

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" (UNSHADED) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 410183 0091 E DATED OCTOBER 19, 2004 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON JUNE 2, 2021 BY TELEPHONE OR EMAIL ([www.fema.gov](http://www.fema.gov)).

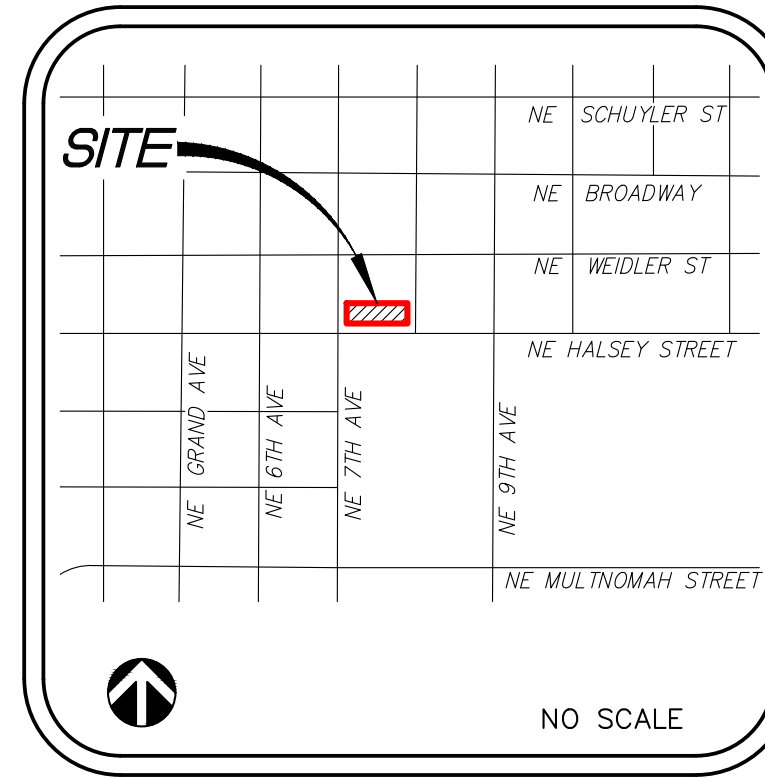
**ZONING INFORMATION**

ACCORDING TO A PRELIMINARY INVESTIGATIVE SITE ASSESSMENT PREPARED BY TOYER STRATEGIC ADVISORS, INC. AND DATED JUNE 18, 2021 THE SUBJECT PROPERTY IS ZONED "CX" (CENTRAL COMMERCIAL), ALSO FALLING IN THE CENTRAL CITY PLAN DISTRICT, LLOYD DISTRICT AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

USE: OFFICE  
 HEIGHT RESTRICTION: 75'  
 LOT COVERAGE: 100%  
 FRONT SETBACK: 0'  
 STREET SETBACK: 0'  
 SIDE SETBACK: 0'  
 REAR SETBACK: 0'

BICYCLE PARKING REQUIREMENTS: 5 SPACES

PARKING RATIOS: PARKING IN THE CENTRAL CITY PLAN DISTRICT, LLOYD DISTRICTS IS NOT REQUIRED.



**VICINITY MAP**

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

- 8 CONDITIONS AND RESTRICTIONS CONTAINED IN LAND USE REVIEW NO. DZ 24-89 RECORDED JULY 10, 1989 IN BOOK 2218, PG. 1082. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- 9 CONDITIONS AND RESTRICTIONS CONTAINED IN LAND USE REVIEW NO. LUR 92-00233 DZ RECORDED JUNE 25, 1992 IN BOOK 2558, PG. 933. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- 10 CONDITIONS AND RESTRICTIONS CONTAINED IN LAND USE REVIEW NO. LUR 01-00562 DZ RECORDED OCTOBER 18, 2001 AS REC. NO. 2001-165417. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- 11 INTENTIONALLY DELETED
- 12 TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED NOVEMBER 1, 2012 AS REC. NO. 2012-140699. SAID DOCUMENT WAS MODIFIED BY A DOCUMENT RECORDED DECEMBER 30, 2015 AS REC. NO. 2015-162758. SAID ITEM LIES APPURTENANT THE THE SUBJECT PROPERTY, NOTING A) AN EXCLUSIVE EASEMENT AREA FOR A GENERATOR, B) A SHARED EASEMENT AREA FOR A TRASH ENCLOSURE, AND C) AN ACCESS PORTION, ALL SHOWN HEREON.

