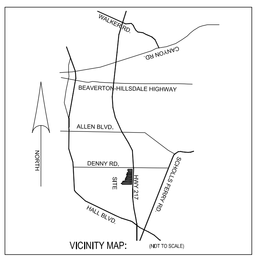
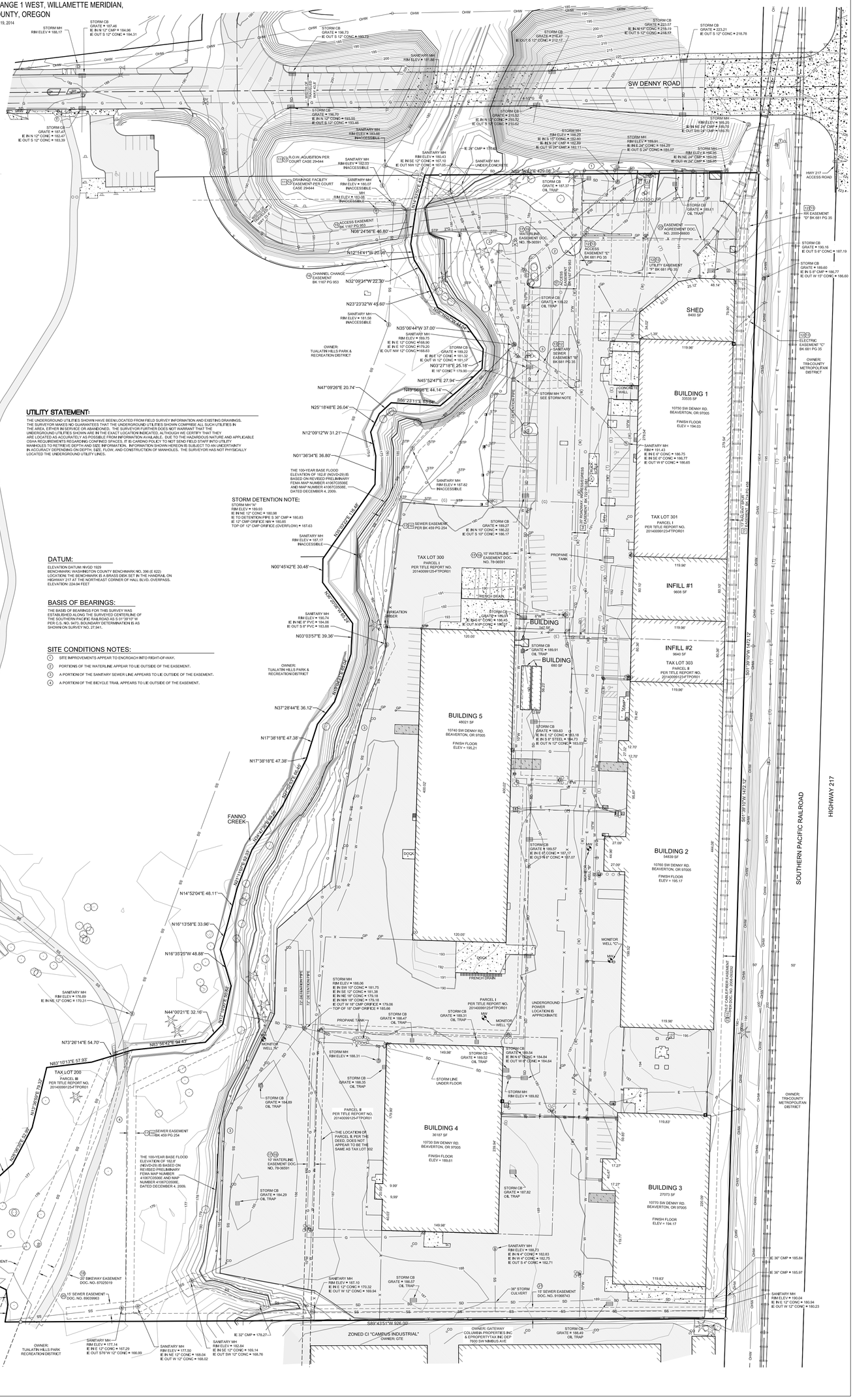
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

