

# AS-SURVEYED LEGAL DESCRIPTION

A PORTION OF LOT 7 OF MILL PLAIN HOMESTEAD LOTS, IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 A OF PLATS, PAGE 51 RECORDS OF CLARK COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH 01°39'57" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 208.02 FEET; THENCE SOUTH 88°19'12" EAST A DISTANCE OF 52.00 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 88°19'12" EAST A DISTANCE OF 160.94 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 01°39'57" WEST A DISTANCE OF 160.94 FEET TO THE NORTH LINE OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT NO. 443121, CLARK COUNTY RECORDS AND ALSO BEING THE NORTH RIGHT-OF-WAY OF SE. 164TH AVENUE, CLARK COUNTY RECORDS, A LENGTH OF 125.48 FEET, THE LONG CHORD OF WHICH BEARS NORTH 89°17'56" WEST 125.48 FEET; THENCE NORTH 42°15'03" WEST ALONG THE EAST SIDE SETBACK OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT NO. 3159445, CLARK COUNTY RECORDS, A DISTANCE OF 44.22 FEET; THENCE SOUTH 88°19'12" EAST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 52.00 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 01°39'57" WEST A DISTANCE OF 160.94 FEET TO THE POINT OF BEGINNING. CONTAINING 231.53 SQUARE FEET, OR 0.58 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY FOUND IN TITLE REPORT ORDER NO. 00074056, PREPARED BY CLARK COUNTY TITLE COMPANY ON JULY 19, 2001.

