

18-145135 COMM
WFG Title

File No.: 18-145135

Grantor
Franklin Business Park LLC
Grantee
HEDGES D, AN LLC
After recording return to
HEDGES D, AN LLC P.O. Box 15523 Seattle, WA 98115
Until requested, all tax statements shall be sent to
HEDGES D, AN LLC P.O. Box 15523 Seattle, WA 98115
Tax Acct No(s): R2198560 and R2198561

Washington County, Oregon **2018-026473**
D-DW
Stn=19 C DEMMER **04/17/2018 08:48:12 AM**
\$25.00 \$11.00 \$5.00 \$20.00 \$350.00 **\$411.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Franklin Business Park LLC, an Oregon limited liability company, Grantor(s) convey and warrant to HEDGES D, AN LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 16 day of April, 2018

Franklin Business Park LLC, an Oregon limited liability company

By: Marlborough Enterprises, Inc., an Oregon Corporation
Its: Manager

By: Amy Drake Reeves
By: Amy Drake Reeves
Its: President

By: Matthew B. Drake
By: Matthew B. Drake
Its: Vice President and Secretary

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 16 day of April, 2018 by Amy Drake Reeves and Matthew B. Drake, as President and Vice President and Secretary, of Marlborough Enterprises, Inc., an Oregon Corporation, as Manager of Franklin Business Park LLC, an Oregon limited liability company, on behalf of the limited liability company.

Trevor Garrett Cheyne
Print Name: Trevor Garrett Cheyne
Notary Public for Oregon
My Commission Expires: 10/15/21



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lot 12, FRANKLIN BUSINESS PARK NO. 6, in the City of Tualatin, County of Washington and State of Oregon, a subdivision recorded August 24, 2016, Recording No. 2016-067801.

TOGETHER WITH access rights over and across private road (known as Hedges Creek Drive) as described in Declaration of Access Easement recorded July 6, 2011, Recording No. 2011-047430.

PARCEL II:

Tract "D", FRANKLIN BUSINESS PARK NO. 6, in the City of Tualatin, County of Washington and State of Oregon, a subdivision recorded August 24, 2016, Recording No. 2016-067801.

EXHIBIT "B"
Exceptions

1. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by a avulsive movement of Hedges Creek or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Government rights to connect with floor control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Hedges Creek.
3. Easement, including the terms and provisions thereof:

For	:	Storm Drain Channel
Granted to	:	the City of Tualatin, its successors in interest and assigns
Recorded	:	February 9, 2000
Recording No(s)	:	<u>2000-010208</u>
Affects	:	Said Storm Drain channel is delineated on the plat of Franklin Business Park No. 6.
4. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of Franklin Business Park.
5. Easement as shown on the plat of Franklin Business Park

For	:	Conservation purposes
Affects	:	25 foot strips shown on the plat

Also delineated on the Plat of Franklin Business Park No. 6.
6. Covenants, Conditions, Restrictions and Easements, including the terms and provisions thereof, in Declaration of Franklin Business Park:

Recorded	:	November 10, 2004
Recording No(s)	:	<u>2004-129475</u>

Easements rights over the common areas for the benefit of the Association and the Owners of Franklin Business Park, for access, ingress and egress over all the common areas disclosed in above Declaration, subject to terms therein.

As amended by First Amendment:

Recorded	:	August 5, 2005
Recording No(s)	:	<u>2005-093498</u>

As amended by Second Amendment:

Recorded	:	July 8, 2011
Recording No(s)	:	<u>2011-047427</u>

Said Second Amendment was

Re-Recorded	:	July 15, 2011
Recording No(s)	:	<u>2011-049589</u>
7. Said Covenants, Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Franklin Business Park Owners Association.

8. Easement, including the terms and provisions thereof:

For	:	Public Utility Access
Granted to	:	the City of Tualatin, its successors in interest and assigns
Recorded	:	December 16, 2005
Recording No(s)	:	<u>2005-158560</u>
Affects	:	Portion within private street known as Hedges Creek Drive -

easement insured herein on Parcel I.

9. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Franklin Business Park No. 4.

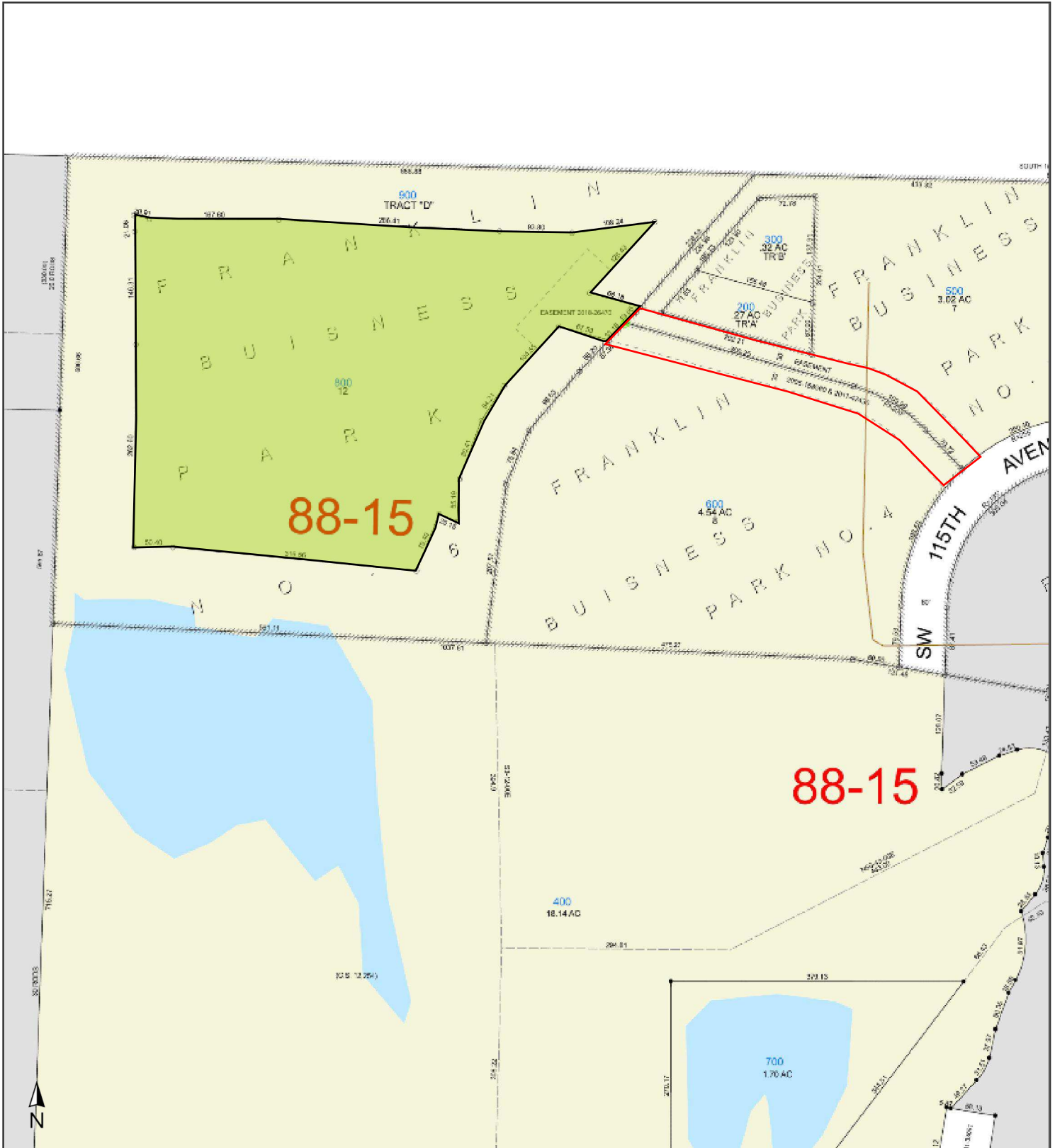
10. Terms and Provisions of Easement and Maintenance Agreement, in Declaration of Access

