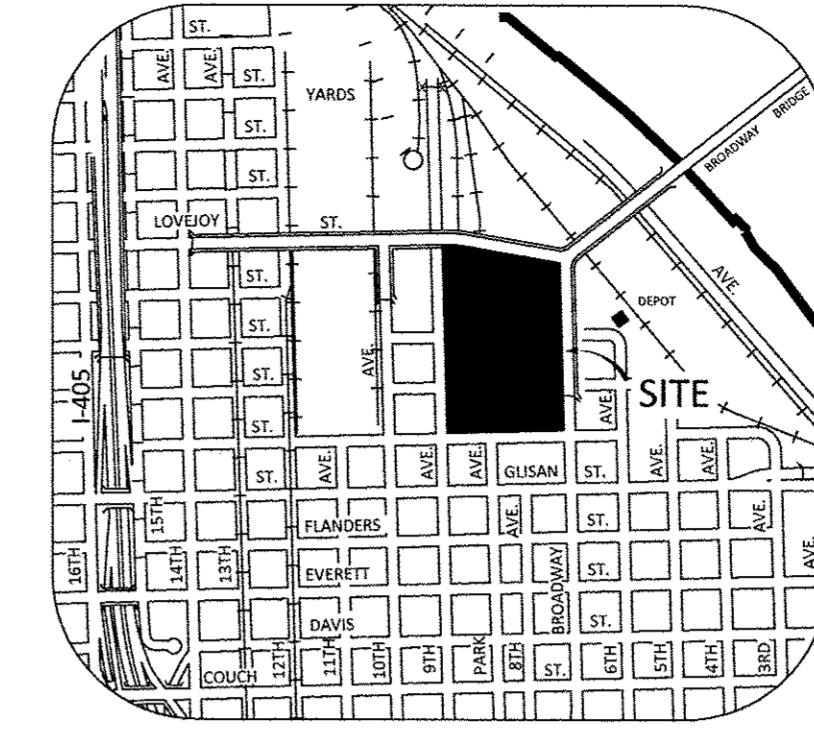


ALTA/NSPS LAND TITLE AND LOCATION SURVEY

ALL OF BLOCKS 113, 129, 130, 131, 132, 193, T, Z, A PORTION OF BLOCKS 114, 147, 148, 192 AND VACATED NW IRVING STREET, VACATED NW JOHNSON STREET, VACATED NW KEARNEY STREET, VACATED NW PARK AVENUE AND VACATED NW 8TH AVENUE LOCATED IN THE NW QUARTER OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 19, 2016

SEE SHEET 2

38' 5" X 9' EASEMENT TO CITY OF PORTLAND
BOOK 1243, PAGE 371, 2/13/1948
QUITCLAIM TO USA
BOOK 2026, PAGE 668, 4/8/1960



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- BUILDING OUTLINE WITH DOOR
 - CONCRETE SURFACE
 - ASPHALT SURFACE
 - WALL
 - BUILDING OVERHANG
 - CURB LINE
 - EDGE OF ASPHALT
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - LOT LINE
 - PROPERTY LINE
 - FIBER OPTIC LINE
 - ELECTRICAL LINE
 - TRAFFIC SIGNAL LINE
 - TELECOMMUNICATIONS LINE
 - STORM LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD UTILITY LINES
 - UNDERGROUND LINE PER AS-BUILT
 - SIGN
 - BOLLARD
 - FLAG POLE
 - DRIVEWAY ENTRY
 - HANDICAP RAMP
 - BIKE RACK
 - PARKING PAY STATION
 - MAILBOX
 - ROOF DRAIN
 - VIADUCT COLUMN FOOTING
 - ELECTRICAL MANHOLE
 - ELECTRICAL JUNCTION BOX
 - ELECTRICAL METER
 - ELECTRICAL CABINET
 - ELECTRICAL VAULT
 - TRANSFORMER
 - GUY POLE
 - LUMINAIRE
 - OVERHEAD LIGHT
 - GAS METER
 - GAS RISER
 - GAS VALVE
 - SANITARY MANHOLE WITH STRUCTURE
 - STORM MANHOLE WITH STRUCTURE
 - CATCH BASIN/AREA DRAIN
 - CURB INLET
 - AREA DRAIN
 - SANITARY/STORM CLEAN OUT
 - TELECOMMUNICATIONS MANHOLE
 - TELECOMMUNICATIONS RISER
 - TRAFFIC SIGNAL BOX
 - PEDESTRIAN CONTROL SIGNAL ARM
 - TRAFFIC CONTROL SIGNAL ARM
 - TRAFFIC SIGNAL POLE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - POST INDICATOR VALVE
 - FIRE DEPARTMENT CONNECT
 - WATER VAULT
 - HOSE BIB
 - IRRIGATION CONTROL VALVE
 - MONITORING WELL
 - TRASH CAN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PERIMETER REPRESENTS DRIPLINE
 - SET 5/8" x 30" IRON ROD "KPPF INC."
 - SET 1-1/8" BRASS DISK "KPPF INC."
 - FOUND MONUMENT, HELD UNLESS OTHERWISE NOTED
 - PROJECT CONTROL POINT

NOTES:

- 1.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF NW BROADWAY STREET IS SOUTH 01°31'22" EAST.
- 2.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY REPORT ORDER NO. 472515522862JL-CT50, PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, EFFECTIVE DATE JANUARY 15, 2016.
- 3.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.
- 4.) THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X", "OTHER FLOOD AREAS", AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY ELEVATIONS FROM 1% ANNUAL CHANCE FLOOD, ON FLOOD INSURANCE RATE MAP NUMBER 4101830093E, MAP REVISED DATE OCTOBER 13, 2004.
- 5.) GROSS LAND AREA: 391,116 SQUARE FEET (8.979 ACRES) - PARCEL I
189,489 SQUARE FEET (4.350 ACRES) - PARCEL II
580,605 SQUARE FEET (13.325 ACRES)
- 6.) ZONING: THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "EXG", PER PORTLAND ZONING CODE, ADOPTED BY ORDINANCE #163608, EFFECTIVE JANUARY 1, 1991. ZONING REPORT NOT PROVIDED.

