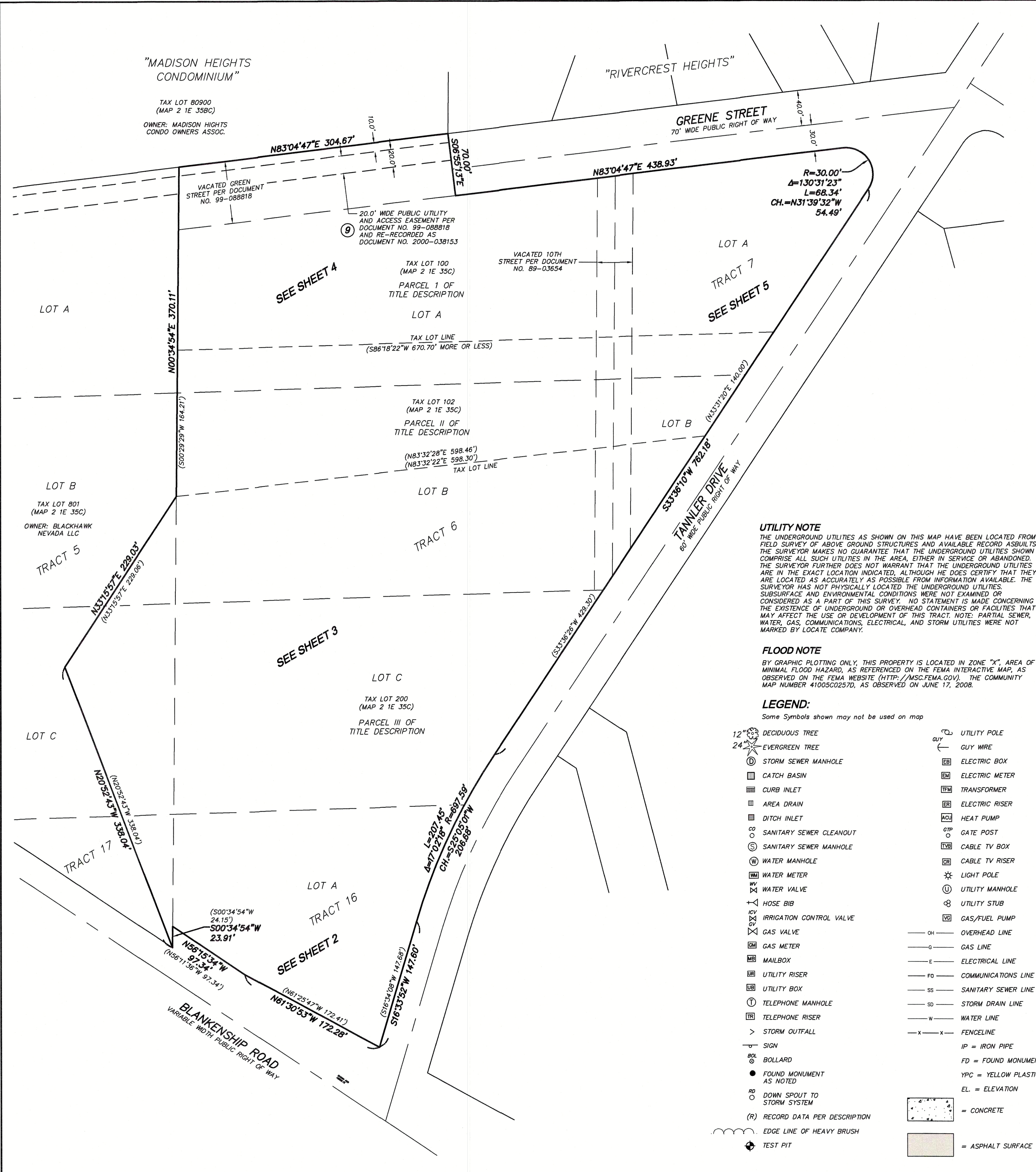




RECORD DESCRIPTION:

PARCEL I:

All that portion of the following described tracts lying Northerly of the tract decreed to the State of Oregon, by and through its State Highway Commission by Judgment order filed October 15, 1968 in Case No. 67574, in the Circuit Court for Clackamas County, Oregon and Northerly of that tract described by deed to Holgate Baptist Church, recorded in Document No. 63-014682, Clackamas County records and Westerly of Tanner Drive, in the City of West Linn, County of Clackamas and State of Oregon, as follows:

All of tracts 6, 7 and 16, WILLAMETTE TRACTS (Plat Book 5, Page 0006), Tracts 1-64 inclusive; TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

ALSO TOGETHER WITH that portion of vacated Green Street which inured thereto by Ordinance No. 1439 recorded September 09, 1999 as Fee No. 99-088818.

