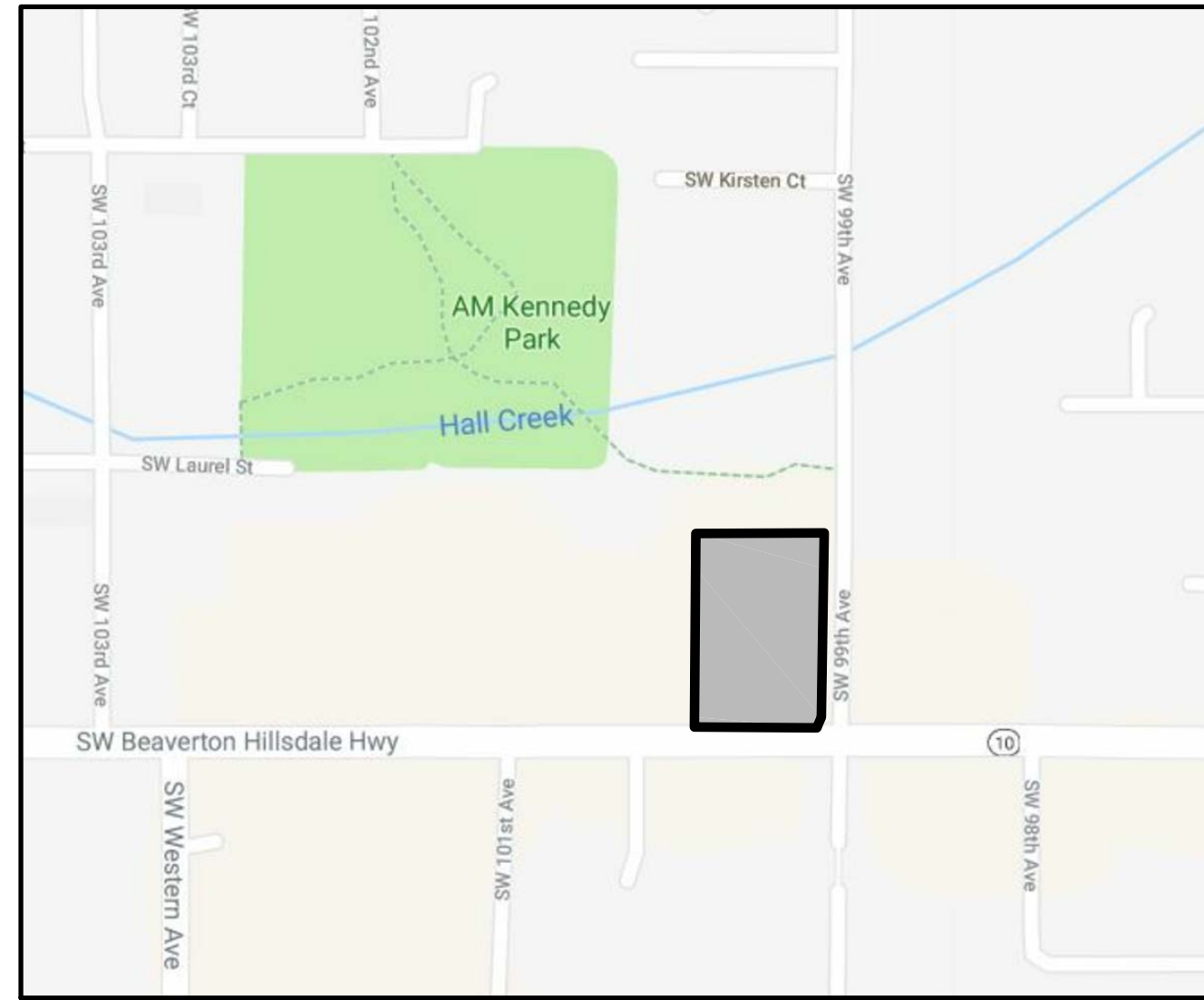
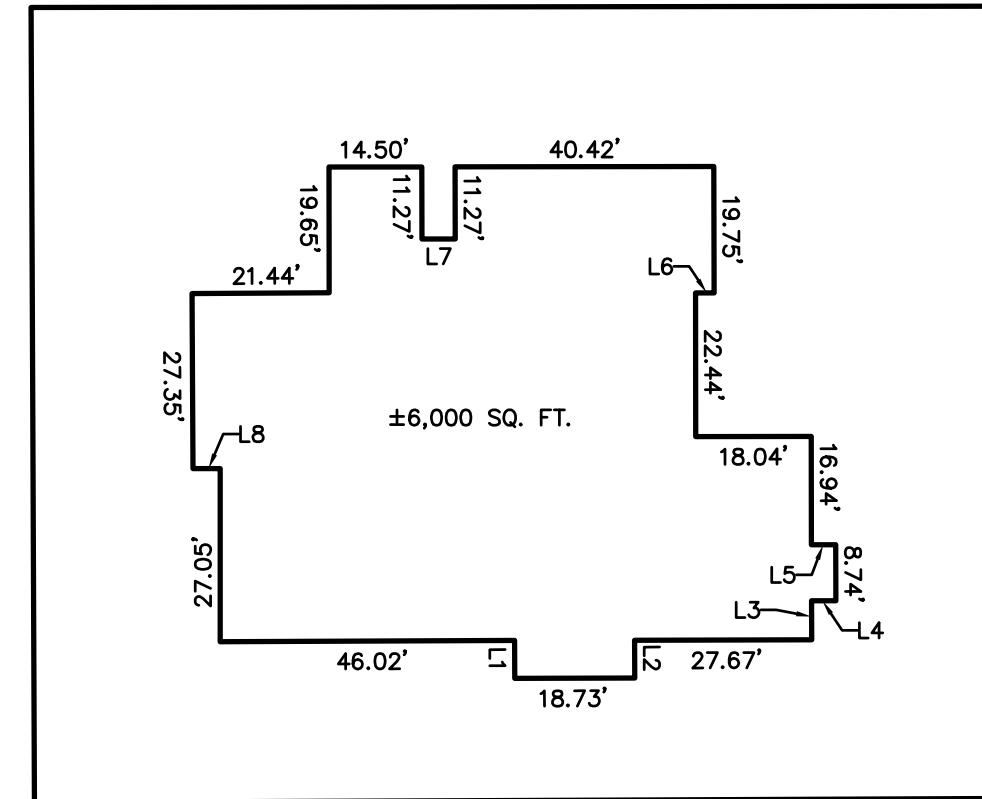