LEGAL DESCRIPTION:

PER PRELIMINARY REPORT ORDER NO. 472515522862JL-CT50, PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, EFFECTIVE DATE JANUARY 15, 2016:

PARCEL I:
A PARCEL OF LAND WITHIN THE CITY OF PORTLAND, LOCATED IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON AND BEING A PORTION OF THE SUBDIVISION OF COUCH'S ADDITION TO THE CITY OF PORTLAND; SAID PARCEL BEING DESCRIBED IN TWO PARTS AS FOLLOWS:

ALL OF BLOCKS 113, 130, 131, 193, "Z" AND "T", WITH A PORTION OF BLOCKS 114, 129, 132, 147, 148 AND 192 OF COUCH'S ADDITION TO THE CITY OF PORTLAND AND BEING DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK "T"; THENCE NORTH 01°27' WEST, ON THE EAST LINE OF SAID BLOCKS "T", "Z", 193 AND 192, A DISTANCE OF 981.68 FEET; THENCE NORTH 83°02'15" WEST, ON A LINE BEING PARALLEL WITH AND 21.83 FEET SOUTHERLY OF THE CENTERLINE OF THE N.W. LOVEJOY STREET VIADUCT A DISTANCE OF 430.66 FEET; THENCE SOUTH 00°41'05" EAST, A DISTANCE OF 99.76 FEET; THENCE SOUTH 01°27' EAST, A DISTANCE OF 859.90 FEET TO THE NORTH LINE OF N.W. HOYT STREET; THENCE ON SAID LINE, NORTH 88°32' EAST, A DISTANCE OF 194.90 FEET; THENCE, CONTINUING ON SAID LINE, NORTH 88°33' EAST, A DISTANCE OF 230.00 FEET, TO SAID POINT OF BEGINNING.

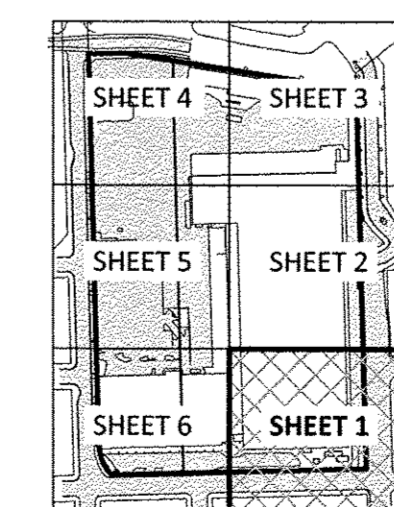
TOGETHER WITH, THOSE PORTIONS OF VACATED N.W. KEARNEY, N.W. JOHNSON, N.W. IRVING, N.W. PARK AND N.W. 8TH STREET, WHICH INURED THERETO.

PARCEL II:
A PARCEL OF LAND WITHIN THE CITY OF PORTLAND, LOCATED IN SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON AND BEING A PORTION OF BLOCKS 114, 129, 132 AND 147 OF THE SUBDIVISION OF COUCH'S ADDITION TO THE CITY OF PORTLAND AND ADJOINING VACATED STREETS; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

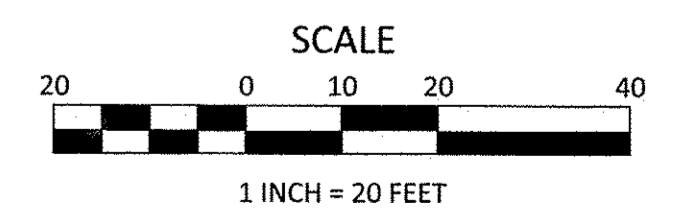
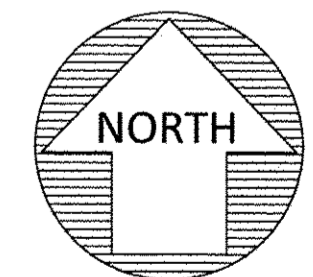
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK "T" OF SAID ADDITION; THENCE ON THE NORTH RIGHT-OF-WAY LINE OF N.W. HOYT STREET, SOUTH 88°33' WEST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°32' WEST, A DISTANCE OF 194.90 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED MAY 23, 1960 IN BOOK 2010, PAGE 385 OF DEED RECORDS OF SAID COUNTY AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE ON THE WEST BOUNDARY LINE OF SAID RECORDED DEED, NORTH 01°27' WEST, A DISTANCE OF 859.90 FEET; THENCE NORTH 00°41'05" WEST, A DISTANCE OF 99.76 FEET TO A LINE BEING PARALLEL WITH AND LYING 21.83 FEET SOUTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF THE N.W. LOVEJOY STREET VIADUCT; THENCE ON SAID PARALLEL LINE, NORTH 81°02'15" WEST, A DISTANCE OF 113.87 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 147; THENCE ON SAID LINE, WEST A DISTANCE OF 84.47 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 147; THENCE, ON THE WEST LINE OF BLOCKS 114, 129, 132 AND 147, SAID LINE ALSO BEING THE EAST LINE OF THE N.W. 9TH, SOUTH, A DISTANCE OF 980.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BLOCK 114; THENCE ON THE SOUTH LINE THEREOF, SAID LINE ALSO BEING THE NORTH LINE OF SAID N.W. HOYT STREET, EAST, A DISTANCE OF 195.14 FEET, MORE OR LESS, TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF PORTLAND FOR RIGHT-OF-WAY PURPOSES BY DEED RECORDED DECEMBER 7, 2001, RECORDER'S FEE NO. 2001-196004.

KEY MAP



SEE SHEET 2 FOR TITLE REPORT MATTERS, SURVEYOR'S CERTIFICATION
SEE SHEET 3 FOR PROJECT CONTROL TABLE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
TROY T. TETSUKA
2841
EXPIRES 6/30/18

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

DATE: JUNE 10, 2016
CONTOUR INTERVAL: N/A
SHEET NO. 1 OF 6

REV.	DATE	BY	DESCRIPTION

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

SURVEYED BY: JW/WR
DRAWN BY: JBJ
CHECKED BY: TTT
PROJECT NO.: 1600057
FILE: 1600057-ALTA

ALTA/NSPS LAND TITLE AND LOCATION SURVEY
UNITED STATES POST OFFICE
PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

ALTA/NSPS LAND TITLE AND LOCATION SURVEY

ALL OF BLOCKS 113, 129, 130, 131, 132, 193, T, Z, A PORTION OF BLOCKS 114, 147, 148, 192 AND VACATED NW IRVING STREET, VACATED NW JOHNSON STREET, VACATED NW KEARNEY STREET, VACATED NW PARK AVENUE AND VACATED NW 8TH AVENUE LOCATED IN THE NW QUARTER OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 19, 2016

TITLE REPORT MATTERS:

PER PRELIMINARY REPORT ORDER NO. 472515522862JL-CT50, PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, EFFECTIVE DATE JANUARY 15, 2016:

6. TAXES, INCLUDING THE CURRENT FISCAL YEAR, NOT ASSESSED BECAUSE OF FEDERAL GOVERNMENT EXEMPTION. IF THE EXEMPT STATUS IS TERMINATED UNDER THE STATUTE PRIOR TO THE DATE ON WHICH THE ASSESSMENT ROLL BECOMES THE TAX ROLL IN THE YEAR IN WHICH SAID TAXES WERE ASSESSED, AN ADDITIONAL TAX MAY BE LEVIED.

