

GENERAL NOTES:

FLOOD ZONE DESIGNATION:

ZONE X, AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITHIN DRAINAGE LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.
FIRM MAP PANEL 410209 0005 C, DATED SEPT. 29, 1986.

ADDRESS OF PROPERTY

BUTTERCREEK APARTMENTS, 405 SW 11TH STREET, HERMISTON, OREGON 97838
JUNIPER APARTMENTS, 990 WEST JUNIPER AVENUE, HERMISTON, OREGON 97838

GROSS AREA OF "PROPERTY"

245708 SQUARE FEET, OR 5.64 ACRES, MORE OR LESS.

PARKING SPACES

THERE ARE 118 REGULAR AND 9 HANDICAP PARKING SPACES. SPACES ARE STRIPED WITH PAINT. THE WEST PARKING LOT APPEARS TO BE AN OIL EMULSION, WITH NO STRIPING EXCEPT IN THE HANDICAP PARKING SPACES WHICH APPEAR TO HAVE BEEN PAVED AND STRIPED, IN THE LAST FEW YEARS.

ZONING INFORMATION

157.041 OUTLYING COMMERCIAL ZONE (C2)

(A) USES PERMITTED OUTRIGHT. IN A C2 ZONE, ONLY THE FOLLOWING USES AND THEIR ACCESSORY USES ARE PERMITTED OUTRIGHT:

- (1) A USE PERMITTED OUTRIGHT IN A C1 ZONE;
 - (2) AMUSEMENT ENTERPRISES, INCLUDING POOL HALL, BOWLING, DANCING HALL, SKATING RINK, WHEN ENCLOSED IN A BUILDING;
 - (3) AUDITORIUM, EXHIBITION HALL OR OTHER PUBLIC ASSEMBLY ROOM;
 - (4) AUTOMOBILE, BOAT OR TRAILER SALES, RENTAL, SERVICE AND REPAIR;
 - (5) AUTOMOBILE SERVICE STATION;
 - (6) AUTOMOBILE LAUNDRY;
 - (7) DAY CARE HOME OR NURSERY;
 - (8) MORTUARY, UNDERTAKING OR FUNERAL PARLOR;
 - (9) MOTEL;
 - (10) RECREATIONAL VEHICLE PARK SUBJECT TO THE REQUIREMENTS OF 157.14.7;
 - (11) TAXIDERMERY SHOP; AND
 - (12) TIRE SHOP, INCLUDING TIRE RECAPPING.
- (B) CONDITIONAL USES PERMITTED. IN A C2 ZONE, THE FOLLOWING USES AND THEIR ACCESSORY USES ARE PERMITTED WHEN AUTHORIZED IN ACCORDANCE WITH THE REQUIREMENTS OF 157.205 THROUGH 157.210 OF THIS CHAPTER:
- (1) AMUSEMENT ENTERPRISE NOT ENCLOSED IN A BUILDING INCLUDING, BUT NOT LIMITED TO, "PITCH AND PUTT" GOLF COURSE, DRIVING RANGE, ARCHERY RANGE, AUTOMOBILE RACE TRACK AND DRIVE-IN THEATER;
 - (2) CARETAKER'S RESIDENCE SUBJECT TO THE FOLLOWING CONDITIONS:
 - (A) RESIDENCE SHALL BE A MANUFACTURED DWELLING COMPLYING WITH THE 1976 HUD CODES AND SHALL BE SKIRTED;
 - (B) THE RESIDENCE SHALL BE FURNISHED WITH ALL UTILITIES INCLUDING TELEPHONE;
 - (C) THE FACILITY SHALL BE SET BACK FROM ALL STREETS AS FAR AS PRACTICAL AND STILL BE IN CONFORMANCE WITH THE SETBACK REQUIREMENTS AS ESTABLISHED IN THE UNIFORM BUILDING CODE;
 - (D) THE CARETAKER'S RESIDENCE SHALL BE ALLOWED ONLY IN CONJUNCTION WITH A BUSINESS WHICH REQUIRES THE OUTSIDE STORAGE OR DISPLAY OF WARES AND SHALL BE REMOVED WITHIN 30 DAYS FOLLOWING DISCONTINUANCE OF THE BUSINESS ENTERPRISE; AND
 - (E) ALL USES SHALL BE SUBJECT TO ANNUAL REVIEW BY THE COMMISSION AND MAY BE REMOVED UPON DIRECTION OF THE COMMISSION FOR VIOLATION OF THESE CONDITIONS.
 - (3) COMMUNITY BUILDING;
 - (4) DRIVE-IN ESTABLISHMENT OFFERING GOODS OR SERVICES TO CUSTOMERS WAITING IN PARKED MOTOR VEHICLES, EXCEPT DRIVE-IN THEATER;
 - (5) GOVERNMENT STRUCTURE OR LAND USE INCLUDING BUT NOT LIMITED TO A PUBLIC PARK, PLAYGROUNDS RECREATIONAL BUILDING, FIRE STATION, LIBRARY OR MUSEUM;
 - (6) HOSPITAL OR NURSING HOME;
 - (7) PLANNED UNIT DEVELOPMENT;
 - (8) PRESCHOOL, PRIMARY, ELEMENTARY, JUNIOR OR SENIOR HIGH, COLLEGE;
 - (9) PRIVATE UTILITIES INCLUDING ELECTRIC POWER SUBSTATIONS, TELEPHONE EXCHANGES, TELEVISION, RADIO OR MICROWAVE TRANSMISSION FACILITIES; AND
 - (10) PUBLIC UTILITIES INCLUDING WELLS, WATER STORAGE TANKS AND SANITARY SEWER PUMP STATIONS.
- (C) RESTRICTIONS ON USE. IN A C2 ZONE THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY:
- (1) WHERE THERE ARE EXISTING RESIDENTIAL DWELLINGS, THEY AND THEIR ACCESSORY USES MAY BE MAINTAINED, EXPANDED OR RECONSTRUCTED IN CONFORMANCE WITH THE DEVELOPMENT STANDARDS AS ESTABLISHED IN THE R3 ZONE.
 - (2) THE OUTSIDE STORAGE OF JUNK SHALL BE CONTAINED ENTIRELY WITHIN A SIGHT OBSCURING FENCE WHEN ADJACENT TO A RESIDENTIAL USE OF PROPERTY.
- (D) SETBACK REQUIREMENTS. EXCEPT AS PROVIDED IN 157.140, IN A C2 ZONE THE YARDS SHALL BE AS FOLLOWS:
- (1) THE SETBACK FROM ANY STREET SHALL BE 20 FEET. HOWEVER, IF SOLID GROUND COVER LANDSCAPING IS PROVIDED AND MAINTAINED, THE SETBACK FROM A STREET MAY BE REDUCED TO TEN FEET;
 - (2) THE SIDE YARD SHALL BE A MINIMUM OF 20 FEET MEASURED FROM THE FOUNDATION WHERE ABUTTING A RESIDENTIAL ZONE; AND
 - (3) THE REAR YARD SHALL BE A MINIMUM OF 25 FEET MEASURED FROM THE FOUNDATION WHERE ABUTTING A RESIDENTIAL ZONE.
- (E) HEIGHT OF BUILDINGS. IN A C2 ZONE, NO BUILDING SHALL EXCEED A HEIGHT OF 35 FEET.