DENNY ROAD INDUSTRIAL
GLASCO, INC. & MERCER HOLDINGS, INC.
LOCATED IN THE SE 1/4 OFSECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

DATE OF FIELD WORK: MAY 1998 AND SEPTEMBER 19, 2014
SHEET 1 OF 2



VICINITY MAP: (NOT TO SCALE)



LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE, TYPE AS NOTED
- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRICAL LINE
- T — UNDERGROUND TELEPHONE LINE
- G — UNDERGROUND NATURAL GAS LINE
- INDICATES DATA FROM 1998 SURVEY
- OHW — OVERHEAD WIRE
- BUILDING FACE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- WOODEN RAMP
- FOUND MONUMENT AS NOTED IN SURVEY NO. 27,941.
- GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN - TRAPPED TYPE
- FIRE HYDRANT
- AIR RELEASE VALVE
- WATER VALVE
- WATER METER BOX
- UNDERGROUND WATER VAULT
- WATER MANHOLE
- WATER SPIGOT
- IRRIGATION CONTROL BOX
- STREET LIGHT (COBRA ARM)
- ELECTRICAL VAULT
- TRANSFORMER
- UTILITY POLE
- GUY WIRE
- TELEPHONE VAULT
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL POLE
- SIGNAL JUNCTION BOX
- UNKNOWN CLEANOUT
- STAND PIPE
- UNKNOWN MANHOLE
- HVAC UNIT
- HANDICAPPED PARKING SPACE
- BOLLARD
- GATE POST
- MAILBOX
- SIGN POST
- PARKING BUMPER
- MW — MONITORING WELL
- CONIFEROUS TREE
- DECIDUOUS TREE
- YPC — YELLOW PLASTIC CAP
- ALC — ALUMINUM CAP
- SF — SQUARE FEET
- SN — SURVEY NUMBER PER COUNTY SURVEY RECORDS
- FD — FOUND
- IR — IRON ROD
- IP — IRON PIPE

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH WE CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDNO POLICY TO NOT SEND FIELD STAFF INTO UTILITY MANHOLES TO VERIFY THE ACCURACY OF THE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

DATUM:

ELEVATION DATUM: NVGD 1929
BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 396 (E 622)
DESCRIPTION: BRASS DISK STAMPED B IN A BRASS DISK SET IN THE HANDRAIL ON HIGHWAY 217 AT THE NORTHEAST CORNER OF HALL BLVD. OVERPASS.
ELEVATION: 224.94 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED ALONG THE SURVEYED CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD AS S 01°39'10" W PER G.S. NO. 9473. BOUNDARY DETERMINATION IS AS SHOWN ON SURVEY NO. 27,941.

SITE CONDITIONS NOTES:

1. SITE IMPROVEMENTS APPEAR TO ENCROACH INTO RIGHT-OF-WAY.
2. PORTIONS OF THE WATERLINE APPEAR TO LIE OUTSIDE OF THE EASEMENT.
3. A PORTION OF THE SANITARY SEWER LINE APPEARS TO LIE OUTSIDE OF THE EASEMENT.
4. A PORTION OF THE BICYCLE TRAIL APPEARS TO LIE OUTSIDE OF THE EASEMENT.

STORM DETENTION NOTE:

STORM MH "A"
RIM ELEV = 189.93
IE IN NE 12" CONC = 180.98
IE TO DETENTION PIPE S 30" CMP = 180.83
IE 12" CMP ORIFICE MH = 180.85
TOP OF 12" CMP ORIFICE (OVERFLOW) = 187.63

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2001
SAMANTHA BIANCO
81303LS

RENEWS 12/31/15
SAMANTHA.BIANCO@CARDNO.COM

REVISED 03-09-2015 ADDED AREA

Cardno
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PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
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A.L.T.A./A.C.S.M. LAND TITLE SURVEY

DENNY ROAD INDUSTRIAL
GLASCO, INC. & MERCER HOLDINGS, INC.
LOCATED IN THE SE 1/4 OFSECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

