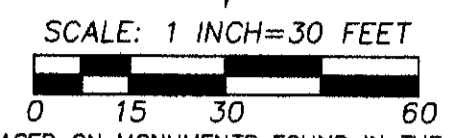
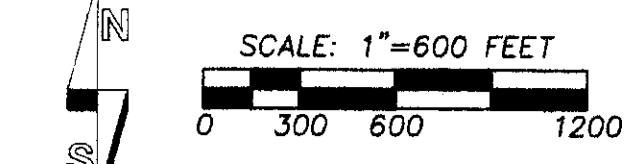


ALTA/ACSM LAND TITLE SURVEY



BEARINGS ARE BASED ON MONUMENTS FOUND IN THE CENTERLINE OF SOUTHWEST 2ND STREET, AS REPORTED ON UMATILLA COUNTY PARTITION PLAT NO. 2005-21. THIS BEARING BASE IS ROTATED 00°00'29" CLOCKWISE FROM RECORD BEARING BASE FOR HOFFMAN SECOND ADDITION PLAT.

LINE NO.	BEARING	DISTANCE	RECORD	DIMENSION
L1	N 89°44'47" E	35.59'	(S 89°44'50" W 35.62')	
L2	N 89°44'47" E	30.00'	(N 89°44'50" E 30.00')	
L3	S 89°44'44" W	30.00'	(S 89°44'50" W 30.00')	

ABOVE LINE NUMBERS SHOW DIMENSIONS OF LINES TOO SHORT TO ANNOTATE ON MAP.

GENERAL NOTES:

FLOOD ZONE DESIGNATION:
"PROPERTY" IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. SOURCE: FLOOD INSURANCE RATE MAP, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, COMMUNITY-PANEL NUMBER 410211 005 F, REVISED JULY 15, 1988.

ZONING AND SETBACKS:
THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES CONTAINED IN THE PLAT OF HOFFMAN SECOND ADDITION OTHER THAN STRUCTURES AND TREES ARE RESTRICTED IN UTILITY EASEMENTS.

PER CITY OF PENDLETON, OREGON ORDINANCE NO. 3250, ARTICLE V. GENERAL PROVISIONS FOR RESIDENTIAL ZONES:

ZONING OF THE "PROPERTY" IS R-3 HIGH DENSITY RESIDENTIAL 11 TO 35 DWELLING UNITS PER ACRE ARE ALLOWED. LOT COVERAGE ALLOWABLE FOR ROOFED STRUCTURES IS 45%. BUILDING HEIGHTS SHALL NOT EXCEED 50 FEET OR 5 STORIES.

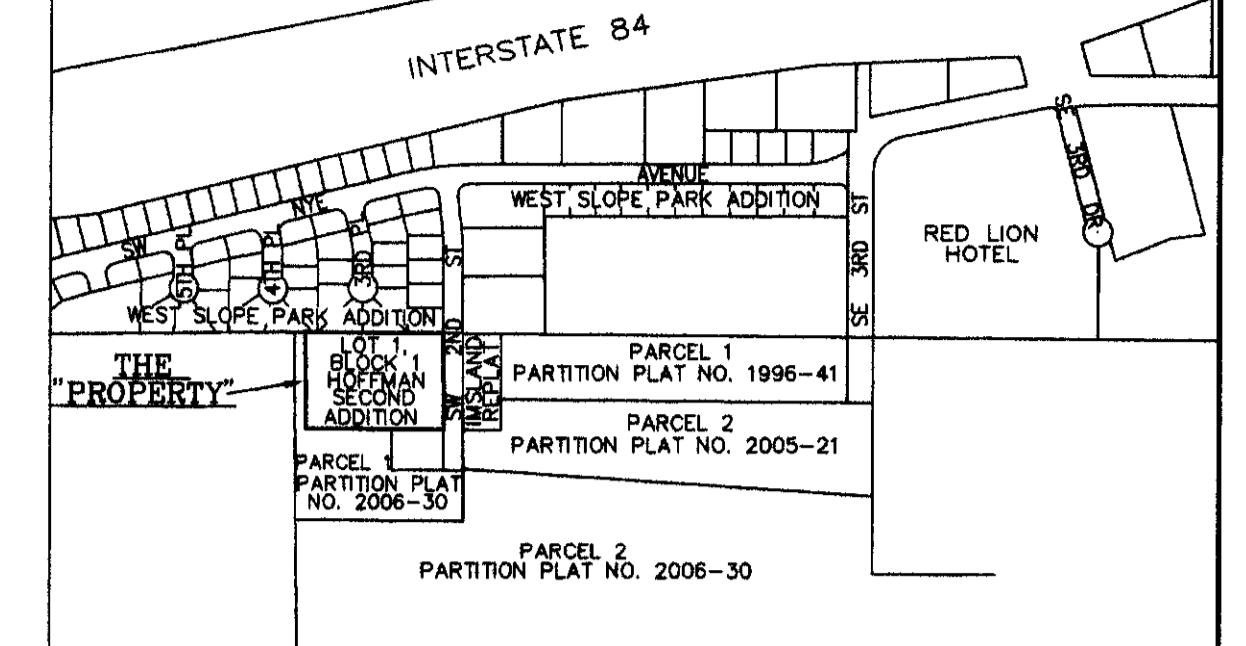
SETBACKS:
FRONT YARD: 20 FOOT MINIMUM.
SIDE YARD: 5 FOOT MINIMUM.
REAR YARD: 5 FOOT MINIMUM.