ALTA/ NSPS LAND TITLE SURVEY

IN A PORTION OF THE NW 1/4
OF SECTION 14
T. 1 S., R. 1 W., W.M.
CITY OF BEAVERTON
WASHINGTON COUNTY, OREGON

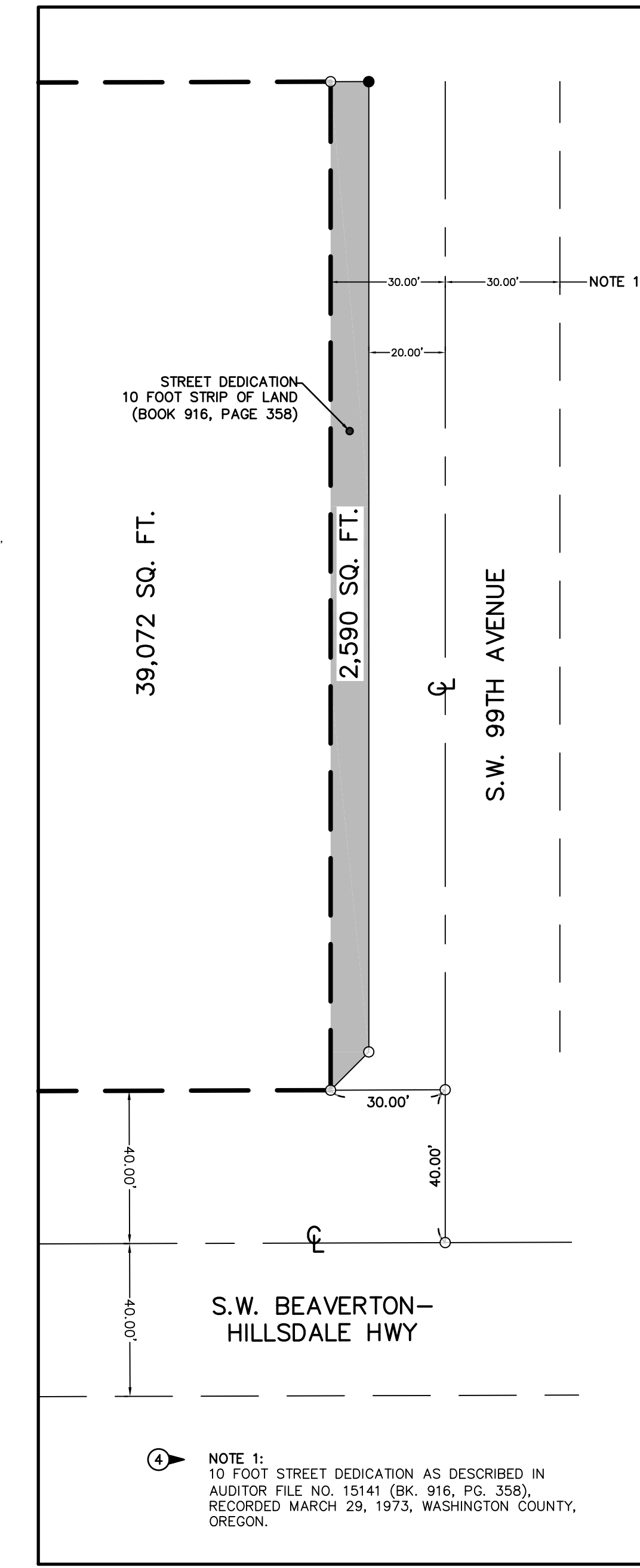
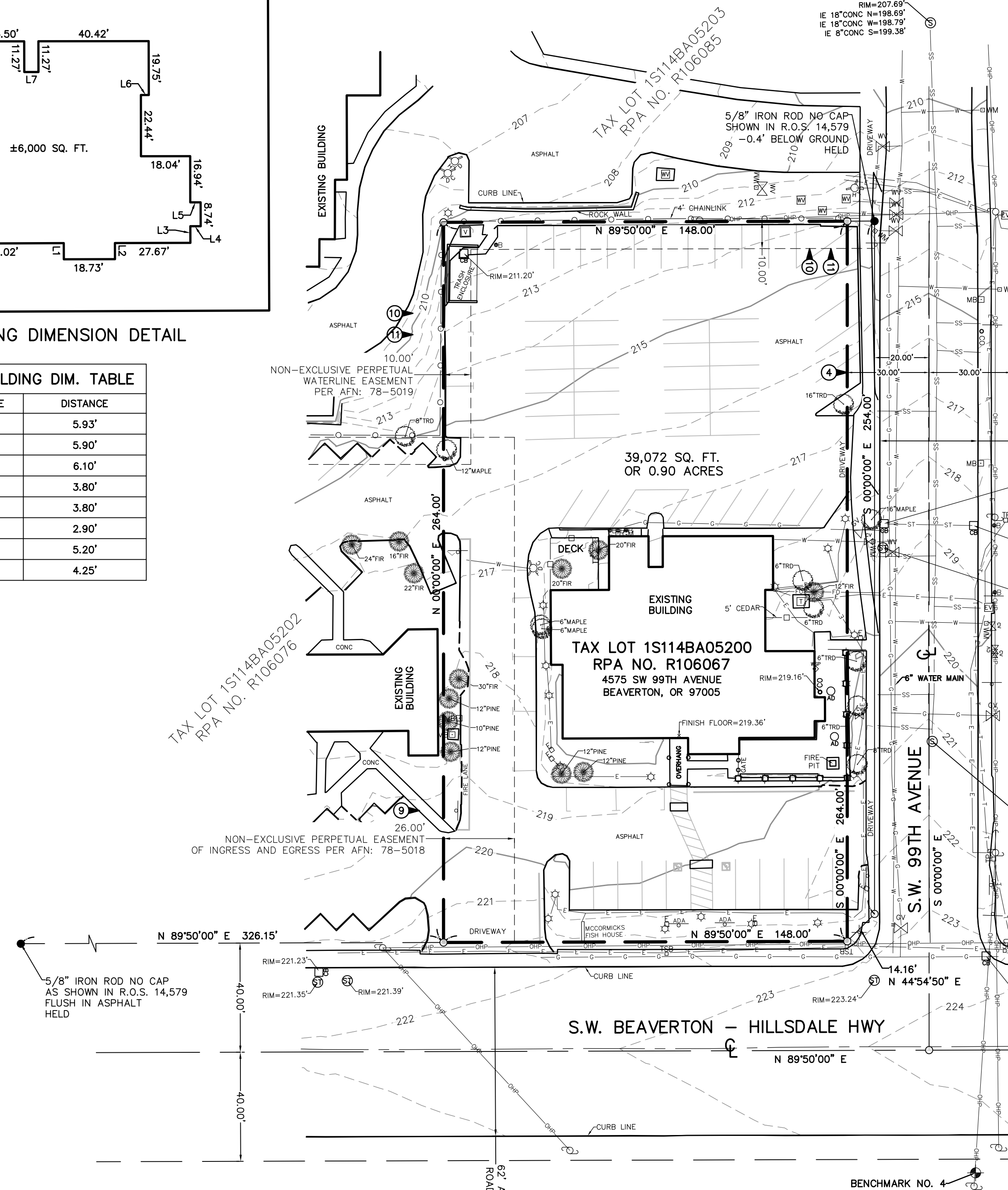


