

ZONING INFORMATION

NO ZONING LETTER WAS PROVIDED.

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. 410240 0533 E DATED NOVEMBER 4, 2016 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 11/26/2019 BY TELEPHONE OR EMAIL (www.fema.gov).

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON CENTER LINE OF SW BROCKMAN STREET AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS SOUTH 89°54'04" WEST.

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
22	1	0	0	23

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 SORRENTO ROAD IS 165.51' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 SURVEY PREPARED BY:

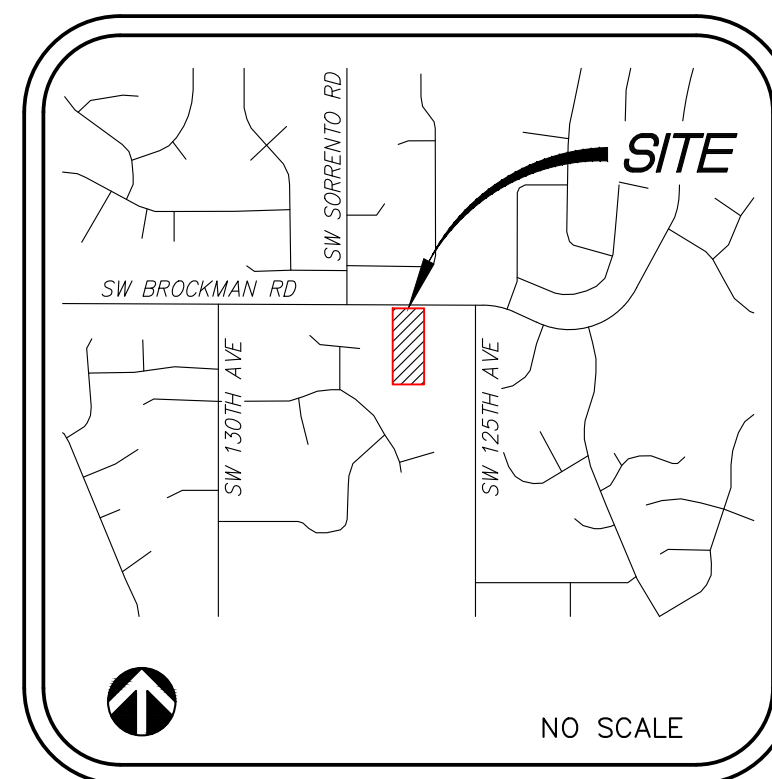
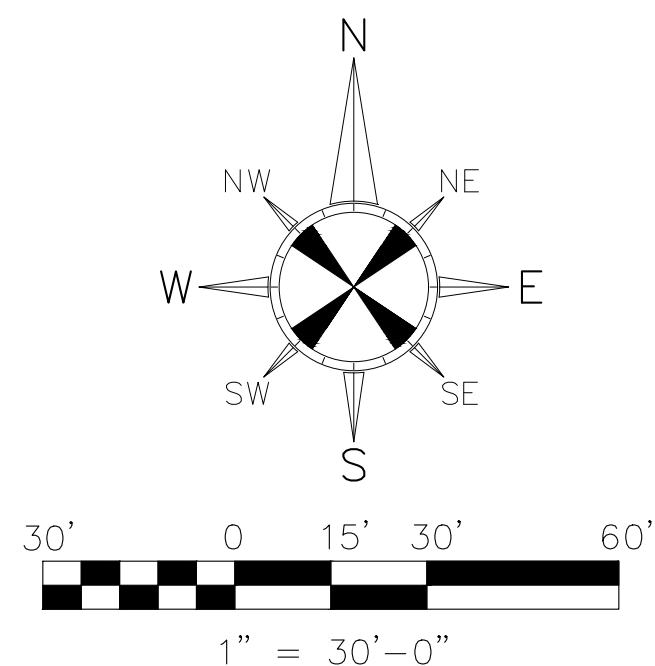


UTILITY NOTE

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(C)	188.78'	2000.00'	5°24'29"	N87°23'41"W 188.71'



VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

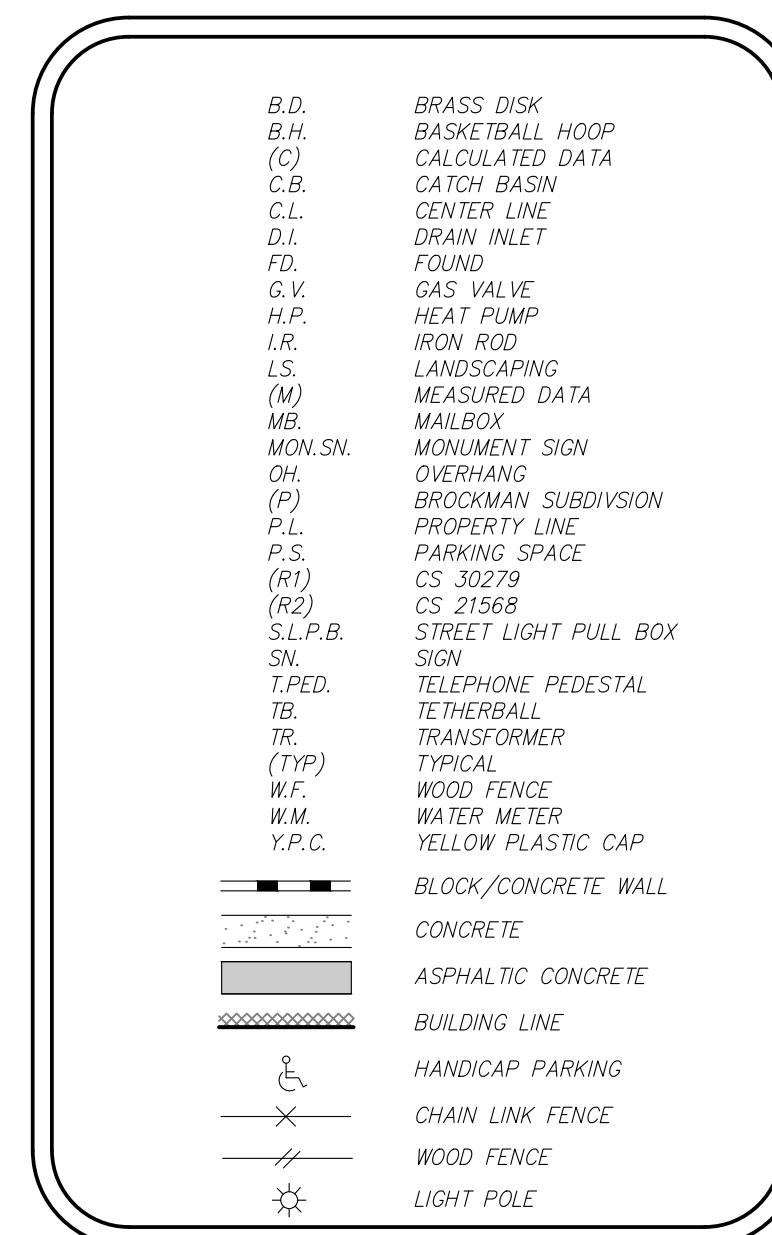
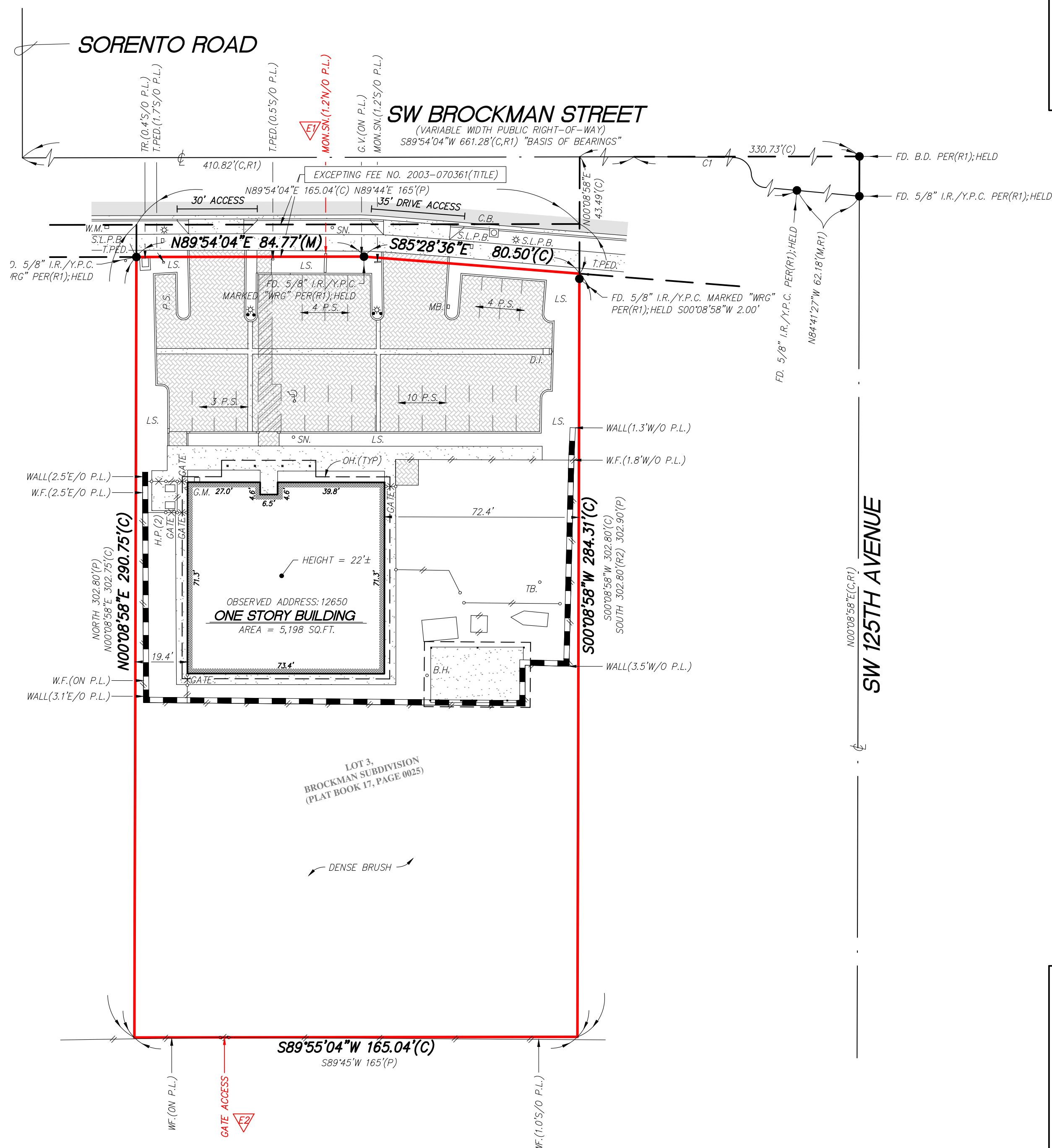
- 11** C.C.&R'S RECORDED NOVEMBER 12, 1981 AS FEE NO. 81038135. SAID ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON.
- 12** C.C.&R'S RECORDED AUGUST 16, 2002 AS FEE NO. 2002-094721. SAID ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON.

LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 47,728 SF (1.10 AC) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

TITLE LEGAL DESCRIPTION

LOT 3, BROCKMAN SUBDIVISION (PLAT BOOK 17, PAGE 0025), IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON, STATE OF OREGON.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF BEAVERTON FOR RIGHT-OF-WAY PURPOSES AS DESCRIBED IN DEED RECORDED MAY 2, 2003 AS FEE NO. 2003 070361.
THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-981497-SCA, A COMMITMENT DATE OF SEPTEMBER 23, 2019



LEGEND

POSSIBLE ENCROACHMENTS

- E1** MONUMENT SIGN EXTENDS UP TO 1.2' NORTHERLY INTO THE RIGHT-OF-WAY.
- E2** GATE ACCESS TO THE SUBJECT PROPERTY WITHOUT THE USE OF AN EASEMENT

ALTA/NSPS LAND TITLE SURVEY

FOR
SORRENTO DAY CARE
PARTNER PROJECT NUMBER 19-255453.3
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-981497-SA1, CONTAINING A COMMITMENT DATE OF SEPTEMBER 23, 2019

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY;
PARTNER ENGINEERING, 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON: 11/21/2019
DATE OF PLAT OR MAP:

PROPERTY ADDRESS: 12650 SW BROCKMAN, BEAVERTON, OREGON 97008

SURVEYOR: MICHAEL HOFFMANN
REGISTRATION NUMBER: 57847
STATE OF REGISTRATION: OREGON
FIELD DATE OF SURVEY: 11/21/2019
LATEST REVISION DATE:

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER: 57847
STATE OF REGISTRATION: OREGON
FIELD DATE OF SURVEY: 11/21/2019
LATEST REVISION DATE:

Michael Hoffmann
SIGNATURE

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