

LEGAL DESCRIPTION

A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED AUGUST 1, 1963 BETWEEN PETER M. OLSON AND ELIZABETH L. OLSON, HUSBAND AND WIFE, LESSOR, AND INVESTCO, INC., AN OREGON CORPORATION, LESSEE, A MEMORANDUM OF WHICH WAS RECORDED APRIL 12, 1965 IN BOOK 548, PAGE 199, WASHINGTON COUNTY DEED RECORDS, FOR THE TERM AND UPON AND SUBJECT TO ALL PROVISIONS THEREIN CONTAINED AS TO THE FOLLOWING DESCRIBED PROPERTY:

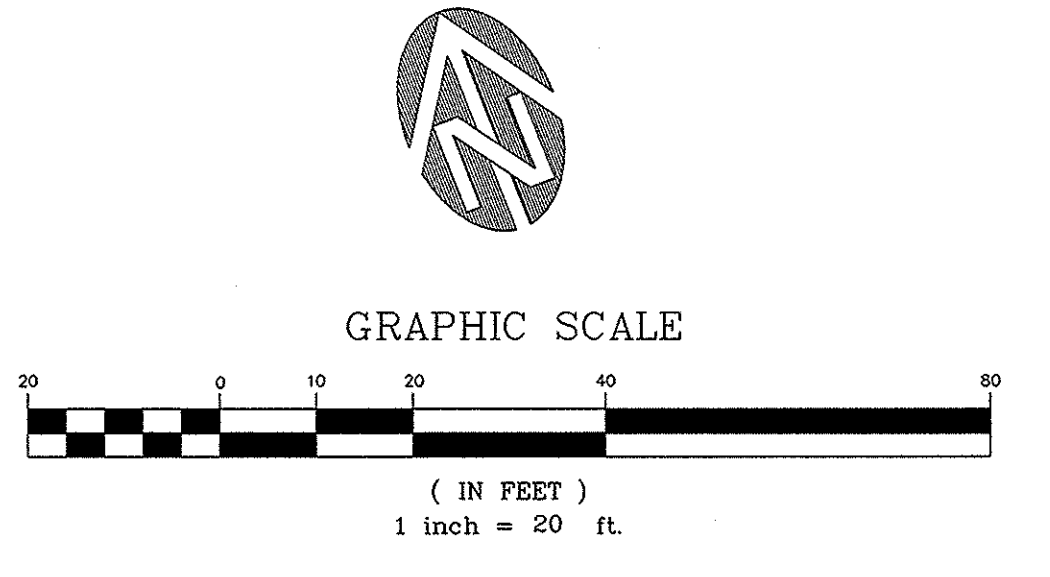
THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST SCHOLLS FERRY ROAD, TO-WIT:

COMMENCING AT A STAKE ON THE SECTION LINE BETWEEN SECTIONS 26 AND 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 16.70 CHAINS NORTH OF THE QUARTER SECTION POST BETWEEN SAID SECTIONS; RUNNING THENCE SOUTH 58° EAST ALONG THE COUNTY ROAD 20 CHAINS TO A STAKE; THENCE NORTH 13.90 CHAINS TO THE NORTH LINE OF THE JOSEPH DAVIS DONATION LAND CLAIM; THENCE WEST 16.90 CHAINS ON THE NORTH LINE OF SAID CLAIM TO A STAKE; THENCE SOUTH 3.30 CHAINS ON THE SECTION LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF OREGON AND DESCRIBED IN INSTRUMENTS: RECORDED AUGUST 13, 1982 AS FEE NO. 82-020788; RECORDED NOVEMBER 21, 1990 AS FEE NO. 90-064307; RECORDED DECEMBER 21, 1990 AS FEE NO. 90-069902; RECORDED FEBRUARY 4, 1991 AS FEE NO. 91-005678.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



