

AN ALTA/ACSM LAND TITLE SURVEY  
 OF 225 S.W. 5TH STREET IN PENDLETON, OREGON  
 FOR NEVANDER ASSET MANAGEMENT INC.  
 4665 MACARTHUR CT., SUITE 200  
 NEWPORT BEACH, CA 92660  
 SOLICITATION NO. #783-94-0024-0030-0001  
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 10,  
 T. 2 N., R. 32 E., W.M.  
 UMATILLA COUNTY, OREGON  
 LEGAL DESCRIPTION

LOT 3, BLOCK 21, ARNOLD & RALEY'S ADDITION TO THE TOWN,  
 NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.  
 SAID PROPERTY CONTAINS 0.11 ACRES (5000 SQUARE FEET)  
 MORE OR LESS.

DEED REFERENCE  
 REEL 131, PAGE 413

OWNER OF RECORD  
 THE BENJAMIN FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION,  
 SUCCESSORS IN INTEREST TO WESTERN HERITAGE FEDERAL SAVINGS AND  
 LOAN ASSOCIATION.

**NARRATIVE**

THIS SURVEY WAS DONE AT THE REQUEST OF NEVANDER ASSET MANAGEMENT INC.,  
 WHO REQUESTED AN ALTA/ACSM AND BOUNDARY SURVEY ON THE PROPERTY KNOWN  
 AS 225 S.W. 5TH STREET, PENDLETON, OREGON.

THE BRASS CAP AT THE INTERSECTION OF S.W. 11TH AND S.W. COURT HAS BEEN  
 REMOVED BY STREET RESURFACING, HOWEVER THE PK NAIL THAT WE FOUND FITS  
 THE RECORD DISTANCE FROM THE INTERSECTION OF S.W. 5TH AND COURT WITHIN 0.01',  
 AS SHOWN ON SURVEY NO. 90-15-C. THE STAPLES FOR THE INTERSECTION OF  
 S.W. 10TH AND DORION ARE NO LONGER VISIBLE ON THE MAN HOLE RIM; THE  
 POSITION OF THIS INTERSECTION WAS CALCULATED FROM INFORMATION FURNISHED BY M.R.  
 WELLS FROM THE NOTES OF SURVEY NO. 90-15-C. THE DISTANCE FROM THE CALCULATED  
 POSITION OF S.W. 10TH AND DORION AND THE CALCULATED POSITION OF S.W. 5TH  
 AND DORION FITS THE RECORD DISTANCE SHOWN ON SURVEY NO. 90-15-C WITHIN 0.01'.  
 THE BEARING OF THE CENTERLINE OF S.W. DORION BETWEEN THE CALCULATED INTER-  
 SECTION OF S.W. 10TH AND DORION AND THE BRASS CAP AT THE INTERSECTION OF  
 S.W. 4TH AND DORION DIFFERS BY 00°00'19". BASED ON THESE COMPARISONS  
 I HAVE BASED THE SURVEY OF LOT 3, BLOCK 21, OF ARNOLD & RALEY'S ADDITION  
 ON THE MONUMENTS AS SHOWN ON THE SURVEY DIAGRAM SHOWN ON THIS MAP OF  
 SURVEY.

THE ONLY ENCROACHMENTS TO THE BOUNDARIES OF LOT 3 NOTED ARE, THE LEAVES OF THE  
 EXISTING STRUCTURE OVERHANGING THE PROPERTY LINE ON THE NORTH AND WEST AS SHOWN.

THERE ARE NO CURB CUTS OR VEHICLE ACCESS TO THE PROPERTY.  
 CURRENTLY THE PROPERTY DOES NOT HAVE ELECTRICAL SERVICE.  
 UNDERGROUND UTILITIES SHOWN WERE BASED ON LOCATIONS MADE BY  
 PACIFIC POWER AND LIGHT, CASCADE NATURAL GAS, U. S. WEST, AND THE CITY OF  
 PENDLETON.

ELEVATIONS SHOWN ARE BASED ON ELEVATIONS ON THE IRON PINS AT THE N.E. CORNER  
 OF LOT 4 AND THE S.E. CORNER OF LOT 6, AS SHOWN ON SURVEY NO. 90-15-C.