LEVY CODE: 708
PROPERTY ID NO.: R140726
MAP NO.: 1N1E34BC
TAX LOT NO.: 00100
(AFFECTS PARCEL I)

LEVY CODE: 708
PROPERTY ID NO.: R140728
MAP NO.: 1N1E34BC
TAX LOT NO.: 00200
(AFFECTS PARCEL II)

7. CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF PORTLAND. NONE FOUND AS OF JANUARY 23, 2016.

8. EASEMENTS FOR EXISTING PUBLIC UTILITIES IN VACATED STREET AREA AND THE CONDITIONS IMPOSED THEREBY, DISCLOSED BY ORDINANCE NO.: 3478

DISCLOSED BY: THE MULTNOMAH COUNTY TAX ASSESSOR'S MAP
[AS SHOWN HEREON]

9. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: AUGUST 11, 1910
RECORDED: MAY 26, 1911
BOOK: 537
PAGE: 412
IN FAVOR OF: THE CITY OF PORTLAND
FOR: RIGHT-OF-WAY
AFFECTS: THE EASTERLY 2 FEET OF PARCEL I
[AS SHOWN HEREON]

10. EASEMENTS FOR EXISTING PUBLIC UTILITIES IN VACATED STREET AREA AND THE CONDITIONS IMPOSED THEREBY, DISCLOSED BY ORDINANCE NO.: 41380

ENTERED: JULY 20, 1922
RECORDED: JULY 25, 1922
BOOK: 894
PAGE: 161
(AFFECTS PARCEL I)
[AS SHOWN HEREON]

11. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: JULY 21, 1927
RECORDED: JULY 28, 1927
BOOK: 1106
PAGE: 290
IN FAVOR OF: MULTNOMAH COUNTY
FOR: MAINTAINING AND OPERATING THE WEST APPROACH TO THE BROADWAY BRIDGE
AFFECTS: THE EASTERLY PORTION OF PARCEL I
[AS SHOWN HEREON]

12. EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED.

DATED: SEPTEMBER 28, 1959
RECORDED: SEPTEMBER 28, 1959
BOOK: 1976
PAGE: 411
FROM: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
TO: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
(AFFECTS PARCEL I, EXCEPT THE WESTERLY PORTION)
[AS SHOWN HEREON]

13. EASEMENT FOR INGRESS AND EGRESS ABOVE AND BELOW THE SURFACE OF THE LAND AS IMPLIED BY RESERVATION OF MINERAL RIGHTS IN DEED.

DATED: MAY 9, 1960
RECORDED: MAY 23, 1960
BOOK: 2010
PAGE: 385
FROM: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
TO: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
(AFFECTS THE WESTERLY PORTION OF PARCEL I)
[SUPERCEDED BY DEED BOOK 999, PAGE 260, 7/30/1974]

14. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: MAY 18, 1960
RECORDED: MAY 23, 1960
BOOK: 2010
PAGE: 389
IN FAVOR OF: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
FOR: INGRESS AND EGRESS
AFFECTS: THE WESTERLY AND SOUTHEASTERLY PORTIONS OF PARCEL I

SAID INTEREST IN THE WESTERLY PORTION WAS CONVEYED BY DEED:

DATED: JULY 29, 1974
RECORDED: JULY 30, 1974
BOOK: 999
PAGE: 260
TO: THE UNITED STATES POSTAL SERVICE
[AS SHOWN HEREON]

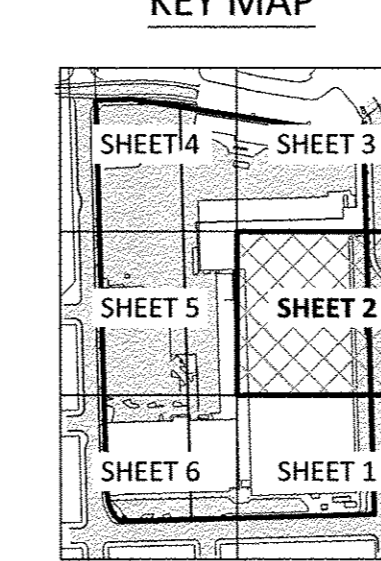
15. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: MAY 18, 1960
RECORDED: MAY 23, 1960
BOOK: 2010
PAGE: 391
IN FAVOR OF: THE CITY OF PORTLAND
FOR: STAIRWAY PURPOSES
AFFECTS: THE EASTERLY CENTRAL PORTION OF PARCEL I
[AS SHOWN HEREON]

16. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: JULY 28, 1960
RECORDED: AUGUST 31, 1960
BOOK: 2026
PAGE: 87
IN FAVOR OF: THE CITY OF PORTLAND
FOR: THE NORTHWESTERLY PORTION OF PARCEL I
AFFECTS: THE NORTHWESTERLY PORTION OF PARCEL I
[AS SHOWN HEREON]

KEY MAP



TITLE REPORT MATTERS CONTINUED:

17. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: JULY 27, 1962
RECORDED: SEPTEMBER 20, 1962
BOOK: 2135
PAGE: 542
IN FAVOR OF: THE NORTHERN PACIFIC TERMINAL COMPANY OF OREGON
FOR: RAIL CONVEYOR EQUIPMENT TOGETHER WITH SUPPORTING STRUCTURES
AFFECTS: THE NORTHEASTERLY PORTION OF PARCEL I
[AS SHOWN HEREON]

18. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: MARCH 17, 1972
RECORDED: JUNE 30, 1972
BOOK: 866
PAGE: 1228
IN FAVOR OF: THE CITY OF PORTLAND
FOR: METER VAULT
AFFECTS: THE SOUTHEASTERLY PORTION OF PARCEL I

AND ALSO DISCLOSED BY:

RECORDED: JUNE 30, 1972
BOOK: 866
PAGE: 1231
[AS SHOWN HEREON]

19. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: JULY 25, 1974
RECORDED: JULY 29, 1974
BOOK: 999
PAGE: 263
IN FAVOR OF: THE PORTLAND TERMINAL RAILROAD COMPANY
FOR: RAILWAY PURPOSES
AFFECTS: THE NORTHWESTERLY PORTION OF PARCEL II
[AS SHOWN HEREON]

20. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: APRIL 9, 1975
RECORDED: JUNE 24, 1975
BOOK: 1047
PAGE: 1339
IN FAVOR OF: THE CITY OF PORTLAND
FOR: WATER MAIN SERVICE VAULT
AFFECTS: THE SOUTHEASTERLY PORTION OF PARCEL I
[AS SHOWN HEREON]

21. CITY OF PORTLAND LAND USE REVIEW FILE NO. LUR 96-00324 DZ, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: JUNE 18, 1996
RECORDER'S FEE NO.: 96-092125
(ELECTRONIC MESSAGE CENTER)

22. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: MAY 18, 2000
RECORDED: JUNE 23, 2000
RECORDER'S FEE NO.: 2000-086476
IN FAVOR OF: THE CITY OF PORTLAND
FOR: OVERHEAD RAMP
AFFECTS: THE NORTHERLY PORTIONS OF PARCELS I AND II
[AS SHOWN HEREON]

23. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: MAY 18, 2000
RECORDED: JUNE 23, 2000
RECORDER'S FEE NO.: 2000-086477
IN FAVOR OF: THE CITY OF PORTLAND
FOR: SEWER
AFFECTS: THE NORTHWESTERLY PORTION OF PARCEL I
[AS SHOWN HEREON]

24. EASEMENT AND EQUITABLE SERVITUDES AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

DATED: OCTOBER 7, 2011
RECORDED: OCTOBER 7, 2011
RECORDER'S FEE NO.: 2011-111086
BY AND BETWEEN: UNITED STATES POSTAL SERVICE AND THE STATE OF OREGON, ACTING BY AND THROUGH THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY ("DEQ")

[BLANKET TYPE EASEMENT]

25. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

26. IF REQUESTED TO ISSUE AN EXTENDED COVERAGE ALTA LOAN POLICY, THE FOLLOWING MATTERS MUST BE ADDRESSED:
A) THE RIGHTS OF TENANTS HOLDING UNDER UNRECORDED LEASES OR TENANCIES
B) ANY FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND
C) MATTERS DISCLOSED BY A STATEMENT AS TO PARTIES IN POSSESSION AND AS TO ANY CONSTRUCTION, ALTERATIONS OR REPAIRS TO THE LAND WITHIN THE LAST 75 DAYS. THE COMPANY MUST BE NOTIFIED IN THE EVENT THAT ANY FUNDS ARE TO BE USED FOR CONSTRUCTION, ALTERATIONS OR REPAIRS.

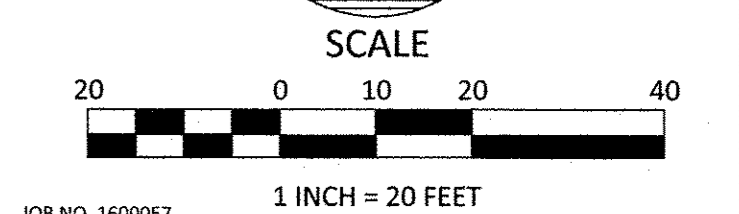
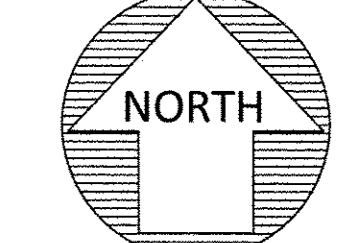
SURVEYOR'S CERTIFICATE:

TO: PORTLAND DEVELOPMENT COMMISSION; [LENDER]; AND CHICAGO TITLE INSURANCE COMPANY OF OREGON.

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 1, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2016, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Troy T. Tetsuka
TROY T. TETSUKA, PLS NO. 2841
DATE