- NOTES**
- SURVEY AS SHOWN WAS PREPARED FROM A LEGAL DESCRIPTION, TOGETHER WITH THE EXCEPTIONS IN CHICAGO TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 458889, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2008. THE DESCRIPTION SHOWN HEREON DOES CONFORM WITH LEGAL DESCRIPTION CONTAINED THEREIN.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE DEED BEARING OF S.W. HALL BLVD. (BEAVERTON-TUALATIN HIGHWAY) AS DESCRIBED IN FEE NO. 82-45592, SOUTH 56°47'40" EAST, S.W. HALL BLVD. AND S.W. SCHOLLS FERRY ROAD WERE ESTABLISHED PER FOUND O.D.O.T. MONUMENTS EAST OF THE PROPERTY AS SHOWN ON SURVEY NUMBER 25,500, WASHINGTON COUNTY SURVEY RECORDS.
 - THE SITE APPEARS TO LAY WITHIN ZONE "X" (DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 4102760509C WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2005.
 - ORIGINAL SURVEY FIELD WORK PERFORMED ON JANUARY 30, 1997 AND FEBRUARY 4, 1997. SUPPLEMENTAL INFORMATION OBTAINED ON SEPTEMBER 26, 1997. FIELD CHECK PERFORMED ON SEPTEMBER 29, 1997. SITE IMPROVEMENTS WERE SURVEYED ON DECEMBER 7, 1998, AND AUGUST 18, 2005. ADDITIONAL FIELD WORK WAS PERFORMED ON JANUARY 15, 2009.
 - THE SITE HAS A TOTAL OF 133 PARKING SPACES, OF WHICH 25 ARE COMPACT AND 5 ARE HANDICAP SPACES.
 - THE SITE LIES WITHIN ZONING DISTRICT "CS" (COMMUNITY SERVICE DISTRICTS: CS) WHICH HAS THE FOLLOWING REQUIREMENTS PER CITY OF BEAVERTON DEVELOPMENT CODE, CHAPTER 20, ACQUIRED AT THE CITY OF BEAVERTON'S WEBSITE: http://www.beavertonoregon.gov/departments/CDD/Codes/development/Chapter_20.pdf; MINIMUM SETBACKS: FRONT - 20 FEET, SIDE (INTERIOR) - 10 FEET, SIDE (CORNER LOT) - 20 FEET, REAR - 20 FEET (ONLY IF NEXT TO A RESIDENTIAL ZONE), MAXIMUM HEIGHT - 35', MINIMUM LOT AREA - 7,000 SQUARE FEET AND THERE ARE NO LOT COVERAGE REQUIREMENTS OR FLOOR SPACE AREA RESTRICTIONS LISTED IN CHAPTER 20.
 - THE BUILDING AREAS AND DIMENSIONS SHOWN HEREON WERE CALCULATED PER OUTSIDE DIMENSIONS AT GROUND LEVEL.
 - ALL BEARING AND DISTANCES REPRESENT MEASURED AND RECORD DATA, UNLESS OTHERWISE NOTED. RECORD DATA IS EITHER FROM THE APPLICABLE SUBDIVISION OR THE VESTING DEED SHOWN ON THE FACE OF THIS SURVEY.
 - THE AREA OF THE SITE IS 6.048 ACRES, MORE OR LESS AND 263,439 SQUARE FEET.
 - THE SURVEYOR NOTICED THAT THE EXISTING RESTAURANT NEAR THE SOUTHEAST CORNER, DOES ALSO UTILIZE A DRIVEWAY ON THIS RESTAURANT. SURVEYOR HAS NOT BEEN INFORMED OF AN ACCESS EASEMENT IN THAT AREA.