THIS SURVEY WAS PERFORMED AS OPEN FIELD TRAVERSE USING A SOKKIA AUTOMATIC  
 TOTAL STATION HAVING STANDARD ERRORS OF 00°00'05" AND 3 MILLIMETERS ±  
 3 PARTS PER MILLION TIMES DISTANCE.

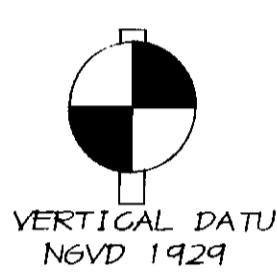
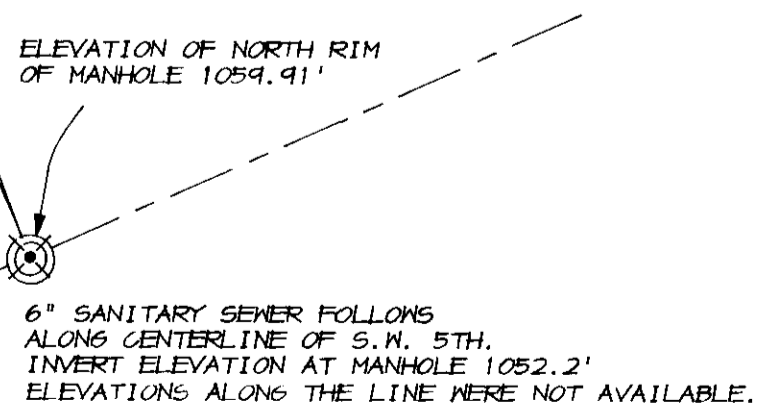
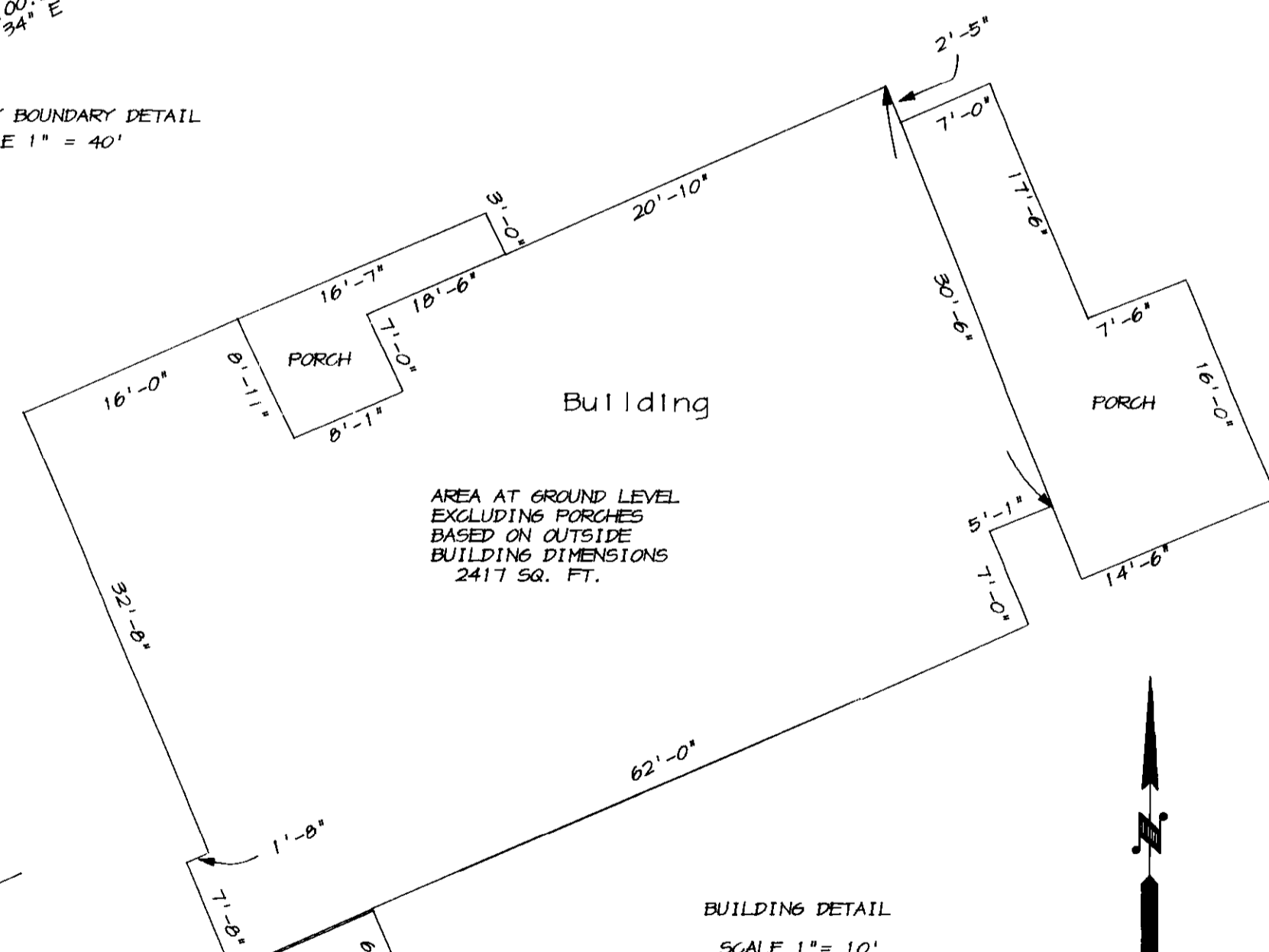
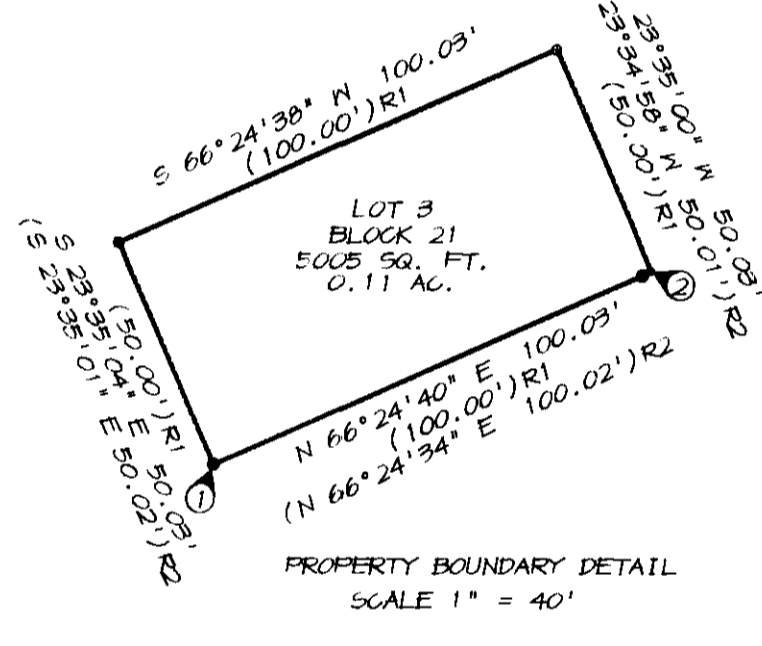
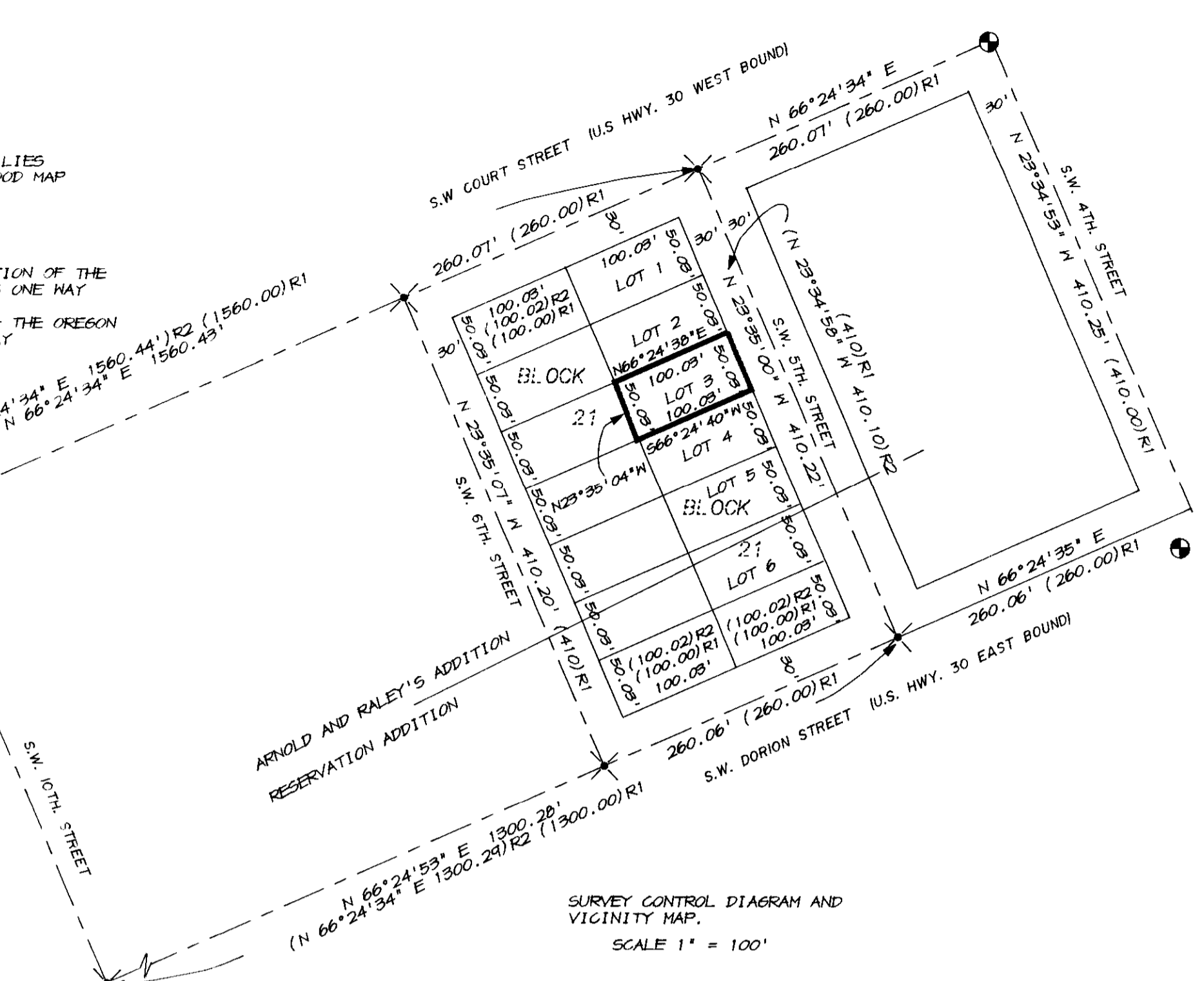
**LEGEND**