CONSULT ORDINANCE NO. 3250, OR WITH CITY OF PENDLETON PLANNING, ZONING AND BUILDING OFFICIALS FOR FURTHER INFORMATION.

AREA OF "PROPERTY":
128,941 SQUARE FEET OR 2.98 ACRES, MORE OR LESS.

ADDRESS OF "PROPERTY":
1335 S.W. 2ND STREET, PENDLETON, OREGON 97801.

PARKING SPACES:
THERE ARE 65 REGULAR AND 9 HANDICAP PARKING SPACES. SPACES ARE STRIPED WITH PAINT.



VICINITY MAP

LEGAL DESCRIPTION OF "PROPERTY"

LOT 1, BLOCK 1, HOFFMAN SECOND ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SURVEYORS NARRATIVE DESCRIPTION:
LOT 1, BLOCK 1, HOFFMAN SECOND ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., RECORDED DECEMBER 23, 1983 IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY AT BOOK 12, PAGE 50 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 89°44'47" EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 35.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 89°44'47" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 429.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET; THENCE SOUTH 00°14'41" EAST ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET A DISTANCE OF 299.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°44'44" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 430.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°14'41" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE 299.88 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTIONS LIST:

- THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE SPECIAL EXCEPTIONS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED FOR DOUG CHRISMAN BY AMERTITLE, 112 S.E. COURT, PENDLETON, OREGON 97801, DATED AS OF AUGUST 21, 2008, REPORT NO. 1, TITLE NUMBER PD0057658JC. SYMBOL NUMBERS CORRESPOND WITH SPECIAL EXCEPTION NUMBERS IN THE PRELIMINARY REPORT:
- 9 RESTRICTIONS AND EASEMENTS AS DELINEATED ON THE RECORDED PLAT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IF ANY. **SURVEYORS NOTE:** UTILITY EASEMENTS DEDICATED ON THE PLAT OF HOFFMAN SECOND ADDITION CONTAIN THE FOLLOWING RESTRICTIVE WORDING "SAID EASEMENTS SHALL BE KEPT FREE OF STRUCTURES AND TREES" BY COMMON USAGE IN THIS AREA, PAVEMENT, CURBS, SIDEWALKS AND SIGNS ARE NOT CONSIDERED STRUCTURES.
 - 10 RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 10, 1951 IN BOOK 201 PAGE 316, UMATILLA COUNTY DEED RECORDS. **SURVEYORS NOTE:** THIS IS A "BLANKET" EASEMENT ACROSS THE NW 1/4 OF SECTION 14, T2N, R32E, W.M., AND IS NOT SPECIFICALLY SHOWN. THE EASEMENT AFFECTS "PROPERTY".
 - 11 AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 31, 1983, IN REEL 100 PAGE 1008, UMATILLA COUNTY MICROFILM RECORDS. **SURVEYORS NOTE:** THIS AGREEMENT IS FOR PACIFIC POWER AND LIGHT COMPANY TO INSTALL UNDERGROUND FACILITIES ACROSS THE NW 1/4 OF SECTION 14, T2N, R32E, W.M. WITH THE STIPULATION THAT IT WILL NOT BE NECESSARY TO MOVE OR ALTER ANY BUILDING OR STRUCTURE OF INDIAN HILLS ASSOCIATES BECAUSE OF SAID ADDITIONAL UNDERGROUND FACILITIES. AGREEMENT AFFECTS "PROPERTY".
 - 12 AGREEMENT AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, WITH THE CITY OF PENDLETON, RECORDED OCTOBER 26, 1983, IN REEL 106, PAGE 1446, UMATILLA COUNTY MICROFILM RECORDS. **SURVEYORS NOTE:** AFFECTS ALL OF "PROPERTY". THIS AGREEMENT APPEARS TO HAVE EXPIRED. SEE ITEM 9, OF AGREEMENT.
 - 13 AGREEMENT AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, WITH THE CITY OF PENDLETON, RECORDED JANUARY 10, 1984, IN REEL 109, PAGE 10, UMATILLA COUNTY MICROFILM RECORDS. **SURVEYORS NOTE:** AFFECTS ALL OF "PROPERTY". THIS AGREEMENT APPEARS TO HAVE EXPIRED. SEE ITEM 9, OF AGREEMENT.

