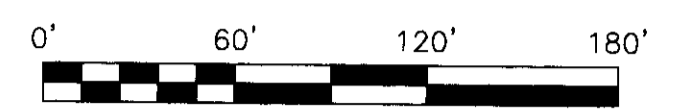


AN ALTA/ACSM LAND TITLE SURVEY

BASIS OF BEARINGS

N00°22'50"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.



LEGEND

- Symbol and line types for SUBJECT PROPERTY LINE, SECTION LINE, CENTER LINE, RIGHT OF WAY LINE, RAILROAD CENTERLINE, FENCE AS NOTED, SANITARY SEWER, WATER LINE, OVERHEAD POWER LINE, BURIED TELEPHONE LINE, FOUND SURVEY MONUMENT AS NOTED, FOUND IRON PIN PER COUNTY SURVEY 02-132-B, FOUND IRON PIN PER COUNTY SURVEY 86-62-AX, FOUND SPIKE PER COUNTY SURVEY 01-79-C, FOUND IRON PIN PER COUNTY SURVEY L-74-B, SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED 'USKH 02820', CALCULATED POSITION NOTHING FOUND OR SET, DRY WELL OR SUMP, CATCH BASIN, WATER METER, WATER VALVE, FIRE HYDRANT, BOLLARD, UTILITY POLE, POWER POLE, TELEPHONE JUNCTION BOX, LIGHT POLE, UTILITY LIGHT, SANITARY SEWER MANHOLE, SIGN, 110 VOLT ELECTRICAL OUTLET.

RECORD LEGAL DESCRIPTION

TRACT I: BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 16 AND 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT BEING NORTH 02°22'50" EAST A DISTANCE OF 351.91 FEET... TRACT II: BEGINNING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON... TRACT III: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17...

METES AND BOUNDS LEGAL DESCRIPTION

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 16 AND 17 OF TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING THENCE N 00°22'50" E ALONG THE SECTION LINE BETWEEN SAID SECTIONS 16 AND 17, THENCE AT RIGHT ANGLES S89°37'10"E 0.25 FEET TO THE TRUE POINT OF BEGINNING... TRACT I: BEGINNING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON... TRACT II: BEGINNING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON...

SPECIAL EXCEPTIONS

- 7. CITY LIENS OF THE CITY OF UMATILLA, IF ANY. - NOT SURVEY RELATED. 8. RESERVATIONS OF COAL AND IRON BY NORTHERN PACIFIC RAILROAD COMPANY, RECORDED JUNE 5, 1904, IN DEED BOOK 42, PAGE 566. 9. EASEMENT FOR CANALS OR DITCHES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN DEED FROM BROWNELL DITCH COMPANY... 10. RIGHT OF WAY, IRRIGATION CANAL AND DITCHES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS GRANTED BY DEWITT C. BROWNELL AND CLARA A. BROWNELL... 11. EASEMENT FOR DITCHES AND CANALS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DEED FROM BROWNELL DITCH COMPANY... 12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 26, 1976, IN BOOK 355, PAGE 421, UMATILLA COUNTY... 13. EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED AUGUST 22, 1980, RECORDED OCTOBER 6, 1980 ON REEL 75, PAGE 672... 14. EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED NOVEMBER 22, 1985, RECORDED NOVEMBER 27, 1985 ON REEL 132, PAGE 464... 15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 30, 2000, IN REEL 370, PAGE 0532, INSTRUMENT NO. 2000-3700532 UMATILLA COUNTY MICROFILM RECORDS. - AS GRAPHICALLY SHOWN.

TITLE INFORMATION

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED UPON AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE NUMBER HM00594966G, DATED JUNE 13, 2007... ENCROACHMENTS: 1. ACCESS ENCROACHES ONTO THE UPRR RIGHT OF WAY AS SHOWN. 2. A 10" X 10" METAL BUILDING ENCLOSES 0.3'. 3. A 10" PUBLIC WATER LINE CROSSES THE SITE AS SHOWN.