Easement		
For	:	Ingress and egress for vehicular and pedestrian traffic on Hedges
And	:	Creek Drive
Business	:	Lot 7, Franklin Business Park No. 3, Lot 8, Franklin
Park	:	Park No. 4, and the portion of Lot 4, Franklin Business (now known as Franklin Business Park No. 6)
Recorded	:	July 6, 2011
Recording No(s)	:	<u>2011-047430</u>
Affects	:	the Easement insured in Parcel I - appurtenant rights.

11. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of Franklin Business Park No. 6.

12. Easement as shown on the Plat of Franklin Business Park No. 6:

For	:	Storm Sewer, surface water, drainage and detention
easement	:	
Affects	:	Tract "D" (Sensitive Area and Vegetated Corridor), over
its	:	entirety, being Parcel II herein.



88-15

88-15



ParcelID: R2198560 2S127BA-00800

Tualatin, OR 97062

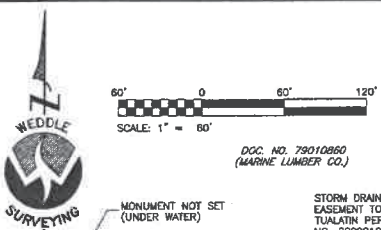
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

FRANKLIN BUSINESS PARK NO. 6
A REPLAT OF A PORTION OF LOT 4,
"FRANKLIN BUSINESS PARK"
IN THE NW 1/4 OF SECTION 27
T.2S., R.1W., WILLAMETTE MERIDIAN
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
APRIL 6, 2016

RECORDED AS DOCUMENT NO. 2016067801

REFERENCE MATERIAL

SN 5534	DOC. NO. 79010860	DOC. NO. 98096419
SN 12254	DOC. NO. 80018262	DOC. NO. 2000010206
SN 18954	DOC. NO. 87024139	DOC. NO. 2000010208
SN 18777	DOC. NO. 87024688	DOC. NO. 2000029818
SN 17143	DOC. NO. 86000527	DOC. NO. 2001087204
SN 21940	DOC. NO. 90-48078	DOC. NO. 2002-061523
SN 25092	DOC. NO. 90-69330	DOC. NO. 2003-044039
SN 27366	DOC. NO. 98098416	DOC. NO. 2005-158560
SN 28004	DOC. NO. 98098417	DOC. NO. 2011-038786
SN 29072	DOC. NO. 98096418	DOC. NO. 2013-039098
SN 31067	FRANKLIN BUSINESS PARK	
SN 31473	FRANKLIN BUSINESS PARK NO. 3	
SN 31523	FRANKLIN BUSINESS PARK NO. 4	



DOC. NO. 79010860
(MARINE LUMBER CO.)

DOC. NO. 2006-083653
(TUALATIN YARDS, LLC)

LOT 12
(AREA = 4.998 ACRES)