DATE OF FIELD WORK: MAY 1998 AND SEPTEMBER 19, 2014
SHEET 2 OF 2

EXCEPTIONS: PER FIDELITY NATIONAL TITLE COMPANY ORDER NO. 2014009125-FTPOR01

6 PROPERTY TAXES IN AN UNDETERMINED AMOUNT, WHICH ARE A LIEN BUT NOT YET PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2014-2015.
[NOT A SURVEY LOCATION ITEM]

7 CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF BEAVERTON, NONE FOUND AS OF AUGUST 7, 2014
AFFECTS: PARCELS I AND II

CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF BEAVERTON.

NOTE: A SEARCH OF THE CONDUITS CITY LIEN PROGRAM REVEALS NO LISTING FOR THE PARCEL III PROPERTY DESCRIBED HEREIN. AN UPDATED CITY LIEN SEARCH WILL NEED TO BE PERFORMED PRIOR TO CLOSING.
[NOT A SURVEY LOCATION ITEM]

8 ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:

A) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE HIGHEST OF THE HIGH WATERMARKS OF FANNO CREEK IN THE EVENT THE BOUNDARY OF SAID CREEK HAS BEEN ARTIFICIALLY RAISED OR IS NOW OR AT ANY TIME HAS BEEN BELOW THE HIGH WATERMARK, IF SAID CREEK IS ENTITS NATURAL STATE;
B) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED;
C) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF FANNO CREEK, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
[NOT A SURVEY LOCATION ITEM]

9 RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF FANNO CREEK.
[NOT A SURVEY LOCATION ITEM]

10 ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
[NOT A SURVEY LOCATION ITEM]

11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
IN FAVOR OF: PROGRESS IMPROVEMENT, INC.
PURPOSE: SEWER LINES
RECORDING DATE: MARCH 15, 1962
RECORDING NO: BOOK 459, PAGE 254

ASSIGNED TO PROGRESS SANITARY DISTRICT
RECORDING DATE: APRIL 20, 1965
RECORDING NO: BOOK 549, PAGE 345
AFFECTS: APPURTENANT
[AS SHOWN HEREON]

12 LIMITED ACCESS TO AND FROM THE LAND AS CONTAINED IN DECREE OF CONDEMNATION ENTERED IN THE PROCEEDINGS AS SET FORTH BELOW, WHICH PROVIDES THAT THERE SHALL BE NO RIGHT OF EASEMENT OR RIGHT OF ACCESS FROM THE LAND TO THE HIGHWAY OTHER THAN AS EXPRESSLY PROVIDED FOR IN SAID DECREE:

SUIT NO.: 29464
DATED: JANUARY 10, 1968
COUNTY: WASHINGTON
COURT: CIRCUIT
IN FAVOR OFSTATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION
NAME OF HIGHWAY: SUNSET HIGHWAY

AMENDED BY EASEMENT FOR DENNY ROAD INTERCHANGE ACCESS ROAD
RECORDING DATE: MAY 23, 1977
RECORDING NO: BOOK 1167, PAGE 953
AFFECTS: AS DESCRIBED THEREIN
[AS SHOWN HEREON]

13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENTS DISCLOSED IN DEED
PURPOSE: ELECTRIC TRANSMISSION, POWER LINES AND POWER POLES, SPUR TRACKS, WATER, GAS AND UTILITY LINES
RECORDED FEBRUARY 6, 1968 IN BOOK 679, PAGE 704 AND RE-RECORDED FEBRUARY 14, 1968 IN BOOK 681, PAGE 35
AFFECTS: PARCEL I AND ADDITIONAL PROPERTY ALSO

ALSO SHOWN ON COUNTY SURVEY NO. 10861
[AS SHOWN HEREON]

14 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: ASSIGNMENT OF LEASE
LESSOR: GLASCO, INC.
LESSEE: MERCER INDUSTRIES, INCORPORATED
RECORDING DATE: APRIL 8, 1974
RECORDING NO: BOOK 969 PAGE 577
RE-RECORDING DATE: MAY 23, 1977
RECORDING NO: BOOK 975 PAGE 21 (TO CORRECT THE LEGAL DESCRIPTION)
AFFECTS: PARCEL II
[NOT A SURVEY LOCATION ITEM]

