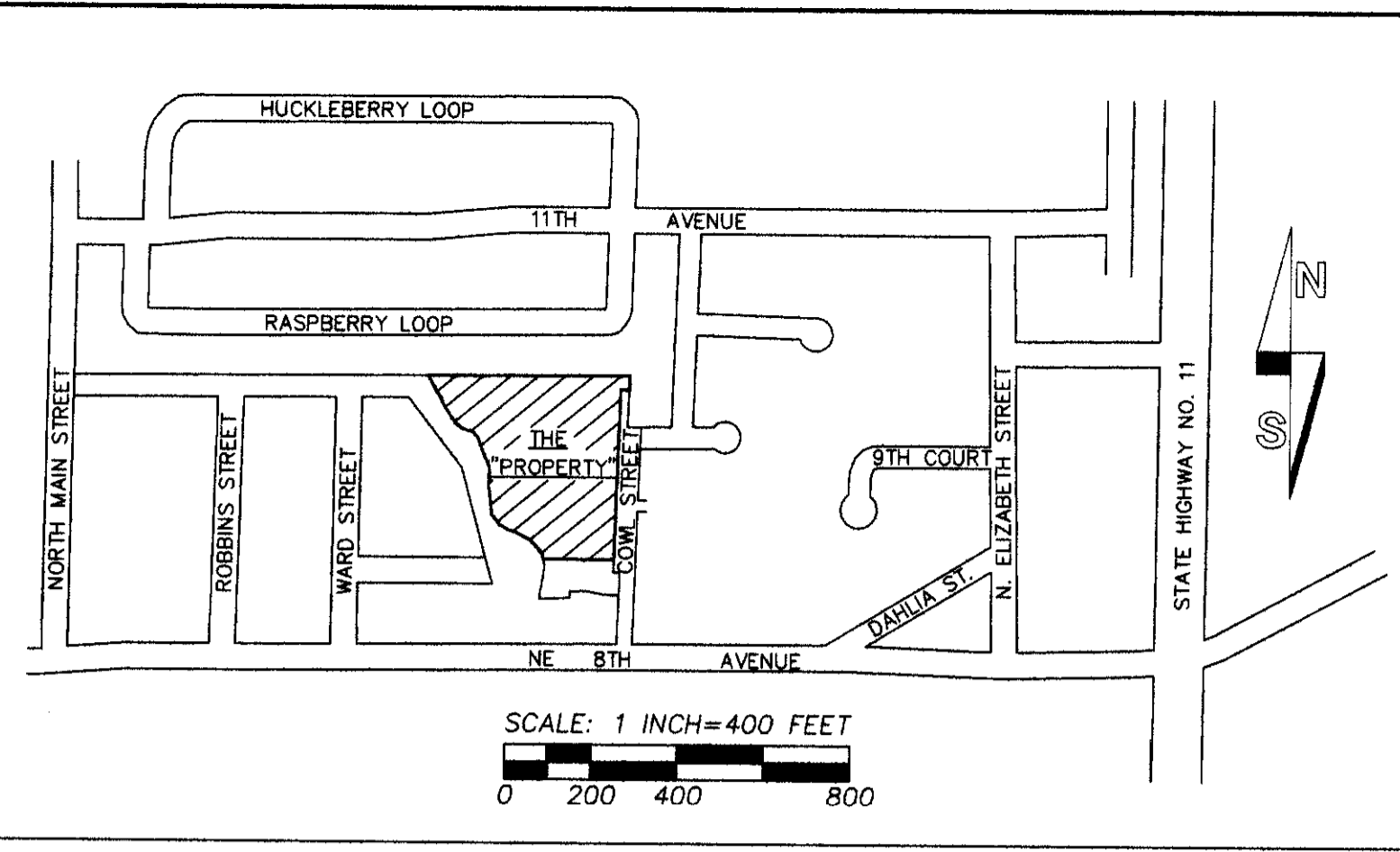
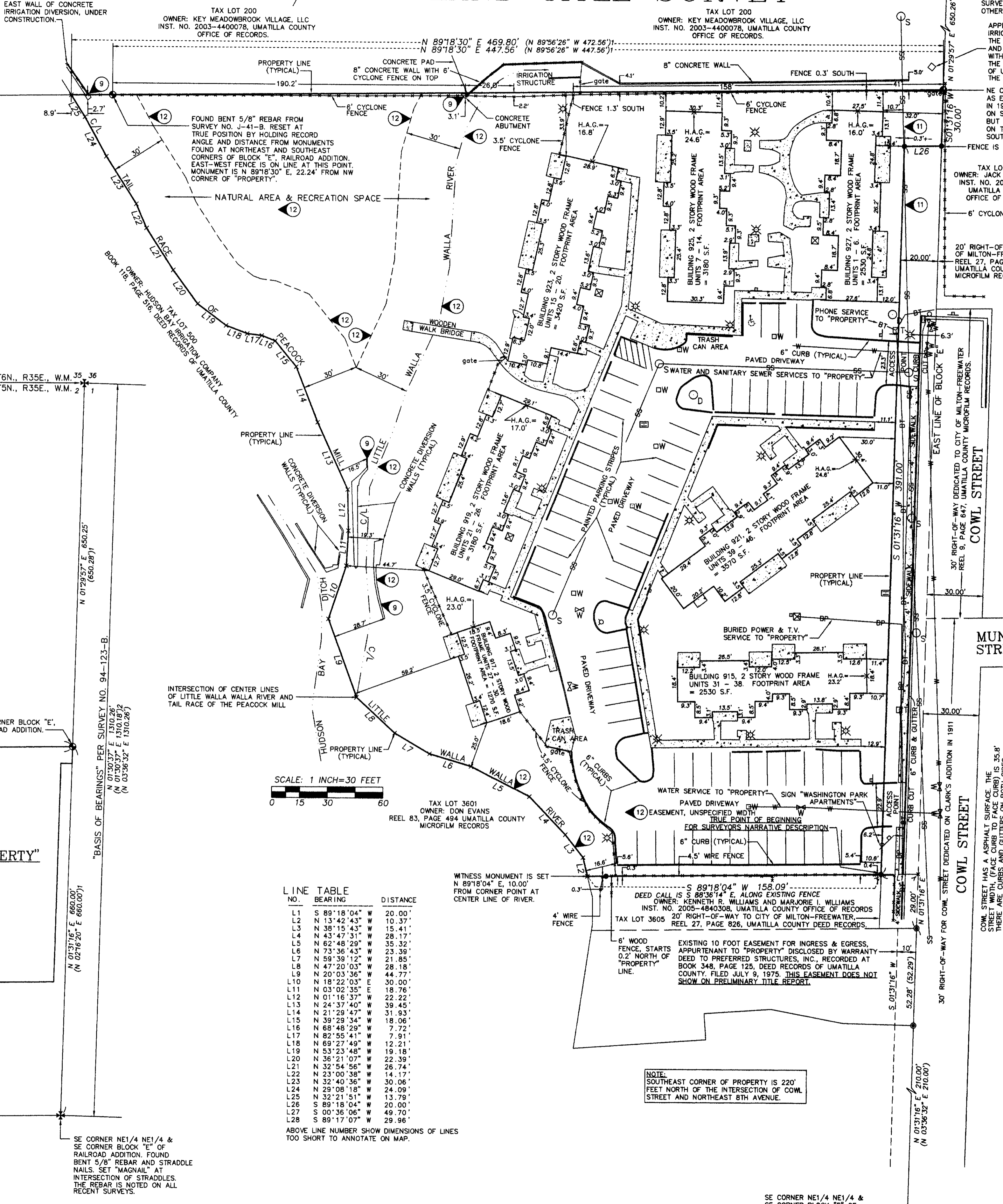


ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP



SURVEYORS NOTES:

THE PLAT OF RAILROAD ADDITION, FILED MAY 10TH, 1907, AT BOOK 2, PAGE 74, UMATILLA COUNTY PLAT RECORDS, WAS PLATTED OVER THE TOP OF A PORTION OF THE PLAT OF FREEWATER, (FORMERLY NEW WALLA WALLA), THE PLAT OF NEW WALLA WALLA WAS FILED NOVEMBER 30, 1889, THE PLAT OF FREEWATER WAS FILED AUGUST 16, 1890, AT BOOK 2, PAGE 11, UMATILLA COUNTY PLAT RECORDS.

THE RAILROAD ADDITION PLAT DID NOT ACKNOWLEDGE PREVIOUSLY PLATTED PORTIONS OF WASHINGTON STREET, (NOW NE 8TH AVENUE) OR COWL STREET IN BLOCK "E" OF RAILROAD ADDITION. I HAVE USED THE PLAT OF RAILROAD ADDITION, AND THE "PROPERTY" DESCRIPTION AND EXCEPTIONS DISCLOSED BY THE PRELIMINARY TITLE REPORT IN DETERMINING THE BOUNDARY OF THE "PROPERTY".

WATER BOUNDARIES: PORTIONS OF THE CENTER LINE OF THE LITTLE WALLA WALLA RIVER AND THE CENTER LINE OF THE TAIL RACE OF THE PEACOCK MILL ARE THE WEST BOUNDARY OF THE SURVEYED "PROPERTY". WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO EROSION, ACCRETION, STREAM FLOWS, AVULSION OR MAN CAUSED CHANGES DUE TO BANK AND CHANNEL MAINTENANCE, IRRIGATION DIVERSION CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE. THE CENTER LINES OF THE LITTLE WALLA RIVER WERE MEASURED BY TOTAL STATION INSTRUMENT METHODS ON JANUARY 2, 2007. THE WATER BOUNDARIES ARE SUBJECT TO CHANGE AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF LIMIT OF TITLE.

ENCROACHMENT NOTES:

WEST LINE OF "PROPERTY": AS SHOWN ON THIS MAP, THERE ARE TWO CONCRETE IRRIGATION CHANNELIZATION AND DIVERSION STRUCTURES NEAR THE WEST LINE. THE STRUCTURES ARE OPERATED BY THE IRRIGATION DISTRICTS. THEY ARE NOT CONSIDERED "ENCROACHMENTS" BY THIS SURVEYOR. THEY ARE ALLOWED AND MAINTAINED UNDER EXCEPTIONS 9 AND 12, SURVEY NO. J-41-B, WHICH PREDATES DEVELOPMENT OF THE "PROPERTY". SHOWS IRRIGATION "HEAD GATES", NEAR THE PRESENT STRUCTURE LOCATIONS, AS OF OCTOBER 10, 1975.

NORTH LINE OF "PROPERTY": OWNER TO THE NORTH CLAIMS OWNERSHIP OF THE 6 FOOT CYCLONE FENCE AND CONTROLS PADLOCKS ON THE GATES. ACCORDING TO "PROPERTY" APARTMENT MANAGER, THE FENCE WAS CONSTRUCTED BY OWNER TO THE NORTH OF "PROPERTY". THE FENCE ENCRACHES ONTO "PROPERTY" AS NOTED ON THIS MAP.

EAST LINE OF "PROPERTY": WASHINGTON PARK APARTMENTS SIGN NEAR THE SOUTHEAST CORNER OF "PROPERTY" ENCRACHES 6.2 FEET ONTO RIGHT-OF-WAY OF COWL STREET, AS SHOWN ON THIS MAP. YARD LIGHT NORTH OF THE NORTHERLY ACCESS TO THE "PROPERTY" OFF COWL STREET, ENCRACHES 6.3 FEET ONTO THE RIGHT-OF-WAY OF COWL STREET, AS SHOWN.