(ORD. 1840, PASSED 22894) PENALTY, SEE 157.999

"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 INDICATION OF BURIED ELECTRICAL, TELEPHONE, AND T.V. CABLE SYSTEMS, EVIDENCED BY VAULTS, BOXES, AND PEDESTALS. 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 AS THEY ENTER THE "PROPERTY" ARE SHOWN. LOCATIONS OF INDIVIDUAL UNIT WATER METERS AND CLEANOUTS ARE NOT SHOWN.

REFERENCE DOCUMENTS

PLAT OF OMAN ADDITION TO THE CITY OF HERMISTON, FILED JULY 6, 1951, AT BOOK 7, PAGE 32, UMATILLA COUNTY PLAT RECORDS.
REPLAT OF LOTS 3,4,5 & 6, BLOCK C OF OMAN ADDITION, FILED MAY 22, 1994, AT BOOK 13, PAGE 36, UMATILLA COUNTY PLAT RECORDS.

SURVEY NO. 95-128-C, RECORDED AUGUST, 1995.
SURVEY NO. 01-02-B, RECORDED JANUARY, 2001.
SURVEY NO. 01-77-B, RECORDED MAY, 2001.
SURVEY NO. 07-233-C, RECORDED AUGUST, 2007.
SURVEY NO. 07-262-B, RECORDED OCTOBER, 2007.

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

SURVEYOR'S CERTIFICATE:

TO: CHRISMAN DEVELOPMENT MANAGEMENT, INC., US BANK NATIONAL ASSOCIATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY:
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(A), 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: 4/15/08

Robert D. English
ROBERT D. ENGLISH, OR PLS 43406

EXCEPTIONS LIST:

THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE SPECIAL EXCEPTIONS DISCLOSED BY SUPPLEMENTAL PRELIMINARY TITLE REPORT PREPARED FOR RILEY J. HILL, BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, 200 SW MARKET STREET, SUITE 250, PORTLAND, OREGON 97201, DATED AS OF 02/04/2008, FILE NUMBER NCS-327657-ORI. SYMBOL NUMBERS CORRESPOND WITH SPECIAL EXCEPTION NUMBERS IN THE PRELIMINARY REPORT:

NOTE: SEE SHEET I OF I FOR LEGEND AND LOCATION OF EXCEPTIONS IDENTIFIED BY SYMBOLS AND NUMBERS FROM THE PRELIMINARY TITLE REPORT.

- ② THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT, AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, INCLUDING, BUT NOT LIMITED TO THE DRAINAGE DITCH, LEVIES AND ASSESSMENTS THEREOF. SURVEYOR'S NOTE: ALSO SEE EXCEPTION 12. EXCEPTION 9 APPLIES TO ALL OF "PROPERTY".
- ④ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR PACIFIC POWER & LIGHT COMPANY, RECORDED APRIL 16, 1975 IN BOOK 345, PAGE 444, UMATILLA COUNTY RECORDS. SURVEYOR'S NOTE: PORTIONS OF THIS EASEMENT ARE NON-SPECIFIC AND APPEAR TO BE A BLANKET COVERAGE, EXCEPTING ALL IRRIGATION AND WATER RIGHTS OF WAY LISTED IN BOOK 344, PAGE 385, UMATILLA COUNTY DEED RECORDS.
- ⑤ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR PACIFIC POWER & LIGHT COMPANY, RECORDED JULY 27, 1976 IN MICROFILM REEL 12, PAGE 187, UMATILLA COUNTY RECORDS. SURVEYOR'S NOTE: THIS IS A REPEAT OF EXCEPTION 4 WITH AN ATTACHMENT SHOWING DEFINED EASEMENT AREAS WITHIN THE APARTMENT COMPLEX.
- ⑥ SLOPE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, RECORDED JUNE 27, 2002 IN MICROFILM REEL 12, PAGE 187, UMATILLA COUNTY RECORDS. SURVEYOR'S NOTE: SLOPE EASEMENT BEARING BASE IS REFERENCED TO COUNTY SURVEY 01-077-B. BEARINGS WERE ROTATED AND APPLIED ON PAGE ONE AND INFLUENCES THE WESTERLY EDGE OF BUTTERCREEK APARTMENTS PROPERTY ALONG SW 11TH STREET.
- ⑨ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. SURVEYOR'S NOTE: ANY OF THE ABOVE ARE ADDRESSED ON SHEET I OF I.
- ⑪ ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. SURVEYOR'S NOTE: THERE DOES NOT APPEAR TO BE ANY.
- ⑫ EASEMENTS, ENCUMBRANCES OR CLAIMS THEREOF NOT SHOWN BY THE PUBLIC RECORDS, UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER. SURVEYOR'S NOTE: THERE APPEARS TO BE A SANITARY SEWER LINE RUNNING DIAGONALLY ACROSS THE PROPERTY EVIDENCED BY UTILITY LOCATES GOING TO THE SANITARY MANHOLE AT THE NORTHWEST CORNER OF THE PROPERTY.
- ⑭ DISCREPANCIES, CONFLICTS IN BOUNDARY LINE, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. SURVEYOR'S NOTE: ANY APPARENT ENCROACHMENTS ARE NOTED AND SHOWN ON PAGE I OF I.

NARRATIVE OF SURVEY:

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF DOUG CHRISMAN, OF CHRISMAN DEVELOPMENT & MANAGEMENT, INC. THE SURVEY IS OF THE BUTTERCREEK APARTMENTS AND THE JUNIPER APARTMENTS, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE SOUTHEAST CORNER OF THE "PROPERTY", BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO BEING THE NORTHEAST CORNER OF OMAN ADDITION, A 1/2" IRON PIN WAS FOUND IN GOOD CONDITION.

GREG FLOWERS OF TOMKINS LAND SURVEYING, INC. SET THE ADJOINING NORTHERLY BOUNDARY IN A SURVEY PERFORMED FOR OHS FOUNDATION, WHICH MATCHES THE DEED CALLS FOR THE "PROPERTY". I FIND THESE MONUMENTS AS NOTED ON SURVEY 01-02-B AND MATCH CONFIRM STATED POSITIONS.

