

EXCEPTIONS

THE FOLLOWING ITEMS WERE LISTED IN PRELIMINARY TITLE REPORT ORDER NO. 472517000695, AND ARE LISTED BY THE SAID REPORT NUMBER(S) HERE, WITH OUR COMMENTS IN BOLD:

GENERAL EXCEPTIONS:

- 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.
- 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.
- 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.
- 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.
- 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:

- 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: 137
ACCOUNT NO.: R565087
MAP NO.: 1S3E04DA-01202
(AFFECTS TAX LOT "1202")
- LEVY CODE: 026 ACCOUNT NO.: R565088
MAP NO.: 1S3E04DA-01203
(AFFECTS TAX LOT "1203")

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

- 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

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: JULY 21, 1964
RECORDED: AUGUST 10, 1964
BOOK: 103
PAGE: 92
IN FAVOR OF: CITY OF GRESHAM FOR: SEWER LINE

NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: SEPTEMBER 11, 1964
RECORDED: SEPTEMBER 14, 1964
BOOK: 127
PAGE: 174
IN FAVOR OF: CITY OF GRESHAM FOR: SEWER LINE

NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: MAY 11, 1971
RECORDED: JUNE 4, 1971
BOOK: 791
PAGE: 958
IN FAVOR OF: MULTNOMAH COUNTY FOR: DRAINAGE FACILITIES

NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: APRIL 28, 1971
RECORDED: JULY 1, 1971
BOOK: 797
PAGE: 1748
IN FAVOR OF: MULTNOMAH COUNTY FOR: STORM DRAIN FACILITIES

NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: MARCH 26, 1982
RECORDED: JULY 23, 1982 RECORDER'S FEE NO.: 82-041146 BOOK: 1608
PAGE: 286
IN FAVOR OF: THE CITY OF GRESHAM FOR: SEWER LINE

NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF; DATED: AUGUST 29, 1996
RECORDED: SEPTEMBER 16, 1996 RECORDER'S FEE NO.: 96-140195 IN FAVOR OF: THE CITY OF GRESHAM FOR: SLOPES
AFFECTS: THE NORTHWESTERLY PORTION ADJACENT TO N.W. CIVIC DRIVE

AND ALSO BY INSTRUMENT; RECORDED: SEPTEMBER 16, 1996 RECORDER'S FEE NO.: 96-140197
NOTE: SAID EASEMENT IS ALSO DELINEATED UPON THE RECORDED PARTITION PLAT NO. 2005-54.
-AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

EXCEPTIONS CONTINUED

- 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 THE VADA SPATH ROBERTSON TRUST

SAID AGREEMENT WAS AMENDED BY INSTRUMENT, RECORDED: FEBRUARY 19, 2002
RECORDER'S FEE NO.: 2002-030151

AND ALSO BY INSTRUMENT; RECORDED: FEBRUARY 19, 2002
RECORDER'S FEE NO.: 2002-030156
-NOT A SURVEY MATTER

- 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. 2005-54;
RECORDING DATE: FEBRUARY 14, 2005
RECORDING NO.: 2005-071502
-NOT A SURVEY MATTER

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

17. IF REQUESTED TO ISSUE AN EXTENDED COVERAGE ALTA LOAN POLICY, THE FOLLOWING MATTERS MUST BE ADDRESSED:

- THE RIGHTS OF TENANTS HOLDING UNDER UNRECORDED LEASES OR TENANCIES
 - 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.
 - ANY FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND
- NOT A SURVEY MATTER

- **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 1.91 ACRES.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON SHEET 3 - EXISTING CONDITIONS PLAN.
- THE SUBJECT PROPERTY HAS NO ON-SITE PARKING SPACE DELINEATED.
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 17148020, 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.
- PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVIDITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THIS SURVEY ARE AS SHOWN ON SHEET 2 - BOUNDARY MAP.

MISCELLANEOUS NOTES

- NO RECORD IN TITLE REGARDING A RIGHT-OF-WAY DEDICATION FOR 15TH STREET ON SUBJECT PROPERTY.

