

RECORD DESCRIPTION:

Beginning at point the Easterly right of way line of U. S. 99 East (Commercial Street) which bears South 89'38'13" West 559.12 feet and North 25'48'54" West 57.21 feet from 3/4 inch iron pipe marking the Southeasterly corner of that tract of land as described in Volume 141, Page 529, Marion County Record of Deeds and running thence from the true point of beginning, North 89' 38' 13" East 60.00 feet along a line parallel to the Southerly boundary line of said recorded tract; thence North 21'33'23" East 147.27 feet to a point on a line parallel to the Easterly boundary line of said recorded tract; thence North 0' 26' 12" East 100.00 feet along said line to the Southerly right of way line of the Re-located Madrona Avenue, said right of way line being the arc of a 1175.92 foot radius curve right; thence Southwesterly along the arc of said curve right, the long chord bears curve South 84'14'23" West 145.00 feet; thence South 47' 53' 51" West 32.00 feet; thence South 27' 53' 51" West 34.00 feet; thence South 01'30' 55" West 32.97 feet to a point on the Easterly right of line of U. S. 99 East; thence Southeasterly along a spiral curve to the right to a 5/8 inch iron rod, the long chord bears South 27'18'32" East 53.34 feet; thence Southeasterly along the of 5779.58 foot radius curve to the right, the long chord bears South 26' 33'11" East 101.66 feet to the point of beginning, situated in the Northwest quarter of the Southeast quarter of Section 3, Township 8 South, Range 3 West quarter of the Willamette Meridian, in the City of Salem, Marion County, Oregon.

Said description is the same as per Preliminary Title Report per Ticor Title Company of Oregon Order No. 471820100215, with an Effective date of October 19, 2020.

SURVEYOR'S NARRATIVE / RESOLUTION:

THE PURPOSE OF THIS SURVEY IS TO PREPARE AN ALTA/NSPS LAND TITLE SURVEY OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED IN REEL 3840, PAGE 432, MARION COUNTY DEED RECORDS. THE PROPERTY DESCRIPTION IN SAID DEED MATCHES EXACTLY THAT TRACT OF LAND ILLUSTRATED IN SURVEY NO. 33839, MARION COUNTY SURVEY RECORDS.

I HELD THE BEARINGS AND DISTANCES PER SAID DEED AND SURVEY, HOLDING FOUND MONUMENT 103 AND RECORD FALLING TO FOUND MONUMENTS 102 AND 108. FOUND MONUMENTS 105, 106, AND 107 APPEAR TO BE IN GOOD CONDITION, BUT GIVEN THE USE OF THIS PORTION OF CONCRETE, IT MAY HAVE BEEN SUBJECT TO SOME DISTURBANCE OR SUBSIDENCE WITH EXTREMELY HEAVY VEHICLES MOUNTING THE SIDEWALK TO NAVIGATE THE TURN. FOUND MONUMENTS 103 AND 102, BEING AN IRON PIPE AND AN IRON ROD IN REASONABLY PROTECTED LOCATIONS, APPEAR TO BE THE STRONGEST POSITIONS TO REMAIN INTACT AND UNDISTURBED.

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. 471820100215, from Ticor Title Company of Oregon, with an Effective date of October 19, 2020.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Salem Heights Water District
Purpose: Water pipeline or lines and appurtenances thereto
Recording Date: August 21, 1950

Recording No: Volume 419 Page 400

Affects: Easement lied within or north of the right of way of Madrona Ave SE, and doe not affect the subject site. Not mapped hereon.

A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: February 3, 1969

Dated: February 3, 1969

Lessor: Dorothy A Delk and Robert Delk

Lessee: Standard Oil Company

Recording Date: June 16, 1969

Recording No: Volume 666 Base 278

Recording No: Volume 666 Page 278

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Not plottable

Set Back Agreement including the terms and provisions thereof
Executed by: Robert W and Dorothy A. Delk and the City of Salem
Recording Date: September 8, 1967
Recording No.:
Affects: Volume 671 Page 89
Setback agreement for sign, not plottable

Set Back Agreement including the terms and provisions thereof Executed by: Robert W and Dorothy A. Delk and the City of Salem Recording Date: September 8, 1967
Recording No.:
Affects: Volume 671 Page 91

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chevron U.S.A. Inc.

