

ALTA/ACSM LAND TITLE SURVEY

LEGEND

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17872", UNLESS OTHERWISE NOTED.
- ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- [XOX] - RECORD DIMENSION, PRELIMINARY TITLE REPORT DESCRIPTION.
- ⊠ - WATER METER.
- ⊠ - IRRIGATION VAULT.
- ⊠ - WATER VALVE.
- ⊠ - SANITARY SEWER MANHOLE.
- ⊠ - POWER POLE.
- ⊠ - SERVICE POLE.
- ⊠ - POWER METER.
- ⊠ - GAS METER.
- ⊠ - TELEPHONE PEDESTAL.
- ⊠ - SIGN AS NOTED.
- ⊠ - SIGN AS NOTED.
- ⊠ - STREET LIGHT.
- ⊠ - MAILBOX.
- ⊠ - POST OR GUARD BULLARD.
- ⊠ - UNDERGROUND TANK ACCESS LID.
- ⊠ - 3 FT. HIGH YARD LIGHT.
- ⊠ - HANDICAP PARKING SPACE.
- ⊠ - CONCRETE SURFACE.
- 10" — - SANITARY SEWER LINE, SIZE INDICATED FROM CITY MAPS.
- 6" — - WATER LINE, SIZE INDICATED IF SHOWN ON CITY MAPS.
- — - NATURAL GAS LINE.
- ohp — - OVERHEAD TELEPHONE SERVICE LINE.
- ohp — - OVERHEAD POWER SERVICE LINE.
- ohp — - OVERHEAD POWER AND TELEPHONE LINE.
- oea — - INDICATES EDGE OF ASPHALT PAVEMENT.
- *A.C. Pavement* - INDICATES ASPHALT CONCRETE PAVEMENT.

SURVEYOR'S DESCRIPTIONS:

TRACT I
A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 2 North, Range 32 East, N.M., Umatilla County, Oregon, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 5, thence North 00°54'23" West along the East line of said Southwest Quarter a distance of 294.27 feet to the TRUE POINT OF BEGINNING for this description, thence continuing North 00°54'23" West along said East line a distance of 228.81 feet to a point on the Southern right-of-way line of the Old Oregon Trail Highway, thence North 00°18'51" West along the Southern right-of-way line of the Old Oregon Trail Highway a distance of 5.82 feet; thence South 04°41'03" West along said Southern right-of-way line a distance of 30.00 feet to a point on the existing Southern right-of-way line, thence continuing South 04°41'03" West a distance of 45.00 feet; thence North 80°18'51" West a distance of 114.40 feet; thence South 04°41'03" West a distance of 144.47 feet; thence South 80°18'51" East a distance of 167.28 feet to the TRUE POINT OF BEGINNING.

Tract I contains 0.55 acre or 23447 square feet, more or less.

TRACT II

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 2 North, Range 32 East, N.M., Umatilla County, Oregon, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 5, thence North 00°54'23" West along the East line of said Southwest Quarter a distance of 294.27 feet, thence continuing North 00°54'23" West along said East line a distance of 228.81 feet to a point on the Southern right-of-way line of the Old Oregon Trail Highway, thence North 00°18'51" West along the Southern right-of-way line of the Old Oregon Trail Highway a distance of 5.82 feet; thence South 04°41'03" West along said Southern right-of-way line a distance of 30.00 feet to a point on the existing Southern right-of-way line, thence continuing South 04°41'03" West a distance of 45.00 feet; thence North 80°18'51" West a distance of 114.40 feet; thence South 04°41'03" East a distance of 144.47 feet to a point on said existing Southern right-of-way line, thence South 80°18'51" East along said Southern right-of-way line a distance of 114.40 feet to the TRUE POINT OF BEGINNING.

Tract II contains 0.12 acre or 5375 square feet, more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that STAR MARKETERS ACCEPTANCE CORP., and AMERITITLE, the Title Company, in July 25th through 25th, 2000, this survey was made on the ground by me or under my supervision as per the field notes shown on this survey, with all exterior corners and boundary lines monumented with iron pins or as otherwise noted, that the land described in this survey is the same as is described in the Title Company's Preliminary Title Report Commitment No. 40363, Report No. 1; that this survey is true, correct and accurate as to the boundaries and area of the subject property and the size, location and type of buildings and improvements thereon, (which are within the boundary lines except as noted), and as to other matters shown thereon, that the area of the subject property as set forth in this survey is accurate to the nearest 0.01th of an acre, and that the survey correctly shows the location of all easements, right-of-way, drainage ditches, pits, waste piles, railroads, streams, encroachments, above ground storage tanks, visible on the ground, or of record as indicated in Preliminary Title Report Commitment No. 40363, Report No. 1, or of which I have knowledge or have been advised, affecting the subject property and the location of all visible or marked utility lines serving the subject property.

The subject property has access to the Old Oregon Trail Highway, a public highway operated and maintained by the State of Oregon, Department of Transportation, as permitted under Road Approach Permit No. 11417, granted by the Oregon State Highway Commission, dated January 28, 1964.