PARCEL II:

Part of Lots A and B, Block 6, and part of Lots A and B, Block 7, WILLAMETTE TRACTS (Plat Book 5, Page 0006), in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the North line of the Willamette Tracts (Plat Book 5, Page 0006) in the Perrin Donation Land Claim, being in Section 35, Township 2 South, Range 1 East, of the Willamette Meridian, where the extension of the West line of Tanner Drive, as shown on the plat of WILLAMETTE VIEW ESTATES intersects said North line. Said point is South 83° West, 826.94 feet from a stone marking the Northeast corner of said WILLAMETTE TRACTS (Plat Book 5, Page 0006); thence South 33°31'20" West, 157.19 feet to a point on the West line of said Tanner Drive; thence continuing along said West line of Tanner Drive, South 33°31'20" West, 332.81 feet to the true point of beginning; thence North 33°31'20" East along said West line 140.00 feet; thence South 86°18'22" West, 670.70 feet, more or less, to the West line of tract 6 of said WILLAMETTE TRACTS (Plat Book 5, Page 0006); thence South 0°29'29" West along the West line of said tract 6, a distance of 184.21 feet, more or less, to a point that bears South 83°32'22" West from the point of beginning; thence North 83°32'22" East, 598.30 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

PARCEL III:

A tract of land being all of Parcel 1 of Deed Document Number 2005-126465, and a portion of Deed Document Number 2006-050100, both found in Deed Records of Clackamas County, located in the Southwest 1/4 of Section 35, Township 2 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of Parcel 1 of Deed Document Number 2005-126465, Deed Records of Clackamas County, said corner being on the Northerly right of way line of Blankenship Road (of which right of way width varies); thence along said Northerly right of way line, North 61°25'47" West, 172.41 feet to an angle point; thence North 56°11'36" West, 97.34 feet to a point on the East line of deed Document Number 2006-050100, deed records of Clackamas County; thence along said East line South 00°34'54" West, 24.15 feet; thence leaving said East line, North 20°52'43" West, 338.04 feet; thence North 33°15'57" East, 229.06 feet to a point on said East line, said point being the Northwest corner of said Parcel 1; thence along the North line of said Parcel 1, North 83°37'28" East, 598.48 feet to the Northeast corner thereof, said corner being 30.00 feet Westerly of the centerline of Tanner Drive when measured at right angles; thence parallel with, Westerly of, and 30.00 feet distant from said centerline, the following courses: South 33°36'26" West, 429.30 feet to a point of curvature; thence along a curve to the left, having a radius of 697.59 feet, through a central angle of 179°21'81", on an arc length of 207.45 feet (chord of which bears South 25°05'17" West, 206.68 feet) to a point of tangency; thence South 16°34'08" West, 147.68 feet to the point of beginning.

TOGETHER WITH that portion of 10th Street that inured thereto upon vacation thereof.

PARCEL IV, SHOWN AS EXCEPTION 10, SEE SHEETS 2 AND 3 OF THIS SURVEY

A non-exclusive easement for access purposes, being appurtenant to Parcels I, II and III described above, as more fully set forth and described in Reciprocal Access Easement agreement recorded September 17, 2013, as Recorder's Fee No. 2013-065913, Clackamas County Records.

Said description is the same as per Preliminary Title Report per Chicago Title Company of Oregon Order No. 472525002936, with an Effective date of July 2, 2025.

SURVEYOR'S NARRATIVE / RESOLUTION:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THOSE TRACTS OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2025-007205, CLACKAMAS COUNTY DEED RECORDS.

FOR THE SOUTHERLY SOUTHWEST LINE OF THE SUBJECT TRACT, AND MY BASIS OF BEARINGS, I HELD NORTH 20°52'43" WEST BETWEEN FOUND MONUMENTS 100 AND 101, PER SURVEY NO. 2012-019. I THEN HELD FOUND MONUMENTS 101 AND 102, WHICH MATCHED RECORD BEARING AND DISTANCE. PER SURVEY NO. 2012-019 AND THE SUBJECT DEED, I THEN HELD FOUND MONUMENTS 100 AND 102 AND EXTENDED THIS LINE NORTH FOR THE MOST NORTHERLY SEGMENT OF THE WEST LINE. THIS CORRELATES CLOSELY WITH RECORD BEARING AND DISTANCE PER SAID SURVEY NO. 2012-019.

FOR THE MOST NORTHERLY LINE OF THE SUBJECT TRACT, BEING THE SOUTH LINE OF THE PLAT OF "BLAND ACRES", PLAT NO. 304, ALSO BEING COINCIDENT WITH THE SOUTH LINE OF THE PLAT OF "RIVERCREST HEIGHTS", PLAT NO. 2913, AS WELL AS THE NORTH RIGHT OF WAY LINE OF GREENE STREET (NOW PARTIALLY VACATED), I HELD FOUND MONUMENTS 180, 189, AND 160, A POINT 30.00 FEET NORTH OF FOUND MONUMENT 157, PER SURVEYS NO. 19251, 28021, AND 28686, AND THE PLATS OF "BLAND ACRES" AND "WILLAMETTE VIEW ESTATES", PLAT NO. 2545.