FLOOD ZONE DESIGNATION

ZONE C (AREAS OF MINIMAL FLOODING), BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING, AS SHOWN ON COMMUNITY-PANEL NUMBER 410214 0005 B WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 1994.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE '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, 4, 7(a), 8, 10, 11(c), 11(b), 13 AND 17 OF TABLE A THEREOF... DATE: July 9, 2007. REGISTERED PROFESSIONAL LAND SURVEYOR Greg E. Flowers. RENEWS 12/31/07. REGISTRATION NO. 0282025. RECEIVED BY Umatilla County Surveyors.

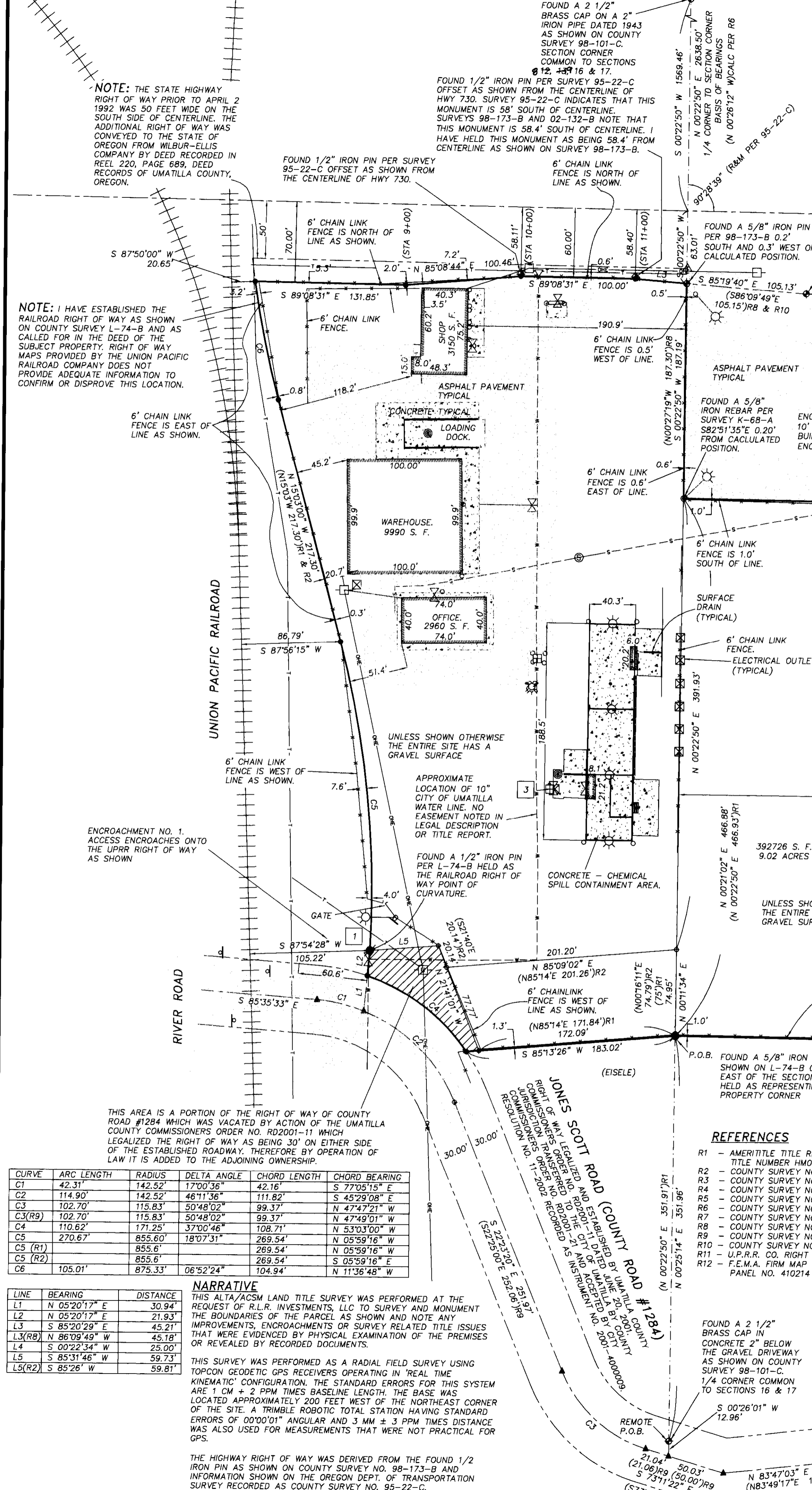
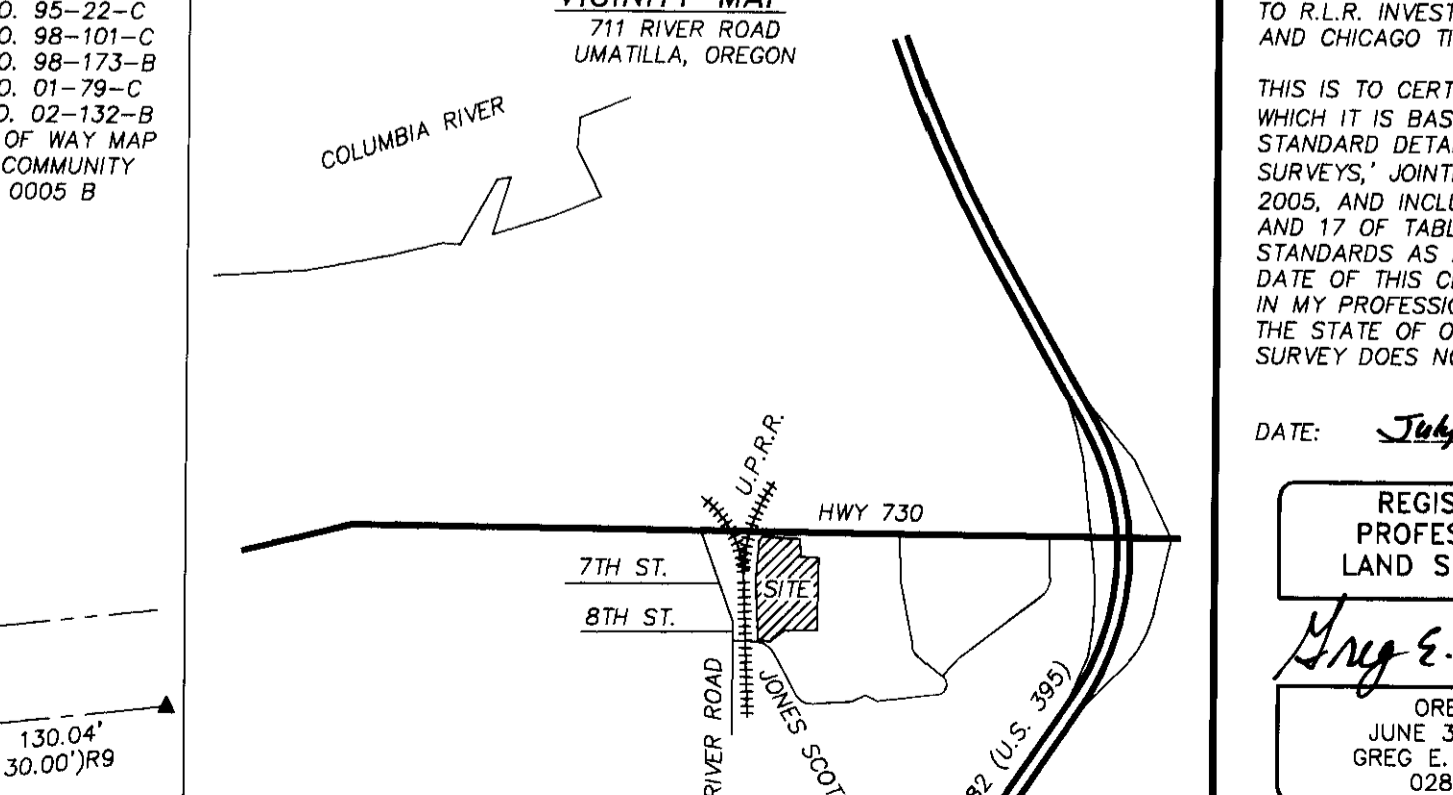
SURVEYORS NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON FIELD SURVEY INFORMATION OF LOCATES AND MAPS PROVIDED BY THE UTILITY COMPANIES... 2. THERE IS NO PHYSICAL EVIDENCE AND THE SURVEYOR WAS NOT MADE AWARE OF ANY HISTORY OF UNDERGROUND TANKS OR OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL... 3. THE METES AND BOUNDS DESCRIPTION ACCURATELY REPRESENTS THE BOUNDARY OF THE PROPERTY DESCRIBED... 4. EXAMINATION OF ADJOINING DEED RECORDS DID NOT REVEAL ANY GAPS OR OVERLAPS... 5. THE RIGHT OF WAY OF HIGHWAY 730 HAS CHANGED SINCE THE PARCEL WAS INITIALLY CREATED... 6. THE RIGHT OF WAY OF COUNTY ROAD NO. 1284 WAS REVISED BY UMATILLA COUNTY COMMISSIONERS LEGALIZATION ORDER NO. RD2001-11 DATED JUNE 20, 2001...

