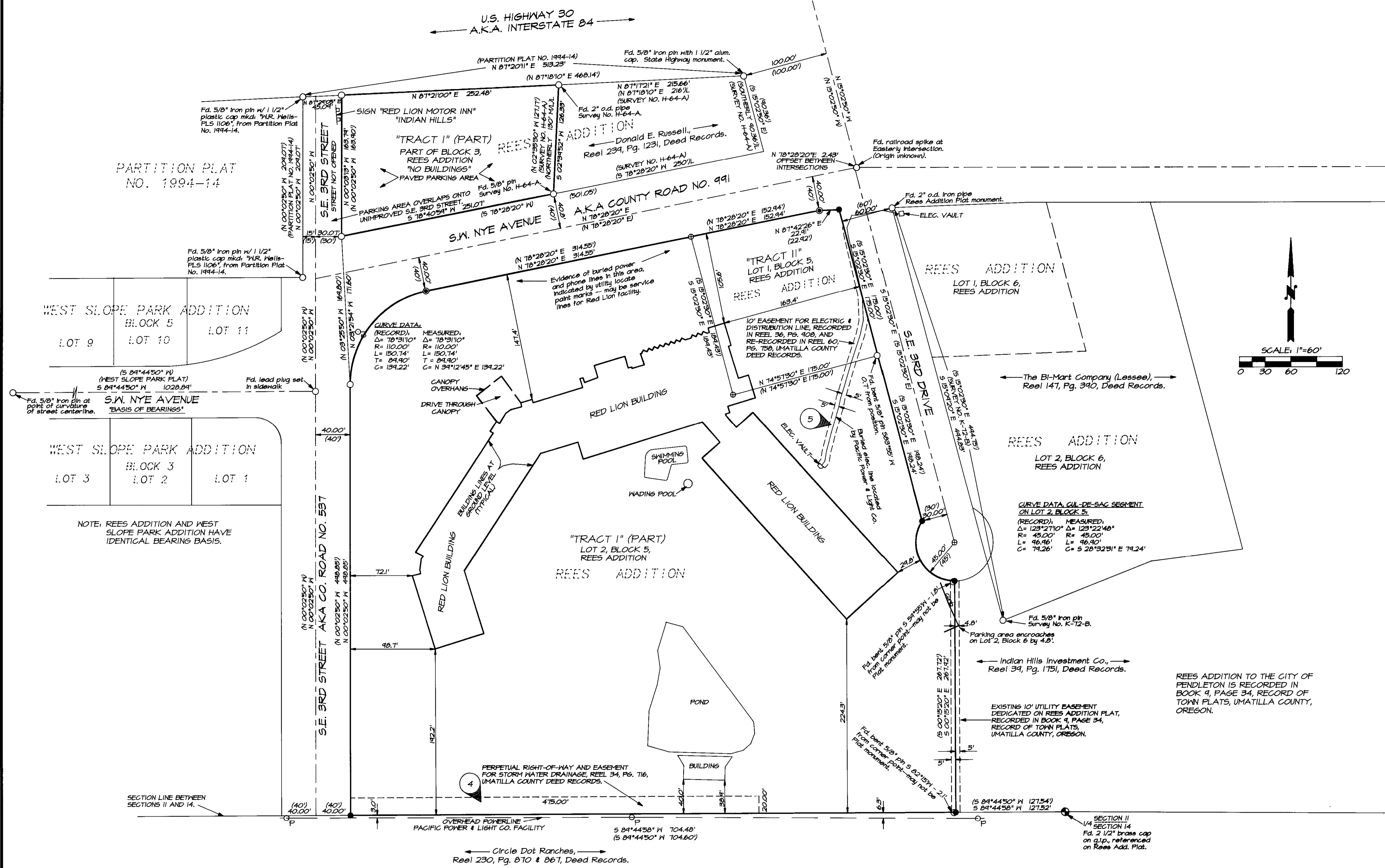


ALTA/ACSM LAND TITLE SURVEY FOR RED LION

MAY, 1994



PROPERTY DESCRIPTION:
(FURNISHED BY CLIENT IN PTC SUPPLEMENTAL REPORT NO. 50322)
TRACT I:

Lot 2, Block 5, REES ADDITION to the City of Pendleton, Umatilla County, Oregon;
ALSO all Block 3, REES ADDITION to the City of Pendleton, Umatilla County, Oregon, EXCEPTING THEREFROM that portion thereof under lease to Atlantic Richfield Corporation and described as follows:

Beginning at Southeast corner of said Block 3, located in South Half of Section 11, Township 2 North, Range 32 East, W.M.; thence South 78°28'20" West a distance of 250 feet to a point; thence Northerly a distance of 130 feet, more or less, to a point on North line of said Block 3, which bears South 87°18'10" West a distance of 216 feet from Northeast corner of said Block 3; thence North 87°18'10" East a distance of 216 feet to Northeast corner of said Block 3; thence southerly along Easterly line of said Block 3, a distance of 90.36 feet to the point of beginning.