VICINITY MAP
NOT TO SCALE



BUILDING DIMENSION DETAIL

LINE	DISTANCE
L1	5.93'
L2	5.90'
L3	6.10'
L4	3.80'
L5	3.80'
L6	2.90'
L7	5.20'
L8	4.25'



- LEGEND:**
- INDICATES WATER VALVE
 - INDICATES FIRE HYDRANT
 - INDICATES WATER METER
 - INDICATES CONTROL VALVE
 - INDICATES WATER BLOW OFF
 - INDICATES STORM STAND PIPE
 - INDICATES STORM SEWER MANHOLE
 - INDICATES CATCH BASIN
 - INDICATES AREA DRAIN
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - INDICATES SANITARY SEWER MANHOLE
 - INDICATES SANITARY CLEANOUT
 - INDICATES POWER POLE
 - INDICATES LIGHT POLE
 - INDICATES ELECTRIC VAULT
 - INDICATES UNIDENTIFIED VAULT
 - INDICATES ELECTRIC SERVICE BOX
 - INDICATES ELECTRIC METER
 - INDICATES GAS VALVE
 - INDICATES SIGN
 - INDICATES STREET NAME SIGN
 - INDICATES MAIL BOX
 - INDICATES BOLLARD
 - INDICATES SHRUB
 - INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
 - INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
 - AFN: INDICATES AUDITOR'S FILE NUMBER
 - RPA: INDICATES REAL PROPERTY ACCOUNT NUMBER
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - INDICATES RIGHT OF WAY CENTERLINE
 - INDICATES BOUNDARY
 - INDICATES EDGE OF ASPHALT
 - INDICATES EDGE OF CONCRETE
 - INDICATES 5 FOOT INTERVAL CONTOUR
 - INDICATES 1 FOOT INTERVAL CONTOUR
 - INDICATES CHAINLINK FENCE LINE
 - INDICATES WOOD FENCE LINE
 - INDICATES PAINT STRIPE
 - INDICATES ELECTRIC LOCATE
 - INDICATES GAS LOCATE
 - INDICATES SANITARY LOCATE
 - INDICATES STORM LOCATE
 - INDICATES TELEPHONE LOCATE
 - INDICATES WATER LOCATE
 - INDICATES OVER HEAD POWER

SCHEDULE "BII", EXCEPTIONS (FILE NUMBER NCS-878984-PHX1)