**TITLE LEGAL DESCRIPTION**

LOTS 4 AND 5, BLOCK 207, HOLLADAYS ADDITION TO EAST PORTLAND, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON. EXCEPTING THEREFROM THE WEST 10 FEET OF LOT 4, SITUATED IN THE BOUNDARIES OF NE 7TH AVENUE. THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1058622-SA1, AND EFFECTIVE DATE JUL7 22, 2021.

**MISCELLANEOUS NOTES**

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE MONUMENT LINE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF N.E. WEIDLER STREET AS SHOWN ON A RECORD OF SURVEY FILED AS S.N. 63488 IN THE OFFICE OF THE MULTNOMAH COUNTY RECORDER. THE BEARING IS DENOTED AS SOUTH 90°00'00" EAST.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
6	2	0	0	8

- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION HAS BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6 ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 4688, WHICH BEARS AN ELEVATION OF 141.828 ON THE CITY OF PORTLAND DATUM. CONTOURS ARE SHOWN AT 1' INTERVALS.
- N7 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- N8 SURVEY PREPARED BY:

**UTILITY NOTE**

- 1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

**LAND AREA**

THE LAND AREA OF THE SUBJECT PROPERTY IS 9,500 SF (0.22 AC) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

**POSSIBLE ENCROACHMENTS**

NONE OBSERVED

*ALTA/NSPS LAND TITLE SURVEY*  
 FOR  
 711 NE HALSEY

PARTNER PROJECT NUMBER 21-318384.1

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE FILE NUMBER NCS-1058622-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF JULY 22, 2021 AT 8:00 A.M.

**CERTIFICATION**

TO: RRA REAL ESTATE DEBT FUND II SUBSIDIARY 3, LLC (LENDER); QUATTRO HALSEY LLC, AN OREGON LIMITED LIABILITY COMPANY (BUYER); FIRST AMERICAN TITLE INSURANCE COMPANY; AND PARTNER ENGINEERING AND SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 6/2/2021  
 DATE OF PLAT OR MAP: 6/7/2021

PROPERTY ADDRESS: 711 NE HALSEY PORTLAND, OREGON

SURVEYOR: MICHAEL A. HOFFMANN  
 REGISTRATION NUMBER 5784LS  
 STATE OF REGISTRATION OREGON  
 FIELD DATE OF SURVEY: 6/2/2021  
 LATEST REVISION DATE: 9/2/2021

*M. Hoffmann* 9/2/2021  
 SIGNATURE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON FEBRUARY 19, 1999  
 MICHAEL A. HOFFMANN  
 5784LS  
 EXPIRES: 30 JUNE, 2021

CONDUCTING SURVEYING & PARTNER ENGINEERING AND SCIENCE. ALL REG. THIS FORMAT IS WITHOUT WRITTEN CONSENT OF PARTNER ENGINEERING

**PARTNER**  
 Engineering and Science, Inc.

2154 TORRANCE BOULEVARD,  
 SUITE 200,  
 TORRANCE, CA 90501  
 T 310-615-4500  
 rrednose-lewis@partneresi.com  
<http://www.partneresi.com/>  
 PAGE 1 OF 2

S90°00'00"E 100.02'(C) 100.07'(R1) 100'(R3)  
 FD.B.S.(O.U.); HELD 4.00'S

N90°00'00"W 190.00'(C,R1)

S90°00'00"E 204.14'(M,R1) "BASIS OF BEARINGS"  
 MONUMENT LINE  
 FD.B.S.(O.U.); HELD 3.00'Sx3.00'W  
 FD.B.S.(O.U.); HELD 3.00'Sx3.00'E

NE WEIDLER STREET (60' DEDICATED PUBLIC RIGHT-OF-WAY)  
 S90°00'00"E 260.00'(C)

