

LEGAL DESCRIPTION

LOT 3 AND ALL THAT PORTION OF THE ALLEY ADJACENT TO THE NORTH BOUNDARY OF SAID LOT 3, C.A. PERKINS SUBURBAN ADDITION TO COTTAGE GROVE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 56 LANE COUNTY OREGON PLAT RECORDS, ALL IN LANE COUNTY OREGON.

ALSO: LOT 4 AND ALL THAT PORTION OF THE ALLEY ADJACENT TO THE NORTH BOUNDARY OF SAID LOT 4, C.A. PERKINS SUBURBAN ADDITION TO COTTAGE GROVE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 56 LANE COUNTY OREGON PLAT RECORDS, ALL IN LANE COUNTY OREGON.

EXCEPT: THE EASTERN 12.0 FEET OF LOT 4 AND THE EASTERN 12.0 FEET OF ALL THAT PORTION OF THE ALLEY ADJACENT TO THE NORTH BOUNDARY OF SAID LOT 4, C.A. PERKINS SUBURBAN ADDITION TO COTTAGE GROVE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 56 LANE COUNTY OREGON PLAT RECORDS, ALL IN LANE COUNTY OREGON.

ALSO: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, C.A. PERKINS SUBURBAN ADDITION TO COTTAGE GROVE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 56 LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON; THENCE NORTH 00°00'17" EAST, PARALLEL TO THE WESTERN BOUNDARY OF SAID LOT 3, 12.00 FEET TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING, SAID REBAR LYING ON THE NORTH BOUNDARY OF THE ALLEY ADJACENT TO LOT 2, C.A. PERKINS SUBURBAN ADDITION TO COTTAGE GROVE AS PLATTED AND RECORDED IN BOOK 2, PAGE 56 LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON; THENCE LEAVING THE NORTHERN BOUNDARY OF SAID ALLEY NORTH 00°00'17" EAST, PARALLEL TO THE WESTERN BOUNDARY OF SAID LOT 3, 28.00 FEET TO A 5/8 INCH REBAR, PASSING A 5/8 INCH REBAR AT 16.00 FEET; THENCE EAST 120.00 FEET TO A 5/8" REBAR, PASSING A 5/8" REBAR AT 88.03 FEET; THENCE SOUTH 00°00'17" WEST, PARALLEL TO THE WESTERN BOUNDARY OF SAID LOT 3, 28.00 FEET TO THE NORTH BOUNDARY OF THE PREVIOUSLY MENTIONED ALLEY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID ALLEY WEST 12.00 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY OREGON.

CONTAINING 20,643 SQ. FT OR 0.474 ACRES MORE OR LESS

THE SURVEYED BOUNDARY SHOWN HEREON COINCIDES WITH THE LEGAL DESCRIPTION SHOWN ABOVE.

SURVEYOR'S CERTIFICATION

TO: QUATTRO DEVELOPMENT, LLC, COTTAGE GROVE RETAIL LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND ITS LENDERS, MORTGAGEES AND ASSIGNS, THE NATIONAL BANK OF INDIANAPOLIS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS FOR ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 FROM TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 18, 2021.