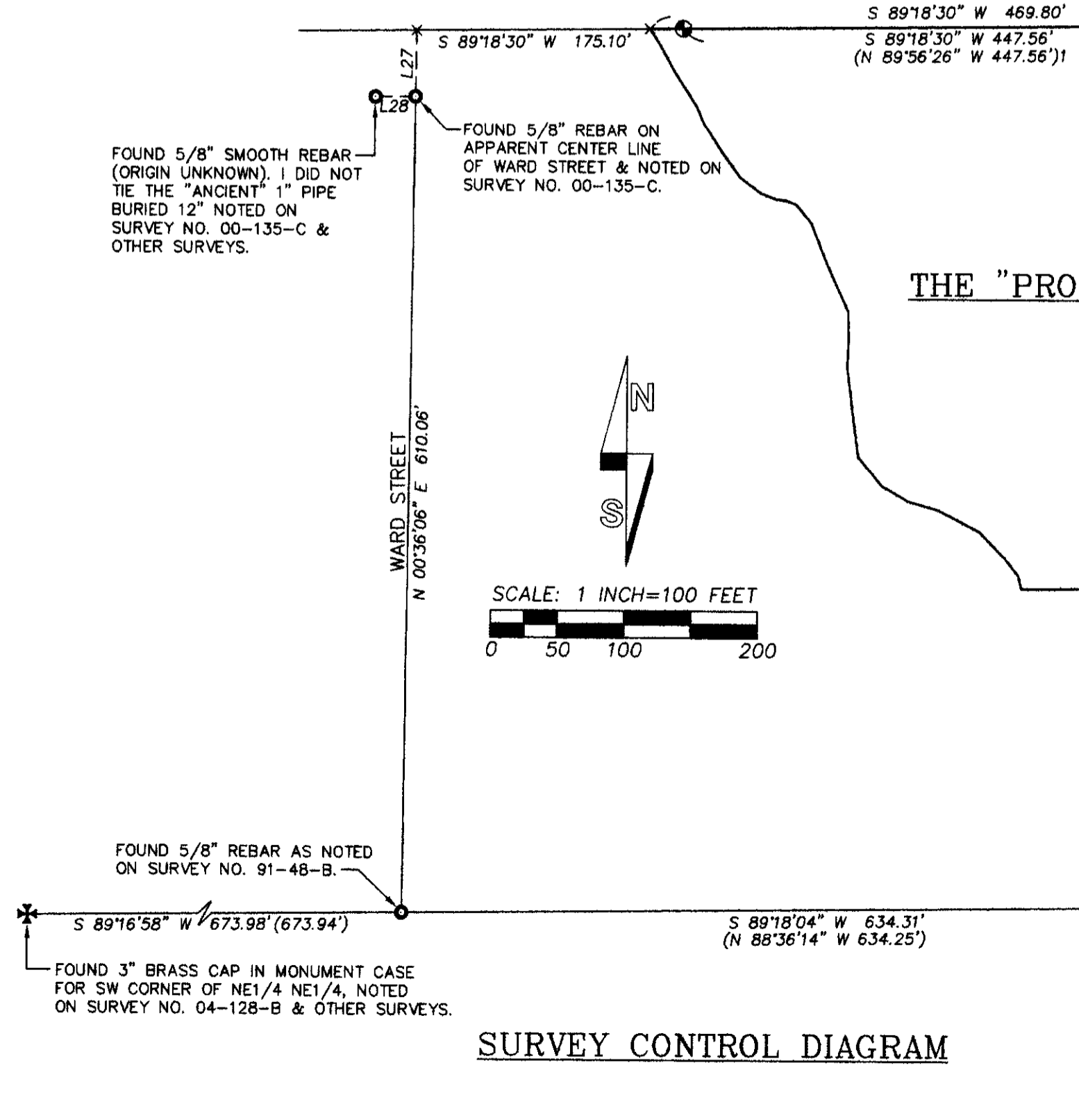
SOUTH LINE OF "PROPERTY": OWNERSHIP OF THE 4.5 FOOT WIRE FENCE IS NOT KNOWN. THE FENCE IS 0.4 FOOT SOUTH OF THE SOUTHEAST CORNER OF "PROPERTY". THE 4.5 FOOT WIRE FENCE IS 0.3 NORTH OF THE SOUTH LINE OF "PROPERTY", 5 FEET EAST OF THE WITNESS MONUMENT ESTABLISHED FOR THE SOUTHWEST CORNER OF THE PROPERTY. THE MAJORITY OF THE FENCE IS, FOR PRACTICAL PURPOSES, ON THE PROPERTY LINE.

"ON-SITE" UNDERGROUND UTILITY NOTES:

THERE ARE INDICATIONS OF A BURIED UNDERGROUND SPRINKLER SYSTEM, EVIDENCED BY SPRINKLER HEADS. INDIVIDUAL SPRINKLER HEADS WERE NOT LOCATED AND BURIED IRRIGATION LINES WERE NOT LOCATED.

THERE ARE INDICATIONS OF BURIED ELECTRICAL, TELEPHONE AND T.V. CABLE SYSTEM, EVIDENCED BY VAULTS AND BOXES AND PEDSTALS. OBSERVED PRIMARY POWER VAULTS ARE SHOWN. LOCATIONS FOR VARIOUS BURIED UTILITIES AS THEY ENTER THE "PROPERTY" ARE SHOWN.

SERVICE POINTS FOR DOMESTIC WATER LINES AND SANITARY SEWER LINES AT THEY ENTER THE PROPERTY ARE SHOWN. LOCATIONS OF INDIVIDUAL UNIT WATER METERS AND CLEANOUTS ARE NOT SHOWN.