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 472517000695.
PARCEL 2, PARTITION PLAT 2005-54, 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

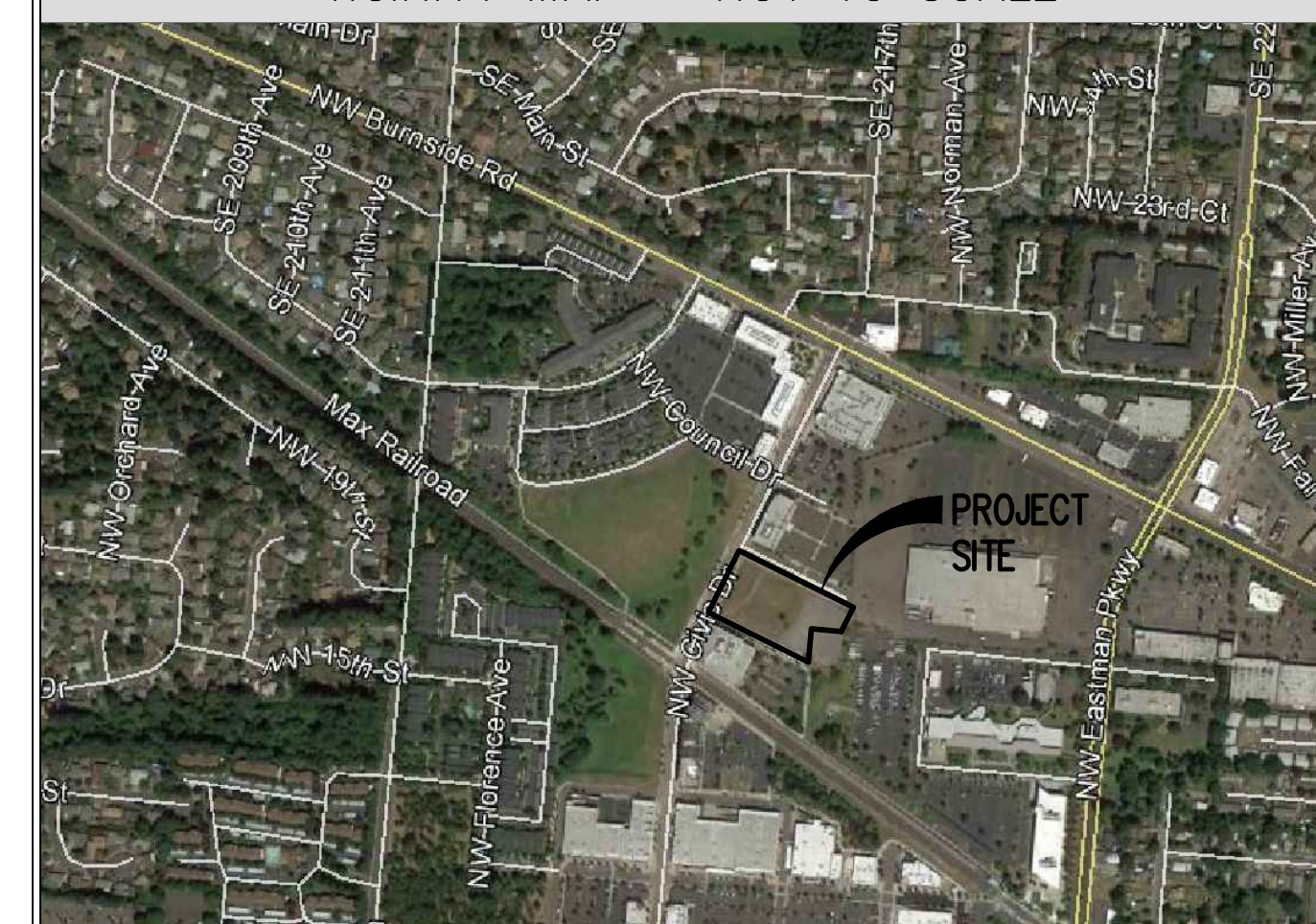
SHEET INDEX

- 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



ALTA/NSPS LAND TITLE SURVEY

for
METRO
600 NE GRAND AVENUE
PORTLAND, OREGON 97232

BASED UPON TITLE REPORT NUMBER 472517000695
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 1, 2, 4, 8, 9, 11, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2017.

DATE OF MAP: 08-17-2017

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON LS 54728
SCOTT M. GRUBBS
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PHONE: (503) 563-6151