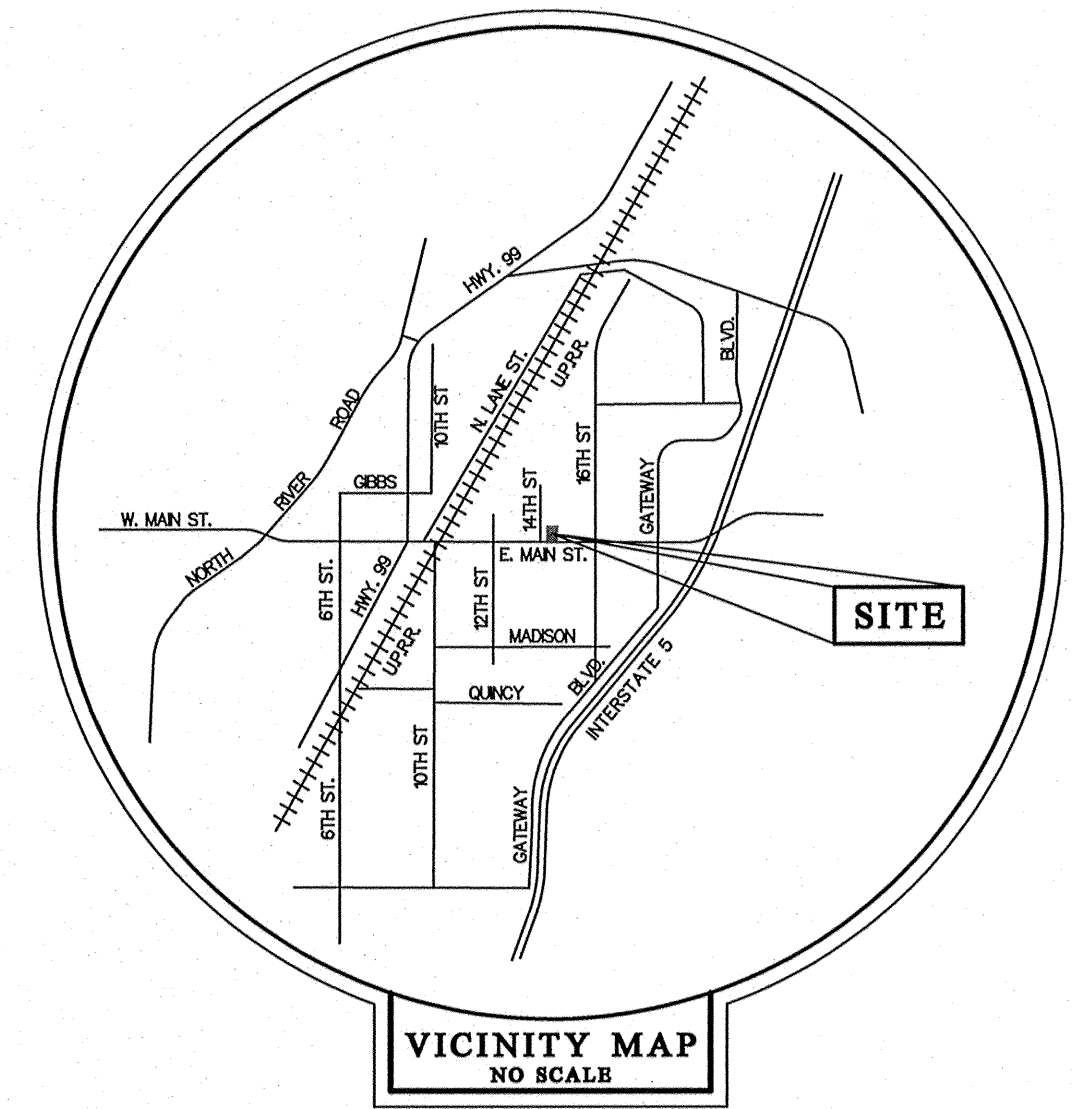
BY *Jonathan A. Oakes*
 JONATHAN A. OAKES
 REGISTRATION NO. 2105
 WITHIN THE STATE OF OREGON
 DATE OF SURVEY: APRIL 21, 2021
 DATE OF FIRST PRINT: APRIL 21, 2021
 DATE OF LAST REVISION: DECEMBER 2, 2021

REFERENCES

1. CASCADE TITLE CO. PRELIMINARY TITLE REPORT NO. Q326001 DATED MARCH 17, 2021
2. C.S.F. No. 38528 CROWE 2004
3. C.S.F. No. 31034 FINDORFF 1993
4. C.S.F. No. 27151 GUILLE 1985