- FOUND 2" BRASS CAP STAMPED "CITY OF PENDLETON" IN MONUMENT CASE.
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FLS 1832" AS SHOWN ON SURVEY NO. 90-15-C.
- FOUND SURVEY MARKER AS NOTED.
- ⊕ SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 25893 OR 2360" ATTACHED.
- ⊗ SET LEAD PLUG IN CONCRETE CURB WITH A BRASS WASHER STAMPED "WA 2098" OR "2360" ATTACHED.
- ⊗ CALCULATED POINT, DID NOT FIND OR SET.
- (XOX) RECORD DISTANCES SHOWN ON THE FLAT OF ARNOLD AND RALEY'S ADDITION.
- (XOX) RECORD BEARINGS AND DISTANCES AS SHOWN ON SURVEY NO. 90-15-C.
- ⊙ TREE OR SHRUB AS NOTED.
- PROPERTY LINE.
- STREET CENTERLINE.
- LOT OR STREET RIGHT OF WAY LINE.
- W — WATER LINE.
- G — NATURAL GAS LINE.
- T — UNDERGROUND TELEPHONE CABLE.
- SS — SANITARY SEWER.
- OHP — OVER HEAD POWER.
- OHTV — OVERHEAD TELEVISION CABLE.
- ⊙ SANITARY SEWER MANHOLE.
- ⊙ POWER POLE.
- ⊙ WATER METER.
- CONCRETE CURB.
- X — FENCE AS NOTED.
- ⊙ SEE CORRESPONDING NOTE.

**ZONING**  
 THE PROPERTY IS ZONED CENTRAL COMMERCIAL (C-1)  
 AS SET FORTH IN THE CITY OF PENDLETON ORDINANCE  
 NO. 226, ARTICLE VI.