I HELD FOUND MONUMENTS 158, 157, 153, 151, AND 150, AND RECORD CURVE RADIUS PER SURVEY NO. 2004-239 AND THE PLAT OF "WILLAMETTE VIEW ESTATES", FOR THE CENTERLINE OF TANLER DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY). I THEN CALCULATED THE NORTHEAST RIGHT OF WAY 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE, PER SAID PLAT.

FOR THE CENTERLINE OF SW BLANKENSHIP ROAD, I HELD FOUND MONUMENT 150 (ORIGIN UNKNOWN) AND A POINT 30.00 FEET SOUTHWESTERLY OF FOUND MONUMENT 100, PER SURVEY NO. 2012-019. I THEN CALCULATED THE WESTERLY SEGMENT OF THE NORTH RIGHT OF WAY LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH SAID CENTERLINE, EXTENDING THIS SOUTHEASTERLY RECORD DISTANCE PER SURVEY NO. 15587 TO AN ANGLE POINT, THEN PROCEEDED SOUTHEASTERLY THROUGH FOUND MONUMENT 181 TO INTERSECT THE ESTABLISHED WESTERLY RIGHT OF WAY LINE OF TANLER ROAD.

ITEMS, EASEMENTS, AND ENCUMBRANCES:

Please refer to the title report noted in Surveyor's Note No. 1 for all items concerning agreements, liens, waivers, assessments, leases, taxes, and other matters of record which do not reflect survey matters and are not listed below. The following items were listed in the Title Report supplied by the client and are listed here with my comment.

As per Preliminary Title Report File No. 472525002936, from Chicago Title Company of Oregon, with an Effective date of July 2, 2025.

9 A 20 foot wide utility and public access easement as set forth in City of West Linn Ordinance No. 1439 situated within vacated Greene Street, affecting Parcel I; Ordinance No.: 1439 Recording Date: September 9, 1999 Recording No.: 99-088818

And modified by instrument; Recording Date: June 13, 2000 Recording No.: 2000-038153

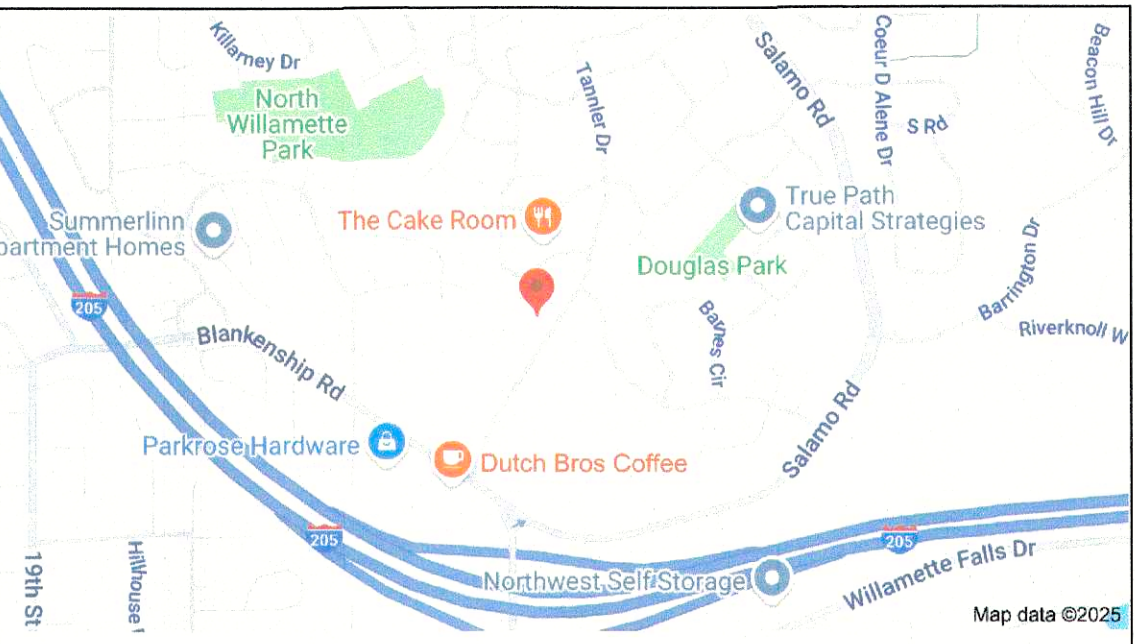
10 Reciprocal Access Easement Agreement, including a parking area easement situated within Parcel 3 and potential maintenance obligations, including the terms and provisions thereof; Recording Date: September 17, 2013 Recording No.: 2013-065913

BENCHMARK / VERTICAL DATUM

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

ZONING NOTE

AT THE TIME OF THIS SURVEY, NO ZONING REPORT HAD BEEN PROVIDED TO THE SURVEYOR. HOWEVER, ACCORDING TO THE OFFICIAL CITY OF WEST LINN WEBSITE, SUBJECT PARCEL IS ZONED OBC - OFFICE BUSINESS CENTER.