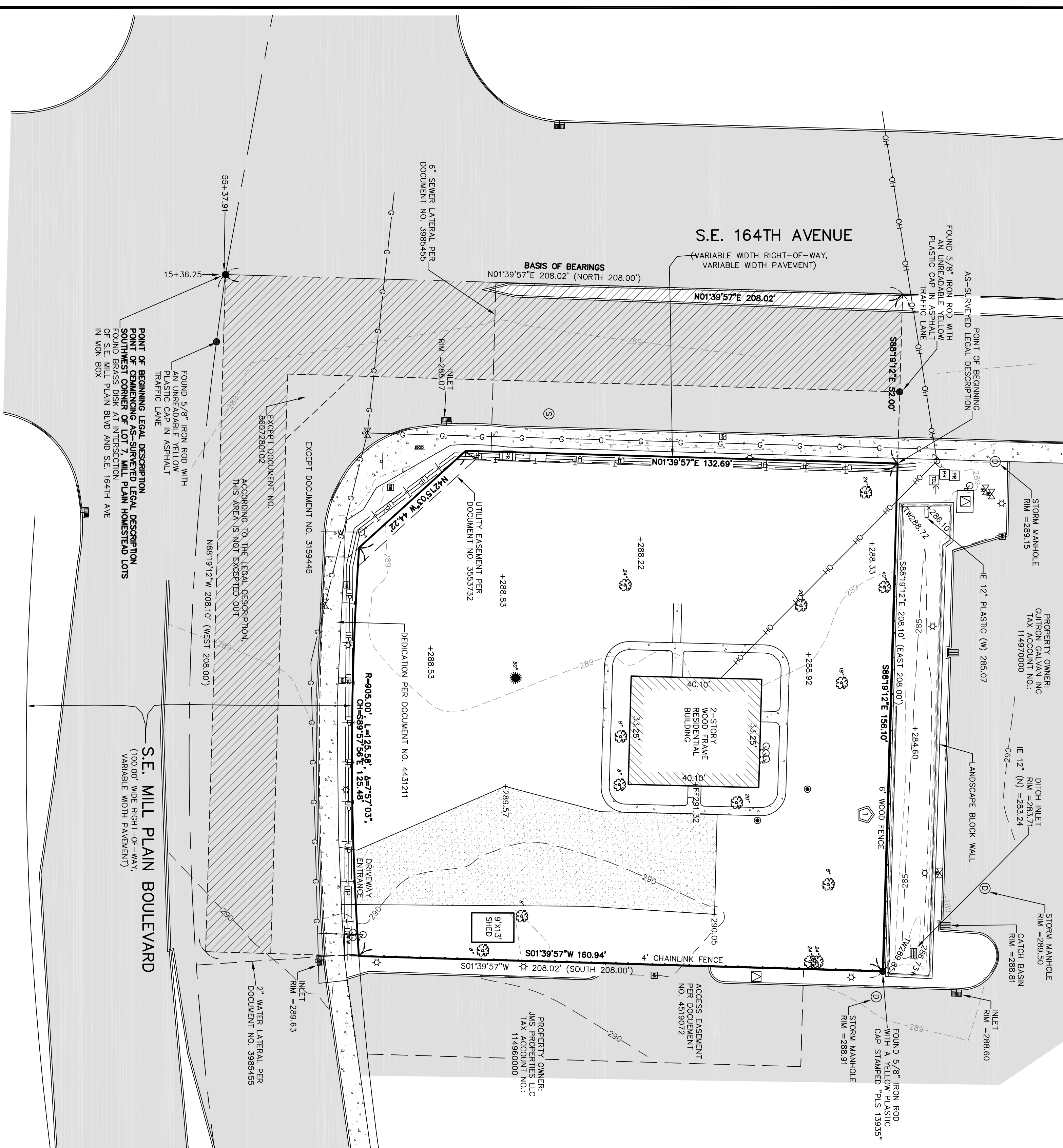
# ZONING NOTES

THE SUBJECT PROPERTY IS ZONED: DC (OFFICE CAMPUS INDUSTRIAL)

CITY OF VANCOUVER  
1900 SW 4TH AVENUE, SUITE 4100  
PORTLAND, OR 97201  
http://www.portlandonline.com/planning

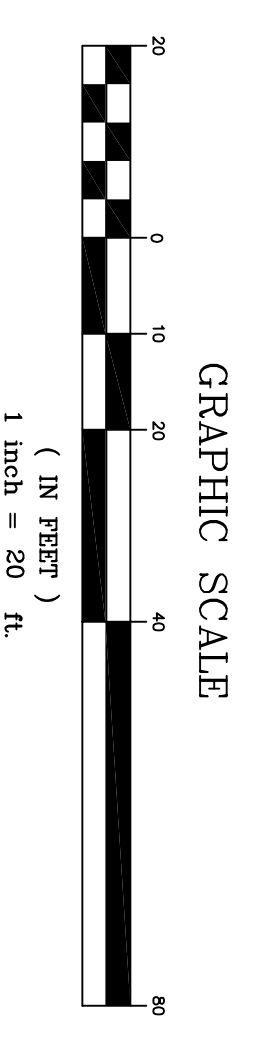
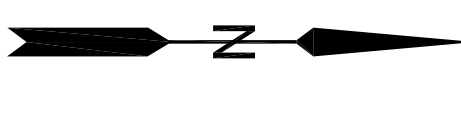
ZONING REQUIREMENTS:  
MINIMUM LOT WIDTH 100FT  
MINIMUM LOT DEPTH NONE  
REAR SETBACK NONE  
SIDE SETBACK NONE  
MAXIMUM BUILDING HEIGHT 35' TO 75'  
MINIMUM REQUIRED PARKING 5%

OBSERVED PARKING SPACES:  
REGULAR HANDICAP TOTAL SPACES 0/0



# LEGEND

- FOUND MONUMENT
  - GUY WIRE
  - ☆ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ POWER METER
  - ⊙ POWER RISER
  - ⊙ POWER TRANSFORMER
  - ⊙ WATER METER
  - ⊙ FIRE HYDRANT
  - ⊙ IRRIGATION CONTROL VALVE
  - ⊙ TELEPHONE RISER
  - ⊙ GAS VALVE
  - ⊙ SANITARY SEWER CLEANOUT
  - ⊙ SANITARY SEWER MANHOLE
  - SIGN POST
  - ⊙ STORMWATER CATCH BASIN
  - ⊙ STORMWATER CURB INLET
  - ⊙ STORMWATER MANHOLE
  - ⊙ TRAFFIC SIGNAL POLE
  - ⊙ TRAFFIC SIGNAL BOX
  - ⊙ MAILBOX
  - ⊙ DECIDUOUS TREE WITH SIZE
  - ⊙ CONIFEROUS TREE WITH SIZE
- 
- SUBJECT PROPERTY
  - EDGE OF GRAVEL
  - WALL
  - SETBACK
  - EASEMENT
  - FENCELINE
  - 5' CONTOUR INTERVAL
  - GAS LINE
  - WATER LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND POWER
  - TELEPHONE LINE
  - BUILDING
  - CONCRETE SURFACE
  - PAVEMENT SURFACE
  - GRAVEL SURFACE



# POTENTIAL ENCROACHMENT NOTES

A 6' WOOD FENCE GROSSES THE NORTH PROPERTY BY 0.50' FOR 122' ALONG SAID NORTH PROPERTY LINE.