THE SOUTHWEST CORNER OF THE "PROPERTY" WAS NOT FOUND. I TIE THE QUARTER CORNER COMMON TO SECTIONS 9 AND 10, AND THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, THE MONUMENT SHOWN ON SURVEY 01-02-B, BEING AT THE INTERSECTION OF ORCHARD AVENUE AND SW 11TH STREET WAS REMOVED IN 2007 DURING ROAD RECONSTRUCTION. I LOCATE THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, SOUTHWEST QUARTER OF SECTION 10, BY PROPORTION. I THEN RUN A LINE TO THE NORTHEAST CORNER OF OMAN ADDITION, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, I THEN LOCATE THE SOUTHWEST CORNER OF SAID "PROPERTY" AT THE INTERSECT WITH THE EASTERLY RIGHT-OF-WAY LINE, BEING 32.56 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION. I THEN RUN TO THE NORTH AND CHECK TO THE MONUMENT SET BY FLOWERS AT THE NORTHWEST CORNER OF THE HILL PROPERTY. THE CORNERS COMMON TO JUNIPER APARTMENTS AND BUTTERCREEK APARTMENTS WERE THEN SET PROPORTIONATELY. AS A SIDE NOTE THE HIGHWAY RIGHT OF WAY AS SHOWN ON SURVEY NO. 01-77-B, BY ODOT HAS OFFSET RADIUS CURVES ON CENTERLINE OF SAID HIGHWAY IN THIS AREA.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF SOKKIA GSR2700IS RTK GPS SYSTEM AND TOPCON ROBOTIC TOTAL STATION UTILIZING OREGON NORTH STATE PLANE COORDINATES. THE DATA WAS THEN ROTATED AND SCALED USING "CORPSCON 6.0.I" CONVERSION SOFTWARE FROM U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, ALEXANDRIA, VIRGINIA.

LEGAL DESCRIPTION OF "PROPERTY"

RECORD DESCRIPTION PER PRELIMINARY TITLE REPORT, RECORDED IN REEL 166, PAGE 467, UMATILLA COUNTY RECORDS, REPORT NO. NCS-327657-ORI.

REAL PROPERTY IN THE COUNTY OF UMATILLA, STATE OF OREGON, DESCRIBED AS FOLLOWS:

TRACT I (BUTTERCREEK APARTMENTS)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33 FEET TO A POINT ON THE EAST LINE OF BUTTERCREEK HIGHWAY AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 362 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID BUTTERCREEK HIGHWAY, A DISTANCE OF 364 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 362 FEET TO A POINT ON THE EAST LINE OF SAID BUTTERCREEK HIGHWAY; THENCE SOUTH ALONG THE EAST LINE OF THE BUTTERCREEK HIGHWAY, A DISTANCE OF 364 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY, COUNTY ROAD AND/OR STREET RIGHT OF WAY.

TRACT II (JUNIPER APARTMENTS)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 0°09'00" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 461.02 FEET; THENCE NORTH 89°59'00" WEST, A DISTANCE OF 180 FEET; THENCE SOUTH 0°09'00" WEST, A DISTANCE OF 96.88 FEET; THENCE NORTH 89°59'00" WEST, A DISTANCE OF 84.96 FEET; THENCE SOUTH 0°09'00" WEST, A DISTANCE OF 364 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°56'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 264.96 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT OF WAY.

SURVEYOR'S NARRATIVE DESCRIPTION:

TRACT I (BUTTERCREEK APARTMENTS)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°46'06" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 32.56 FEET TO A POINT ON THE EAST LINE OF BUTTERCREEK HIGHWAY AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°46'06" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 361.93 FEET; THENCE NORTH 0°24'08" EAST, A DISTANCE OF 363.78 FEET; THENCE NORTH 89°44'06" WEST, A DISTANCE OF 361.99 FEET TO A POINT ON THE EAST LINE OF SAID BUTTERCREEK HIGHWAY; THENCE SOUTH 0°19'23" WEST, ALONG SAID EAST LINE OF BUTTERCREEK HIGHWAY, A DISTANCE OF 288.13 FEET; THENCE CONTINUING SOUTH ALONG SAID EAST LINE BEING A 6594.68 FEET RADIUS TANGENTIAL CURVE RIGHT, HAVING A DELTA OF 0°39'32", ARC LENGTH OF 75.85 FEET, LONG CHORD OF SOUTH 0°39'09" WEST, A DISTANCE OF 75.85' TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY, COUNTY ROAD AND/OR STREET RIGHT OF WAY.

TRACT II (JUNIPER APARTMENTS)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 0°23'40" EAST, A DISTANCE OF 460.92 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 0°20'31" WEST, A DISTANCE OF 97.21 FEET; THENCE NORTH 89°44'06" WEST, A DISTANCE OF 84.96 FEET; THENCE SOUTH 0°24'08" WEST, A DISTANCE OF 363.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°46'06" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 264.96 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT OF WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/09

DATE: 03/30/08	ALTA/ACSM LAND TITLE SURVEY FOR: CHRISMAN DEVELOPMENT & MANAGEMENT, INC. A PORTION OF THE NW1/4, SW1/4, SW1/4, S10, TWP4N, R28E, W.M., UMATILLA COUNTY, OREGON
SCALE: N/A	
JOB NO. 2008-024	SURVEY ONE, LLC.
DWG NO. BCJUNALTA	P. O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480

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