



PROPERTY INFORMATION REPORT

Date: May 25, 2023

File No.: 23-134435
Property: 4680 SW Beech Drive, Beaverton, OR 97005

Emerald Engineering & Construction Company
10475 SW Helenius Street
Tualatin, OR 97062

Your Reference:

REPORT FEE:

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is May 19, 2023

REPORT FINDINGS

A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

D.R.M. 10860 SW Beaverton-Hillsdale, LLC, an Oregon limited liability company

C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. Easement as shown on the [plat](#):

For : Utilities
Affects : a portion of the premises herein

2. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : August 11, 1950
Recording No(s) : [310/121](#)

3. City liens, if any, of the City of Beaverton.

4. The terms and provisions of the Operating Agreement of D.R.M. 10860 SW Beaverton-Hillsdale, LLC, an Oregon limited liability company.

5. Any unrecorded leases or rights of tenants in possession.

END OF EXCEPTIONS

NOTE: [Taxes](#) paid in full for 2022 -2023

Levied Amount : \$3,426.96
Property ID No. : R114851
Levy Code : 051.58
[Map](#) Tax Lot No. : 1S115AC01200

NOTE: The Oregon Corporation Commission disclosed that D.R.M. 10860 SW Beaverton-Hillsdale, LLC, is an active Oregon limited liability company:

Filed : November 18, 2005
Member : Dean R. MacBale
Registered Agent : Dean R. MacBale

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of D.R.M. 10860 SW Beaverton-Hillsdale, LLC, an Oregon limited liability company.

NOTE: Links for additional supporting documents:

[Vesting Deed](#)

[Plat Map](#)

[Aerial](#)

[Cut Deeds](#)

END OF REPORT

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**EXHIBIT A
LEGAL DESCRIPTION**

Lot 12, Block 4, Sandberg Subdivision, in the City of Beaverton, County of Washington and State of Oregon