# GENERAL NOTES

1. THE BASIS OF BEARING IS NORTH 1°39'57" EAST ALONG THE CENTRELINE OF N.E. 164TH AVE.
2. THE PROPERTY IS DESIGNATED BY CLARK COUNTY, WASHINGTON AS TAX LOT NO. 114960-000.
3. THIS INSTRUMENT DOES NOT SATISFY THE WASHINGTON REVISED STATUTES (RSB 69 RCW) FOR THE ESTABLISHMENT OF PROPERTY/LEASE CORNERS. THEREFORE, NO PROPERTY/LEASE CORNERS WERE SET AT THIS TIME.
4. THE TOTAL AREA OF THE PROPERTY IS 25,153 SQUARE FEET, OR 0.58 ACRES, MORE OR LESS.
5. THERE WAS NO EVIDENCE OF EASEMENTS OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK FOR THE SURVEY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE EVER BEING USED AS A SOLID WASTE DUMP, SWMP OR SANITARY LANDFILL.
7. THERE WAS NO OBSERVABLE EVIDENCE OF OR EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED, PROPOSED, OR AVAILABLE FROM THE CONTROLLING JURISDICTION.
9. CURRENTLY THERE ARE TWO (2) BUILDINGS ON THE PROPERTY.

# SCHEDULE B TITLE EXCEPTION NOTES

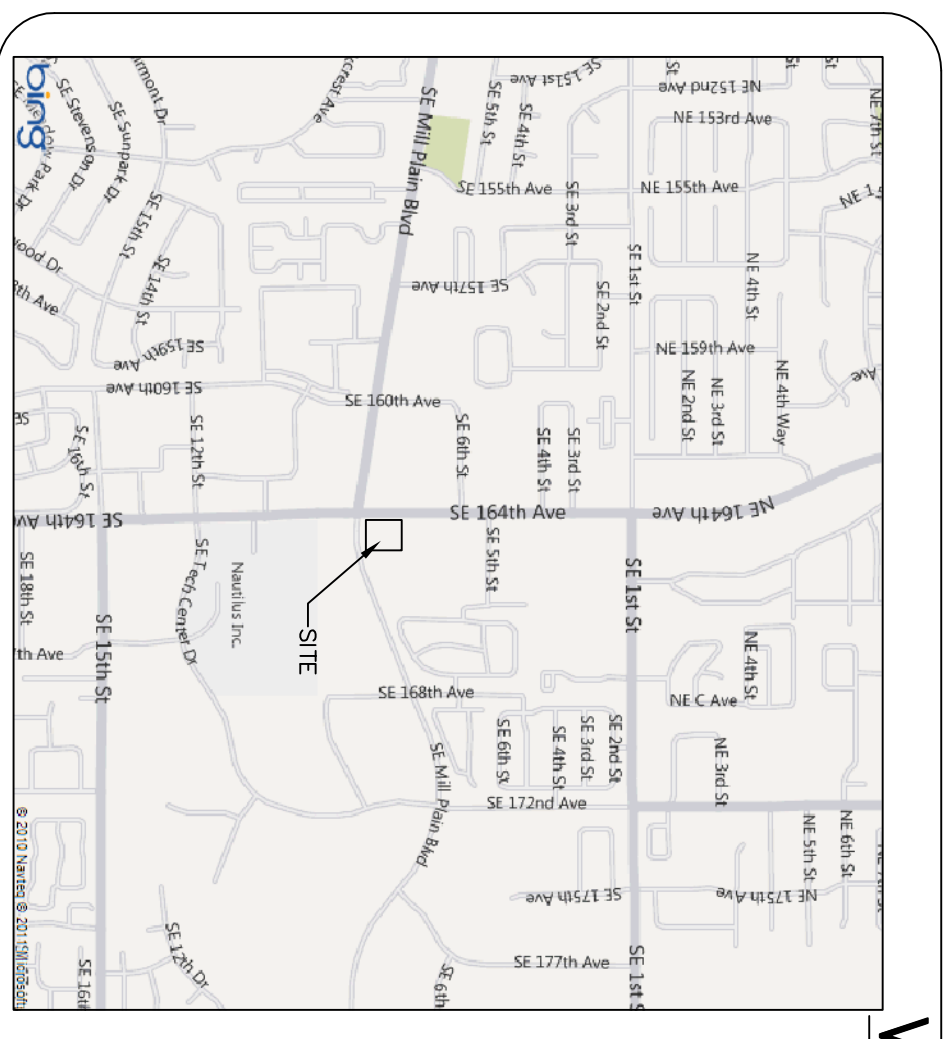
- THIS SURVEY IS BASED ON TITLE REPORT ORDER NO. 00074056, PREPARED BY CLARK COUNTY TITLE COMPANY ON JULY 19, 2001.
1. ITEMS NOT LISTED BELOW ARE STAMPED TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.
  2. UTILITY EASEMENT COVENANT, AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 9008230020.
  3. MATTERS SET FORTH BY SURVEY DATED NOVEMBER, 1998, RECORDED DECEMBER 18, 1995 RECORDED IN BOOK 38 OF SURVEYS, PAGE 181, RECORDS OF CLARK COUNTY, WASHINGTON. SURVEYOR'S NOTE: AFFECTS ADJACENT TO THE NORTH AND EAST, DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN HERE-ON.