VICINITY MAP

NOT TO SCALE

SURVEYORS NOTES

- Survey as shown was prepared from a legal description as contained in Chicago Title Company of Oregon Preliminary Title Report Order No. 472525002936, with an effective date of July 2, 2025.
- Some features shown on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- My basis of bearings is North 20°52'43" West along the Southerly Southwest line of subject tract per Survey Number 2012-019, Clackamas County Survey Records. Horizontal coordinates are based on Oregon State Plane coordinates, North Zone, NAD83(2011)(epoch 2010).
- Gross Land Area = 494,715 or 11.36 acres.
- Subject site posted address: 2410, 2422, and 2444 Tanner Drive, West Linn, OR 97068.
- At the time of this survey, there was no observable evidence of recent earth moving work, building construction, or building additions.
- According to the US Fish and Wildlife Service "National Wetland Inventory" Website, there are no identified wetlands on the subject property. At the time of this survey, there were no field delineation of the wetlands.
- At the time of this survey, there is one offsite easements or servitudes disclosed in documents to the surveyor: Exception 10 - Reciprocal Access Easement Agreement, including a parking area easement situated within Parcel 3 and potential maintenance obligations, including the terms and provisions thereof; Recording Date: September 17, 2013 Recording No.: 2013-065913, see sheets 2 and 3 of this survey.
- No division or party wall exists or is designated by the client with respect to adjoining properties.
- At the time of this survey, there are 23 striped parking spaces and 0 handicap space.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount as required is in effect throughout the contract term.
- At the time of this survey, there is no observed evidence of recent street or sidewalk construction or repairs. There is no indication of changes in rights of way.
- At the time of this survey, there is no observed evidence of site use as a solid waste dump, slump or sanitary landfill.
- At the time of this survey, there is no observed evidence of cemeteries or burial places.
- Monuments have not yet been set at all of the boundary corners, as of September 10, 2025.

ALTA/NSPS LAND TITLE SURVEY:

2410, 2422, and 2444 Tanner Drive, West Linn, OR 97068

Based upon Preliminary Title Report

Order No. 472525002936 of Chicago Title Company of Oregon

bearing an effective date of July 2, 2025

Surveyor's Certification

To: Tanner Holdings LLC, an Oregon limited liability company; and Chicago Title 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b, 8, 11a, 11b, 16, and 19 of Table A thereof. The field work was completed on September 2, 2025.

Toby G. Bolden
Registered Land Surveyor No.: 60377
In the State of Oregon
Date of Survey: September 6, 2025
Date of Last Revision: 10 SEP 25

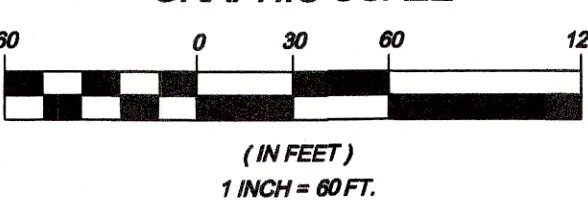
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

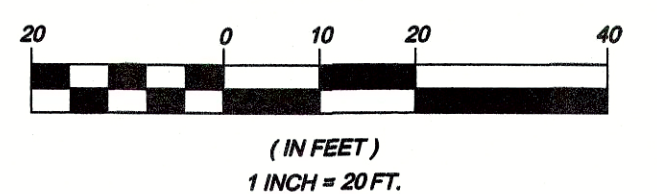
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWES: DECEMBER 31, 2025