FRANKLIN BUSINESS PARK NO. 3
LOT 7

FRANKLIN BUSINESS PARK NO. 4
LOT 8

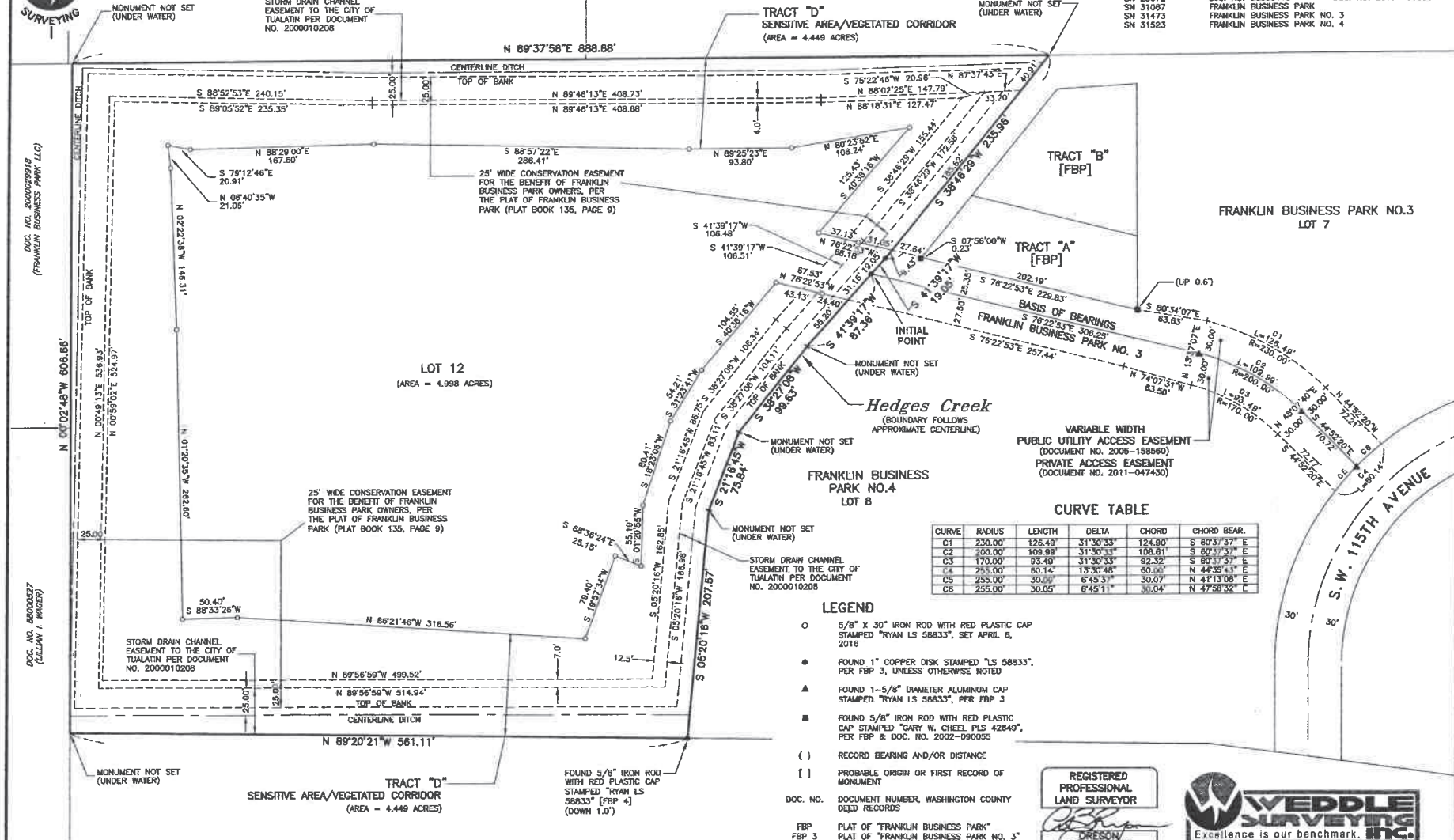
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEAR.
C1	230.00'	126.49'	31°30'33"	124.90'	S 80°37'37" E
C2	100.00'	109.99'	31°30'33"	108.61'	S 89°17'51" E
C3	170.00'	93.49'	31°30'33"	92.52'	S 80°37'37" E
C4	250.00'	60.14'	13°30'48"	60.00'	N 44°35'41" E
C5	255.00'	30.09'	6°45'37"	30.07'	N 41°13'08" E
C6	255.00'	30.05'	6°45'11"	30.04'	N 47°58'32" E