Calvin K. G.
DATE



REGISTERED PROFESSIONAL LAND SURVEYOR
JOB NO. 1600057

Troy T. Tetsuka
OREGON
JUNE 30, 1997
TROY T. TETSUKA
2841
EXPIRES 6/30/18

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

REV.	DATE	BY	DESCRIPTION

kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

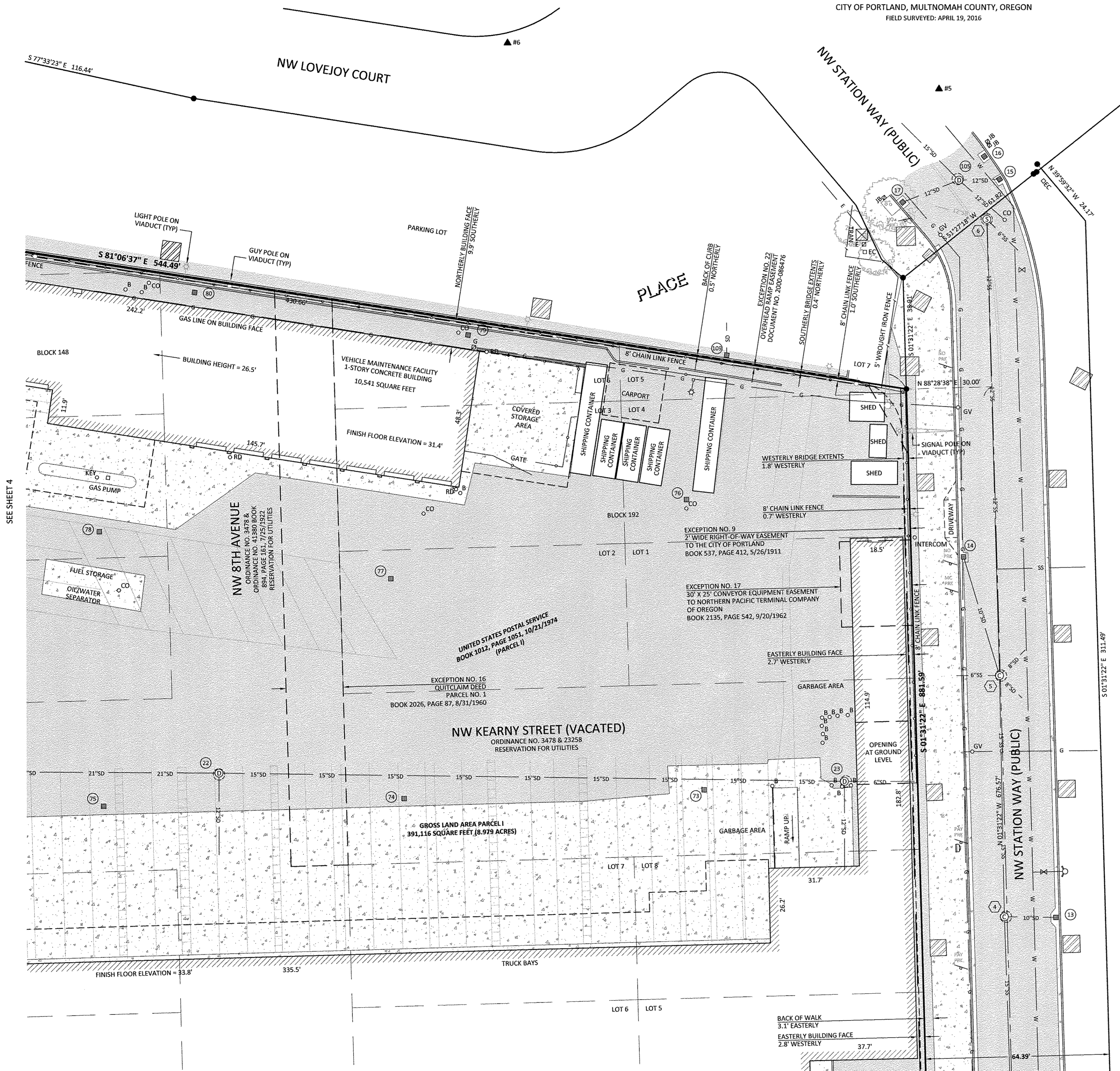
SURVEYED BY: JW/WR
DRAWN BY: JBJ
CHECKED BY: TTT
PROJECT NO.: 1600057
FILE: 1600057-ALTA

ALTA/NSPS LAND TITLE AND LOCATION SURVEY
UNITED STATES POST OFFICE
PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: JUNE 10, 2016
CONTOUR INTERVAL: N/A
SHEET NO. 2 OF 6

ALTA/NSPS LAND TITLE AND LOCATION SURVEY

ALL OF BLOCKS 113, 129, 130, 131, 132, 193, T, Z, A PORTION OF BLOCKS 114, 147, 148, 192 AND VACATED NW IRVING STREET, VACATED NW JOHNSON STREET, VACATED NW KEARNEY STREET, VACATED NW PARK AVENUE AND VACATED NW 8TH AVENUE LOCATED IN THE NW QUARTER OF SECTION 34
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 19, 2016



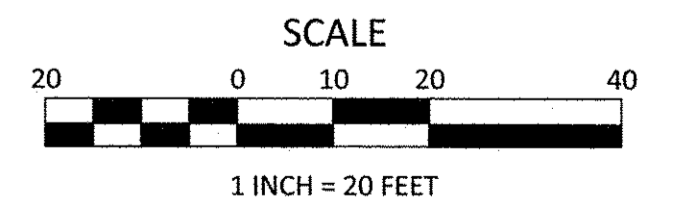
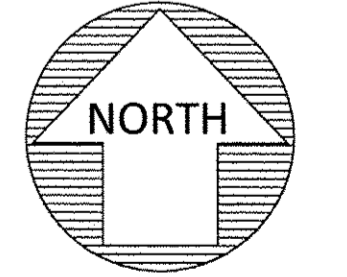
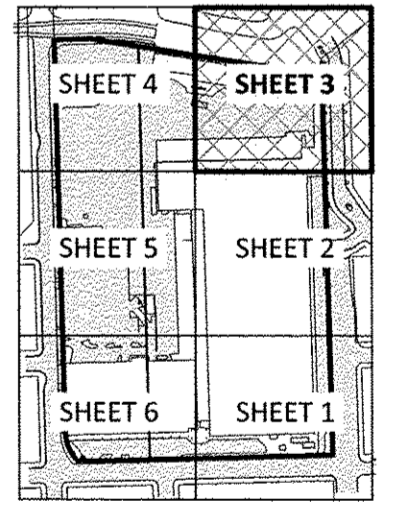
LEGEND:

- BUILDING OUTLINE WITH DOOR
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- FIRE DEPARTMENT CONNECT
- WATER VAULT
- HOSE BIB
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- TRASH CAN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SET 5/8" X 30" IRON ROD "K"PFF INC.
- SET 1-1/8" BRASS DISK "K"PFF INC.
- FOUND MONUMENT, HELD UNLESS OTHERWISE NOTED
- PROJECT CONTROL POINT

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING
1	1-1/8" BRASS CAP "K"PFF CONTROL"	173976.95	346255.88
2	1-1/8" BRASS CAP "K"PFF CONTROL"	174049.92	346593.87
3	1-1/8" BRASS CAP "K"PFF CONTROL"	174530.09	346565.04
4	1-1/8" BRASS CAP "K"PFF CONTROL"	174657.99	346659.62
5	1-1/8" BRASS CAP "K"PFF CONTROL"	175029.60	346598.76
6	1-1/8" BRASS CAP "K"PFF CONTROL"	175045.83	346447.83
7	1-1/8" BRASS CAP "K"PFF CONTROL"	175067.80	346220.68
8	1-1/8" BRASS CAP "K"PFF CONTROL"	175078.83	345957.13
9	1-1/8" BRASS CAP "K"PFF CONTROL"	174955.82	345959.43
10	1-1/8" BRASS CAP "K"PFF CONTROL"	174498.88	345977.05
11	1-1/8" BRASS CAP "K"PFF CONTROL"	174262.75	345980.04
12	1-1/8" BRASS CAP "K"PFF CONTROL"	174047.59	345993.54