TRACT II:
Lot 1, Block 5, REES ADDITION to the City of Pendleton, Umatilla County, Oregon.

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF MR. THOMAS R. NOCOLAI, TO LOCATE THE MAIN BUILDING, POOL AND SIGNIFICANT OUTBUILDINGS EXISTING AT THE RED LION INDIAN HILLS FACILITY IN PENDLETON, OREGON. EASEMENTS OF RECORD, AS NOTED IN SUPPLEMENTAL TITLE REPORT, ARE ALSO INDICATED.
THE REES ADDITION PLAT WAS MONUMENTED AND RECORDED IN 1969. SINCE THE PLAT WAS RECORDED, SIGNIFICANT CONSTRUCTION ACTIVITY HAS TAKEN PLACE IN THE AREA AND MOST OF THE ORIGINAL PLAT CORNER MARKERS HAVE BEEN BENT OVER, BURIED OR DESTROYED. MISSING OR DAMAGED MONUMENTS MARKING THE PERIMETER OF THE RED LION COMPLEX WERE RE-ESTABLISHED OR RECOVERED AS INDICATED ON THIS SURVEY PLAT.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 3-B AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF PLUS OR MINUS 5 SECONDS ANGULAR, AND 5MM, PLUS OR MINUS 3 PARTS PER MILLION TIMES DISTANCE FOR LINEAR MEASUREMENT. THE SURVEY WAS MADE DURING THE MONTH OF MAY, 1994.

LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 - WA PLS 17312".
- - FOUND 5/8" IRON PIN FROM REES ADDITION PLAT UNLESS OTHERWISE NOTED.
- ⊙ - FOUND BADLY BENT 5/8" IRON PIN FROM REES ADDITION PLAT AND SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 - WA PLS 17312".
- ⊕ - CALCULATED POINT ONLY - NOT SET.
- (XOX) - RECORD DIMENSIONS FROM REES ADDITION SURVEY PLAT UNLESS OTHERWISE NOTED.
- (XOX)- RECORD FROM LEASE DESCRIPTION EXCEPTION FROM TRACT I, DESCRIBED IN PTC SUPPLEMENTAL REPORT NO. 50322.
- ⊖ - POWER POLE.

ZONING DESIGNATION: C-2, TOURIST COMMERCIAL.
BUILDING SETBACKS ARE DETERMINED BY FIRE RESISTANCE OF EXTERIOR WALLS -- CONSULT BUILDING CODES.

NOTES:
LEGAL DESCRIPTION FURNISHED BY CLIENT WERE CONTAINED IN A SUPPLEMENTAL TITLE REPORT PREPARED FOR MR. TOM ZAMARKA, FIRST AMERICAN TITLE INSURANCE COMPANY, BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON 97801. REPORT NUMBER: 50322.

○ INDICATES SUPPLEMENTAL TITLE REPORT EXCEPTION NUMBER AFFECTING TRACT I OR TRACT II.
MATHEMATICAL MISCLOSURE OF BLOCK 3 (FROM PLAT RECORD DIMENSIONS): N 00°03'W - 1.46'.
This misclosure exists because the NW corner of Block 3 is not calculated to the southerly right-of-way line of Interstate 84. The found plat monument indicates the NW Block corner was set on the southerly right-of-way line of Interstate 84.

NOTES:
MATHEMATICAL MISCLOSURE OF LOT 2, BLOCK 5 (FROM PLAT RECORD DIMENSIONS): N 18°16'W - 0.19'.
This misclosure appears to be caused by calculation errors in the Cul-de-sac on the East side of the Lot. To "close" the Lot on the present survey, the location of the Cul-de-sac was computed by record dimensions from the NE corner of the Lot. The record bearing was projected from the SE corner of the Lot to the Cul-de-sac boundary.
LOT 1, BLOCK 5:
Lot contains a missing bearing dimension on the distance call of 22.92 feet. By holding all other record dimensions, the closure dimension calculates N 87°42'25" E 22.91'.

SURVEYOR'S CERTIFICATION:

TO: RED LION, A CALIFORNIA LIMITED PARTNERSHIP, & FIRST AMERICAN TITLE INSURANCE NATIONAL ACCOUNTS DIVISION 114 S.E. 5TH STREET SANTA ANA, CALIFORNIA 92701
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEM I OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), OF AN URBAN SURVEY.

DATE: May 25, 1994
William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM R. WELLS
OREGON JULY 22, 1977
WILLIAM R. WELLS 1106
RENEWS 12/31/94

RECEIVED BY
Umatilla County Surveyor
Date: 6-9-94
Rec'd By: [Signature]
No. 94-63-C

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362		PROJECT: SURVEY FOR RED LION LOTS 1 AND 2 BLOCK 5, AND PART OF BLOCK 3, REES ADDITION TO THE CITY OF PENDLETON, OREGON, LOCATED IN THE SW 1/4 SEC. 11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON.
DATE: 5/22/94 CK. BY: WRW	DR. BY: RDE/MRW NO. 94-232	SURVEY COMPLETED ON MAY 25, 1994.