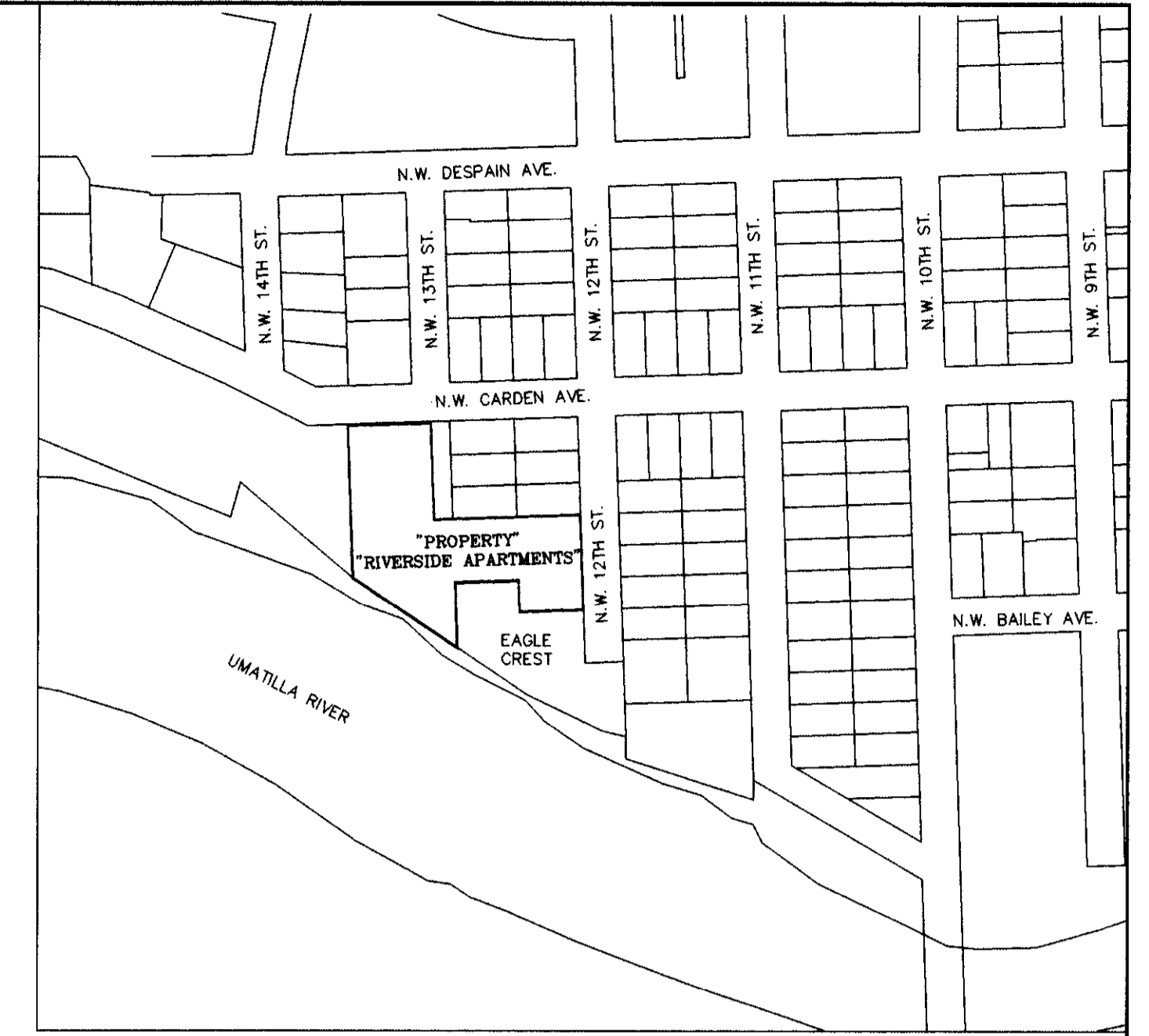