REFERENCES

- R1 - AMERITITLE TITLE REPORT #1 TITLE NUMBER HM00594966G. R2 - COUNTY SURVEY NO. L-74-B. R3 - COUNTY SURVEY NO. 85-113-AX. R4 - COUNTY SURVEY NO. 86-62-AX. R5 - COUNTY SURVEY NO. 91-30-C. R6 - COUNTY SURVEY NO. 95-22-C. R7 - COUNTY SURVEY NO. 98-101-C. R8 - COUNTY SURVEY NO. 98-173-B. R9 - COUNTY SURVEY NO. 01-79-C. R10 - COUNTY SURVEY NO. 02-132-B. R11 - U.P.R.R. CO. RIGHT OF WAY MAP. R12 - E.I.E.M.A. FIRM MAP COMMUNITY PANEL NO. 410214 0005 B. FOUND A 2 1/2" BRASS CAP ON A 2" IRON PIPE DATED 1943 AS SHOWN ON COUNTY SURVEY 98-101-C. FOUND 1/2" IRON PIN PER SURVEY 95-22-C OFFSET AS SHOWN FROM THE CENTERLINE OF HWY 730. SURVEY 95-22-C INDICATES THAT THIS MONUMENT IS 58' SOUTH OF CENTERLINE. SURVEYS 98-173-B AND 02-132-B NOTE THAT THIS MONUMENT IS 58.4' SOUTH OF CENTERLINE. I HAVE HELD THIS MONUMENT AS BEING 58.4' FROM CENTERLINE AS SHOWN ON SURVEY 98-173-B.

VICINITY MAP



DRAWING NAME: E:\1021500\Survey\Draws\1021500ALTA.dwg PLOTTED: Jul 09, 2007 10:41am

AN ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 17 AND THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PROPERTY ADDRESS IS: 711 RIVER ROAD, UNATILLA, OREGON. FOR: R.L.R. INVESTMENTS, L.L.C. 695 TARPON BAY ROAD, SUITE 2 SANIBEL, FLORIDA 33957. Project Mgr. GEF. Drawn GEF. Checked TSB. Date July 9, 2007. Scale 1" = 60'. CAD File: 1021500ALTA.DWG. Sheet Contents: ALTA/ACSM LAND TITLE SURVEY. Sheet No.: U.S.K.H. W.O. 1021500. USKH Architecture Engineering Land Surveying Planning.