GRAPHIC SCALE



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189



SIGNED ON: 10 SEP 25

REGISTERED
PROFESSIONAL
LAND SURVEYOR

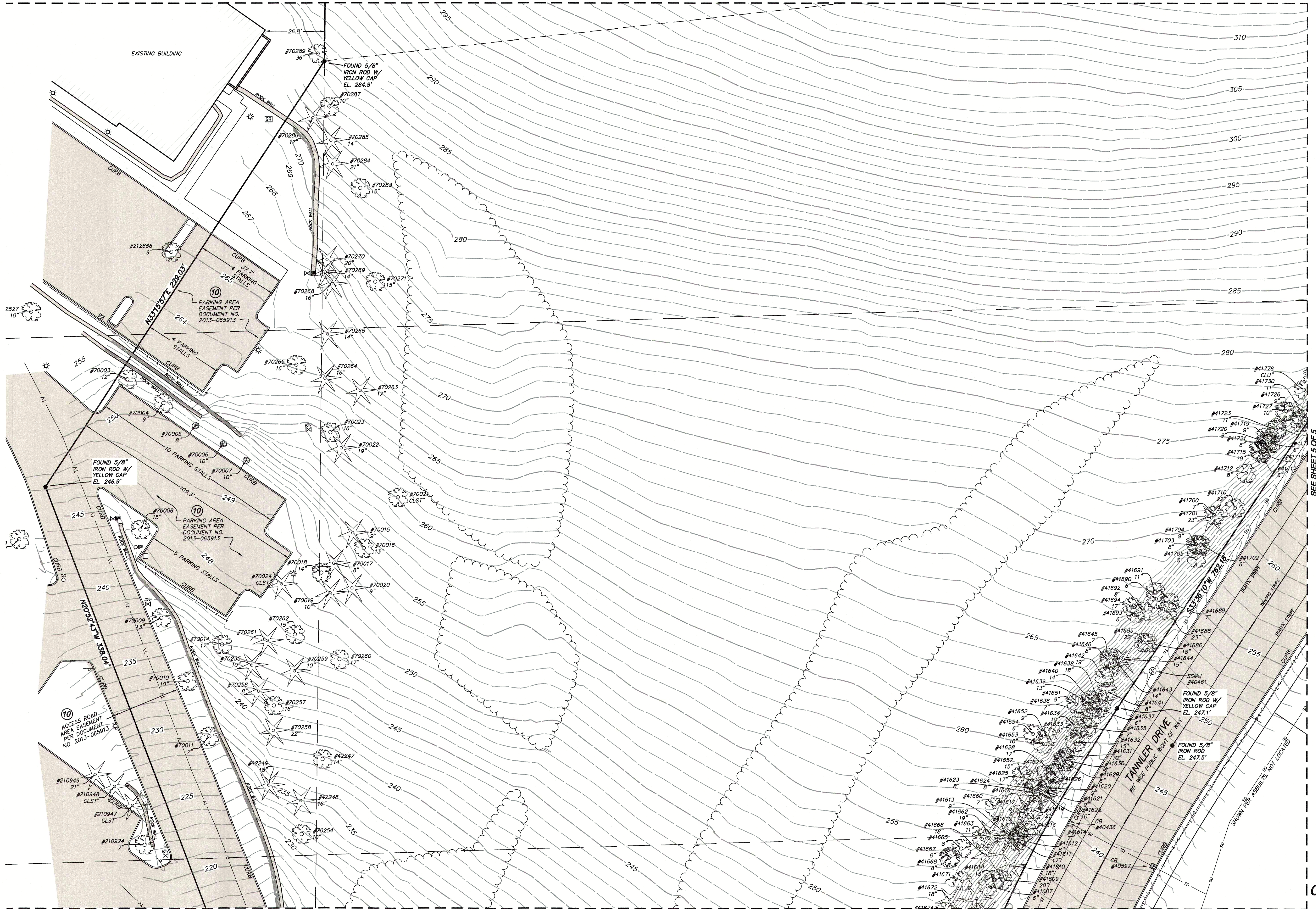
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