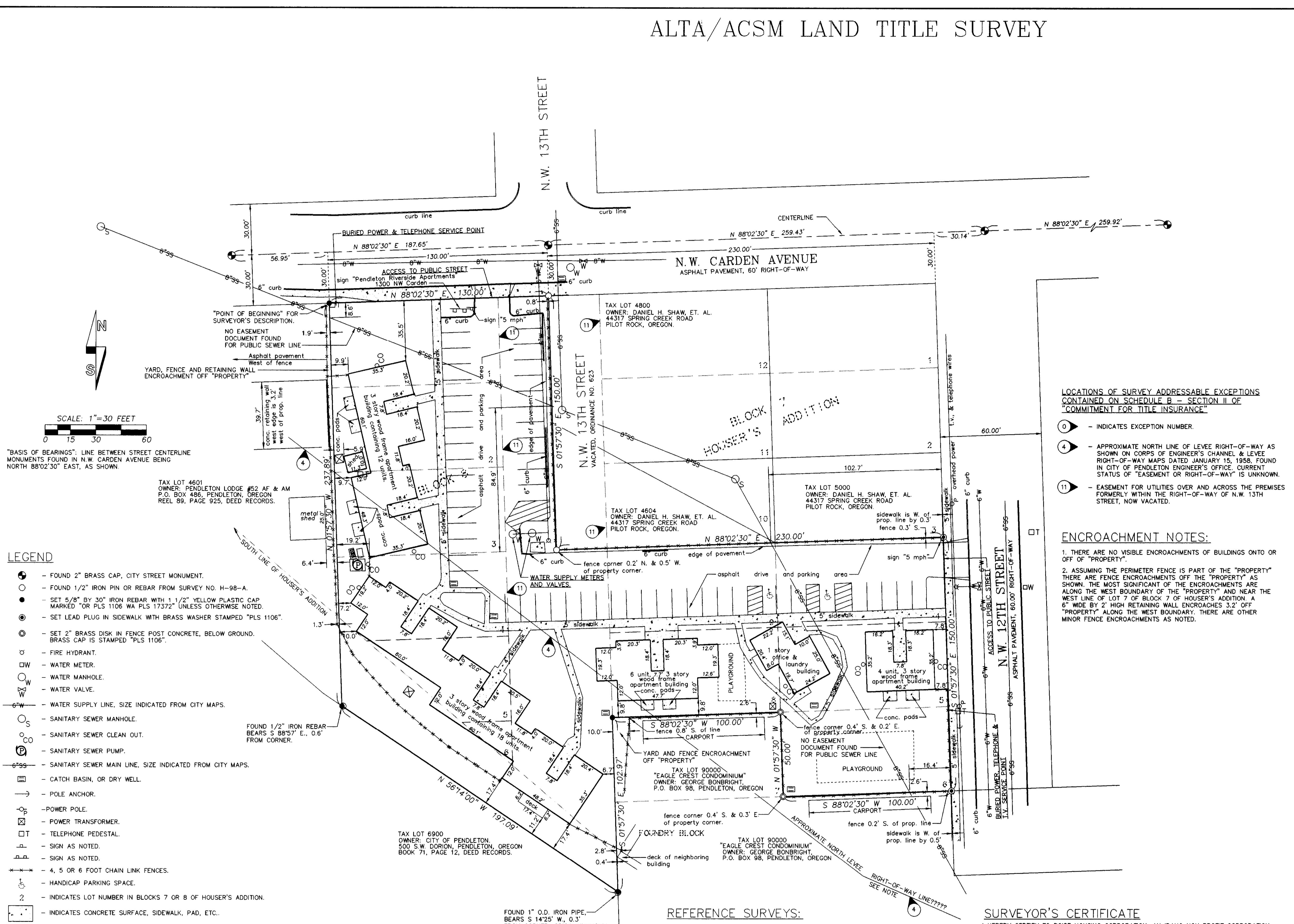