TABLE A NOTES

- 6A. THE SUBJECT PROPERTY IS ZONED C-2P, DEFINED AS COMMUNITY COMMERCIAL IN THE CITY OF COTTAGE GROVE DEVELOPMENT CODE. THE SITE IS CURRENTLY VACANT. THE DEVELOPMENT STANDARDS IN THE C-2P COMMUNITY COMMERCIAL ZONE PERMITS A ZERO FOOT FRONT-YARD, SIDE-YARD AND REAR-YARD SETBACK. HOWEVER, A GARAGE OR CARPORT STRUCTURE HAS A REQUIRED FRONT YARD SETBACK OF A 20.0 FEET. THERE IS A REQUIRED 10.0 FOOT SETBACK FROM RESIDENTIALLY ZONED PROPERTY. THE SUBJECT PROPERTY DOES NOT ABUT ANY RESIDENTIALLY ZONED PROPERTY. BUILDING HEIGHTS ARE LIMITED TO 60.0 FEET. THERE IS A 60% LOT COVERAGE LIMITATION IN C-2P ZONED PROPERTY. PER ITEM H LISTED UNDER SCHEDULE B OF THE PRELIMINARY TITLE REPORT, THERE IS A 4000 SQ. FT. BUILDING AREA LIMITATION AFFECTING THE SITE. THE REQUIRED NUMBER OF PARKING SPACES WILL BE DETERMINED THROUGH THE BUILDING PERMITTING PROCESS. THE SUBJECT PROPERTY IS A PARTY TO A DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RELATING TO THE USAGE OF THE COMMON AREAS IN THE SURROUNDING SHOPPING CENTER.
- 6B. SINCE THE C-2P ZONE PERMITS A ZERO FOOT FRONT-YARD, SIDE-YARD AND REAR-YARD SETBACK, THERE ARE NO BUILDING SETBACKS DEPICTED ON THE ACCOMPANYING SURVEY.
10. THE SITE IS VACANT. THERE ARE NO PARTY WALLS PRESENT ON THE SITE.
16. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY. THE CONSTRUCTION OF A SUBSIDIZED LOW-INCOME HOUSING FACILITY ON THE SUBJECT PROPERTY HAS RECENTLY BEEN COMPLETED.
17. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PLANNED CHANGES IN CURRENT R.O.W. FOR STREETS ABUTTING THE SUBJECT PROPERTIES. THERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR ALONG THE SUBJECT PROPERTY'S STREET FRONTAGE.
18. AT THE TIME OF THIS SURVEY, NO APPROPRIATE AUTHORITY HAS DESIGNATED WHETHER OR NOT ANY WETLANDS EXIST ON THE SUBJECT PROPERTY.
19. THE SUBJECT PROPERTY IS A PARTY TO A DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RELATING TO THE USAGE OF THE COMMON AREAS IN THE SURROUNDING SHOPPING CENTER AS CONTAINED IN A DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED DECEMBER 29, 2004 RECEP. NO. 2004-098460 LANE COUNTY OREGON DEEDS AND RECORDS, AND THE FIRST AMENDMENT TO THE DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED AUGUST 30, 2007, RECEP. NO. 2007-061209 LANE COUNTY OREGON DEEDS AND RECORDS.



STATEMENT OF ENCROACHMENTS

- A THE PUBLIC SIDEWALK EXTENDS 2.5' BEYOND THE BOUNDARIES OF THE PUBLIC RIGHT OF WAY. SEE PAGE 2
- B UTILITY CONDUIT, SIGNAGE AND PARKING LOT PAVING EXTENDS BETWEEN 0.3' AND 0.9' ONTO THE SUBJECT PROPERTY. SEE PAGE 2.