15 LIMITED ACCESS TO AND FROM THE LAND AS SET FORTH IN DEED SHOWN BELOW, WHICH PROVIDES THAT THERE SHALL BE NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN AS EXPRESSLY PROVIDED FOR IN SAID DEED:

GRANTOR: GLASCO, INC.
GRANTEE: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION
RECORDING DATE: MAY 23, 1977
RECORDING NO.: BOOK 1167 PAGE 953
AFFECTS: PARCEL I AND AS DESCRIBED THEREIN
[AS SHOWN HEREON]

16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION
PURPOSE: CHANNEL CHANGE AND CONSTRUCTION, MAINTENANCE AND OPERATION OF A BRIDGE AND APPURTENANCES
RECORDING DATE: MAY 23, 1977
RECORDING NO: BOOK 1167 PAGE 953
AFFECTS: AS DESCRIBED THEREIN
[AS SHOWN HEREON]

17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF BEAVERTON
PURPOSE: WATER LINES, MAINS AND CONDUITS
RECORDING DATE: AUGUST 16, 1976
RECORDING NO: 76 36591
AFFECTS: PARCEL I AS DESCRIBED THEREIN
[AS SHOWN HEREON]

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF BEAVERTON
PURPOSE: BICYCLE TRAIL AND PEDESTRIAN WAY
RECORDING DATE: MAY 15, 1987
RECORDING NO: 87025019
AFFECTS: AS DESCRIBED THEREIN
[AS SHOWN HEREON]

19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF BEAVERTON
PURPOSE: WATER LINES, MAINS AND CONDUITS
RECORDING DATE: JANUARY 4, 1989
RECORDING NO: 89-00194
AFFECTS: PARCEL I AND ADDITIONAL PROPERTY AS DESCRIBED THEREIN
[AS SHOWN HEREON]

20 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF BEAVERTON
PURPOSE: SEWER PIPELINES, CONDUIT AND LATERAL AND SUPPORTING STRUCTURES
RECORDING DATE: AUGUST 28, 1989
RECORDING NO: 89-39963
AFFECTS: SOUTHERLY PORTION OF PARCEL I AS DESCRIBED THEREIN
[AS SHOWN HEREON]

21 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF BEAVERTON
PURPOSE: PUBLIC UTILITY
RECORDING DATE: DECEMBER 11, 1991
RECORDING NO: 91068743
AFFECTS: AS DESCRIBED THEREIN
[AS SHOWN HEREON]

22 EASEMENT AGREEMENT AND REVOCABLE PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
BY AND BETWEEN: JOHN DREW, DAN MERCER AND THE CITY OF BEAVERTON
RECORDED: JULY 17, 2000 RECORDER'S NO. 2000-56600
AFFECTS: PARCEL I AS DESCRIBED THEREIN
[AS SHOWN HEREON]

23 EASEMENT AND RIGHT OF ACCESS DISCLOSED BY SUPPLEMENTAL FINAL ORDER AND JUDGMENT IN FAVOR OF AT&T CORP. AND AT&T COMMUNICATIONS-EAST, INC. FOR INSTALLATION OF TELECOMMUNICATIONS CONDUITS AND FIBER OR REPLACEMENT TECHNOLOGY

RECORDING DATE: NOVEMBER 17, 2008
RECORDING NO.: 2008-093292
AFFECTS: UNKNOWN LOCATION ADJACENT TO RAILROAD AND LIGHT RAIL RIGHT OF WAY
[AS SHOWN HEREON]

24 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 LOCATION ITEM]

25 UNRECORDED LEASES AND/OR TENANCIES, IF ANY,
[NOT A SURVEY LOCATION ITEM]

26 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 BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

TO REMOVE THIS ITEM, THE COMPANY WILL REQUIRE AN AFFIDAVIT AND INDEMNITY ON A FORM SUPPLIED BY THE COMPANY.
[NOT A SURVEY LOCATION ITEM]