ALTA/ACSM LAND TITLE SURVEY

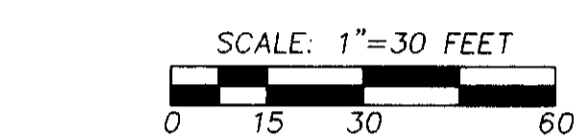


VICINITY MAP
NO SCALE



- LOCATIONS OF SURVEY ADDRESSABLE EXCEPTIONS CONTAINED ON SCHEDULE B - SECTION II OF "COMMITMENT FOR TITLE INSURANCE"**
- 0 - INDICATES EXCEPTION NUMBER.
 - 4 - APPROXIMATE NORTH LINE OF LEVEE RIGHT-OF-WAY AS SHOWN ON CORPS OF ENGINEERS' CHANNEL & LEVEE RIGHT-OF-WAY MAPS DATED JANUARY 15, 1958. FOUND IN CITY OF PENDLETON ENGINEER'S OFFICE. CURRENT STATUS OF "EASEMENT OR RIGHT-OF-WAY" IS UNKNOWN.
 - 11 - EASEMENT FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY WITHIN THE RIGHT-OF-WAY OF N.W. 13TH STREET, NOW VACATED.

- ENCROACHMENT NOTES:**
1. THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS ONTO OR OFF OF "PROPERTY".
 2. ASSUMING THE PERIMETER FENCE IS PART OF THE "PROPERTY" THERE ARE FENCE ENCROACHMENTS OFF THE "PROPERTY" AS SHOWN. THE MOST SIGNIFICANT OF THE ENCROACHMENTS ARE ALONG THE WEST BOUNDARY OF THE "PROPERTY" AND NEAR THE WEST LINE OF LOT 7 OF BLOCK 7 OF HOUSER'S ADDITION. A 6' WIDE BY 2' HIGH RETAINING WALL ENCROACHES 3.2' OFF "PROPERTY" ALONG THE WEST BOUNDARY. THERE ARE OTHER MINOR FENCE ENCROACHMENTS AS NOTED.



"BASIS OF BEARINGS": LINE BETWEEN STREET CENTERLINE MONUMENTS FOUND IN N.W. CARDEN AVENUE BEING NORTH 88°02'30" EAST, AS SHOWN.

- LEGEND**
- - FOUND 2" BRASS CAP, CITY STREET MONUMENT.
 - - FOUND 1/2" IRON PIN OR REBAR FROM SURVEY NO. H-98-A.
 - - SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
 - - SET LEAD PLUG IN SIDEWALK WITH BRASS WASHER STAMPED "PLS 1106".
 - - SET 2" BRASS DISK IN FENCE POST CONCRETE, BELOW GROUND. BRASS CAP IS STAMPED "PLS 1106".
 - - FIRE HYDRANT.
 - - WATER METER.
 - - WATER MANHOLE.
 - - WATER VALVE.
 - - WATER SUPPLY LINE. SIZE INDICATED FROM CITY MAPS.
 - - SANITARY SEWER MANHOLE.
 - - SANITARY SEWER CLEAN OUT.
 - - SANITARY SEWER PUMP.
 - - SANITARY SEWER MAIN LINE. SIZE INDICATED FROM CITY MAPS.
 - - CATCH BASIN, OR DRY WELL.
 - - POLE ANCHOR.
 - - POWER POLE.
 - - POWER TRANSFORMER.
 - - TELEPHONE PEDESTAL.
 - - SIGN AS NOTED.
 - - SIGN AS NOTED.
 - - 4, 5 OR 6 FOOT CHAIN LINK FENCES.
 - - HANDICAP PARKING SPACE.
 - - INDICATES LOT NUMBER IN BLOCKS 7 OR 8 OF HOUSER'S ADDITION.
 - - INDICATES CONCRETE SURFACE, SIDEWALK, PAD, ETC.