KEY MAP



REGISTERED PROFESSIONAL LAND SURVEYOR

JUNE 30, 1997
TROY T. TETSUKA
2841
EXPIRES 6/30/18



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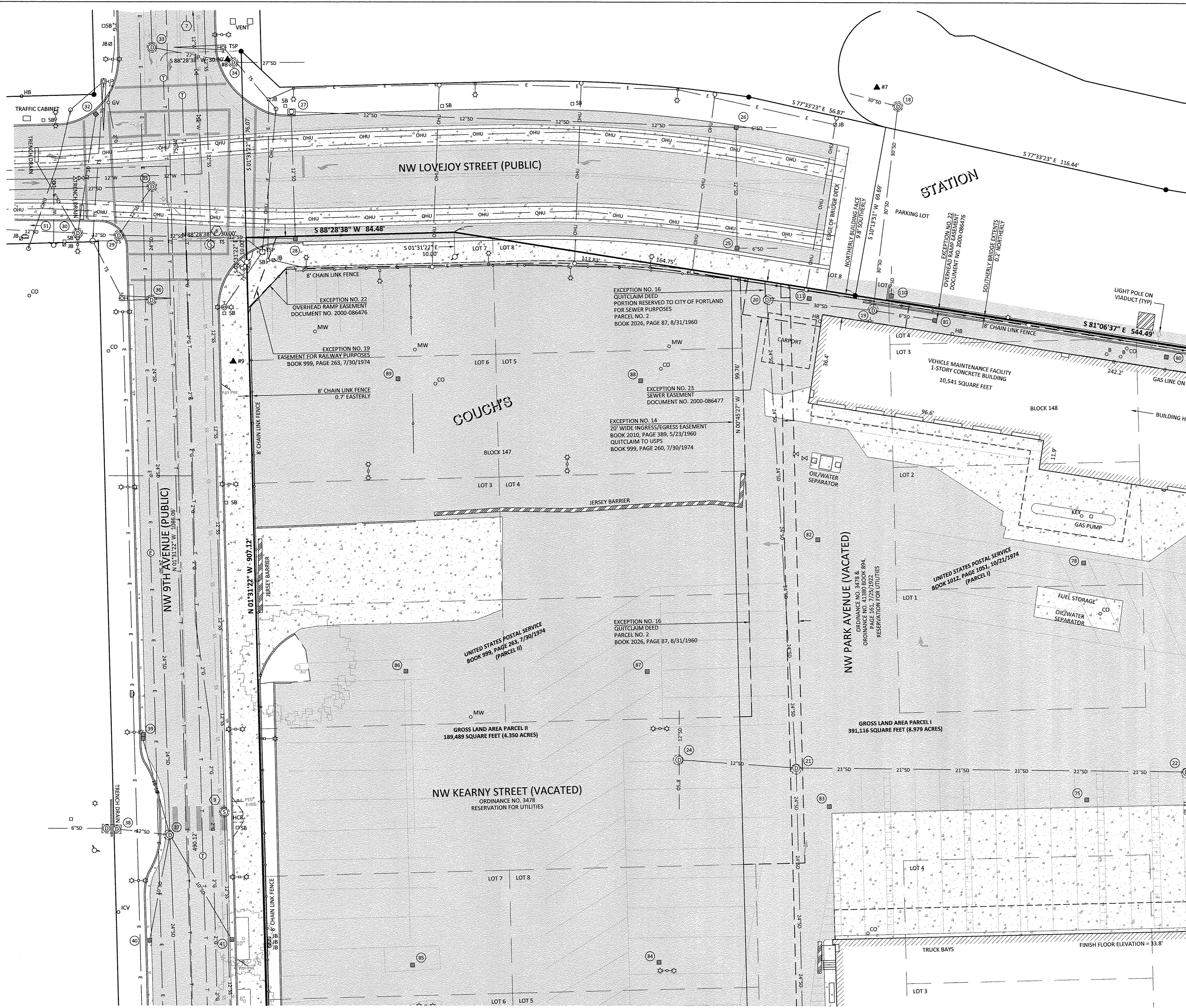
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SURVEYED BY: JW/WR
DRAWN BY: JBJ
CHECKED BY: TTT
PROJECT NO.: 1600057
FILE: 1600057-ALTA

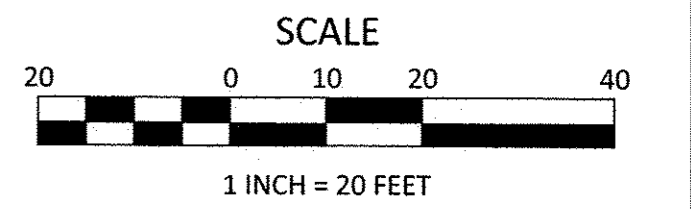
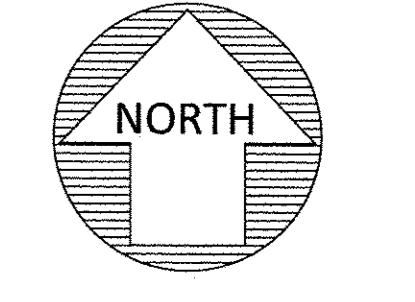
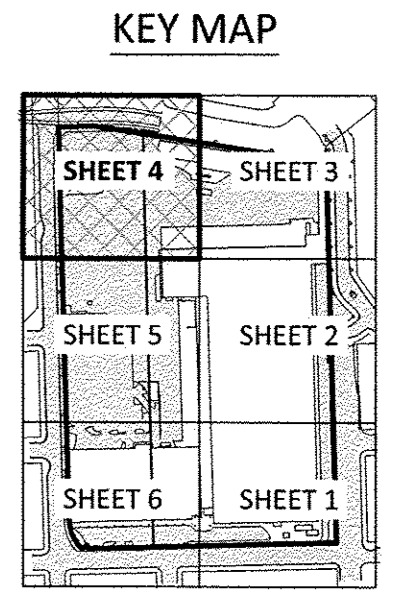
ALTA/NSPS LAND TITLE AND LOCATION SURVEY
UNITED STATES POST OFFICE
PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: JUNE 10, 2016
CONTOUR INTERVAL: N/A
SHEET NO. 3 OF 6

ALTA/NSPS LAND TITLE AND LOCATION SURVEY
 ALL OF BLOCKS 113, 129, 130, 131, 132, 193, T, Z, A PORTION OF BLOCKS 114, 147, 148, 192 AND VACATED NW IRVING STREET,
 VACATED NW JOHNSON STREET, VACATED NW KEARNEY STREET, VACATED NW PARK AVENUE AND VACATED NW 8TH AVENUE
 LOCATED IN THE NW QUARTER OF SECTION 34
 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FIELD SURVEYED: APRIL 19, 2016