27 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

TO REMOVE THIS ITEM, THE COMPANY WILL REQUIRE AN AFFIDAVIT AND INDEMNITY ON A FORM SUPPLIED BY THE COMPANY.
[NOT A SURVEY LOCATION ITEM]

28 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY
PURPOSE: UNDERGROUND SEWER
RECORDING DATE: JULY 12, 1971
RECORDING NO: BOOK 825 PAGE 900
AFFECTS: PARCEL III AS DESCRIBED THEREIN
[AS SHOWN HEREON]

LEGAL DESCRIPTION: PER FIDELITY NATIONAL TITLE COMPANY ORDER NO. 2014009125-FTPOR01

PARCEL I:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AND BOUNDED BY A LINE COMMENCING AT A POINT 20 FEET SOUTH 80° 15' WEST OF A STONE AT THE QUARTER SECTION CORNER OF THE EAST LINE OF SECTION 22; AND RUNNING THENCE SOUTH 0° 6' EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 23.050 CHAINS TO A POINT; THENCE SOUTH 89° 15' WEST 19.75 CHAINS TO A SUBDIVISION LINE; THENCE NORTH 5.725 CHAINS TO THE CENTER OF FANNO CREEK; THENCE NORTHERLY UP THE CENTER LINE OF SAID FANNO CREEK TO THE LINE BETWEEN THE NORTH AND SOUTH HALVES OF SAID SECTION 22; THENCE NORTH 89° 15' EAST 12.6 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO BEAVERTON-WILLSBURG RAILWAY COMPANY BY DEED BOOK 77, PAGE 22.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EAST OF THE RAILROAD TRACT.

AND FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO MERCER STEEL CO., INC., RECORDED FEBRUARY 14, 1968, IN BOOK 681, PAGE 35.

AND FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN UNRECORDED LEASE TO MERCER INDUSTRIES INCORPORATED, LESSEE, THE ASSIGNMENT OF WHICH RECORDED MAY 14, 1974, IN BOOK 975, PAGE 21.

AND FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO MERCER INDUSTRIES, INC. AN OREGON CORPORATION, RECORDED MARCH 30, 1984, RECORDER'S NO. 84011956.

PARCEL II:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89° 00' 01" WEST 457.77 FEET, SOUTH 3° 03' 29" WEST 1230.00 FEET AND NORTH 86° 56' 31" WEST 276.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 22; THENCE FROM SAID BEGINNING POINT SOUTH 3° 03' 29" WEST 203.66 FEET; THENCE NORTH 84° 56' 31" WEST 300 FEET; THENCE NORTH 3° 03' 29" EAST 203.66 FEET; THENCE SOUTH 86° 56' 34" EAST 300 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY'S RIGHT OF WAY AND THE NORTH PROPERTY LINE OF THAT CERTAIN PARCEL CONVEYED TO PORTLAND GENERAL ELECTRIC COMPANY BY THAT CERTAIN DEED RECORDED ON APRIL 11, 1958, IN BOOK 403, PAGE 634, DEED RECORDS OF SAID COUNTY; THENCE SOUTH 89°34' WEST ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 771.32 FEET TO AN IRON PIPE; THENCE NORTH 0°26' WEST, 30.00 FEET TO THE CENTER LINE OF FANNO CREEK; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF FANNO CREEK TO THE INTERSECTION OF THE CENTER LINE OF FANNO CREEK; THENCE DOWNSTREAM ALONG THE MEANDERINGS THEREOF, THE FOLLOWING COURSES AND DISTANCES: SOUTH 56°54'40" WEST, 111.75 FEET; SOUTH 35°39'40" WEST, 106.81 FEET; SOUTH 31°23'00" WEST, 47.39 FEET; SOUTH 59°39'40" WEST, 100.45 FEET; SOUTH 63°17'00" EAST, 85.60 FEET; SOUTH 84°36'20" EAST, 35.65 FEET; SOUTH 15°31'00" WEST, 72.23 FEET; SOUTH 56°49'00" WEST, 57.31 FEET; SOUTH 53°31'40" WEST, 114.30 FEET; SOUTH 10°02'20" WEST, 24.32 FEET; SOUTH 20° 19'00" EAST, 62.38 FEET; SOUTH 3°19'20" WEST, 20.0 FEET; SOUTH 25°50'20" WEST, 38.01 FEET; THENCE LEAVING THE MEANDERED CENTER LINE OF FANNO CREEK, NORTH 89°34' EAST, PARALLEL TO THE FIRST HEREIN MENTIONED NORTH PROPERTY LINE, A DISTANCE OF 108.05 FEET TO THE FIRST AFORESAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 1°30'00" EAST, 250 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO A E PROPERTIES, INC., RECORDED JUNE 1, 1979, RECORDER'S FEE NO. 79021180.