"ON-SITE" UNDERGROUND UTILITY NOTES:

THERE ARE INDICATIONS OF AN UNDERGROUND SPRINKLER SYSTEM, EVIDENCED BY SPRINKLER HEADS. INDIVIDUAL SPRINKLER HEADS WERE NOT LOCATED AND LOCATION OF BURIED ON-SITE IRRIGATION LINES ARE NOT SHOWN.

THERE ARE INDICATIONS OF A BURIED ELECTRICAL, TELEPHONE AND T.V. CABLE SYSTEM, EVIDENCED BY VAULTS AND BOXES OR PEDESTALS. PRIMARY POWER VAULTS AND TELEPHONE BOXES FOR EACH BUILDING ARE SHOWN. LOCATIONS OF SERVICE POINTS FOR THE UTILITIES AS THEY ENTER THE "PROPERTY" ARE SHOWN. BURIED TELEVISION LINES WERE NOT LOCATED.

SERVICE POINTS FOR DOMESTIC WATER AND SANITARY SEWER, AS THEY ENTER THE "PROPERTY" ARE SHOWN. LOCATIONS OF ON-SITE BURIED LINES ARE UNKNOWN WERE NOT LOCATED. INDIVIDUAL UNIT WATER METERS AND SEWER CLEAN OUTS ARE NOT SHOWN.

ENCROACHMENT NOTES:

- LETTERED SYMBOLS SHOW LOCATION OF ENCROACHMENT.
- A 6 FOOT HIGH WOOD FENCE ENCROACHES 1.4 FEET ONTO "PROPERTY".
 - B 6 FOOT HIGH WOOD FENCE ENCROACHES 0.4 FEET ONTO "PROPERTY".
 - C ROOF OVERHANG OF WOOD FRAME GARDEN SHED ENCROACHES 0.8 FEET ONTO "PROPERTY" AT EAST END AND 1.1 FEET ONTO "PROPERTY" AT WEST END.
 - D 1/2 FOOT WOOD FENCE ENCROACHES 0.9 FEET ONTO "PROPERTY" AT EAST END AND 0.4 FEET ONTO "PROPERTY" AT WEST END.
 - E 1/2 FOOT WOOD FENCE ENCROACHES 0.7 FEET ONTO "PROPERTY".
 - F 6 FOOT WOOD FENCE ENCROACHES 0.8 FEET ONTO "PROPERTY".
 - G 4 FOOT WOOD FENCE ENCROACHES 0.8 FEET ONTO "PROPERTY".
 - H EASTERLY POWER LINE ON POLE CROSSARM ENCROACHES 2.0 FEET ONTO PROPERTY. ENCROACHMENT ALLOWED UNDER "BLANKET" EASEMENT, EXCEPTION 10.