- GENERAL NOTES:**
1. "PROPERTY" IS LOCATED IN "ZONE X" - "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN". SOURCE: FLOOD INSURANCE RATE MAP, CITY OF PENDLETON, UMATILLA COUNTY, COMMUNITY - PANEL NUMBER 410211 0005 F, REVISED JULY 15, 1988.
 2. "PROPERTY" ZONING: R-3, HIGH DENSITY RESIDENTIAL. SETBACKS: FRONT 20 FEET, SIDE AND REAR 5 FEET. NOTE: CITY PLANNING AND ZONING DEPARTMENT DETERMINES SETBACKS. FOR CLARITY, SETBACKS ARE NOTED, NOT SHOWN. HEIGHT OF BUILDINGS RESTRICTED TO 50 FEET OR 5 STORIES.
 3. BUILDING DIMENSIONS ARE TO CORNERS OF OUTSIDE WALLS, EXCLUDING CORNER TRIM.
 4. "PROPERTY" ADDRESS: 1300 N.W. CARDEN AVENUE, PENDLETON, OREGON.
 5. "PROPERTY" CONTAINS 53 REGULAR AND 2 HANDICAP PARKING SPACES.
 6. NO EASEMENT DOCUMENT WAS FOUND FOR CITY OF PENDLETON SEWER MAIN CROSSING PROPERTY. LOCATION OF SEWER MAIN WAS PLOTTED BY DRAWING LINES BETWEEN SEWER MANHOLES.

- REFERENCE SURVEYS:**
1. MAP OF HOUSER'S ADDITION TO PENDLETON, RECORDED AT BOOK 1, PAGE 119, RECORD OF TOWN PLATS, RECORDED NOVEMBER 5TH, 1887.
 2. DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS CHANNEL AND LEVEE RIGHT-OF-WAY MAPS, DATED JANUARY 15TH, 1958.
 3. SURVEY NO. Q-304-AX, BY WAYNE HARRIS, DATED NOVEMBER 7, 1960.
 4. SURVEY NO. A-22-AX, BY RALPH THOMPSON, DATED APRIL 13, 1965.
 5. SURVEY NO. H-98-A, BY DON STAEBLER, DATED JULY 8, 1971.
 6. SURVEY NO. Q-52-A, BY JAMES BUISMAN, DATED FEBRUARY 15, 1978.
 7. MAP OF CONTROL SURVEY FOR N.W. CARDEN AVENUE, BY RICHARD BORDENKIRCHER, DATED SEPTEMBER, 1985, CITY OF PENDLETON FILE NO. 24-7723.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO BOISE HOUSING CORPORATION, AN IDAHO NON PROFIT CORPORATION, PENDLETON RIVERSIDE APARTMENTS OREG., LTD., AN OREGON LIMITED PARTNERSHIP, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(6), 8, 9, 10, 11(6) AND 13 IN TABLE A CONTAINED THEREIN, PURSUANT TO ACCURACY STANDARDS AS 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."

12-19-00
DATE:
William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM R. WELLS
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/02

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF PENDLETON RIVERSIDE APARTMENTS OREG., LTD. TO PROVIDE AN ALTA/ACSM SURVEY ON OF AN EXISTING APARTMENT COMPLEX IN PENDLETON, OREGON. THE RECORD DESCRIPTION DOCUMENT USED FOR PREPARATION OF THIS SURVEY IS CONTAINED IN "COMMITMENT FOR TITLE INSURANCE", PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL TITLE SERVICES, BANK OF AMERICA CENTER, 700 LOUISIANA, SUITE 2600, HOUSTON, TEXAS 77002, FILE NUMBER 1921510.