EXCEPTIONS: PER FIDELITY NATIONAL TITLE COMPANY ORDER NO. 2014009123-FTPOR01

6 PROPERTY TAXES IN AN UNDETERMINED AMOUNT, WHICH ARE A LIEN BUT NOT YET PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2014-2015.
[NOT A SURVEY LOCATION ITEM]

7 CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF BEAVERTON, NONE FOUND AS OF AUGUST 6, 2014
AFFECTS: PARCEL I

A SEARCH OF THE CONDUITS CITY LIEN PROGRAM REVEALS NO LISTING FOR THE PROPERTY DESCRIBED AS PARCEL II HEREIN. AN UPDATED CITY LIEN SEARCH WILL NEED TO BE PERFORMED PRIOR TO CLOSING.
[NOT A SURVEY LOCATION ITEM]

8 ANY POLICY OF TITLE INSURANCE ISSUED UNDER THIS APPLICATION WILL NOT INSURE A LEGAL RIGHT OF ACCESS TO AND FROM SAID LAND, INSURING PROVISION FOR ACCESS RIGHTS WILL BE DELETED.

AFFECTS: PARCEL I BUT SEPARATED FROM PARCEL I
[NOT A SURVEY LOCATION ITEM]

9 RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN STREETS, ROADS AND HIGHWAYS.
[NOT A SURVEY LOCATION ITEM]

10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
IN FAVOR OF: PROGRESS IMPROVEMENT, INC.
PURPOSE: SEWER LINES
RECORDING DATE: MARCH 15, 1962
RECORDING NO: BOOK 459, PAGE 254

ASSIGNED TO PROGRESS SANITARY DISTRICT
RECORDING DATE: APRIL 20, 1965
RECORDING NO: BOOK 549, PAGE 345
AFFECTS: APPURTENANT
[AS SHOWN HEREON]

11 LIMITED ACCESS TO AND FROM THE LAND AS CONTAINED IN DECREE OF CONDEMNATION ENTERED IN THE PROCEEDINGS AS SET FORTH BELOW, WHICH PROVIDES THAT THERE SHALL BE NO RIGHT OF EASEMENT OR RIGHT OF ACCESS FROM THE LAND TO THE HIGHWAY OTHER THAN AS EXPRESSLY PROVIDED FOR IN SAID DECREE:

SUIT NO.: 29464
DATED: JANUARY 10, 1968
COUNTY: WASHINGTON
COURT: CIRCUIT
IN FAVOR OFSTATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION
NAME OF HIGHWAY: SUNSET HIGHWAY

AMENDED BY EASEMENT FOR DENNY ROAD INTERCHANGE ACCESS ROAD
RECORDING DATE: MAY 23, 1977
RECORDING NO: BOOK 1167, PAGE 953
AFFECTS: APPURTENANT ACCESS-PARCEL I
[AS SHOWN HEREON]

12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENTS DISCLOSED IN DEED
PURPOSE: ELECTRIC TRANSMISSION, POWER LINES AND POWER POLES, SPUR TRACKS, WATER, GAS AND UTILITY LINES
RECORDED FEBRUARY 6, 1968 IN BOOK 679, PAGE 704 AND RE-RECORDED FEBRUARY 14, 1968 IN BOOK 681, PAGE 35
AFFECTS: PARCEL I-SEE DOCUMENT FOR PARTICULARS