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
- 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. (NOT SURVEY RELATED)
- EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT SURVEY RELATED)
- ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND INTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.
- 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. (NOT SURVEY RELATED)
- TAXES FOR THE YEAR 2017-2018
TAX AMOUNT: \$21,978.46
UNPAID BALANCE: \$21,978.46, PLUS INTEREST, IF ANY
CODE NO.: 051.62
MAP & TAX LOT NO.: 1S114BA-05200
PROPERTY ID/KEY NO.: R106067 (NOT SURVEY RELATED)
- CITY LIENS, IF ANY, FOR THE CITY OF BEAVERTON.
NOTE: AN INQUIRY HAS NOT BEEN MADE CONCERNING THE ACTUAL STATUS OF SUCH LIENS. A FEE OF \$25.00 WILL BE CHARGED PER TAX ACCOUNT EACH TIME AN INQUIRY REQUEST IS MADE. (NOT SURVEY RELATED)
- THESE PREMISES ARE WITHIN THE BOUNDARIES OF THE CLEAN WATER SERVICES DISTRICT AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF. (NOT SURVEY RELATED)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR MUTUAL PERPETUAL EASEMENT" RECORDED FEBRUARY 1, 1978 AS RECORDING NO. 78005018 OF OFFICIAL RECORDS.
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 1, 1978 AS RECORDING NO. 78005019
IN FAVOR OF: WEST SLOPE WATER DISTRICT
FOR: WATER PIPELINE AND FIRE HYDRANT
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 13, 1978 AS RECORDING NO. 78011584
IN FAVOR OF: WEST SLOPE WATER DISTRICT
FOR: WATER PIPELINE AND FIRE HYDRANT
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INDEMNITY AND HOLD HARMLESS AGREEMENT" RECORDED MARCH 13, 1978 AS RECORDING NO. 78011585 OF OFFICIAL RECORDS.
EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR LYNCH PROPERTIES L.L.C., COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. (NOT SURVEY RELATED)
- EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR QUATRO DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. (NOT SURVEY RELATED)
- UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY. (NOT SURVEY RELATED)
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §§499A, ET SEQ.) AND/OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT SURVEY RELATED)

SCHEDULE "A", EXHIBIT "A", FILE NUMBER NCS-878984-PHX1 (LEGAL DESCRIPTION)

A PORTION OF LOTS 27 AND 28, WOODLAND ACRES, A PLAT OF RECORD IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF OREGON HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK 819, PAGE 481, SAID DEED RECORDS, WHICH POINT BEARS NORTH 40 FEET AND SOUTH 89°50' WEST 30 FEET FROM THE SOUTHEAST CORNER OF LOT 27, WOODLAND ACRES, AND RUNNING THENCE ALONG THE NORTHERLY LINE OF SAID HIGHWAY TRACT, SOUTH 89°50' WEST 148.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO GEORGE H. KILLIAN BY DEED RECORDED IN BOOK 1059, PAGE 276, WASHINGTON COUNTY DEED RECORDS, THENCE ALONG THE EAST LINE OF SAID KILLIAN TRACT PARALLEL WITH THE EAST LINE OF SAID LOT 27, NORTH 264.00 FEET TO THE RE-ENTRANT CORNER ON THE BOUNDARY OF SAID KILLIAN TRACT; THENCE NORTH 89°50' EAST 158.00 FEET TO A POINT ON THE WESTERLY LINE OF S.W. 99TH AVENUE (COUNTY ROAD NO. 1163) AND BEING 20 FEET WEST OF THE CENTER LINE OF SAID ROAD; THENCE ALONG SAID WESTERLY LINE SOUTH 254.00 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2, DESCRIBED IN DEED TO STATE OF OREGON, AND RECORDED IN BOOK 819, PAGE 481, SAID DEED RECORDS; THENCE ALONG THE NORTHWESTERLY LINE THEREOF SOUTH 44°54'50" WEST 14.16 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE CITY OF BEAVERTON BY STREET DEDICATION RECORDED ON MARCH 29, 1973 IN BOOK 916, PAGE 358.