SURVEY CONTROL DIAGRAM

- ### LEGEND
- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - - FOUND 5/8" REBAR ESTABLISHED ON SURVEY NO. J-41-B DATED OCTOBER 10, 1975.
 - - FOUND 5/8" REBAR ESTABLISHED ON SURVEY NO. 91-48-B DATED MAY 29, 1991.
 - ⊗ - OTHER FOUND MONUMENT, AS NOTED.
 - (XOX) - RECORD DIMENSION, SURVEY NO. 91-48-B.
 - (XOX)1 - RECORD DIMENSION, SURVEY NO. J-41-B.
 - (XOX)2 - RECORD DIMENSION, SURVEY NO. 94-123-B.
 - ⊕ - FIRE HYDRANT.
 - ⊖ - WATER METER.
 - ⊙ - WATER VALVE.
 - - INDICATIONS OF WATER LINE.
 - - SANITARY SEWER MANHOLE.
 - - INDICATIONS OF SANITARY SEWER MAIN LINE.
 - - SANITARY SEWER CLEAN OUT.
 - - CATCH BASIN.
 - - STORM DRAIN MANHOLE.
 - - INDICATIONS OF BURIED POWER LINE.
 - - INDICATIONS OF BURIED TELEPHONE LINE.
 - - POWER TRANSFORMER.
 - - TELEPHONE PEDestal.
 - - YARD LIGHT.
 - - 6" CHAIN LINK FENCE, UNLESS OTHERWISE NOTED.
 - - SIGN.
 - - LARGE SIGN.
 - - INDICATES LOCATION OF EXCEPTION FROM PRELIMINARY TITLE REPORT. NUMBER CORRESPONDS WITH EXCEPTION NUMBER IN PRELIMINARY TITLE REPORT. SEE SHEET 2 OF 2 FOR RECORDING DATA AND DESCRIPTION OF EXCEPTIONS.
 - - INDICATES EASEMENT LINE.
 - C/L - INDICATES CENTER LINE.
 - - TELEVISION BOX.
 - - INDICATES HANDICAP PARKING SPACE.
 - S.F. - INDICATES SQUARE FEET.
 - H.A.G. - INDICATES HEIGHT OF BUILDING ABOVE GROUND LINE. "X" INDICATES LOCATION OF MEASUREMENT.
 - - INDICATES CONCRETE SURFACE, (WALKS, PATIOS, ETC.).

ENCROACHMENT NOTES:

WEST LINE OF "PROPERTY": AS SHOWN ON THIS MAP, THERE ARE TWO CONCRETE IRRIGATION CHANNELIZATION AND DIVERSION STRUCTURES NEAR THE WEST LINE. THE STRUCTURES ARE OPERATED BY THE IRRIGATION DISTRICTS. THEY ARE NOT CONSIDERED "ENCROACHMENTS" BY THIS SURVEYOR. THEY ARE ALLOWED AND MAINTAINED UNDER EXCEPTIONS 9 AND 12, SURVEY NO. J-41-B, WHICH PREDATES DEVELOPMENT OF THE "PROPERTY". SHOWS IRRIGATION "HEAD GATES", NEAR THE PRESENT STRUCTURE LOCATIONS, AS OF OCTOBER 10, 1975.

NORTH LINE OF "PROPERTY": OWNER TO THE NORTH CLAIMS OWNERSHIP OF THE 6 FOOT CYCLONE FENCE AND CONTROLS PADLOCKS ON THE GATES. ACCORDING TO "PROPERTY" APARTMENT MANAGER, THE FENCE WAS CONSTRUCTED BY OWNER TO THE NORTH OF "PROPERTY". THE FENCE ENCRACHES ONTO "PROPERTY" AS NOTED ON THIS MAP.

EAST LINE OF "PROPERTY": WASHINGTON PARK APARTMENTS SIGN NEAR THE SOUTHEAST CORNER OF "PROPERTY" ENCRACHES 6.2 FEET ONTO RIGHT-OF-WAY OF COWL STREET, AS SHOWN ON THIS MAP. YARD LIGHT NORTH OF THE NORTHERLY ACCESS TO THE "PROPERTY" OFF COWL STREET, ENCRACHES 6.3 FEET ONTO THE RIGHT-OF-WAY OF COWL STREET, AS SHOWN.

SOUTH LINE OF "PROPERTY": OWNERSHIP OF THE 4.5 FOOT WIRE FENCE IS NOT KNOWN. THE FENCE IS 0.4 FOOT SOUTH OF THE SOUTHEAST CORNER OF "PROPERTY". THE 4.5 FOOT WIRE FENCE IS 0.3 NORTH OF THE SOUTH LINE OF "PROPERTY", 5 FEET EAST OF THE WITNESS MONUMENT ESTABLISHED FOR THE SOUTHWEST CORNER OF THE PROPERTY. THE MAJORITY OF THE FENCE IS, FOR PRACTICAL PURPOSES, ON THE PROPERTY LINE.

"ON-SITE" UNDERGROUND UTILITY NOTES:

THERE ARE INDICATIONS OF A BURIED UNDERGROUND SPRINKLER SYSTEM, EVIDENCED BY SPRINKLER HEADS. INDIVIDUAL SPRINKLER HEADS WERE NOT LOCATED AND BURIED IRRIGATION LINES WERE NOT LOCATED.

THERE ARE INDICATIONS OF BURIED ELECTRICAL, TELEPHONE AND T.V. CABLE SYSTEM, EVIDENCED BY VAULTS AND BOXES AND PEDSTALS. OBSERVED PRIMARY POWER VAULTS ARE SHOWN. LOCATIONS FOR VARIOUS BURIED UTILITIES AS THEY ENTER THE "PROPERTY" ARE SHOWN.