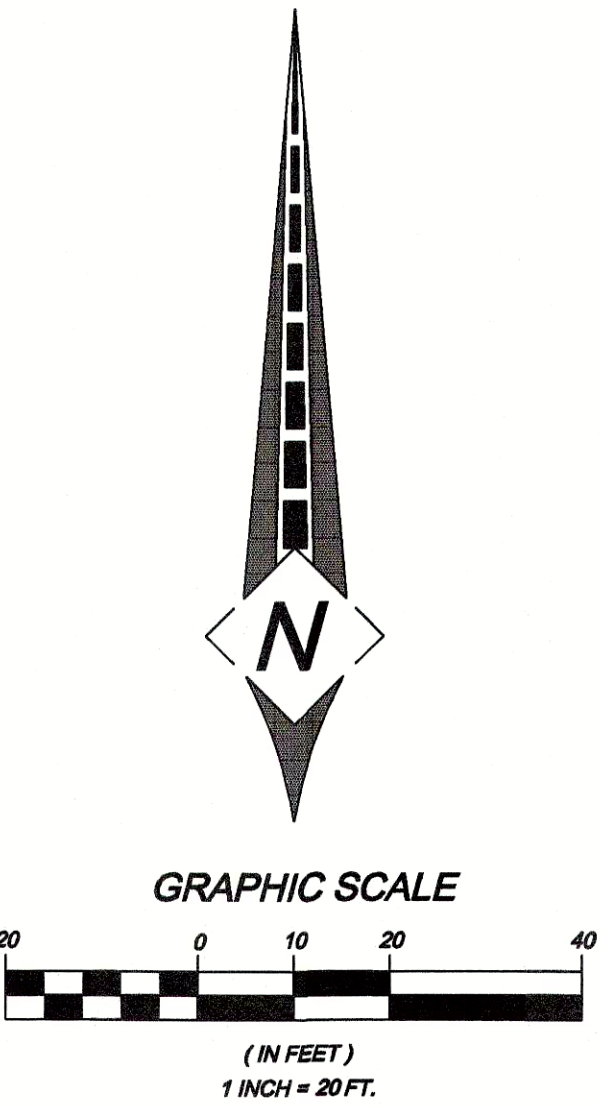


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SEE SHEET 4 OF 5



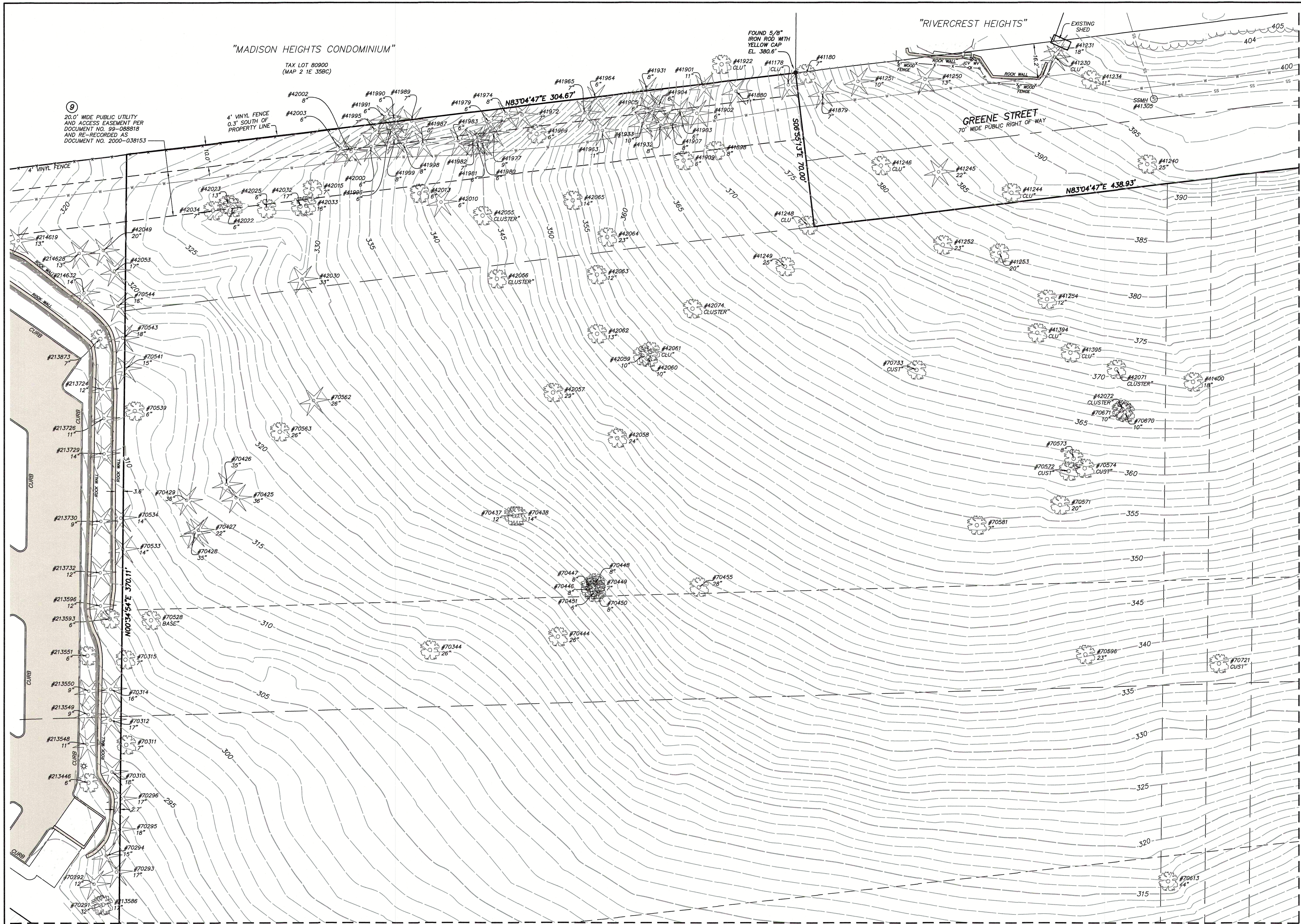
FOR LEGEND AND NOTES,
SEE SHEET 1 OF 5
