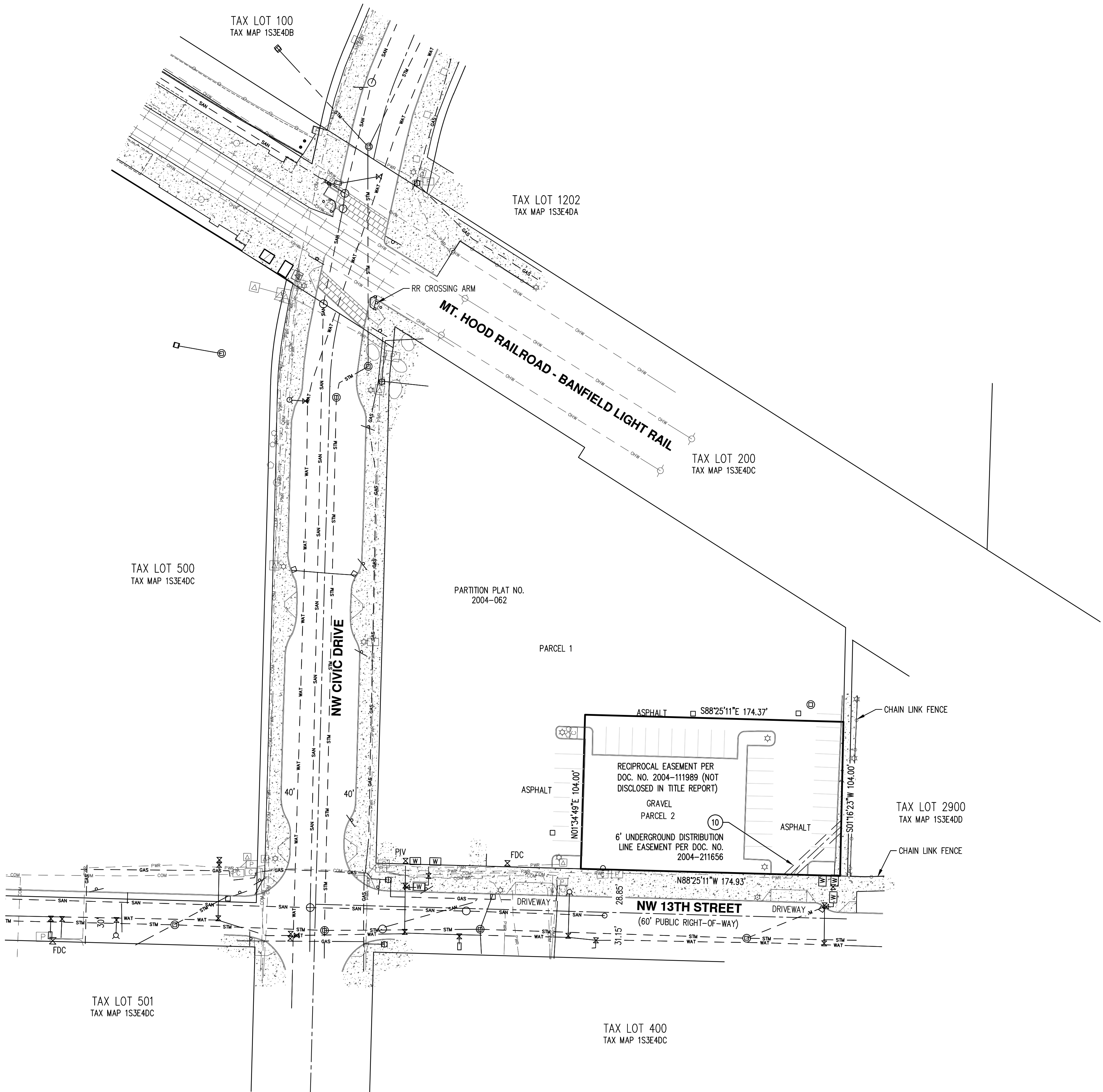


LEGEND

- DENOTES SET 5/8" IRON ROD W/YPC INSCRIBED
"AKS ENGR" PER RECORD OF SURVEY
 - DENOTES FOUND MONUMENT AS NOTED;
HELDS UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER MULTNOMAH
COUNTY DEED RECORDS
- IP IRON PIPE
- IR IRON ROD
- PP NO. PARTITION PLAT NUMBER PER MULTNOMAH
COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER MULTNOMAH
COUNTY SURVEY RECORDS
- W/YPC WITH A RED PLASTIC CAP
R/YPC WITH A YELLOW PLASTIC CAP
- (1) RECORD INFORMATION PER PP NO. 2004-62
- (2) RECORD INFORMATION PER SN 62428
- (3) RECORD INFORMATION PER SN 64775
- (4) RECORD INFORMATION PER SN 57819
- (10) TITLE REPORT EXCEPTION NUMBER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT
THE BOUNDARY OF PARCEL 2 OF PARTITION PLAT NO.
2004-62 AS RECORDED IN THE MULTNOMAH COUNTY
PLAT RECORDS. THE SOUTHWEST CORNER WAS
ESTABLISHED BASED ON RECORD PLAT DIMENSIONS
AND FOUND MONUMENTS AS SHOWN HEREON.

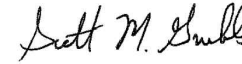


ALTA/NSPS
LAND TITLE SURVEY
GRESHAM
OREGON
MULTNOMAH COUNTY TAX MAP 1S3E40C
TAX LOT 302

EXISTING
CONDITIONS PLAN

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD. STE 100
DAVIDSON, OREGON 97110
P: 503.663.8181
F: 503.663.8152
aks-eng.com

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

DESIGNED BY:	
DRAWN BY:	BJA
CHECKED BY:	SMG
SCALE:	AS NOTED
DATE:	08-15-2017
REGISTERED PROFESSIONAL LAND SURVEYOR	
	
OREGON JULY 13, 2004 SCOTT M. GRUBBS 54728	
RENEWALS: 6/30/19	
REVISIONS	
JOB NUMBER 6150	
SHEET 3	