- LEGEND**
- 5/8" x 30" IRON ROD WITH RED PLASTIC CAP STAMPED "RYAN LS 58833", SET APRIL 5, 2016
 - FOUND 1" COPPER DISK STAMPED "LS 58833", PER FBP 3, UNLESS OTHERWISE NOTED
 - ▲ FOUND 1-5/8" DIAMETER ALUMINUM CAP STAMPED "RYAN LS 58833", PER FBP 3
 - FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "GARY W. CHEEL 342849", PER FBP & DOC. NO. 2002-090055
 - () RECORD BEARING AND/OR DISTANCE
 - [] PROBABLE ORIGIN OR FIRST RECORD OF MONUMENT
- DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
- FBP PLAT OF "FRANKLIN BUSINESS PARK"
 FBP 3 PLAT OF "FRANKLIN BUSINESS PARK NO. 3"
 FBP 4 PLAT OF "FRANKLIN BUSINESS PARK NO. 4"
- R/W RIGHT-OF-WAY
- SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
 DRESON
 JULY 13, 2004
 ANTHONY B. RYAN
 58833
 RENEWAL: DECEMBER 31, 2016

WEDDLE SURVEYING INC.
 Excellence is our benchmark.
 6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
 PH: (503) 941-9685 FAX: (503) 941-9640
 www.weddlesurveying.net



DOC. NO. 2000029818
(FRANKLIN BUSINESS PARK LLC)

DOC. NO. 86000527
(CULIAN J. WAGNER)

DOC. NO. 2013-039098
(POWER PACIFIC BUILDING #1, LLC)

FRANKLIN BUSINESS PARK NO. 6
A REPLAT OF A PORTION OF LOT 4,
"FRANKLIN BUSINESS PARK"
IN THE NW 1/4 OF SECTION 27
T.2S., R.1W., WILLAMETTE MERIDIAN
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
APRIL 6, 2016

APPROVALS
APPROVED THIS 24 DAY OF August 2016
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY [Signature]

APPROVED THIS 11th DAY OF August 2016
MAYOR OF THE CITY OF TUALATIN

BY [Signature]

ATTEST THIS 11th DAY OF August 2016
CITY OF TUALATIN RECORDER

BY [Signature]

APPROVED THIS 24th DAY OF AUGUST 2016
WASHINGTON COUNTY SURVEYOR

BY [Signature] D.C.S.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS
92.095 HAVE BEEN PAID AS OF THIS 24th DAY OF August, 2016
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY [Signature]
DEPUTY

ATTEST THIS 24th DAY OF August 2016
DIRECTOR OF ASSESSMENT AND TAXATION,
EX-OFFICIO COUNTY CLERK

BY [Signature]
DEPUTY



STATE OF OREGON }
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON
THIS 24th DAY OF August 2016 AT 2:30 O'CLOCK P.M.
AND RECORDED IN THE COUNTY CLERK RECORDS.

BY [Signature]
DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT FRANKLIN BUSINESS PARK, LLC, AN OREGON
LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED
MAP OF "FRANKLIN BUSINESS PARK NO. 6" AS DESCRIBED IN THE ACCOMPANYING
SURVEYOR'S CERTIFICATE TO BE A TRUE MAP AND PLAT THEREOF, AND HAS CAUSED THE
SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE
PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN
OR NOTED HEREON. TRACT "D" IS HEREBY CONVEYED TO THE FRANKLIN BUSINESS PARK
OWNERS ASSOCIATION.

[Signature] FRANKLIN G. DRAKE
PRESIDENT
MARLBOROUGH ENTERPRISES, INC.
MANAGING MEMBER OF
FRANKLIN BUSINESS PARK, LLC

[Signature] MATTHEW B. DRAKE
SECRETARY
MARLBOROUGH ENTERPRISES, INC.
MANAGING MEMBER OF
FRANKLIN BUSINESS PARK, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
August 8, 2016

BY FRANKLIN G. DRAKE, AS PRESIDENT OF MARLBOROUGH ENTERPRISES, INC.,
MANAGING MEMBER OF FRANKLIN BUSINESS PARK, LLC.