ALSO SHOWN ON COUNTY SURVEY NO. 10861
[AS SHOWN HEREON]

13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
IN FAVOR OF: GLASCO, INC.
PURPOSE: RAILWAY SPUR
RECORDING DATE: SEPTEMBER 11, 1968
RECORDING NO: BOOK 714, PAGE 458
AFFECTS: EAST PORTION PARCEL I
[AS SHOWN HEREON]

14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
IN FAVOR OF: GLASCO, INC., AN OREGON CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: OCTOBER 30, 1968
RECORDING NO: BOOK 722, PAGE 681
AFFECTS: WEST 20 FEET PARCEL I
[AS SHOWN HEREON]

15 EASEMENT AND RIGHT OF ACCESS DISCLOSED BY SUPPLEMENTAL FINAL ORDER AND JUDGMENT IN FAVOR OF AT&T CORP. AND AT&T COMMUNICATIONS-EAST, INC. FOR INSTALLATION OF TELECOMMUNICATIONS CONDUITS AND FIBER OR REPLACEMENT TECHNOLOGY

RECORDING DATE: NOVEMBER 17, 2008
RECORDING NO.: 2008-093292

AFFECTS: UNKNOWN LOCATION ADJACENT TO RAILROAD AND LIGHT RAIL RIGHT OF WAY
[AS SHOWN HEREON]

16 RIGHT OF IRRST REFUSAL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
BY AND BETWEEN:
SELLER: MERCER INDUSTRIES, INC., AN OREGON CORPORATION
BUYER: GLASCO, INC., AN OREGON CORPORATION
RECORDED: APRIL 3, 2014 RECORDER'S NO. 2014-019033
[NOT A SURVEY LOCATION ITEM]

17 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

AMOUNT: $500,000.00
DATED: MARCH 24, 2014
TRUSTOR/GRANTOR: MERCER INDUSTRIES, INC., AN OREGON CORPORATION
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY OF OREGON
BENEFICIARY: GLASCO, INC., AN OREGON CORPORATION
LOAN NO.: NONE SHOWN
RECORDING DATE: APRIL 7, 2014
RECORDING NO: 2014-019385
[NOT A SURVEY LOCATION ITEM]

18 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) ANY FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND
C) 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.
[NOT A SURVEY LOCATION ITEM]

LEGAL DESCRIPTION: PER FIDELITY NATIONAL TITLE COMPANY ORDER NO. 2014009123-FTPOR01

PARCEL I:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°00'01" WEST, 457.77 FEET, SOUTH 3°03'29" WEST, 249.70 FEET AND NORTH 86°56'30" WEST, 61.00 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 22; THENCE FROM SAID BEGINNING POINT SOUTH 3°03'29" WEST, 465.00 FEET; THENCE NORTH 86°56'31" WEST, 215.00 FEET; THENCE NORTH 3°03'29" EAST, 465.00 FEET; THENCE SOUTH 86°56'31" EAST, 215.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR ACCESS, SET FORTH IN CONVEYANCE OF ACCESS RIGHTS AND EASEMENT, RECORDED MAY 23, 1977, BOOK 1167, PAGE 953.

PARCEL II:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°00'01" WEST 457.77 FEET, SOUTH 3°03'29" WEST, 714.70 FEET AND NORTH 86°56'30" WEST, 76.6 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 22; SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO MERCER INDUSTRIES, INC. BY DEED RECORDED IN BOOK 679, PAGE 704, DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE FROM SAID BEGINNING POINT SOUTH 3°03'29" WEST, 55.00 FEET; THENCE NORTH 86°56'31" WEST, 120.00 FEET; THENCE NORTH 3°03'29" EAST, 55.00 FEET; THENCE SOUTH 86°56'31" EAST, 120.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THE LEGAL DESCRIPTION AND EXCEPTIONS SHOWN HEREON ARE BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 2014009125-FTPOR01, EFFECTIVE DATE SEPTEMBER 8, 2014 AND ORDER NO. 2014009123-FTPOR01, EFFECTIVE DATE JULY 30, 2014.