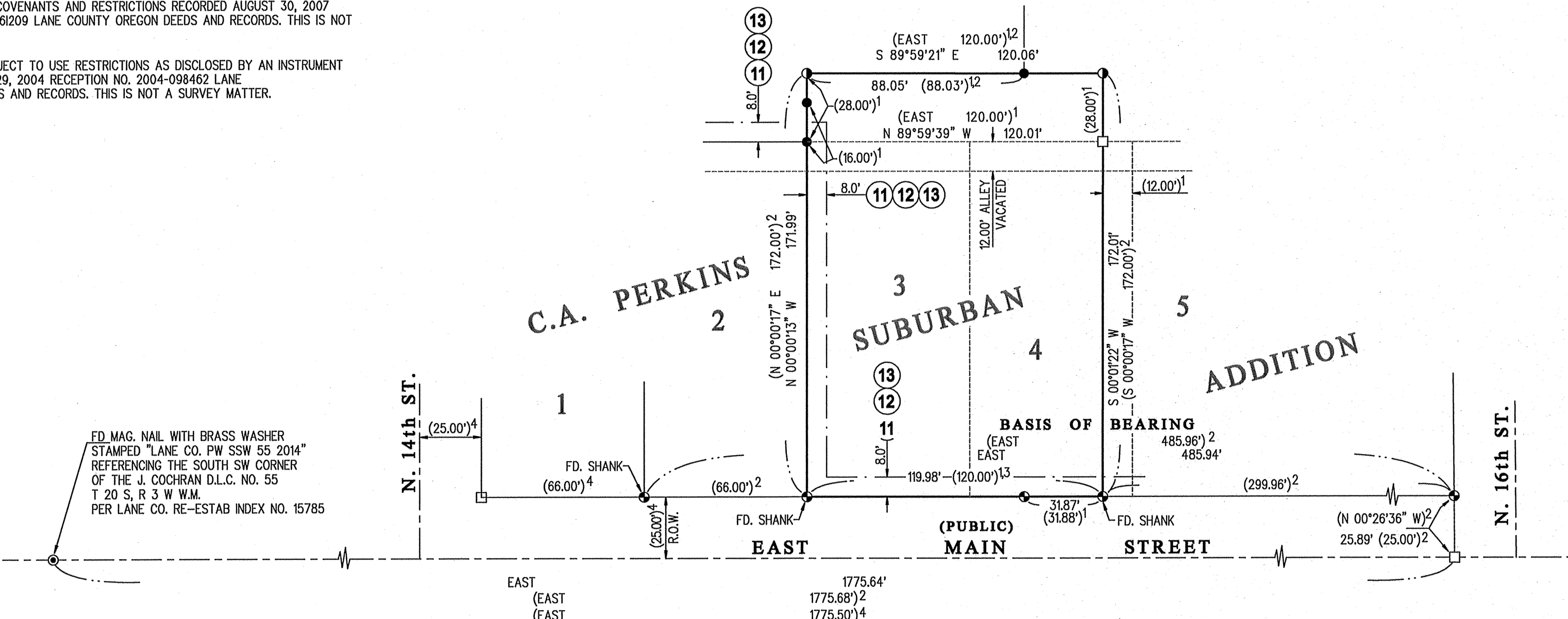
FLOODPLAIN NOTE

THE SUBJECT PROPERTY APPEARS ON F.J.R.M. COMMUNITY PANEL NO. 41039C2091-F BEARING AN EFFECTIVE DATE OF JUNE 2, 1999 AND BY GRAPHIC PLOTTING ON THE F.J.R.M. THE SUBJECT PROPERTY IS LOCATED IN A ZONE X, WHICH IS OUTSIDE THE BOUNDARIES OF THE SPECIAL FLOOD HAZARD AREA.

NOTES CORRESPONDING TO TITLE EXCEPTIONS

INFORMATION CONTAINED IN SCHEDULE B OF PRELIMINARY TITLE REPORT NO. 7193-3864742 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 1, 2021 AND BEARING AN EFFECTIVE DATE OF NOVEMBER 22, 2021

- 10 THE PROPERTY IS SUBJECT TO A NON-LOCATABLE EASEMENT FOR "ONE ANCHOR" IN FAVOR OF THE MOUNTAIN STATES POWER COMPANY THROUGH AN INSTRUMENT RECORDED OCTOBER 12, 1950, IN BOOK 425 PAGE 47 LANE COUNTY OREGON DEEDS AND RECORDS.
- 11 THE PROPERTY IS SUBJECT TO AN 8.0 FOOT UTILITY EASEMENT IN FAVOR OF US WEST COMMUNICATIONS AS DISCLOSED BY AN INSTRUMENT RECORDED APRIL 8, 1994 RECEP. NO. 1994-025768 LANE COUNTY OREGON DEED RECORDS, AS SHOWN HEREON.
- 12 THE PROPERTY IS SUBJECT TO AN 8.0 FOOT UTILITY EASEMENT IN FAVOR OF PACIFIC CORP AS DISCLOSED BY AN INSTRUMENT RECORDED APRIL 8, 1994 RECEP. NO. 1994-025766 LANE COUNTY OREGON DEED RECORDS, AS SHOWN HEREON.
- 13 THE PROPERTY IS SUBJECT TO AN 8.0 FOOT PUBLIC UTILITY EASEMENT GRANTED THROUGH AN INSTRUMENT RECORDED MAY 19, 1994 RECEP. NO. 1994-038249 LANE COUNTY OREGON DEED RECORDS, AS SHOWN HEREON.
- 14 THE PROPERTY IS SUBJECT TO A DECLARATION OF EASEMENTS, WITH COVENANTS AND RESTRICTIONS RECORDED DECEMBER 29, 2004 RECEPTION NO. 2004-098460 LANE COUNTY OREGON DEEDS AND RECORDS, AND THE FIRST AMENDMENT TO THE DECLARATION OF EASEMENTS, WITH COVENANTS AND RESTRICTIONS RECORDED AUGUST 30, 2007 RECEPTION NO. 2007-061209 LANE COUNTY OREGON DEEDS AND RECORDS. THIS IS NOT A SURVEY MATTER.
- 15 THE PROPERTY IS SUBJECT TO USE RESTRICTIONS AS DISCLOSED BY AN INSTRUMENT RECORDED DECEMBER 29, 2004 RECEPTION NO. 2004-098460 LANE COUNTY OREGON DEEDS AND RECORDS. THIS IS NOT A SURVEY MATTER.