EASEMENTS - ENCUMBRANCES

- PLEASE REFER TO TITLE REPORT FOR ALL ITEMS CONCERNING AGREEMENTS, LIENS, WAIVERS, ASSESSMENTS, LEASES, TAXES AND OTHER MATTERS OF RECORD, WHICH DO NOT REFLECT ANY SURVEY MATTERS AND ARE NOT LISTED BELOW. THE FOLLOWING ITEMS AFFECT THIS PROPERTY AND WERE LISTED IN THE COMMITMENT NOTED IN OUR NOTE #1.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
 - DATED: FEBRUARY 1, 1961
 - RECORDED: NOVEMBER 21, 1990
 - BOOK: 444
 - PAGE: 444
 - BY AND BETWEEN: WASHINGTON COUNTY AND PETER M. OLSON AND ELIZABETH G. OLSON (AFFECTS TAX LOTS 100, 300 AND 400)
 - EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
 - DATED: JULY 1, 1966
 - RECORDED: SEPTEMBER 26, 1966
 - BOOK: 616
 - PAGE: 240
 - BY AND BETWEEN: PETER M. OLSON AND ELIZABETH OLSON, HUSBAND AND WIFE, E. M. BOWERS AND JEAN F. BOWERS, HUSBAND AND WIFE, BOWERS CONSTRUCTION COMPANY, INVESTCO, INC., A CORPORATION AND AMMCO OF AMERICA, INC., A CORPORATION
 - THE INTEREST OF AMMCO OF AMERICA, INC. IN SAID EASEMENT AGREEMENT WAS ACQUIRED BY INSTRUMENT:
 - DATED: JUNE 23, 1971
 - RECORDED: JUNE 24, 1971
 - BOOK: 823
 - PAGE: 686
 - BY: FRANKLIN SERVICE CORPORATION, AN OREGON CORPORATION
 - LIMITED ACCESS PROVISIONS, SLOPE EASEMENTS AND UTILITY EASEMENTS CONTAINED IN STIPULATED FINAL JUDGMENT IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.
 - RECORDED: NOVEMBER 21, 1990
 - RECORDER'S FEE NO.: 90-064307
 - (AFFECTS THE NORTHWESTERLY PORTION OF TAX LOT 100)

- EASEMENTS FOR SLOPES AS CONTAINED IN STIPULATED FINAL JUDGMENT IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.
 - RECORDED: NOVEMBER 21, 1990
 - RECORDER'S FEE NO.: 90-064307
 - (AFFECTS THE NORTHWESTERLY PORTION OF TAX LOT 100)
- LIMITED ACCESS PROVISIONS CONTAINED IN STIPULATED FINAL JUDGMENT IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.
 - RECORDED: DECEMBER 21, 1990
 - RECORDER'S FEE NO.: 90-069902
 - (AFFECTS THE WESTERLY AND SOUTHERLY PORTIONS OF TAX LOT 300)
- EASEMENTS FOR SLOPES, RETAINING WALL, POWER LINE, TELEPHONE AND T.V. CABLE FACILITIES AS CONTAINED IN STIPULATED FINAL JUDGMENT IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.
 - RECORDED: DECEMBER 21, 1990
 - RECORDER'S FEE NO.: 90-069902
- LIMITED ACCESS PROVISIONS CONTAINED IN STIPULATED FINAL JUDGMENT IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.
 - RECORDED: FEBRUARY 4, 1991
 - RECORDER'S FEE NO.: 91-005678
 - (AFFECTS THE WESTERLY AND SOUTHERLY PORTIONS OF TAX LOT 400)

SURVEYOR'S CERTIFICATE

TO: ARGONAUT INVESTMENTS, ARTESIA MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY OF OREGON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF; AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JOHN P. TACCHINI
OREGON PLS NO. 2267

DATE: 1/21/09

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN P. TACCHINI
 2267

WESTLAKE CONSULTANTS, INC.
 ENGINEERING • SURVEYING • PLANNING
 PACIFIC CORPORATE CENTER
 10115 S.W. SERRANO PARKWAY, SUITE 150
 BEAVERTON, OREGON 97224
 (503) 684-0652
 (503) 684-0157

Received
 Planning Division
 5/11/2022

ALTA/ACSM LAND TITLE SURVEY
 FOR: ARGONAUT INVESTMENTS
 NW 1/4, SEC 26, T 1 S, R 1 W, WM
 CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

NO.	DATE	DESCRIPTION
1	01/21/09	UPDATED, ADDED TAX LOTS 100, 300 AND SHEET 2
2	09/09/05	
3	08/26/05	

