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SHEET 1 OF 2

LAST REVISED: NOVEMBER 14, 2007

ALTA/ACSM LAND TITLE SURVEY

BEING A PORTION OF LOTS 40 AND 41 OF "GOLF ACRES", LOCATED IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON
ADDRESS: 9010 NE 13TH AVENUE, PORTLAND 97221

INDEX

SHEET 1: ZONING, FLOOD NOTE, LEGEND, MAP, VICINITY MAP, NOTES

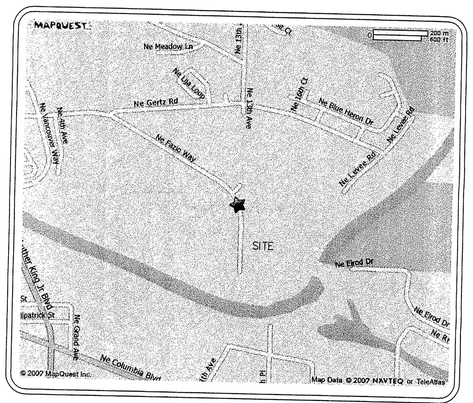
SHEET 2: CERTIFICATION, COMMITMENT LEGAL DESCRIPTION, NOTES CORRESPONDING TO SCHEDULE B

Current Zoning Information

Source of Information: City of Portland, Bureau of Planning			
Name of Contact: Gil Kelley - Planning Director			
Address: 1900 SW 4th Ave. Ste 7100			
Phone: (503)823-7700 Fax: (503)823-7800 Email: www.pdxlan@ci.portland.or.us			
Zoning District(s): IG2			
Zoning Definition: General Industrial 2			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	108.4 Feet	25 Feet	N/A
Side Yard Setback	108 Feet	0 Feet	
Rear Yard Setback	130.6 Feet	N/A	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	591	----	N/A
Handicapped Spaces	3	----	
Total Parking Spaces	594	----	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	0 Feet	No limit	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	15.02 acres	No limit	N/A
Coverage Ratio	6%	85%	
Other:	N/A	N/A	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) "X" AND "AH" of the Flood Insurance Rate Map, Community Panel No. 410183 0085 E which bears an effective date of 10/19/2004 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