REGISTERED PROFESSIONAL LAND SURVEYOR
Jonathan A. Oakes
 OREGON JULY 13, 1984
 JONATHAN A. OAKES
 2105
 EXPIRES: DECEMBER 31, 2022

REV.	DATE	AMEND CERT.
1	04-28-2021	AMEND CERT.
2	05-28-2021	AMEND CERT.
3	12-02-2021	FIELD COR. ISSUED TITLE REP.

ALTA/NSPS LAND TITLE SURVEY FOR QUATTRO DEVELOPMENT
 ASSESSOR'S MAP NO. 20-03-28-41 TAX LOT NO. 4100
 1408 EAST MAIN STREET COTTAGE GROVE, OR.

PROJECT NO. 4872
 DRAWN BY: JAO/KSG
 CHECKED BY: JAO
 CADD DRAWING: 4872ALTA-02.GXD

POAGE ENGINEERING & SURVEYING INC.
 P.O. BOX 2527
 EUGENE, OREGON 97402
 (541) 485-4505

SHEET TITLE
 ALTA/NSPS SURVEY

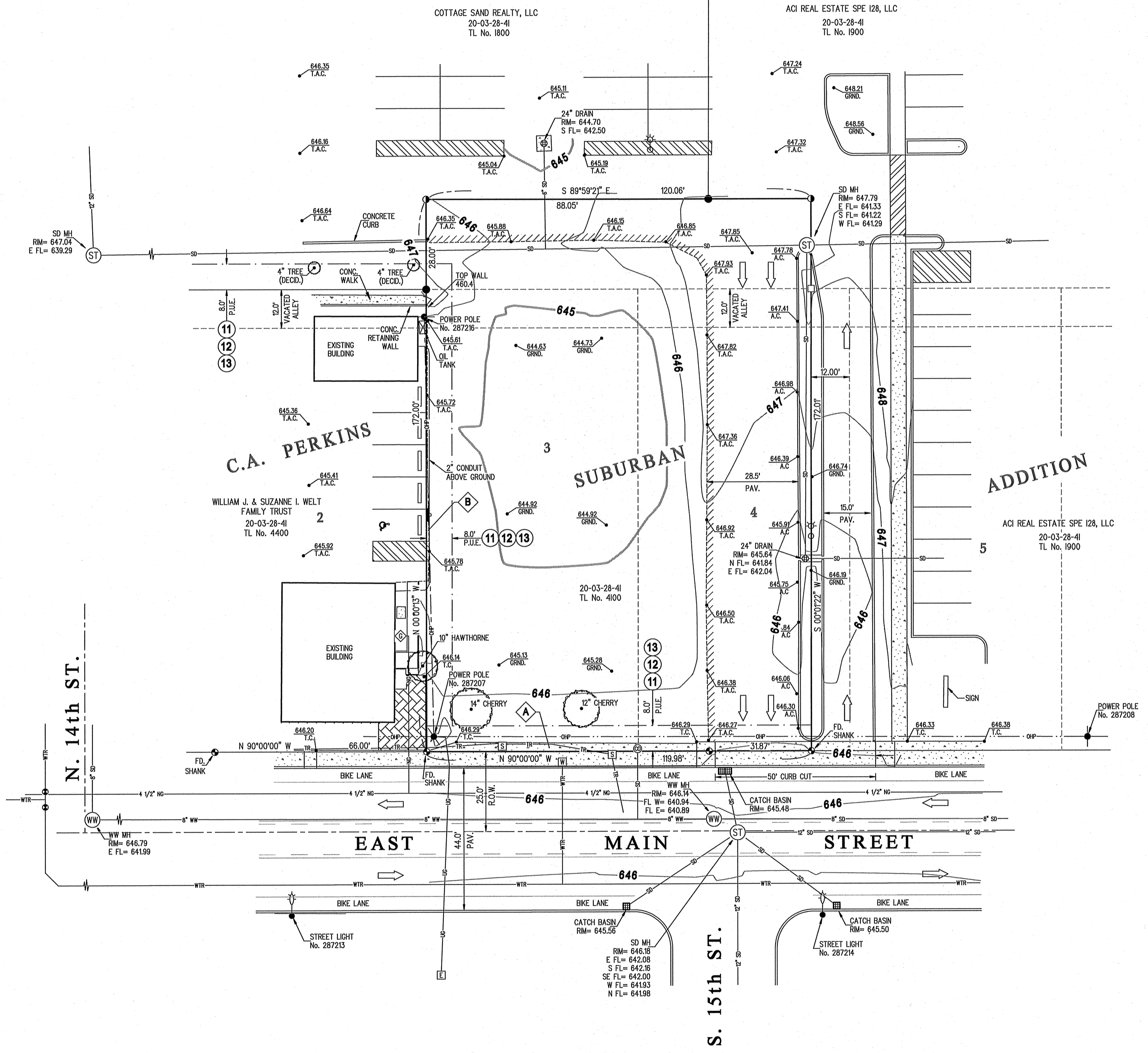
SHEET NO.
 1 OF 2



SCALE 1" = 20'
 0 10 20 40
 CONTOUR INTERVAL 1.0 FOOT
 ELEVATIONS SHOWN HEREON ARE
 BASED ON 1988 NAVD DATUM

STATEMENT OF ENCROACHMENTS

- A** THE PUBLIC SIDEWALK EXTENDS 2.5' BEYOND THE BOUNDARIES OF THE PUBLIC RIGHT OF WAY.
- B** UTILITY CONDUIT, SIGNAGE AND PARKING LOT PAVING EXTENDS BETWEEN 0.3' AND 0.9' ONTO THE SUBJECT PROPERTY.



LEGEND

- FD. 1-1/4" BRASS CAP STAMPED PLS 2479
- FD. 5/8" REBAR
- FD. 5/8" REBAR WITH ILLEGIBLE CAP
- CALCULATED POINT. NO MONUMENT FOUND OR SET
- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
- HANDICAP SIGNAGE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING CATCH BASIN