- LEGEND:**
- BUILDING OUTLINE WITH DOOR
 - CONCRETE SURFACE
 - ASPHALT SURFACE
 - WALL
 - BUILDING OVERHANG
 - CURB LINE
 - EDGE OF ASPHALT
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - LOT LINE
 - PROPERTY LINE
 - FIBER OPTIC LINE
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 - OVERHEAD UTILITY LINES
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 - ROOF DRAIN
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Myth
 OREGON
 JUNE 30, 1997
 TROY T. TETSUKA
 2841
 EXPIRES 6/30/18

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SEE SHEET 5

REV.	DATE	BY	DESCRIPTION

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SURVEYED BY: JW/WR
 DRAWN BY: JBJ
 CHECKED BY: TTT
 PROJECT NO.: 1600057
 FILE: 1600057-ALTA

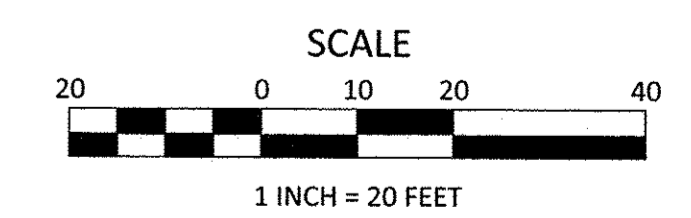
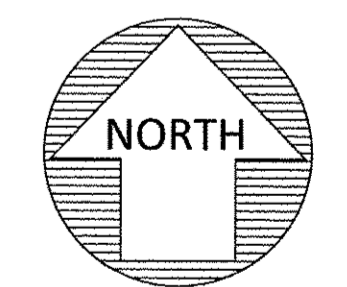
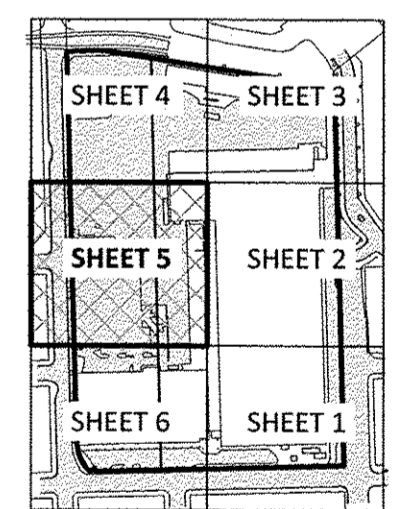
ALTA/NSPS LAND TITLE AND LOCATION SURVEY
 UNITED STATES POST OFFICE
 PORTLAND DEVELOPMENT COMMISSION
 CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: JUNE 10, 2016
 CONTOUR INTERVAL: N/A
 SHEET NO.
4 OF 6

ALTA/NSPS LAND TITLE AND LOCATION SURVEY
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 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FIELD SURVEYED: APRIL 19, 2016

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KEY MAP



JOB NO. 1600057

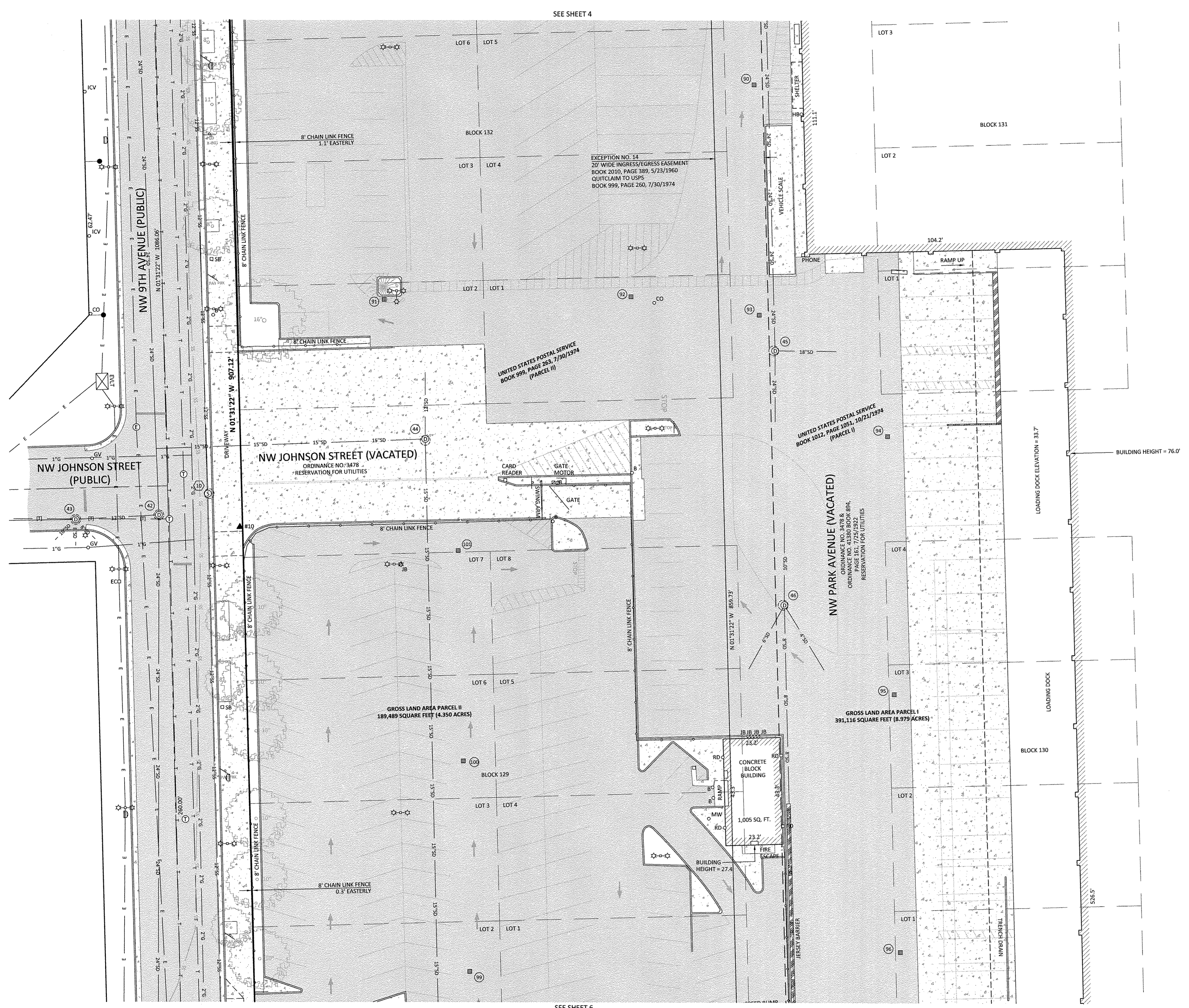
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OREGON
 JUNE 30, 1997
 TROY T. TETSUKA
 2841