BY MATTHEW B. DRAKE, AS SECRETARY OF MARLBOROUGH ENTERPRISES, INC.,
MANAGING MEMBER OF FRANKLIN BUSINESS PARK, LLC.

[Signature]
(NOTARY SIGNATURE)

[Signature]
NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. 947805

MY COMMISSION EXPIRES: MARCH 01, 2020

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE
CITY OF TUALATIN CASE FILE SB 97-03.
2. TRACT "D" IS FOR A SENSITIVE AREA AND VEGETATED CORRIDOR. TRACT "D" IS
SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION
EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF CLEAN WATER SERVICES.
3. TRACT "D" SHALL BE OWNED AND MAINTAINED BY THE FRANKLIN BUSINESS
PARK OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, ANTHONY B. RYAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "FRANKLIN
BUSINESS PARK NO. 6", BEING A REPLAT OF A PORTION OF LOT 4, "FRANKLIN
BUSINESS PARK", A DULY RECORDED SUBDIVISION IN WASHINGTON COUNTY, SITUATE IN
THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF
THE WILLAMETTE MERIDIAN, CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF
OREGON AND THAT FOR THE INITIAL POINT OF SAID PLAT I HELD THE POSITION OF A
FOUND 1" DIAMETER COPPER DISK STAMPED "LS 58833" MARKING THE SOUTHWEST
CORNER OF LOT 7, "FRANKLIN BUSINESS PARK NO. 3, ALSO A DULY RECORDED PLAT
IN SAID COUNTY. THE BOUNDARY OF "FRANKLIN BUSINESS PARK NO. 6" IS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT, ALSO BEING THE NORTHWEST
CORNER OF LOT 5, "FRANKLIN BUSINESS PARK NO. 4", ALSO A DULY RECORDED PLAT
IN SAID COUNTY; THENCE ALONG THE WESTERLY LINES OF SAID LOT 8 THE FOLLOWING
COURSES: SOUTH 41°39'17" WEST, 87.36 FEET; THENCE SOUTH 38°27'08" WEST, 99.83
FEET; THENCE SOUTH 21°16'45" WEST, 75.84 FEET; THENCE SOUTH 05°20'18" WEST,
207.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4, "FRANKLIN
BUSINESS PARK"; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°20'21" WEST, 561.11
FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WESTERLY LINE
THEREOF NORTH 00°02'48" WEST, 608.68 FEET TO THE NORTHWESTERLY CORNER OF
SAID LOT 4; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89°37'58" EAST,
888.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, "FRANKLIN BUSINESS PARK
NO. 3"; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 38°48'29" WEST, 235.96
FEET TO AN ANGLE CORNER THEREIN; THENCE SOUTH 41°39'17" WEST, 19.05 FEET TO
THE INITIAL POINT.

CONTAINING THEREIN 8.447 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT INTO A SINGLE LOT AND A TRACT
THE REMAINING PORTION OF LOT 4, "FRANKLIN BUSINESS PARK" A DULY
RECORDED SUBDIVISION IN WASHINGTON COUNTY, OREGON, SITUATE IN THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, WASHINGTON
COUNTY, OREGON.

THE BOUNDARY RESOLUTION IS PER SAID PLAT OF "FRANKLIN BUSINESS
PARK". THE BASIS OF BEARINGS IS PER THE PLAT OF "FRANKLIN BUSINESS
PARK NO. 3", WASHINGTON COUNTY PLAT RECORDS. ALL FOUND MONUMENTS
WERE HELD FOR POSITION UNLESS OTHERWISE NOTED. FALLINGS TO FOUND
MONUMENT POSITIONS ARE SHOWN AS BEARING AND DISTANCE FROM
CALCULATED POSITION TO FOUND POSITION. THE EASTERLY PROPERTY LINES
WERE LOCATED BY HOLDING RECORD DATA PER SAID PLAT OF "FRANKLIN
BUSINESS PARK NO. 3" AND THE PLAT OF "FRANKLIN BUSINESS PARK NO. 4".