- EXISTING AREA DRAIN
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING SIGNAL BOX
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING PARKING LIGHT
- EXISTING WASTEWATER MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING CLEAN-OUT
- EXISTING STORMWATER PIPE
- EXISTING WASTEWATER PIPE
- EXISTING WATER PIPE
- EXISTING NATURAL GAS PIPE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- TRAFFIC CONTROL CONDUIT
- EDGE OF EXISTING ASPHALT
- GRADE AT TOP OF ASPHALT
- GRADE AT TOP OF CONCRETE
- GRADE AT EXTG. GROUND
- GRADE AT BOTTOM CURB
- P.U.E. PUBLIC UTILITY EASEMENT
- CONCRETE SURFACE
- DECIDUOUS TREE SIZE AND SPECIES AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR
Kathleen A. Oakes
 OREGON
 JULY 13, 1984
 JONATHAN A. OAKES
 2105
 EXPIRES: DECEMBER 31, 2022

REV.	DATE	COMMENTS
3	12-02-2021	REVISED PER UPDATED TITLE REPT

ALTA/NSPS LAND TITLE SURVEY FOR
QUATTRO DEVELOPMENT
 ASSESSOR'S MAP NO. 20-03-28-41 TAX LOT NO. 4100
 1408 EAST MAIN STREET, COTTAGE GROVE, OR.

PROJECT NO. 4872
 DRAWN BY: JAO/KSG
 CHECKED BY: JAO
 CADD DRAWING: 4872ALTA-02.GXD

POAGE ENGINEERING & SURVEYING INC.
 P.O. BOX 2527
 EUGENE, OREGON 97402
 (541) 485-4505
 (oakes@poage.net)

SHEET TITLE
ALTA/NSPS DETAILS

SHEET NO.
2 OF 2