# FLOOD ZONE NOTES

BY GRAPHIC PLOTTING PANEL, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 53002404, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2001. THIS PROPERTY IS NOT DESIGNATED AS A FLOOD HAZARD AREA AND NO ENCROACHMENTS WERE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# ALTA/ACSM SURVEY

SITUATED IN THE N.E. 1/4 OF SECTION 36, T.2N, R.2E, W.M. CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON



# LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF MILL PLAIN HOMESTEAD LOTS, IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 A OF PLATS, PAGE 51 RECORDS OF CLARK COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH 01°39'57" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 208.02 FEET; THENCE SOUTH 88°19'12" EAST A DISTANCE OF 52.00 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 88°19'12" EAST A DISTANCE OF 160.94 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 01°39'57" WEST A DISTANCE OF 160.94 FEET TO THE NORTH LINE OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT NO. 443121, CLARK COUNTY RECORDS AND ALSO BEING THE NORTH RIGHT-OF-WAY OF SE. 164TH AVENUE, CLARK COUNTY RECORDS, A LENGTH OF 125.48 FEET, THE LONG CHORD OF WHICH BEARS NORTH 89°17'56" WEST 125.48 FEET; THENCE NORTH 42°15'03" WEST ALONG THE EAST SIDE SETBACK OF THAT RIGHT-OF-WAY DEDICATION DESCRIBED IN DOCUMENT NO. 3159445, CLARK COUNTY RECORDS, A DISTANCE OF 44.22 FEET; THENCE SOUTH 88°19'12" EAST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 52.00 FEET TO THE EAST CORNER OF SAID LOT 7; THENCE SOUTH 01°39'57" WEST A DISTANCE OF 160.94 FEET TO THE POINT OF BEGINNING. CONTAINING 231.53 SQUARE FEET, OR 0.58 ACRES, MORE OR LESS.

EXCEPT THAT PORTION CONVEYED TO CLARK COUNTY, WASHINGTON, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8807280102.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER, WASHINGTON, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3159445.

THIS LEGAL DESCRIPTION DESCRIBES THAT SAME PROPERTY FOUND IN TITLE REPORT ORDER NO. 00074056, PREPARED BY CLARK COUNTY TITLE COMPANY ON JULY 19, 2001.

# ALTA/ACSM SURVEY

719 S.E. 164TH AVENUE VANCOUVER, WA 98684

TO: JMS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN THE PRELIMINARY TITLE INSURANCE COMPANY ORDER NO. 20020000377-ETRO825 DATED AUGUST 22, 2001, AND IN ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2-4, 6, 7(A), 7(B), 8-11(A), 12-18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS SET FORTH IN THE PRELIMINARY TITLE INSURANCE COMPANY ORDER NO. 20020000377-ETRO825, THIS SURVEY CERTIFIES THAT IN ANY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS FURTHER CERTIFIES THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND, THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, APPLICABLE SET-BACKS LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED BY OTHER PROFESSIONALS; THAT THERE ARE NO ENCROACHMENTS OR OTHER IMPROVEMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS FROM THE PROPERTY BY ANY BUILDING STRUCTURE OR OTHER IMPROVEMENTS SET FORTH UPON ANY INSTRUMENT OF RECORD OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED BY OTHER PROFESSIONALS; THAT OF THE FOREGOING IS SUBJECT TO MATTERS OTHERWISE NOTED ON THE SURVEY.

THE PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AND LIES WITHIN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 53002404B DATED AUGUST 22, 1982. NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY PANEL NO. 53002404B DATED AUGUST 22, 1982.

THE SURVEY CORRECTLY SHOWS (1) THE ZONING CLASSIFICATION, PARKING REQUIREMENTS AND THE PARKING AREAS THEREON; (2) THE SETBACKS AND DISTANCES FROM THE PROPERTY TO THE ADJACENT PROPERTY; (3) THE LOCATION OF THE EXISTING UTILITY EASEMENTS AND (4) THE SETBACKS OF SUCH STATEMENTS OF THE SURVEYOR AS THE SURVEYOR CAN MAKE TO ASSURE THE ADDRESSES OF THIS CERTIFICATE THAT THE CURRENT USE IS IN ACCORDANCE WITH THE ZONING ORDINANCES AND THE SOURCE OF SUCH INFORMATION.

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE ROADS SURROUNDING PROPERTY.

THE AVERAGE CALCULATIONS IS XXXXX ACRE.

LARRY F. WOLTER

Registered Land Surveyor No. 018912  
In the State of Washington  
Date of Survey: April 28, 2011

REVISION DATES

DRAWING DATA

SCALE: 1"=20'

DATE: MAY 27, 2011

CITY: VANCOUVER

DRAWN BY: S.M. SRZ

SHEET: 1 OF 1

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