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - - FOUND 5/8" REBAR WITH ALUMINUM CAP IN STREET MONUMENT CASE ESTABLISHED ON PLAT OF HOFFMAN SECOND ADDITION.
 - - FOUND 5/8" REBAR WITH PLASTIC CAP, RECOVERED OR ESTABLISHED PER PARTITION PLAT NO. 2005-21 OR 2006-30.
 - - FOUND 5/8" REBAR WITH 1/4" ALUMINUM CAP. MONUMENT FROM HOFFMAN SECOND ADDITION.
 - (XOX) - RECORD DIMENSION PER PLAT OF HOFFMAN SECOND ADDITION.
 - [XOX] - RECORD DIMENSION PER PARTITION PLAT NO. 2005-21 OR 2006-30.
 - ⊕ - FIRE HYDRANT.
 - ⊖ - WATER METER.
 - ⊕ - WATER VALVE.
 - ⊖ - WATER MAIN LINE. SERVICE POINT ENTERING "PROPERTY" SHOWN PER CITY OF PENDLETON MAP NO. 24-1451.
 - ⊖ - SANITARY SEWER MANHOLE ON MAIN LINE.
 - ⊖ - SANITARY SEWER MAIN LINE. SERVICE POINT ENTERING "PROPERTY" SHOWN PER CITY OF PENDLETON MAP NO. 24-1451.
 - ⊖ - SANITARY SEWER CLEAN OUT.
 - ⊖ - PRIVATE CATCH BASIN.
 - ⊖ - POWER POLE.
 - ⊖ - POWER GUY POLE.
 - ⊖ - BURIED TELEPHONE & POWER LINES.
 - ⊖ - OVERHEAD POWER LINE.
 - ⊖ - OVERHEAD POWER AND TELEVISION 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.
 - ⊖ - INDICATES EASEMENT LINE.
 - ⊖ - INDICATES AREA OF OBSERVED ENCROACHMENT, SEE "ENCROACHMENT NOTES".
 - ⊖ - INDICATES TREE IN UTILITY EASEMENT PLATTED ON HOFFMAN SECOND ADDITION OR IN RIGHT-OF-WAY FRONTAGE WITH S.W. 2ND STREET. SEE EXCEPTIONS LIST ITEM 9.
 - ⊖ - INDICATES HANDICAP PARKING SPACE.
 - ⊖ - INDICATES SQUARE FEET.
 - ⊖ - INDICATES STAIRWELL PAD (ON CONCRETE).
 - H.A.G. - INDICATES HEIGHT OF BUILDING ABOVE GROUND LINE. "X" INDICATES LOCATION OF MEASUREMENT.
 - T.D. - INDICATES ENCLOSED TRASH DUMPSTER.
 - ⊖ - INDICATES CONCRETE SURFACE, (WALKS, PATIOS, ETC.).
- BURIED TELEPHONE AND BURIED POWER LINE IN ADJOINING SW 2ND STREET WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NO. 7000642.