FOR UTILITY INVERT MEASURES,
SEE SHEET 5 OF 5



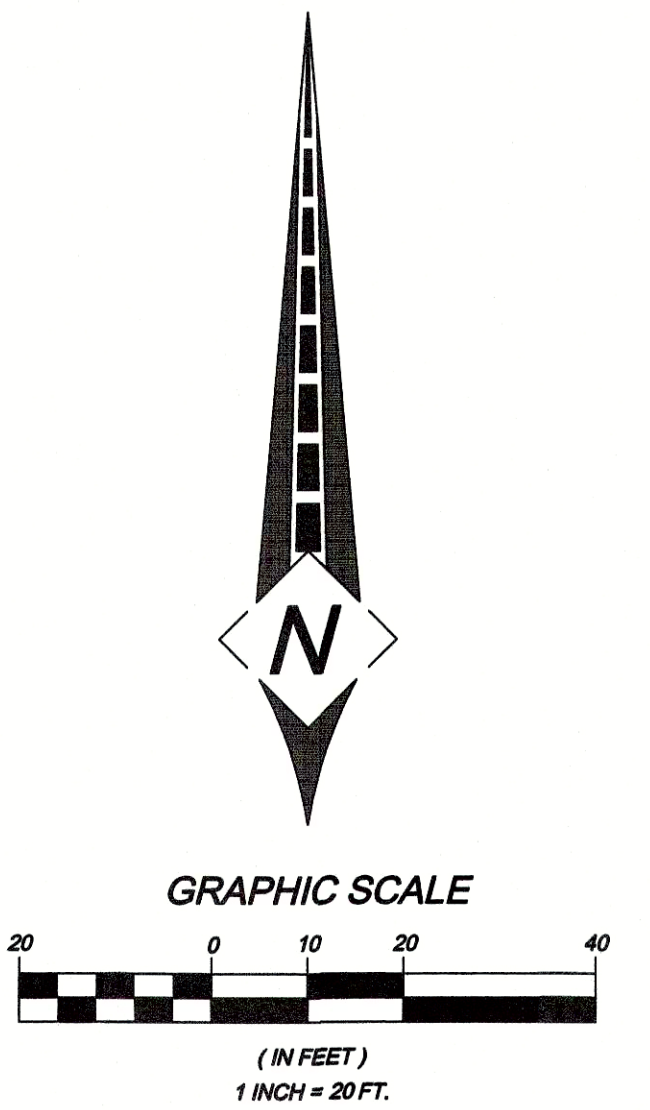
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OREGON
JULY 13, 2004
TOBY G. GOLDEN
60377LS
RENEWS: DECEMBER 31, 2025