SERVICE POINTS FOR DOMESTIC WATER LINES AND SANITARY SEWER LINES AT THEY ENTER THE PROPERTY ARE SHOWN. LOCATIONS OF INDIVIDUAL UNIT WATER METERS AND CLEANOUTS ARE NOT SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>William R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/08	WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OREGON PHONE: (541) 276-6362	PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR: CHRISMAN DEVELOPMENT & MANAGEMENT, INC A PORTION OF BLOCK "E", RAILROAD ADDITION TO FREEWATER, NOW MILTON-FREEWATER, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T5N., R35E., W.M. 1106 CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON
	DATE: 01/07 CK BY: WRW	DR. BY: JMW NO: 06-1099

ALTA/ACSM LAND TITLE SURVEY

GENERAL NOTES:

FLOOD ZONE DESIGNATION:

"PROPERTY" IS LOCATED IN ZONE "C", AREA OF MINIMAL FLOOD HAZARDS. SOURCE: FLOOD HAZARD BOUNDARY MAP H-01-02, FLOOD INSURANCE RATE MAP I-01-02 INSURANCE RATE MAP, CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON, COMMUNITY NO. 410210B, REVISED SEPTEMBER 12, 1978.

ZONING AND SETBACKS:

THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES CONTAINED IN THE PLAT OF RAILROAD ADDITION.

PER CITY OF MILTON-FREEWATER CODE NO. 10-4-4:

ZONING OF THE "PROPERTY" IS R-3 HIGH DENSITY RESIDENTIAL. A MAXIMUM OF 25 DWELLING UNITS PER ACRE ARE ALLOWED. LOT COVERAGE ALLOWABLE IS 45%. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

SETBACKS:

FRONT YARD: 22 FOOT MINIMUM.
SIDE YARD: 12 FOOT MINIMUM.
REAR YARD: 22 FOOT MINIMUM.
CONSULT MILTON-FREEWATER CODE 10-4-4, OR WITH CITY OF MILTON-FREEWATER PLANNING, ZONING AND BUILDING OFFICIALS FOR FURTHER INFORMATION.

AREA OF "PROPERTY":

132905 SQUARE FEET OR 3.05 ACRES, MORE OR LESS.

ADDRESS OF "PROPERTY":

915-927 COWL STREET, MILTON-FREEWATER, OREGON 97862.

PARKING SPACES:

THERE ARE 67 REGULAR AND 1 HANDICAP PARKING SPACES. SPACES ARE STRIPED WITH PAINT. THE PAINT IS BADLY FADED TO THE POINT THAT ONLY ONE HANDICAP PARKING SPACE COULD BE DEFINITELY IDENTIFIED.

NARRATIVE:

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF DOUG CHRISMAN OF CHRISMAN DEVELOPMENT & MANAGEMENT, INC., THE SURVEY IS OF A PORTION OF BLOCK "E", RAILROAD ADDITION TO FREEWATER, NOW MILTON-FREEWATER, OREGON.

THE PLAT OF RAILROAD ADDITION, FILED MAY 10TH, 1907, AT BOOK 2, PAGE 74, UMATILLA COUNTY PLAT RECORDS, WAS PLATTED OVER THE TOP OF A PORTION OF THE PLAT OF FREEWATER, (FORMERLY NEW WALLA WALLA). THE PLAT OF NEW WALLA WALLA WAS FILED NOVEMBER 30, 1889. THE PLAT OF FREEWATER WAS FILED AUGUST 16, 1890, AT BOOK 2, PAGE 11, UMATILLA COUNTY PLAT RECORDS.

THE RAILROAD ADDITION PLAT DID NOT ACKNOWLEDGE PREVIOUSLY PLATTED PORTIONS OF WASHINGTON STREET, (NOW 8TH AVENUE) OR COWL STREET IN BLOCK "E" OF RAILROAD ADDITION. I HAVE USED THE PLAT OF RAILROAD ADDITION, AND THE RECORD DESCRIPTION AND EXCEPTIONS DISCLOSED BY THE PRELIMINARY TITLE REPORT IN DETERMINING THE BOUNDARY OF THE "PROPERTY".

SURVEY NO. J-41-B, BY JIM DWYER, DATED OCTOBER 10, 1975 CALLED A POINT 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, AS THE SOUTHEAST CORNER OF BLOCK "E", ALTHOUGH THE RECORD PLAT OF RAILROAD ADDITION CLEARLY SHOWS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AS THE SOUTHEAST CORNER OF BLOCK "E". SURVEY NO. J-41-B PLACED THE SOUTH BOUNDARY OF THE "PROPERTY" 30 FEET NORTH OF ITS DESCRIBED LOCATION. I DID NOT HOLD THE SOUTH BOUNDARY OF THE "PROPERTY" AS LOCATED BY SURVEY NO. J-41-B.

IN 1991, SURVEYOR DON STAEBLER SURVEYED LAND SOUTH OF THE SUBJECT "PROPERTY", UNDER SURVEY NO. 91-48-B. STAEBLER USED THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AS THE SOUTHEAST CORNER OF BLOCK "E" OF RAILROAD ADDITION, AS SHOWN ON THE RECORD PLAT OF RAILROAD ADDITION. IN 1993, WASHINGTON PARK ASSOCIATES CONVEYED A PORTION OF THEIR LAND TO THE OWNER TO THE SOUTH UNDER BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 93-184187, AT REEL 238, PAGE 0834, UMATILLA COUNTY MICROFILM RECORDS. THIS CONVEYANCE ESTABLISHED A NEW BOUNDARY BETWEEN THE "PROPERTY" AND LANDOWNER TO THE SOUTH. I NOTE THE LAND DESCRIPTION CONTAINED IN REEL 238, PAGE 834, USED A CALCULATED EXTENSION OF THE CENTER LINE OF THE LITTLE WALLA WALLA RIVER, ASSUMING THE RIVER CONTINUED NORTH 10°38'31" EAST. IN FACT, THE CENTER LINE OF THE RIVER BENDS SHARPLY TO THE NORTHWEST ABOUT 4 FEET NORTH OF THE SOUTHWEST CORNER OF THE LAND CONVEYED IN REEL 238, PAGE 834. I HAVE SHOWN THE WEST BOUNDARY OF THE LAND CONVEYED IN REEL 238, PAGE 834, BASED ON THE DESCRIPTION CALLS AND ACTUAL LOCATION OF THE CENTER LINE OF THE LITTLE WALLA WALLA RIVER. THE DIMENSION OF 29.00 FEET ALONG THE EAST LINE OF BLOCK "E" AND EAST LINE OF SECTION 2 WAS HELD. I HELD THE BEARINGS FOR THE NORTH AND SOUTH LINES OF THE LAND CONVEYED IN REEL 238, PAGE 834, AS PARALLEL WITH THE LINE BETWEEN THE SOUTHEAST CORNER OF BLOCK "E" AND THE 5/8 INCH REBAR MONUMENT FOUND AT THE CENTER LINE OF WARD STREET IN 8TH AVENUE. PER SURVEY NO. 91-48-B. THE DESCRIPTION CALL FOR SOUTH LINE "PROPERTY", WHICH IS THE NORTH LINE OF LAND CONVEYED IN REEL 238, PAGE 834, IS "ALONG AN EXISTING FENCE". THERE IS A FENCE ALONG THIS LINE WHICH SUBSTANTIALLY CORRESPONDS WITH THE BOUNDARY LINE AS DETERMINED.