Purpose: Maintenance, inspection, operation and removal of monitoring wells and hydrocarbon contamination recovery system

Recording Date: November 4, 2003 Recording No: Reel 2229 Page 288 Easement blanket in nature, nothing plottable

Setback agreement for sign, not plottable

BENCHMARK / VERTICAL DATUM

VERTICAL DATUM BASED ON FOUND CITY OF SALEM SURVEY CONTROL BENCHMARK NO. 2031, BEING A BRASS DISK, IN CONCRETE SIDEWALK, LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF COMMERCIAL STREET AND MADRONA AVENUE SE, ELEVATION BEING 324.90, NGVD 29 DATUM.

UTILITY NOTE

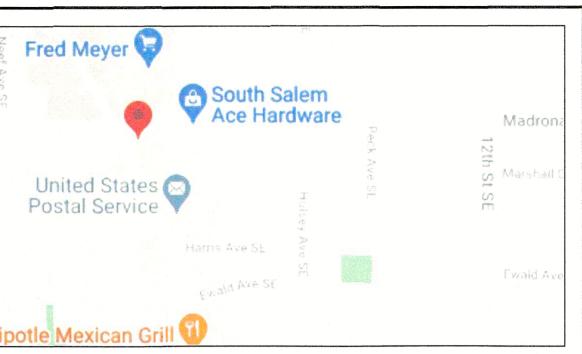
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AVAILABLE RECORD ASBUILTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. NOTE: PARTIAL SEWER, WATER, GAS, COMMUNICATIONS, ELECTRICAL, AND STORM UTILITIES WERE NOT MARKED BY LOCATE COMPANY.

ZONING NOTE

AT THE TIME OF THIS SURVEY, NO ZONING REPORT HAD BEEN PROVIDED TO THE SURVEYOR. HOWEVER, ACCORDING TO THE OFFICIAL CITY OF SALEM WEBSITE, SUBJECT PARCEL IS ZONED CR — RETAIL COMMERCIAL.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS REFERENCED ON THE FEMA INTERACTIVE MAP, AS OBSERVED ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). THE COMMUNITY MAP NUMBER 41047C0343G, AS OBSERVED ON JANUARY 19. 2000.



VICINITY MAP

SURVEYORS NOTES

- 1 Survey as shown was prepared from a legal description as contained in Ticor Title Company of Oregon Preliminary Title Report Order No. 471820100215, with an effective date of October 19, 2020.
- 2 Some features shown on this plat may be shown out of scale for clarity.
- 3 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.
- 4 My basis of bearings is South 21'33'23" West along the Southeasterly line per Survey Number 33839, Marion County Survey Records.
- 5 Gross Land Area = 32,342 SF or 0.74 acres.
- 6 Subject site posted address: 3514 Commercial Street SE, Salem, OR 97302.
- 7 At the time of this survey, there was no observable evidence of recent earth moving work, building construction, or building additions.
- 8 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.
- 9 At the time of this survey, there was no offsite easements or servitudes disclosed in documents to the surveyor.
- 10 No division or party wall exists or is designated by the client with respect to adjoining properties.
- 11 At the time of this survey, there are 4 striped parking spaces and 1 handicap space.

 12 Professional Liability Insurance policy obtained by the surveyor in the minimum
- amount as required is in effect throughout the contract term.

 13 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.

 14 At the time of this survey, there is no observed evidence of site use as a solid waste
- dump, slump or sanitary landfill.
- 15 At the time of this survey, there is no observed evidence of cemeteries or burial places.

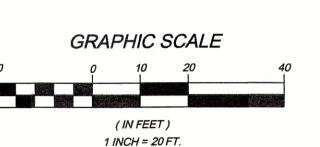
ALTA/NSPS LAND TITLE SURVEY: 3514 Commercial Street SE, Salem, OR 97302 Based upon Preliminary Title Report Order No. 471820100215 of Ticor Title Company of Oregon bearing an effective date of October 19, 2020

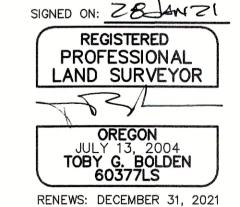
Surveyor's Certification

To: Delk South Commercial Property, LLC, an Oregon limited liability company; and Ticor 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 5, 7a, 7b1, 8, and 11 of Table A thereof. The field work was completed on January 21, 2021.

Toby G. Bolden
Registered Land Surveyor No.: 60377
In the State of Oregon
Date of Survey: January 27, 2021
Date of Last Revision:







19376 MOLALLA AVE., SUITE 120 OREGON CITY, OREGON 97045 PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M: \PROJECTS\JJS HOLDINGS-COMMERCIAL ST-SE-3514\DWG\ALTA-C3D.dwg