**FLOOD PLAIN NOTE**  
 THE PROPERTY IS IN FLOOD DESIGNATION ZONE X, AND LIES  
 WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FLOOD MAP  
 PANEL NO. 410211-0005 F, REVISED JULY 15, 1988.

**STREET INFORMATION**  
 S.W. COURT STREET IS ASPHALT, UNDER THE JURISDICTION OF THE  
 OREGON STATE DEPARTMENT OF TRANSPORTATION, AND IS ONE WAY  
 WITH TWO LANES WEST BOUND.  
 S.W. DORION IS ASPHALT, UNDER THE JURISDICTION OF THE OREGON  
 STATE DEPARTMENT OF TRANSPORTATION, AND IS ONE WAY  
 WITH TWO LANES EAST BOUND.  
 S.W. 5TH IS ASPHALT, UNDER THE JURISDICTION OF  
 THE CITY OF PENDLETON, AND IS TWO WAY WITH A  
 NORTH BOUND AND A SOUTH BOUND LANE.



**BASIS OF BEARINGS**  
 N 66°24'34" E ALONG THE CENTERLINE  
 OF S.W. COURT STREET AS SHOWN ON  
 SURVEY NO. 90-15-C.

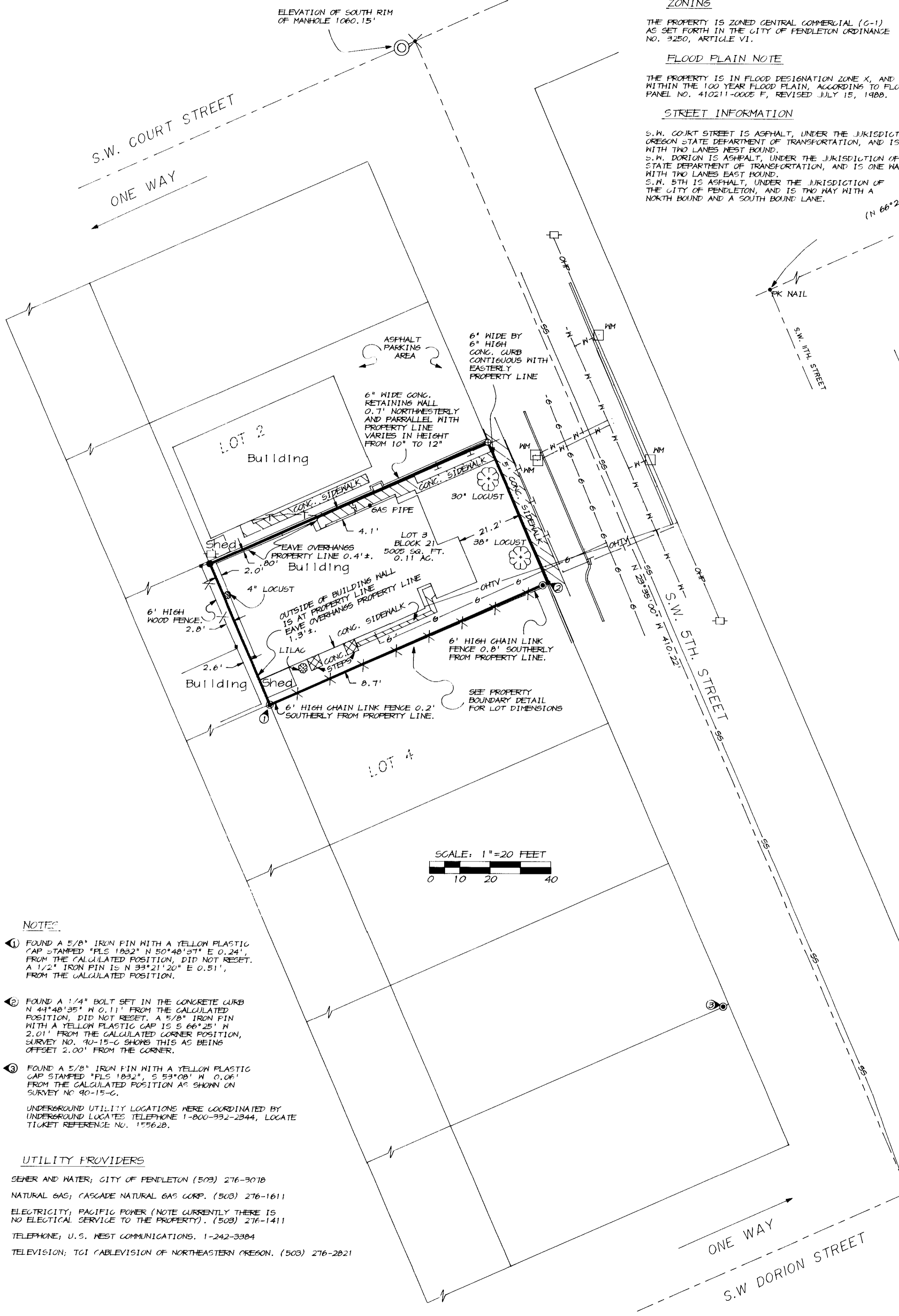
**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY TO NEVANDER ASSET MANAGEMENT INC., ASSET MANAGEMENT  
 JOINT VENTURE, INSURER, AND THE BENJAMIN FRANKLIN SAVINGS AND LOAN, OWNER,  
 THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND  
 UNDER MY SUPERVISION ON OCTOBER 10, 1994, THAT IT IS CORRECT AND COMPLIES  
 WITH THE REQUIREMENTS PROVIDED BY NEVANDER ASSET MANAGEMENT INC.,  
 THAT THIS MAP AND THE SURVEY UPON WHICH IT WAS BASED WERE MADE IN  
 ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
 ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED BY ALTA AND  
 ASCM IN 1992 AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a & b), 8, 10 AND  
 11 OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS  
 ADOPTED BY ALTA AND ASCM IN EFFECT ON THE DATE OF THIS CERTIFICATION)  
 OF AN URBAN SURVEY, AND THAT ALL VISIBLE ENCROACHMENTS WERE NOTED.