SURVEY REFERENCE:

- RECORD OF SURVEY 14,579 BY H. A. MOHR AND ASSOCIATES

DEED REFERENCE:

- (D1) GRANTOR: RALSTON WEST LIMITED PARTNERSHIP
GRANTEE: LYNCH PROPERTIES LLC
QUIT CLAIM DEED
AUDITORS FILE NUMBER: 96028237
DATE: 04/01/1996

SURVEYOR'S NOTES:

- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED AS EXHIBIT "A" IN FIRST AMERICAN TITLE COMPANY OF OREGON NATIONAL COMMERCIAL SERVICES ALTA STANDARD OWNER POLICY NUMBER NCS-878984, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2017 AT 8:00 AM. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENTS OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PROPERTY ADDRESS: 4575 SW 99TH AVENUE, BEAVERTON, OREGON
- THE DESCRIBED PROPERTY DOES NOT LIE WITHIN ANY AREA DESIGNATED AS A FLOOD HAZARD.
- THE AREAS OF SAID DESCRIBED PROPERTY ON THIS SURVEY IS 41,662 SQUARE FEET, MORE OR LESS.
- THE DESCRIBED PROPERTY IS ZONED "CS" (COMMUNITY SERVICE), PER THE CITY OF BEAVERTON DEVELOPMENT CODE CHAPTER 20. SEE CHAPTER 20.10 FOR COMPLETE INFORMATION ON THE "CS" ZONE.
- ALL BUILDINGS MEASURED AT THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THERE ARE 62 DESIGNATED PARKING SPACES INCLUDING 2 HANDICAP ON THE DESCRIBED PROPERTY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS.
- A WETLAND SURVEY WAS NOT COMPLETED AND, THEREFORE, NO FIELD DELINEATION OF WETLANDS WAS PERFORMED.
- A PUBLIC UTILITY LOCATE WAS CALLED FOR ON 3-6-18 UNDER TICKET NUMBER 18052668. AN ONSITE PRIVATE UTILITY LOCATE WAS COMPLETED BY MI_VUE LOCATING LLC ON 3-12-18. THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- EQUIPMENT AND PROCEDURES: PRIMARY CONTROL, SECONDARY CONTROL AND SITE DATA WERE COLLECTED USING A THREE SECOND TRIMBLE S7 TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR. THE SURVEY MET THE MINIMUM STANDARDS FOR SURVEYS. ALL CORNERS NOTED AS FOUND WERE VISITED ON MARCH 15, 2018. MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.
- HORIZONTAL DATUM: BASIS OF BEARING IS THE NORTH RIGHT-OF-WAY LINE OF S.W. BEAVERTON HILLSDALE HIGHWAY AS SHOWN IN RECORD OF SURVEY 14,579, WASHINGTON COUNTY, OREGON.
- VERTICAL DATUM: NGVD 29 WASHINGTON COUNTY, OREGON
- BENCH MARK: NUMBER 4 STAMPED, "VABM NO. 4 1973 WASH. COUNTY", PUBLISHED ELEV: 224.12'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
DANIEL A. RENTON
2830

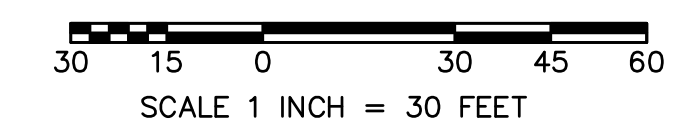
Expires 12-31-2018

SURVEYOR'S CERTIFICATE:

TO: QUATRO DEVELOPMENT L.L.C., QUATRO BEAVERTON, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
TABLE A ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17 & 18 WERE REQUESTED. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2018.

DATE OF PLAT OR MAP: 4-17-18

DANIEL A. RENTON
PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 37535 WASHINGTON
MINISTER & GLAESER SURVEYING, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 694-3313
dor@mgsurvey.com MARCH 21, 2018



SCALE 1 INCH = 30 FEET

SCALE: 1"=30'
JOB NO. 18-094
DATE: 4-17-18
CALC BY: DLS
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 1 OF 1

MINISTER-GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
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