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

REVISIONS

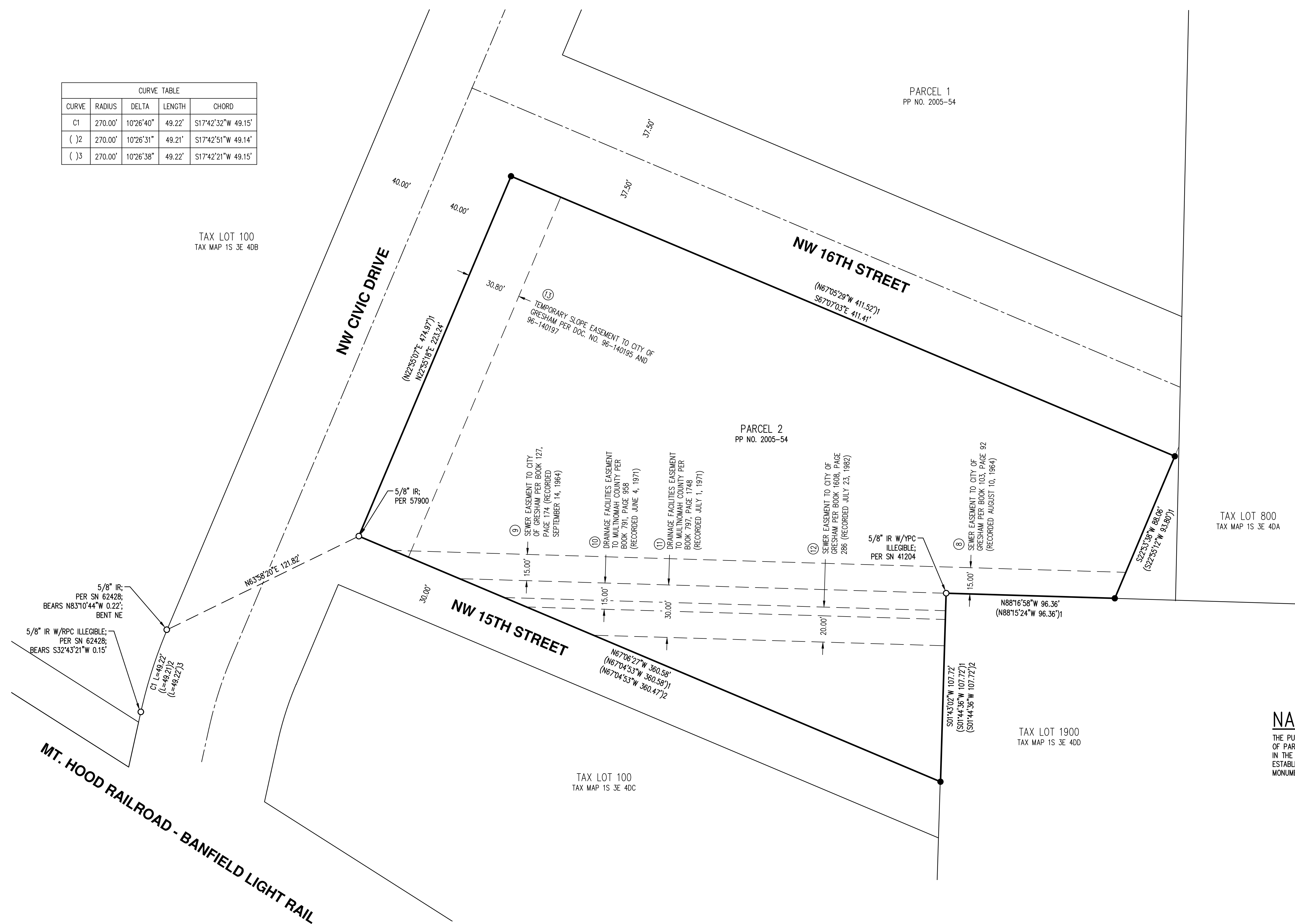
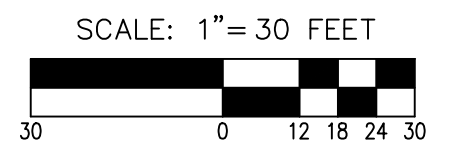
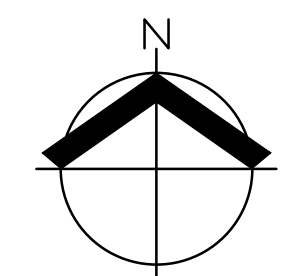
JOB NUMBER
6149

SHEET
1

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	270.00'	10°26'40"	49.22'	S17°42'32"W 49.15'
()2	270.00'	10°26'31"	49.21'	S17°42'51"W 49.14'
()3	270.00'	10°26'38"	49.22'	S17°42'21"W 49.15'

TAX LOT 100
 TAX MAP 1S 3E 4DB

- LEGEND**
- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: ___/___/20__
 - DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER CLACKAMAS 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 CLACKAMAS COUNTY SURVEY RECORDS
- PP NO. PARTITION PLAT NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
- ()1 RECORD INFORMATION PER PP NO. 2005-54
 ()2 RECORD INFORMATION PER SN 57900
 ()3 RECORD INFORMATION PER SN 62428
 (10) TITLE REPORT EXCEPTION NUMBER



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARY OF PARCEL 2 OF PARTITION PLAT NUMBER 2005-54 AS RECORDED IN THE MULTNOMAH COUNTY PLAT RECORDS. MONUMENTS WERE ESTABLISHED BASED ON RECORD PLAT DIMENSIONS AND FOUND MONUMENTS AS SHOWN.