6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
ANTHONY B. RYAN
58833

RENEWAL: DECEMBER 31, 2016



PROPERTY INFORMATION REPORT

Date: December 6, 2019

File No.: 19-388317

Property: 2S127BA00800, 11507 SW Amu Street, Tualatin, OR 97062

Martin Development NW
P O Box 15523
Seattle, WA 98115

Your Reference: Hedges D, An LLC

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is November 29, 2019

REPORT FINDINGS

A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

Hedges D, An LLC, an Oregon limited liability company

C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by a avulsive movement of Hedges Creek or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

2. Government rights to connect with floor control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Hedges Creek.

3. Easement, including the terms and provisions thereof:

For	:	Storm Drain Channel
Granted to	:	the City of Tualatin, its successors in interest and assigns
Recorded	:	February 9, 2000
Recording No(s)	:	2000-010208
Affects	:	Said Storm Drain channel is delineated on the plat of Franklin Business Park No. 6. - affects the most Easterly portion of Lot, which abuts the private roadway

4. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of [Franklin Business Park](#).

5. Easement as shown on the plat of [Franklin Business Park](#)
 For : Conservation purposes
 Affects : 25 foot strips shown on the plat - affects the most
 Easterly portion of Lot, which abuts the private roadway

Also delineated on the Plat of Franklin Business Park No. 6.

6. Covenants, Conditions, Restrictions and Easements, including the terms and provisions thereof, in Declaration of Franklin Business Park:
 Recorded : November 10, 2004
 Recording No(s) : [2004-129475](#)

Easements rights over the common areas for the benefit of the Association and the Owners of Franklin Business Park, for access, ingress and egress over all the common areas disclosed in above Declaration, subject to terms therein.

As amended by First Amendment:
 Recorded : August 5, 2005
 Recording No(s) : [2005-093498](#)

As amended by Second Amendment:
 Recorded : July 8, 2011
 Recording No(s) : [2011-047427](#)

Said Second Amendment was
 Re-Recorded : July 15, 2011
 Recording No(s) : [2011-049589](#)

Assignment of Declarant Rights
 From : Franklin Business Park LLC, an Oregon limited liability company
 To : Franklin Business Park Owners Association, an Oregon
 nonprofit corporation
 Recorded : April 17, 2018
 Recording No(s) : [2018-026472](#)

7. Said Covenants, Conditions and Restrictions set forth above contain, amount other things, levies and assessments of Franklin Business Park Owners Association.
8. Easement, including the terms and provisions thereof:
 For : Public Utility Access
 Granted to : the City of Tualatin, its successors in interest and
 assigns
 Recorded : December 16, 2005
 Recording No(s) : [2005-158560](#)
 Affects : Portion within private roadway easement

9. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of [Franklin Business Park No. 4](#).

10. Terms and Provisions of Easement and Maintenance Agreement, in Declaration of Access Easement
 For : Ingress and egress for vehicular and pedestrian traffic on Hedges
 Creek Drive
 And : Lot 7, Franklin Business Park No. 3, Lot 8, Franklin Business
 Park No. 4, and the portion of Lot 4, Franklin Business Park
 (now known as Franklin Business Park No. 6)
 Recorded : July 6, 2011
 Recording No(s) : [2011-047430](#)
 Affects : the private roadway - appurtenant rights.

11. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded Plat of [Franklin Business Park No. 6](#).