The subject property lies within Zone X, areas determined to be outside of the 500 year Flood plane as determined by the Flood Insurance Rate Map, Community Panel No. 410211 005 F, revised July 15, 1988, prepared by Federal Emergency Management Agency.

No fault lines were observed on any portion of the premises, based on visual inspection of "Reconnaissance Geological Map of the Pendleton Quadrangle, Oregon and Washington", dated 1973, prepared by the U.S. Geological Survey and viewed at the Umatilla County Planning Department on July 21, 2000.

I further certify that this map, and the survey on which it is based were made in accordance with laws regulating surveying in the State of Oregon, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1991, and includes items 1, 3, 4, 6, 7, 8, 10, 11 and 14 in Table A contained therein. Pursuant to the Accuracy Standards adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

07-25-00

Date:
Will. R. Wells
William R. Wells, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
RENEWS 6/30/02

FLOOD ZONE DESIGNATION

ZONE X, AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN.
SOURCE: FIRM RATE MAP FOR CITY OF PENDLETON, OREGON, COMMUNITY PANEL NUMBER 410211 005 F, REVISED JULY 15, 1988.

ZONING DESIGNATION: M-1 LIGHT INDUSTRIAL

THERE ARE NO ZONING SETBACKS (BUILDING SETBACK LINES) IMPOSED BY CITY ZONING ORDINANCE. SETBACKS MAY BE REQUIRED BY FIRE OR BUILDING CODE REQUIREMENTS, DEPENDING ON CONSTRUCTION TYPE - CONSULT BUILDING CODES.

REFERENCE SURVEYS

SURVEY NO. R-136-B, HARRIS, 1980, SURVEY NO. 95-222-C, WELLS, 1995, CITY OF PENDLETON MAP OF AIRPORT ROAD, CITY MAP NO. 24-1394, DATED MARCH 7, 1975, SURVEY NO. 2-10-B, STAEBLER, 1979, SURVEY NO. A-17-A, ASCHER, 1965.

OTHER NOTES:

"MUDSLIDE HAZARD AREAS" IN THIS AREA HAVE NOT BEEN INVENTORIED ACCORDING COUNTY PLANNING DEPARTMENT.
NO FAULT LINES WERE OBSERVED ON THE PREMISES FROM VISUAL INSPECTION OF "RECONNAISSANCE GEOLOGICAL MAP OF THE PENDLETON QUADRANGLE, OREGON AND WASHINGTON", DATED 1973, THIS MAP, PREPARED BY U.S. GEOLOGICAL SURVEY, WAS FOUND AT THE COUNTY PLANNING DEPARTMENT.

ACCESS TO OLD OREGON TRAIL HIGHWAY IS ALLOWED THROUGH OREGON STATE HIGHWAY COMMISSION ROAD APPROACH PERMIT NO. 11417, DATED 1/28/64.

NOTED ENCROACHMENTS:

1. GUARDRAIL AROUND PAVED & DEVELOPED BUILDING PAD ENCROACHES OFF "PROPERTY" BY 0.6 FT. MAXIMUM ON WEST SIDE OF TRACT I AND 2.5 FT. MAXIMUM ON SOUTH SIDE OF TRACT I, AS SHOWN.
2. ASPHALT CONCRETE PAVEMENT ENCROACHES 0.4' MAXIMUM OFF "PROPERTY" ON SOUTH SIDE OF TRACT I AS SHOWN.
3. FILL BANK SUPPORTING DEVELOPED "PAD" AROUND BUILDING ENCROACHES OFF "PROPERTY" BY 22 FT. MAXIMUM ON WEST SIDE OF TRACT I AND 28 FT. MAXIMUM ON SOUTH SIDE OF TRACT I, AS SHOWN.

LOCATION OF SURVEY ADDRESSABLE EXCEPTIONS:

CONTAINED IN PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE, 112 S.E. COURT, PENDLETON, OREGON, ORDER NO. 40363, DATED JUNE 7, 2000, EXCEPTION NUMBERS FROM PRELIMINARY TITLE REPORT ARE SHOWN.

- ② - LOCATION OF SANITARY SEWER EASEMENT GRANTED TO THE CITY OF PENDLETON IN BOOK 303, PAGE 281, DEED RECORDS, RECORDED OCTOBER 24, 1964.
- ③ - LOCATION OF 3' WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND CONDUIT FOR ELECTRICAL LINES, GRANTED TO STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, IN BOOK 384, PAGE 184, DEED RECORDS, RECORDED JANUARY 4, 1974.
- ⑥ - LOCATION OF EASEMENT RESERVED IN MEMORANDUM OF LEASE FOR INGRESS AND EGRESS TO ADJOINING LANDS, IN BOOK 304, PAGE 441, DEED RECORDS, RECORDED JANUARY 30, 1970.