FD.B.S.(O.U.); 2.00'Nx5.65'E

NE 7TH AVENUE (70' DEDICATED PUBLIC RIGHT-OF-WAY)  
 S00°00'00"W 270.00'(C)

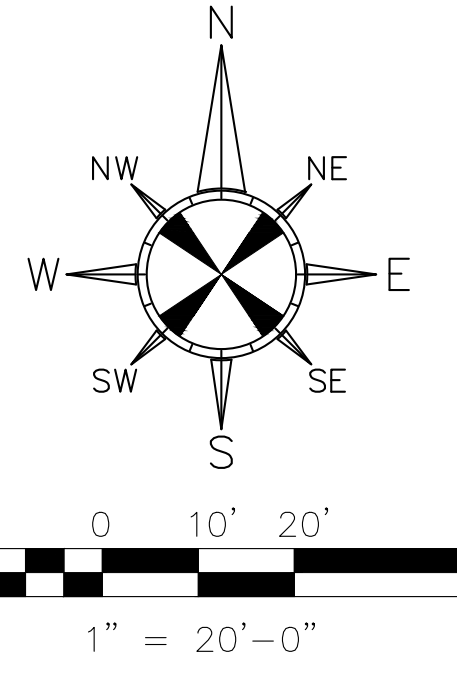
NE 8TH AVENUE (60' DEDICATED PUBLIC RIGHT-OF-WAY)  
 S00°00'00"W 270.00'(C)

BLOCK 207  
 HOLLADAY'S ADDITION TO  
 EAST PORTLAND

LOT 2  
 R182323  
 CHIPOTLE MEXICAN GRILL INC.

LOT 7  
 R182325  
 WESCOTT PROPERTIES LLC

LOT 4  
 R182324  
 PACIFIC NORTHWEST  
 GENERATING COOPERATIVE  
 DOC. NO. 2012-140697  
 9,500 SQ. FT. (0.21 ACRES)  
 (BRICK BUILDING)  
 OBSERVED ADDRESS: 711  
 TWO STORY BUILDING  
 AREA = 4,967 SQ.FT.



BLD.	BUILDING
B.S.	BRASS SCREW
B.S.W.	BACK OF SIDEWALK
(C)	CALCULATED DATA
C.D.	COPPER DISK
C.O.	CLEANOUT
FD.	FOUND
F.H.C.	FIRE HOSE CONECTOR
GEN.	GENERATOR
G.V.	GAS VALVE
I.F.	IRON FENCE
(M)	MEASURED DATA
O.U.	ORIGIN UNKNOWN
(P)	HOLLADAY'S ADDITION TO EAST PORTLAND
P.L.	PROPERTY LINE
P.M.	PARKING METER
P.P.	POWER POLE
(R1)	S.N. 63488
(R2)	S.N. 60738
(R3)	S.N. 53034
S.C.O.	SEWER CLEANOUT
S.D.	STRIP DRAIN
S.D.M.H.	STORM DRAIN MAN HOLE
SN.	SIGN
T.E.	TRASH ENCLOSURE
T.W.	TREE WELL
(TYP)	TYPICAL
W.M.	WATER METER
[Symbol]	BLOCK/CONCRETE WALL
[Symbol]	CONCRETE
[Symbol]	ASPHALTIC CONCRETE
[Symbol]	BUILDING LINE
[Symbol]	HANDICAP PARKING
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOOD FENCE
[Symbol]	IRON FENCE
[Symbol]	LIGHT POLE
[Symbol]	OVERHEAD WIRE

LEGEND

FD.PK NAIL PER (SN 39864); HELD 1.00'S  
 S90°00'00"E 360.05'(C)  
 S90°00'00"E 100.00'(C,R1)  
 FD.C.D. MARKED "W.B. WELLS" PER(R2); HELD 1.00'S  
 FD.C.D. MARKED "W.B. WELLS" PER(R2); HELD 3.00'S  
 FD.C.D. MARKED "W.B. WELLS" PER(R2); HELD 3.00'E

NE HALSEY STREET  
 (VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY)  
 S90°00'00"E 260.00'(C)

ALTA/NSPS LAND TITLE SURVEY

**PARTNER**  
 Engineering and Science, Inc.®

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