



First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 10/2/2018

OWNERSHIP INFORMATION

Owner: Doctors Luce Holding LLC
CoOwner:
Site: 16280 NW Bethany Ct Beaverton OR 97006
Mail: 16280 NW Bethany Ct Beaverton OR 97006

Parcel #: R2053193
Ref Parcel #: 1N132BC05100
TRS: 01N / 01W / 32 / NW
County: Washington

PROPERTY DESCRIPTION

Map Grid: 594-G4
Census Tract: 031611 Block: 1007
Neighborhood: FIVE OAKS/TRIPLE CREEK
School Dist: 48J BEAVERTON
Impr Type: O2 - Office-Multiple Ten
Subdiv/Plat: Double Tree Park
Land Use: 2210
Std Land Use: CMSC - COMMERCIAL MISCELLANEOUS
Zoning: Beaverton-OI - Office Industrial
Watershed: Rock Creek-Tualatin River
Legal: DOUBLE TREE PARK, LOT 8, ACRES 1.50

ASSESSMENT AND TAXATION

Market Land: \$576,150.00
Market Impr: \$2,362,790.00
Market Total: \$2,938,940.00 (2017)
% Improved: 80.00%
Assessed Total: \$1,989,330.00 (2017)
Levy Code: 051.51
Tax: \$40,564.65 (2017)
Millage Rate: 20.3911