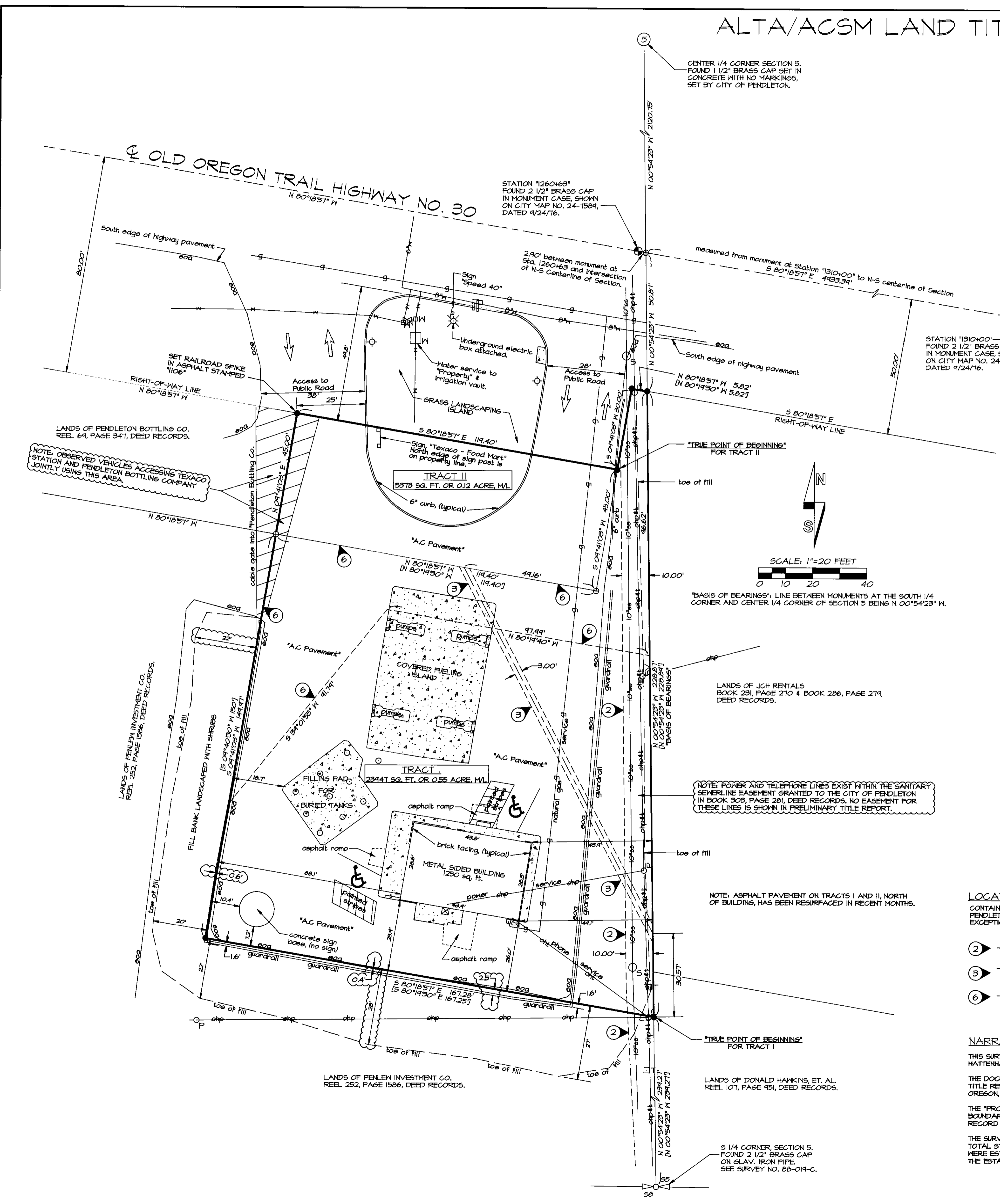
NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF J.D. HATTENHAUER AND MARY LEE HATTENHAUER TO PROVIDE AN ALTA/ACSM SURVEY, WITH BOUNDARY MONUMENTATION.

THE DOCUMENT USED FOR RECORD DESCRIPTIONS AND ENCUMBRANCES IS A PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE, 112 S.E. COURT AVENUE, PENDLETON, OREGON, ORDER NO. 40363, REPORT NO. 1, DATED JUNE 07, 2000.

THE "PROPERTY" TWO SEPARATELY DESCRIBED TRACTS AS SHOWN, THE CONTROL AND BOUNDARY SURVEY IS BASED ON RECOVERED SURVEY CONTROL MONUMENTS AS SHOWN. RECORD SURVEYS USED FOR REFERENCE ARE NOTED.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND TOTAL STATION, BY A COMBINATION OF CLOSED TRAVERSE AND RADIAL TIES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY INDEPENDENT OBSERVATIONS OF THE ESTABLISHED POSITION.



7-00
KE
00-164-C

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: ALTA/ACSM SURVEY FOR: J. D. HATTENHAUER & MARY LEE HATTENHAUER SURVEY LOCATED IN THE SW/4 OF SECTION 5, T2N, R32E, W.M., UMATILLA COUNTY, OREGON
DATE: 07/00	DR. BY: WRW	
CK. BY: WRW	NO: 00-113	