TO DETERMINE THE EAST BOUNDARY OF THE "PROPERTY" I HELD THE LINE BETWEEN FOUND MONUMENTS AT THE SOUTHEAST CORNER OF BLOCK "E" AND THE RECOVERED 5/8 INCH REBAR AT THE NORTHEAST CORNER OF BLOCK "E", PER SURVEY NO. J-41-B, AND SUBTRACTED THE LAND CONVEYED TO THE CITY OF MILTON-FREEWATER BY BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 77-32163 AT REEL 27, PAGE 826, UMATILLA COUNTY MICROFILM RECORDS.

THE NORTH BOUNDARY OF THE PROPERTY WAS HELD AS DETERMINED ON SURVEY NO. J-41-B, BETWEEN THE RECOVERED MONUMENT AT THE NORTHEAST CORNER OF BLOCK "E" AND REESTABLISHED POSITION OF THE BENT 5/8 INCH REBAR ESTABLISHED ON SURVEY NO. J-41-B.

THE WEST LINE OF THE "PROPERTY" IS THE CENTER LINE OF THE LITTLE WALLA RIVER AND CENTER LINE OF THE TAIL RACE OF THE PEACOCK MILL. THE CENTER LINES OF THESE WATER BOUNDARIES WERE MEASURED ON JANUARY 2, 2007 AND ARE SHOWN. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL OR MAN CAUSED CHANGES SUCH AS IRRIGATION DISTRICT MAINTENANCE OPERATIONS. SEE SURVEYORS NOTES ON SHEET 1 OF 2.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TOR803, 3 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS TO DIFFERENT BACK SIGHTS.

BURIED ON-SITE PRIVATE UTILITIES SERVING THE SITE WERE NOT LOCATED, EXCEPT AS SHOWN. LOCATIONS WHERE MAJOR UTILITIES EXTEND ONTO THE SITE, (SUCH AS WATER, SANITARY AND POWER SERVICES), ARE NOTED.

SURVEYORS CERTIFICATION

To: Chrisman Development Management Inc., U.S. Bank National Association, AmeriTitle and Chicago Title Insurance Company of Oregon:
This is to certify that this map or plat and 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 NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b) (1), 7 (c), 8, 9, 10, 11(b) and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oregon, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 01/21/07 Will R. Wells
William R. Wells, OR PLS 1106

EXCEPTIONS LIST:

THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE SPECIAL EXCEPTIONS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED FOR DOUG CHRISMAN BY AMERITITLE, 112 S.E. COURT, PENDLETON, OREGON 97801, DATED AS OF AUGUST 21, 2006, REPORT NO. 2, TITLE NUMBER MFO057657LM. SYMBOL NUMBERS CORRESPOND WITH SPECIAL EXCEPTION NUMBERS IN THE PRELIMINARY REPORT:

NOTE: SEE SHEET 1 OF 1 FOR LEGEND AND LOCATION OF EXCEPTIONS IDENTIFIED BY SYMBOLS AND NUMBERS CORRESPONDING TO THE FOLLOWING EXCEPTION NUMBERS FROM THE PRELIMINARY TITLE REPORT.

9. THESE PREMISES ARE WITHIN THE BOUNDARIES OF THE MILTON-FREEWATER WATER CONTROL DISTRICT AND ARE SUBJECT TO THE LEVIES, ASSESSMENTS AND EASEMENTS THEREOF, IF ANY. SURVEYORS NOTE: ALSO SEE EXCEPTION 12. EXCEPTION 9 APPLIES TO ALL OF "PROPERTY".

10. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN THE PLAT OF RAILROAD ADDITION, FILED MAY 10TH, 1907, IN BOOK 2, PAGE 74, PLAT RECORDS, UMATILLA COUNTY, OREGON. THE PLAT OF RAILROAD ADDITION CONTAINS THE FOLLOWING RESERVATION, IN THE PLAT DESCRIPTION, WITH REGARD TO IRRIGATION CANALS: "EXCEPTING THEREFROM THE RIGHT OF FOR THE MILTON, FREEWATER, AND HUDSON BAY IRRIGATION COMPANY'S CANAL". THE PLAT DEDICATION CONTAINS THE FOLLOWING RESERVATION: "RESERVING TO MYSELF, MY HEIRS AND ASSIGNS, ALL OF THE WATER AND PRIVILEGES, TO THE STREAMS FLOWING THROUGH SAID ADDITION, WITH THE RIGHT TO LAY UNDERGROUND CONDUITS OF ANY KIND ALONG OR ACROSS, ANY OF SAID STREETS AS SHOWN HEREON; AND ALSO RESERVING FOR MYSELF AND MY ASSIGNS, THE RIGHT TO ERECT AND MAINTAIN ELECTRIC LIGHT, POWER, TELEGRAPH AND TELEPHONE POLES, AND THE RIGHT OF WAY FOR AN ELECTRIC RAILWAY ALONG OR ACROSS ANY OF SAID STREETS". SURVEYORS NOTE: THERE ARE NO DEDICATED STREETS OR RAILWAY RIGHT-OF-WAYS SHOWING ON THE RECORDED PLAT, IN THE VICINITY OF "PROPERTY".

11. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR BRIDGE AND SEWER, RECORDED APRIL 7, 1952, IN BOOK 203, PAGE 457, UMATILLA COUNTY DEED RECORDS. SURVEYORS NOTE: THIS AGREEMENT AND EASEMENT IS NOT SPECIFIC AS TO LOCATION, BUT FROM LANGUAGE IN DOCUMENT, APPEARS TO BE NEAR THE EAST LINE OF "PROPERTY". THE CITY SANITARY SEWER IN THIS AREA IS SHOWN. ACCORDING TO SURVEY NO. J-41-B, THERE WAS A TIMBER BRIDGE LOCATED ABOUT 10 FEET NORTH OF THE NORTH LINE OF "PROPERTY", NEAR THE NORTHEAST CORNER OF BLOCK "E". THE BRIDGE NO LONGER EXISTS.

12. AGREEMENT AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN WASHINGTON PARK ASSOCIATES AND WALLA WALLA RIVER COOPERATIVE IRRIGATION UNION, RECORDED FEBRUARY 4, 1977 IN REEL 14, PAGE 1734, UMATILLA COUNTY MICROFILM RECORDS. SURVEYORS NOTE: LOCATIONS OF EASEMENTS GRANTED, AS DISCLOSED BY THE LANGUAGE IN THE DOCUMENT ARE SHOWN TO THE EXTENT POSSIBLE. SOME EASEMENTS HAVE UNSPECIFIED WIDTHS. THE BRIDGE REFERRED TO IN PARAGRAPH 5 OF THE AGREEMENT NO LONGER EXISTS. EXHIBIT "A" REFERRED TO IN THE AGREEMENT DOCUMENT IS ILLEGIBLE.

REFERENCE DOCUMENTS:

HARTMAN ABSTRACT COPY OF PLAT OF NEW WALLA WALLA, FILED NOVEMBER 30, 1889. THIS PLAT LATER DISAPPEARED FROM THE UMATILLA COUNTY RECORDS.

PLAT OF FREEWATER, (FORMERLY NEW WALLA WALLA), FILED AUGUST 16, 1890 AT BOOK 2, PAGE 11, UMATILLA COUNTY PLAT RECORDS.
PLAT OF RAILROAD ADDITION, FILED MAY 10TH, 1907 AT BOOK 2, PAGE 74, UMATILLA COUNTY PLAT RECORDS.
PLAT OF CLARK'S ADDITION TO FREEWATER, FILED AUGUST 5TH, 1911 AT BOOK 4, PAGE 16, UMATILLA COUNTY PLAT RECORDS.
STATE HIGHWAY MAP NO. 5F12-5, SHEET 1 AND 2, SHOWING THE CONSTRUCTED LINE OF WASHINGTON STREET (NOW NE 8TH AVENUE), DATED 1948. THIS MAP WAS FOUND AT THE UMATILLA COUNTY ROAD DEPARTMENT.

SURVEY NO. K-9-A, DATED OCTOBER 10, 1974.
SURVEY NO. J-49-B, DATED MARCH, 1975.
SURVEY NO. J-41-B, DATED OCTOBER 10, 1975.
SURVEY NO. R-197-B, RECORDED JANUARY, 1981.
SURVEY NO. 91-48-B, RECORDED JUNE, 1991.
SURVEY NO. 94-123-B, RECORDED SEPTEMBER, 1994.
SURVEY NO. 97-142-B, RECORDED JULY, 1997.
SURVEY NO. 00-135-C, RECORDED JUNE, 2000.
SURVEY NO. 04-128-B, RECORDED JULY, 2004.
SURVEY NO. 05-18-B, RECORDED FEBRUARY, 2005.

VARIOUS DEEDS AND OTHER RECORD DOCUMENTS DISCLOSED BY PRELIMINARY TITLE REPORT OR BY INVESTIGATION.

LEGAL DESCRIPTION OF "PROPERTY"

RECORD DESCRIPTION PER PRELIMINARY TITLE REPORT, TITLE NO. MFO057657LM, REPORT NO. 2:

ALL THAT PORTION OF BLOCK "E" OF RAILROAD ADDITION TO THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "E" OF SAID ADDITION; THENCE NORTH ALONG THE EAST LINE THEREOF, 210 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST, PARALLEL TO AND 210 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK "E", TO A POINT IN THE CENTER OF THE LITTLE WALLA WALLA RIVER; THENCE NORTHERLY ALONG SAID CENTER LINE OF SAID RIVER TO ITS INTERSECTION WITH THE TAIL RACE OF THE PEACOCK MILL; THENCE CONTINUE NORTHERLY ALONG THE CENTER LINE OF SAID TAIL RACE OF THE PEACOCK MILL TO THE NORTH LINE OF SAID BLOCK "E"; THENCE EAST ALONG THE NORTH LINE THEREOF, 490 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK "E", 430 FEET, MORE OR LESS, TO THE POINT 210 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK "E" AND TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION DEEDED TO THE CITY OF MILTON-FREEWATER, BY DEED RECORDED DECEMBER 22, 1977 IN REEL 27, PAGE 826, UMATILLA COUNTY MICROFILM RECORDS.

ALSO EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED JULY 16, 1993 IN REEL 238, PAGE 834, UMATILLA COUNTY MICROFILM RECORDS.