12. Access and Water Management Easement, including the terms and provisions thereof:
- | | | |
|-----------------|---|--|
| For | : | Pedestrian and vehicle ingress and egress and turnaround for access to water channel easement area referred to as Hedges Creek |
| Granted to | : | Franklin Business Park Owners Association, an Oregon nonprofit corporation |
| Recorded | : | April 17, 2018 |
| Recording No(s) | : | 2018-026470 |
| Affects | : | see document for location - Appurtenant to Tract "D", Franklin Business Park No. 6 |
13. Unpaid Taxes for 2019 -2020:
- | | | |
|-----------------|---|--|
| Levied Amount | : | \$7,210.15 |
| Balance Owing | : | \$4,806.76, plus interest and fees, if any |
| Property ID No. | : | R2198560 |
| Levy Code | : | 088.15 |
| Map Tax Lot No. | : | 2S127BA00800 |

14. City liens, if any, of the City of Tualatin.

LINKS FOR ADDITIONAL DOCUMENTS:

- [Assessor's Map](#)
- [Taxes](#)
- [Plat Map](#)
- [Vested Deed](#)
- Full Assessors Map [2S1W27BA](#)
- Adjoiner Deed [TL 500](#)
- Adjoiner Deed [TL 600](#)
- Adjoiner Deed [TL 900](#)
- [Common Area Maintenance Standards](#)

END OF EXCEPTIONS

NOTE: The Oregon Corporation Commission disclosed that [Hedges D, An LLC](#), is an active Oregon limited liability company:

Filed	:	April 16, 2018
Member	:	Mac Martin
Manager	:	John Martin
Registered Agent	:	John Martin

END OF REPORT

Diane Brokke
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone: (503) 431-8504
Fax: (503) 684-2978
Email: dbrokke@wfgnationaltitle.com

EXHIBIT A
LEGAL DESCRIPTION

Lot 12, FRANKLIN BUSINESS PARK NO. 6, in the City of Tualatin, County of Washington and State of Oregon, a subdivision recorded August 24, 2016, Recording No. 2016-067801.

TOGETHER WITH access rights over and across private road as described in Declaration of Access Easement recorded July 6, 2011, Recording No. 2011-047430.

Untitled

Prop ID : R2198560 (Real Estate) Owner: HEDGES D, AN LLC
 Map Tax Lot: 2S127BA-00800 (741081) PO BOX 15523
 Legal : FRANKLIN BUSINESS PARK NO.6, LOT SEATTLE, WA 98115
 12, ACRES 5.00
 Situs : 11507 SW AMU ST, Year Built :
 TUALATIN, OR Living Area:

Name(s) :
 Area : 088.15
 Sale Info : 04/16/18 \$350,000
 Deed Type : DW
 Instrument: 2018026473
 2019 Tax Status * Unpaid Taxes *
 Current Levied Taxes : 7,210.15
 Special Assessments :

		2019 Roll Values	
	RMV Land	\$	398,260 (+)
	RMV Improvements	\$	0 (+)
	RMV Total	\$	398,260 (=)
	Total Exemptions	\$	0
	M5 Net Value	\$	398,260
	M50 Assd Value	\$	398,260

Property: R2198560 2S127BA-00800 088.15 HEDGES D, AN LLC (741081)
 FRANKLIN BUSINESS PARK NO.6, LOT 12, ACRES PO BOX 15523
 5.00 SEATTLE, WA 98115

All		Batch: Inq -			Eff Date Paid: 12/05/2019	
ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
1.	2017.311970 0	7,512.91	7,287.52	<225.39>	7,287.52	11/15/17
2.	2018.314288 0	6,935.56	6,935.56		6,935.56	05/09/19
ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
3.	Current Taxes for bill 2019.317166, Levied tax of 7,210.15					
	1/3 Nov 15	2,403.39	2,403.39		2,403.39	11/15/19
	Third Date Due	Levied Tax	Tax Due	Interest	Third Due	Balance Due
	2/3 due Feb 18	2,403.38	2,403.38		2,403.38	2,403.38
	3/3 due May 15	2,403.38	2,403.38		2,403.38	4,806.76
		Total Due:	4,806.76		4,806.76	

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