2. BUILDING AREAS SHOWN HEREON ARE BASED ON EXTERIOR MEASUREMENTS.

3. THIS SITE APPEARS TO LIE IN UNSHADED ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", SHADED DOTS WITH CROSS HATCHING ZONE "AE", "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" AND SHADED DOTS ZONE "AE", "BASE FLOOD ELEVATION DETERMINED" PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 410671C0506E AND MAP NUMBER 410671C0508E, DATED DECEMBER 4, 2009.

4. ZONING: INDUSTRIAL (IND) AND URBAN STANDARD DENSITY (R7) PER CITY OF BEAVERTON.

SETBACKS:
R7: (MIN YARD SETBACKS)
FRONT: 11
SIDE: 5
REAR: 25
GARAGE: 20
GARAGE DOOR TO REAR: 24
BETWEEN BUILDINGS: 6

INDUSTRIAL:
FRONT: 35
SIDE: 10
REAR: NONE
* ANY YARD ABUTTING A RESIDENTIAL ZONE: 75

HEIGHT:
R7:
MAX 35
INDUSTRIAL:
MAX 45

LOT DIMENSIONS:
R7:
MIN WIDTH:
INTERIOR: 65
CORNER: 70
MIN DEPTH:
INTERIOR: 90
CORNER: 80
* MINIMUM LAND AREA FOR LAND DIVISIONS ON SITES LESS THAN TWO ACRES: 6,300 SF

INDUSTRIAL:
MIN WIDTH:
NONE
MIN DEPTH:
NONE
FAR:
N/A

NOTE:
THE ZONE DESIGNATION AND ZONING INFORMATION LISTED HEREON HAS BEEN TAKEN DIRECTLY FROM THE LOCAL PLANNING JURISDICTION CODE MANUAL AND MAP, OR DIRECTLY FROM A PLANNER AT THE JURISDICTION. THE PROPERTY OWNER, SURVEYOR HAS NOT RESEARCHED FOR VARIANCES AND OTHER CHANGES IN ZONING THAT AFFECT THIS SPECIFIC SITE; ALSO, DUE TO THE FACT THAT SAID ZONING INFORMATION IS SUBJECT TO INTERPRETATION AND CHANGE BASED ON LEGAL, PLANNING, AND OTHER FACTORS THAT ARE OUTSIDE OF THE SURVEYOR'S EXPERTISE, SUCH INFORMATION (ZONING LINES, SETBACK LINES, ETC.) ARE NOT SHOWN ON THE FACE OF THIS SURVEY (PER ALTA STANDARDS). ALL PLANNING AND ZONING INFORMATION LISTED HEREON SHOULD BE USED AS A GENERAL GUIDE ONLY, AND NOT FOR ANY DESIGN OR CONSTRUCTION.

5. THE PROPERTY HAS INDIRECT ACCESS TO SW DENNEY ROAD, BEING A DEDICATED PUBLIC STREET, VIA EASEMENT PER DOCUMENT NUMBER BOOK 1168, PAGE 645.

6. THERE ARE 121 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES ON SITE.

7. THE WORD "CERTIFY" AND/OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

8. MANHOLES SHOWN HEREON ARE TO CENTER OF MANHOLE LID, NOT CENTER OF STRUCTURE.

9. THE SITE CONTAINS 915,609 SQUARE FEET OR 21.019 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS
RENEWS 12/31/15
SAMANTHA.BIANCO@CARDNO.COM

SURVEYOR'S CERTIFICATE:

TO:
MERCER HOLDINGS COMPANY
FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A)(C), 8, 9, 10(A), 11(A)(B), 13, 14, 16, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2014.

MARCH 9, 2015
SAMANTHA R. BIANCO, PLS — DATE
61303LS
RENEWS: 12/31/2015

REVISED 03-09-2015 ADDED AREA

Cardno
Shaping the Future
PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL: (503) 419 - 2500 FAX: (503) 419 - 2600
www.cardno.com