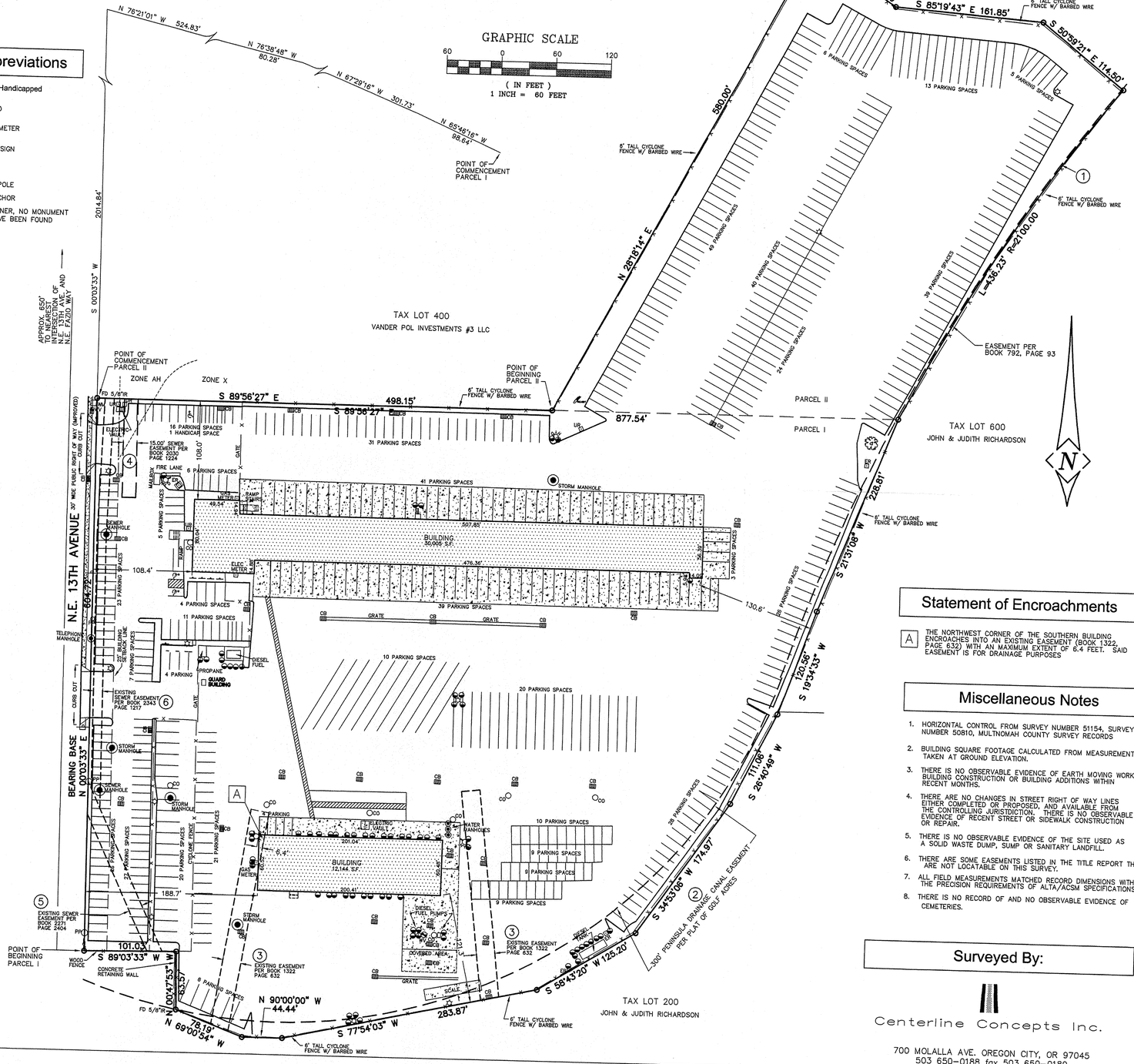


Vicinity Map
(Not to Scale)

Legend of Symbols & Abbreviations

- WV = WATER VALVE
- = STREET LIGHT
- UR = UTILITY RISER
- ER = ELECTRIC RISER
- GV = GAS VALVE
- CO = CLEANOUT
- GM = GAS METER
- CB = CATCH BASIN/DRAIN
- x—x = FENCE
- (1) = EXCEPTIONS, SEE SHEET 2
- Indicates Handicapped Parking
- = BOLLARD
- WM = WATER METER
- = STREET SIGN
- = TREE
- PP = POWER POLE
- = GUY ANCHOR
- = LOT CORNER, NO MONUMENT MAY HAVE BEEN FOUND

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 INCH = 60 FEET



Statement of Encroachments

A — THE NORTHWEST CORNER OF THE SOUTHERN BUILDING ENCROACHES INTO AN EXISTING EASEMENT (BOOK 1322, PAGE 632) WITH AN MAXIMUM EXTENT OF 6.4 FEET. SAID EASEMENT IS FOR DRAINAGE PURPOSES

Miscellaneous Notes

1. HORIZONTAL CONTROL FROM SURVEY NUMBER 51154, SURVEY NUMBER 50810, MULTNOMAH COUNTY SURVEY RECORDS
2. BUILDING SQUARE FOOTAGE CALCULATED FROM MEASUREMENTS TAKEN AT GROUND ELEVATION.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISTDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
5. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THERE ARE SOME EASEMENTS LISTED IN THE TITLE REPORT THAT ARE NOT LOCATABLE ON THIS SURVEY.
7. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
8. THERE IS NO RECORD OF AND NO OBSERVABLE EVIDENCE OF CEMETERIES.

SIGNED ON: 11-15-07

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 16, 1987
WADE G. DONOVAN III
2276

VALID THROUGH DECEMBER 31, 2007

Surveyed By:

Centerline Concepts Inc.
700 MOLALLA AVE. OREGON CITY, OR 97045
503 650-0188 fax 503 650-0189