EXPIRES 6/30/18



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 CHECKED BY: TTT
 PROJECT NO.: 1600057
 FILE: 1600057-ALTA

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 CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: JUNE 10, 2016
 CONTOUR INTERVAL: N/A
 SHEET NO. 5 OF 6

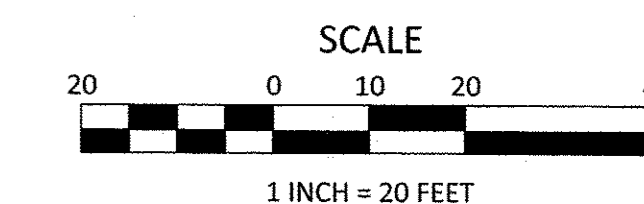
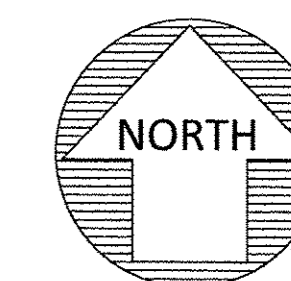
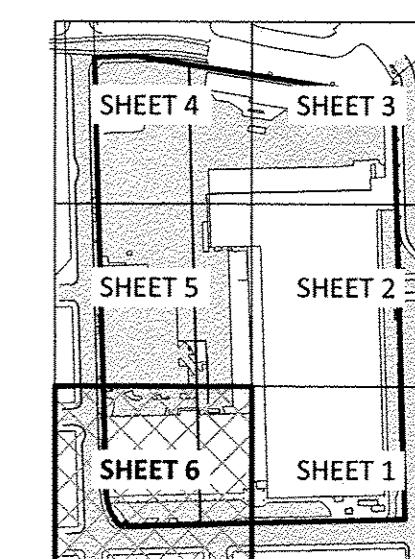
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KEY MAP



REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO. 1600057

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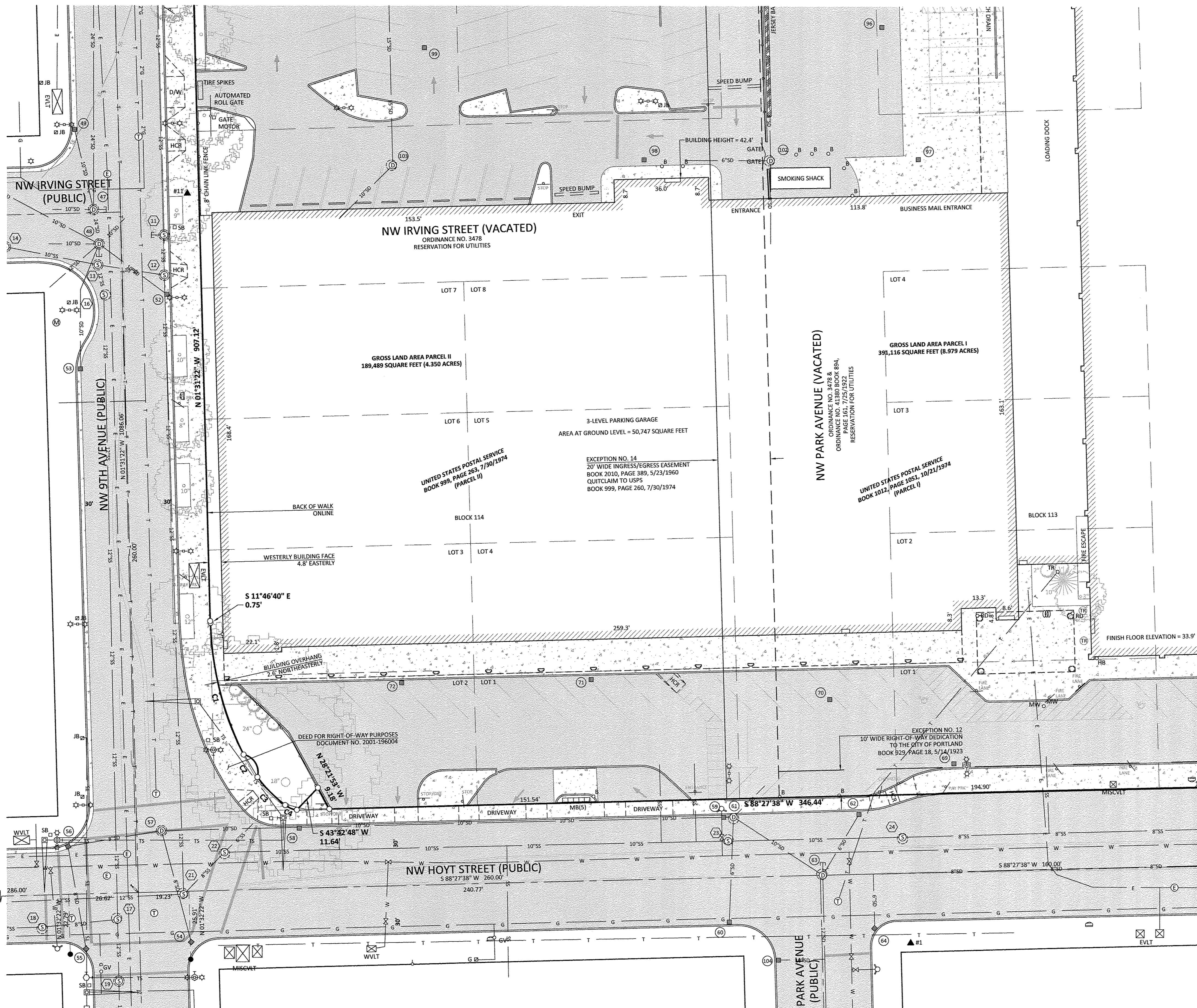
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DATE: JUNE 10, 2016

CONTOUR INTERVAL: N/A

SHEET NO.

6 OF 6



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.31	119.09	25°10'00"	51.89	N 14°06'20" W
C2	11.34	6.89	94°16'05"	10.10	N 31°23'52" W
C3	15.08	53.48	16°09'21"	15.03	N 44°50'52" W
C4	4.45	9.84	25°53'54"	4.41	N 65°52'54" W

REV.	DATE	BY	DESCRIPTION

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