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
RENEWS 6/30/08

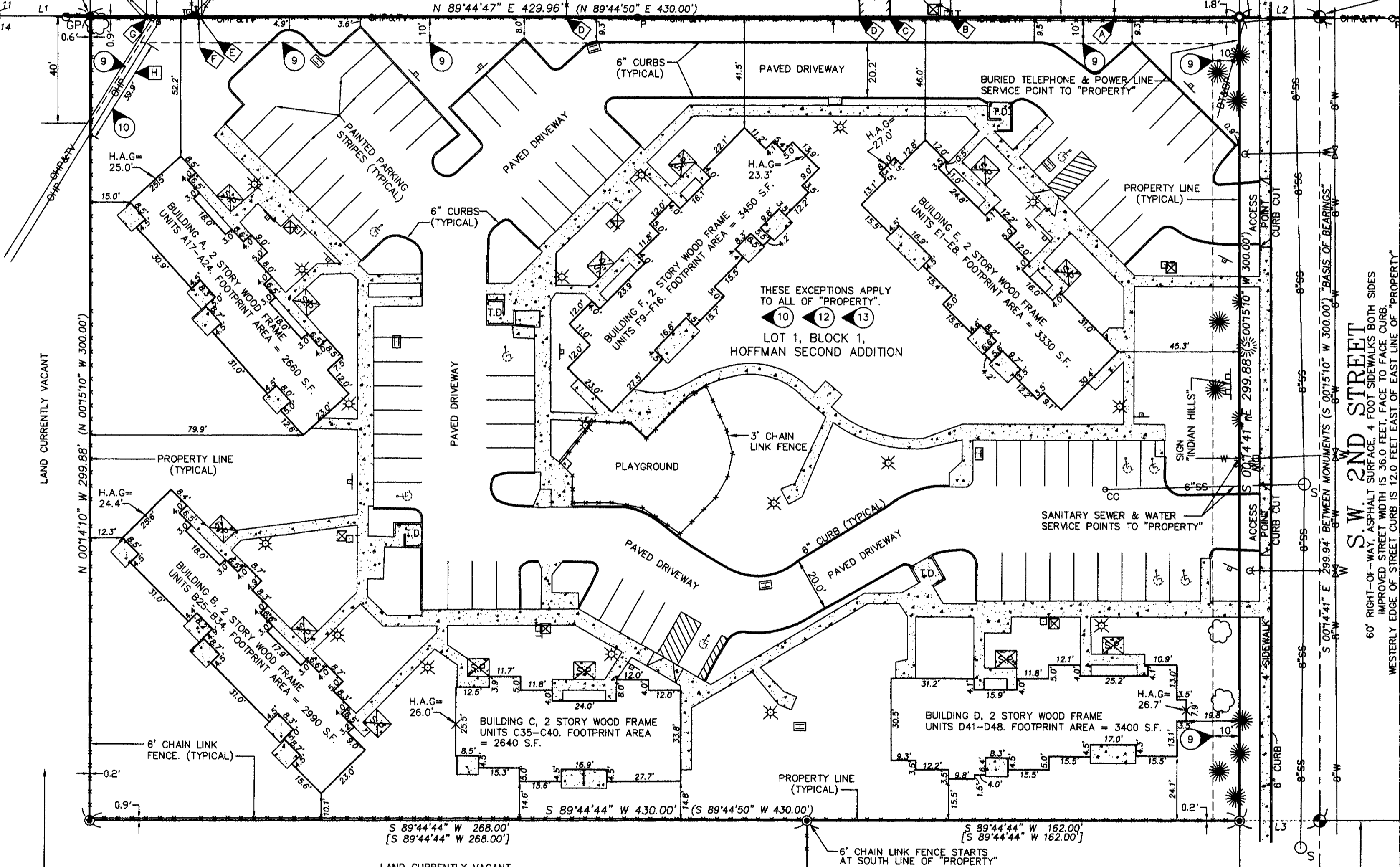
REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362

DATE: 12/04 DR. BY: JMW
CK BY: WRW NO: 06-1098

PROJECT:
ALTA/ACSM LAND TITLE SURVEY FOR:
CHRISMAN DEVELOPMENT & MANAGEMENT, INC.
LOT 1, BLOCK 1, HOFFMAN SECOND ADDITION LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

NOTE:
FOUND THE INITIAL POINT FOR HOFFMAN SECOND ADDITION DISTURBED BY FENCE BUILDING. I HELD THE INITIAL POINT MONUMENT FOR DEPARTURE, INTERSECTED THE SECTION LINE AND SET A NEW MONUMENT. THE DISTURBED INITIAL POINT MONUMENT BEARS N 00°14'10" W, 0.36' FROM NEW MONUMENT SET. TRUE POINT OF BEGINNING FOR SURVEYORS NARRATIVE DESCRIPTION.



NARRATIVE:

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF DOUG CHRISMAN OF CHRISMAN DEVELOPMENT & MANAGEMENT, INC., THE SURVEY IS OF LOT 1, BLOCK 1, HOFFMAN SECOND ADDITION TO THE CITY OF PENDLETON.

THE NORTH BOUNDARY WAS DETERMINED, PER THE RECORD PLAT, ON THE NORTH LINE OF LOT 1, ALONG THE NORTH LINE OF SECTION 14, THE EAST LINE OF LOT 1 IS ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 2ND STREET. THE SOUTH LINE OF LOT 1 WAS DETERMINED BETWEEN MONUMENTS FOUND AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE LOT. THE WEST LINE OF THE LOT WAS DETERMINED BETWEEN THE SOUTHWEST CORNER AND THE RECOVERED "INITIAL POINT" FOR THE SUBDIVISION, WITH THE NORTHWEST CORNER OF LOT 1 BEING ON THE SECTION LINE.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TCR803, 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.

PARCEL 1
PARTITION PLAT NO. 2005-21,
RECORDED IN RECORD OF PLATS,
UMATILLA COUNTY OFFICE OF RECORDS
ON JULY 27, 2005, AS INSTRUMENT
NO. 2005-4860125.

PARCEL 1
PARTITION PLAT NO. 2006-30,
RECORDED IN RECORD OF PLATS,
UMATILLA COUNTY OFFICE OF RECORDS
ON NOVEMBER 7, 2006, AS INSTRUMENT
NO. 2006-5100493.