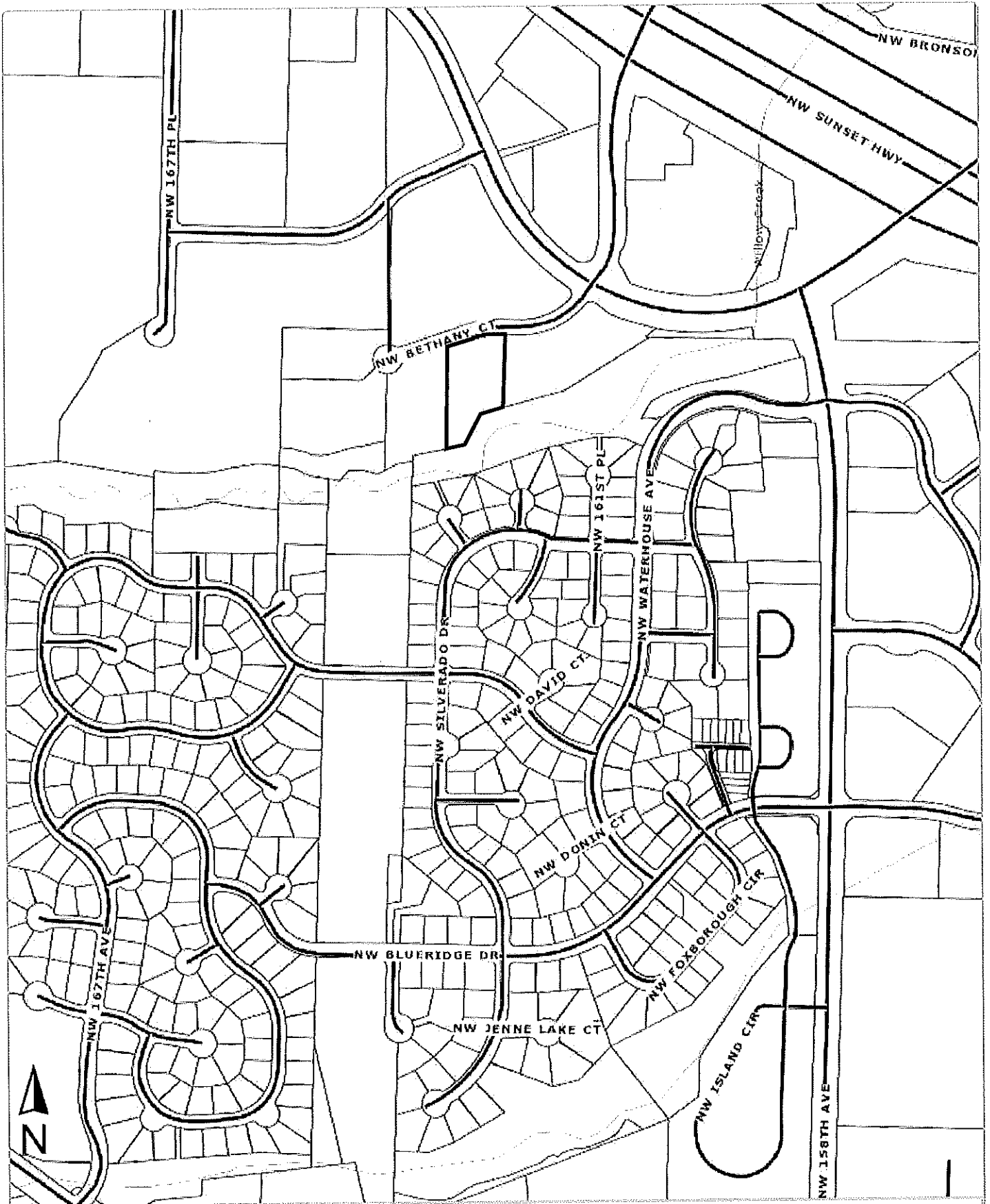
PROPERTY CHARACTERISTICS

Bedrooms: 0	Building Area: 13,870 SqFt	Year Built: 1999
Baths, Total: 0.00	First Floor: 13,870 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 1.50 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 65,340 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total:	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total:	Ext Walls: - Wood
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
DOCTORS LUCE HOLDING LLC	1/15/2014	0000002430		Trust	\$1,975,000.00	
DOCTORS LUCE HOLDING LLC	3/26/2010	0000023075	\$2,325,000.00	Warranty	\$1,335,000.00	Conv/Unk
1 SAGE PLAZA LLC	8/8/2007	0000087150		Trust	\$1,272,406.00	Conv/Unk
ONE SAGE PLAZA LLC	3/25/2004	0000029853		Trust	\$1,000,000.00	Conv/Unk
ONE SAGE PLAZA LLC	1/2/2004	0000000034	\$2,250,000.00	Other	\$2,250,000.00	Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

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.

Washington County, Oregon 2010-023075
03/26/2010 03:15:33 PM
D-DW Cnt=1 Bln=16 D HOFFMAN
\$10.00 \$5.00 \$11.00 \$15.00 \$2,325.00 - Total = \$2,366.00



01468863201000230750020020

I, Richard Hobemicht, 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 Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

After recording return to:
The Doctors Luce Holding, LLC
16280 NW Bethany Court
Beaverton, OR

Until a change is requested all tax statements shall be sent to the following address:

The Doctors Luce Holding, LLC
16280 NW Bethany Court
Beaverton, OR

File No.: NCS-421782-OR1 (mk)
Date: March 19, 2010

208
10
26
5
41
2,325

STATUTORY WARRANTY DEED

One Sage Plaza, LLC, an Oregon limited liability company, Grantor, conveys and warrants to The Doctors Luce Holding, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

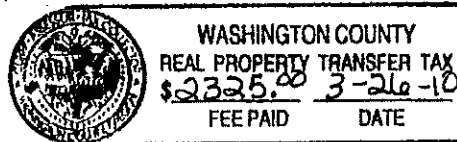
Lot 8, DOUBLE TREE PARK, in the City of Beaverton, County of Washington and State of Oregon, as per plat on file in Book 99, page 11 through 14, inclusive, of said Washington County Plats.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,325,000.00**. (Here comply with requirements of ORS 93.030)

FATCO. NO. NCS-421782





FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

16280 NW Bethany Ct
R2053193
Washington

OWNER

Doctors Luce Holding LLC

DATE PREPARED

10/02/2018

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418