EXCEPTING ANY AND ALL WATER RIGHTS, WATER RIGHTS OF WAY, DITCHES CANALS, FLUMES AND ROADS, STREETS AND HIGHWAYS.

SURVEYORS NARRATIVE DESCRIPTION:

A TRACT OF LAND LOCATED IN BLOCK "E" OF THE PLAT OF RAILROAD ADDITION TO FREEWATER, NOW MILTON-FREEWATER, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK "E", SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°31'16" EAST ALONG THE EAST LINE OF SAID BLOCK "E" A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY BARGAIN AND SALE DEED TO HARRY FERDERER AND EDNA FERDERER, HUSBAND AND WIFE, BY WASHINGTON PARK ASSOCIATES, AN OREGON LIMITED PARTNERSHIP, RECORDED JULY 16TH, 1993 AS INSTRUMENT NO. 93-184187 AT REEL 238, PAGE 834, MICROFILM RECORDS OF UMATILLA COUNTY, OREGON; THENCE NORTH 01°31'16" EAST, CONTINUING ALONG THE EAST LINE OF SAID BLOCK "E" AND ALONG THE EAST LINE OF SAID FERDERER TRACT A DISTANCE OF 29.00 FEET TO THE NORTHEAST CORNER OF SAID FERDERER TRACT; THENCE SOUTH 89°18'04" WEST ALONG THE NORTH LINE OF SAID FERDERER TRACT A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF MILTON-FREEWATER BY BARGAIN AND SALE DEED RECORDED AT REEL 27, PAGE 826, UMATILLA COUNTY MICROFILM RECORDS, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°18'04" WEST ALONG THE NORTH LINE OF SAID FERDERER TRACT A DISTANCE OF 158.09 FEET TO A POINT IN THE CENTER LINE OF THE LITTLE WALLA WALLA RIVER; THENCE ALONG THE CENTER LINE OF THE LITTLE WALLA WALLA RIVER, AS SAID CENTER LINE, EXISTED ON JANUARY 2, 2007, THE FOLLOWING COURSES: NORTH 13°42'43" WEST A DISTANCE OF 10.37 FEET; THENCE NORTH 38°15'43" WEST A DISTANCE OF 15.41 FEET; THENCE NORTH 43°47'31" WEST A DISTANCE OF 28.17 FEET; THENCE NORTH 62°48'29" WEST A DISTANCE OF 35.32 FEET; THENCE NORTH 73°36'43" WEST A DISTANCE OF 23.39 FEET; THENCE NORTH 59°39'12" WEST A DISTANCE OF 21.85 FEET; THENCE NORTH 47°20'03" WEST A DISTANCE OF 28.18 FEET TO THE INTERSECTION OF SAID CENTER LINE OF THE LITTLE WALLA WALLA RIVER WITH THE CENTER LINE OF THE TAIL RACE OF THE PEACOCK MILL; THENCE ALONG THE CENTER LINE OF THE TAIL RACE OF THE PEACOCK MILL, AS SAID CENTER LINE EXISTED ON JANUARY 2, 2007, THE FOLLOWING COURSES: NORTH 20°03'36" WEST A DISTANCE OF 44.77 FEET; THENCE NORTH 18°22'03" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 03°02'35" EAST A DISTANCE OF 18.78 FEET; THENCE NORTH 01°16'37" WEST A DISTANCE OF 22.22 FEET; THENCE NORTH 24°37'40" WEST A DISTANCE OF 39.45 FEET; THENCE NORTH 21°29'47" WEST A DISTANCE OF 31.93 FEET; THENCE NORTH 39°29'34" WEST A DISTANCE OF 18.06 FEET; THENCE NORTH 68°48'29" WEST A DISTANCE OF 7.72 FEET; THENCE NORTH 82°55'41" WEST A DISTANCE OF 7.91 FEET; THENCE NORTH 69°27'49" WEST A DISTANCE OF 12.21 FEET; THENCE NORTH 53°23'48" WEST A DISTANCE OF 19.18 FEET; THENCE NORTH 36°21'07" WEST A DISTANCE OF 22.39 FEET; THENCE NORTH 32°54'56" WEST A DISTANCE OF 26.74 FEET; THENCE NORTH 23°00'38" WEST A DISTANCE OF 14.17 FEET; THENCE NORTH 32°40'36" WEST A DISTANCE OF 30.06 FEET; THENCE NORTH 29°08'18" WEST A DISTANCE OF 24.09 FEET; THENCE NORTH 32°21'51" WEST A DISTANCE OF 13.79 FEET TO THE NORTH LINE OF SAID BLOCK "E"; THENCE NORTH 89°18'04" EAST ALONG THE NORTH LINE OF SAID BLOCK "E" A DISTANCE OF 469.80 FEET TO THE NORTHEAST CORNER OF SAID BLOCK "E"; THENCE SOUTH 00°31'16" WEST ALONG THE EAST LINE OF SAID BLOCK "E" A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF MILTON-FREEWATER BY BARGAIN AND SALE DEED RECORDED AT REEL 27, PAGE 826; UMATILLA COUNTY MICROFILM RECORDS; THENCE SOUTH 89°18'04" WEST ALONG THE NORTH LINE OF SAID CITY OF MILTON-FREEWATER TRACT A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°31'16" WEST ALONG THE WEST LINE OF SAID CITY OF MILTON-FREEWATER TRACT A DISTANCE OF 391.00 FEET TO THE TRUE POINT OF BEGINNING.

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

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DATE: 01/07

DR. BY: JMW

CK BY: WRW

NO: 06-1099

PROJECT:
ALTA/ACSM LAND TITLE SURVEY FOR:
CHRISMAN DEVELOPMENT & MANAGEMENT, INC.
A PORTION OF BLOCK "E", RAILROAD ADDITION TO FREEWATER, NOW MILTON-FREEWATER, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 2, T5N, R35E, W.M., CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.