PAUL W.P. TOMKINS, P.L.S. NO. 2360, OREGON  
 DATE 10/29/94

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JULY 26, 1988  
 PAUL W.P. TOMKINS  
 2360  
 RENEWS 12/31/94

TOMKINS-WELLS JOINT VENTURE LAND SURVEYING 6 1/2 N. SECOND ST. SUITE 303 WALLA WALLA, WA 99362 PHONE: (509) 522-4843		PROJECT: AN ALTA/ACSM AND BOUNDARY SURVEY OF LOT 3 OF BLOCK 21 OF ARNOLD & RALEY'S ADDITION TO THE CITY OF PENDLETON, OREGON. FOR: NEVANDER ASSET MANAGEMENT INC. 4665 MACARTHUR CT., SUITE 200 NEWPORT BEACH, CA 92660
DATE: OCT. 1994	DR. BY: GET	
SCALE: 1" = 20'	NO: NEVANDER.DWG	



**NOTES**

- FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "FLS 1832" N 50°40'57" E 0.24' FROM THE CALCULATED POSITION, DID NOT RESET. A 1/2" IRON PIN IS N 38°21'20" E 0.51' FROM THE CALCULATED POSITION.
- FOUND A 1/4" BOLT SET IN THE CONCRETE CURB N 44°40'35" W 0.11' FROM THE CALCULATED POSITION, DID NOT RESET. A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP IS S 66°25' N 2.01' FROM THE CALCULATED CORNER POSITION, SURVEY NO. 90-15-C SHOWS THIS AS BEING OFFSET 2.00' FROM THE CORNER.
- FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "FLS 1832", S 53°08' N 0.06' FROM THE CALCULATED POSITION AS SHOWN ON SURVEY NO. 90-15-C.

UNDERGROUND UTILITY LOCATIONS WERE COORDINATED BY  
 UNDERGROUND LOCATES TELEPHONE 1-800-992-2944, LOCATE  
 TICKET REFERENCE NO. 155628.

**UTILITY PROVIDERS**  
 SEWER AND WATER: CITY OF PENDLETON (503) 276-9078  
 NATURAL GAS: CASCADE NATURAL GAS CORP. (503) 276-1611  
 ELECTRICITY: PACIFIC POWER (NOTE CURRENTLY THERE IS  
 NO ELECTRICAL SERVICE TO THE PROPERTY). (503) 276-1411  
 TELEPHONE: U.S. WEST COMMUNICATIONS. 1-242-3384  
 TELEVISION: TGI CABLEVISION OF NORTHEASTERN OREGON. (503) 276-2821