CITY STREET MONUMENTS FOUND IN THE CENTERLINE OF N.W. CARDEN AVENUE WERE HELD AS THE BASIS OF BEARINGS AND FOR THE CENTERLINE OF THE RIGHT-OF-WAY OF N.W. CARDEN AVENUE. RECOVERED MONUMENTS ESTABLISHED BY DON STAEBLER, UNDER SURVEY NUMBER H-98-A, WERE HELD TO CONTROL REESTABLISHMENT OF THE TRACT BOUNDARY. THE SURVEY BY STAEBLER WAS MADE FOR PARKSIDE DEVELOPMENT COMPANY, IN 1971, PRIOR TO CONSTRUCTION OF THE EXISTING APARTMENT COMPLEX. THE STAEBLER SURVEY, AND ALL OTHER RECORD SURVEYS SOUTH OF N.W. CARDEN AVENUE SHOW FULL RECORD WIDTHS OF 100.00 FEET FOR LOTS IN HOUSER'S ADDITION. STREET CENTERLINE MONUMENTS SET BY THE CITY OF PENDLETON IN THE 1985 CONTROL SURVEY FOR N.W. CARDEN AVENUE SHOW APPORTIONED DISTANCES IN N.W. CARDEN, BETWEEN N.W. 10TH AND N.W. 12TH STREETS, BETWEEN S.W. 12TH STREET AND S.W. 13TH STREET, THE CITY DISTANCE OF 259.50 FEET BETWEEN STREET INTERSECTIONS IS 0.50 FOOT SHORTER THAN RECORD. IN COMFORMANCE WITH THE 1971 STAEBLER SURVEY AND OTHER RECORD SURVEYS IN HOUSER'S ADDITION SOUTH OF N.W. CARDEN, I HELD THE FULL RECORD EAST-WEST WIDTH OF 100.00 FEET FOR LOTS IN BLOCKS 7 AND 8 OF HOUSER'S ADDITION.

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

SURVEYOR'S DESCRIPTION:

A tract of land located in Blocks 7 and 8, Houser's Addition to the Town, now City of Pendleton, and adjacent lands in the Northeast Quarter of the Northwest Quarter of Section 10, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the N.W. corner of Lot 1 of Block 8, Houser's Addition to the City of Pendleton, Umatilla County, Oregon; thence North 88°02'30" East along the South line of N.W. Carden Avenue a distance of 130.00 feet to a point on the Southerly extension of the centerline of N.W. 13th Street; thence South 01°57'30" East along said Southerly extended centerline a distance of 150.00 feet to a point on the Westerly extension of the South line of Lot 10, Block 7 in said Houser's Addition; thence North 88°02'30" East along the Westerly extended South line of said Lot 10, and along the South lines of Lots 10 and Lot 3 in said Block 7 a distance of 230.00 feet to the S.E. corner of said Lot 3; thence South 01°57'30" East along the East lines of Lots 4, 5 and 6 in said Block 7 a distance of 150.00 feet to the S.E. corner of said Lot 6; thence South 88°02'30" West along the South line of said Lot 6 a distance of 100.00 feet to the S.W. corner thereof; thence North 01°57'30" West along the West line of said Lot 6 a distance of 50.00 feet to the N.W. corner thereof; thence South 88°02'30" West along the North line of said Lot 7 in said Block 7 a distance of 100.00 feet to the N.W. corner thereof; thence South 01°57'30" East along the West line of said Lot 7, and along said West line extended Southerly, a distance of 102.97 feet to a point in the Southerly line of that tract of land conveyed to Malcolm C. Bauer and Robert K. Bauer by Deed recorded in Book 261, Page 225, Deed Records; thence North 86°14'00" West along the Southerly line of said Bauer Tract a distance of 197.09 feet to the S.E. corner of that tract of land conveyed to the Masonic Hall Association by Deed recorded in Book 262, Page 14, Deed Records; thence North 01°57'30" West along the East line of said Masonic Association Tract a distance of 237.89 feet to the POINT OF BEGINNING.

Tract described contains 67770 square feet or 1.556 acres, more or less.

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR: PENDLETON RIVERSIDE APARTMENTS OREG., LTD. LOCATED IN BLOCKS 7 & 8 IN HOUSER'S ADDITION TO PENDLETON AND OTHER LANDS IN THE NE1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.	
DATE: 12/00	DR. BY: JMW/WRW	CK. BY: WRW	NO: 00-746

02-01
KK
01-17-C

RVAPTS