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SEE SHEET 2 OF 5

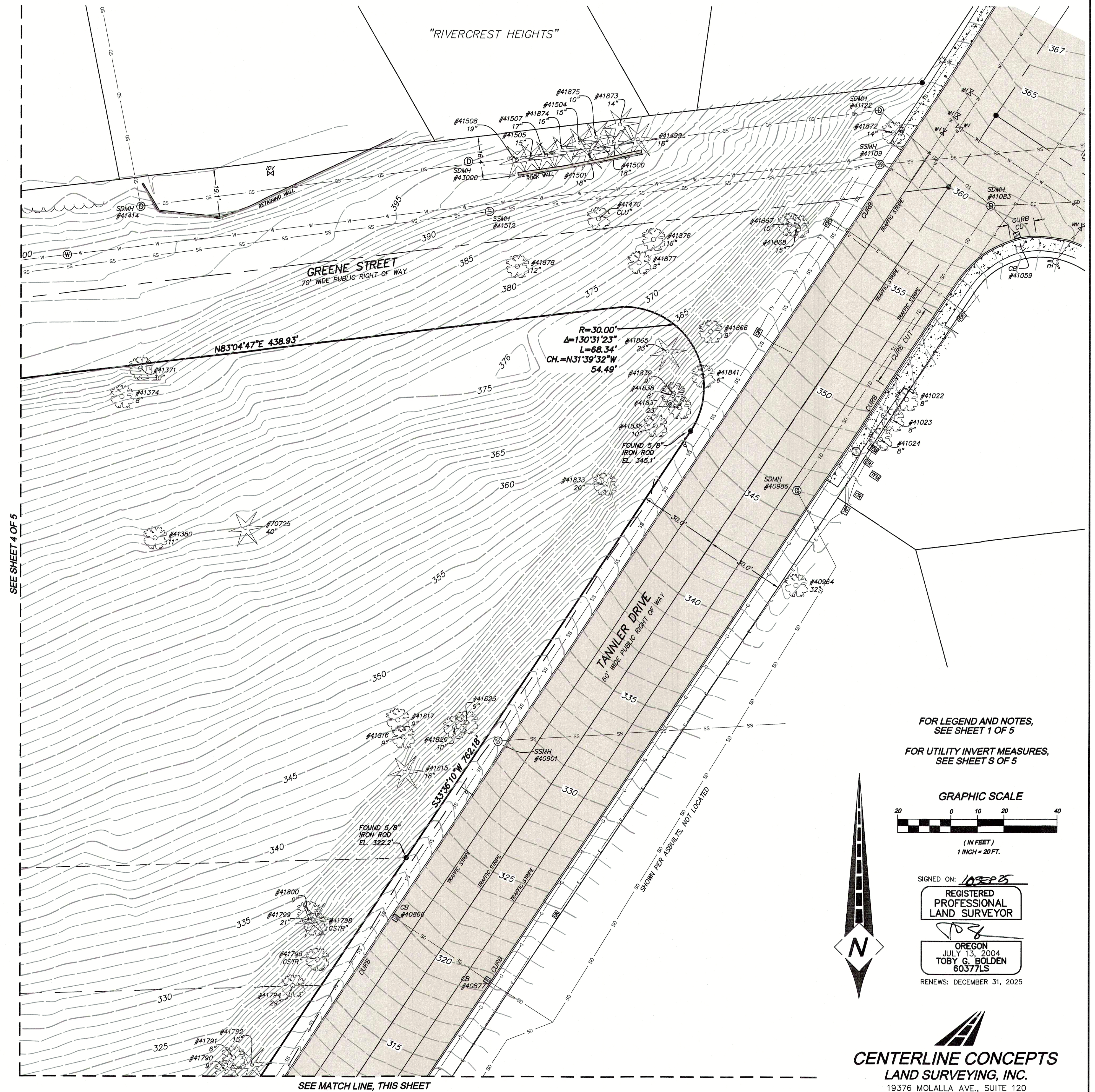
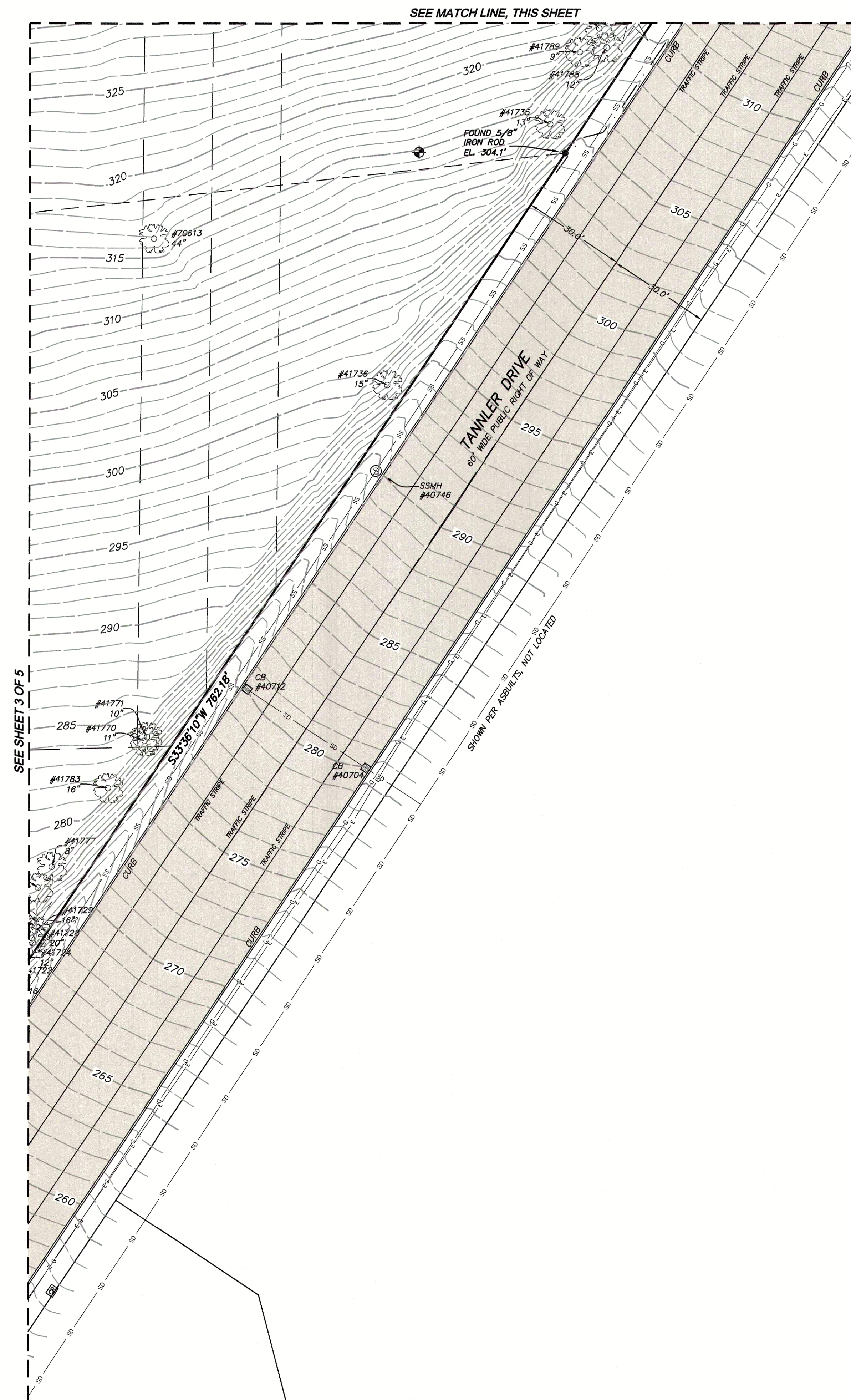


FOR LEGEND AND NOTES,
SEE SHEET 1 OF 5
FOR UTILITY INVERT MEASURES,
SEE SHEET 5 OF 5



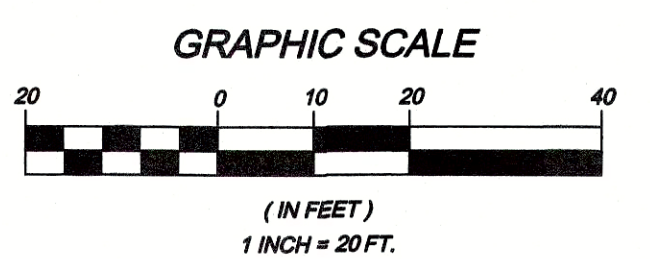
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**FOR LEGEND AND NOTES,
SEE SHEET 1 OF 5**

**FOR UTILITY INVERT MEASURES,
SEE SHEET S OF 5**



SIGNED ON: 10 SEP 25

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