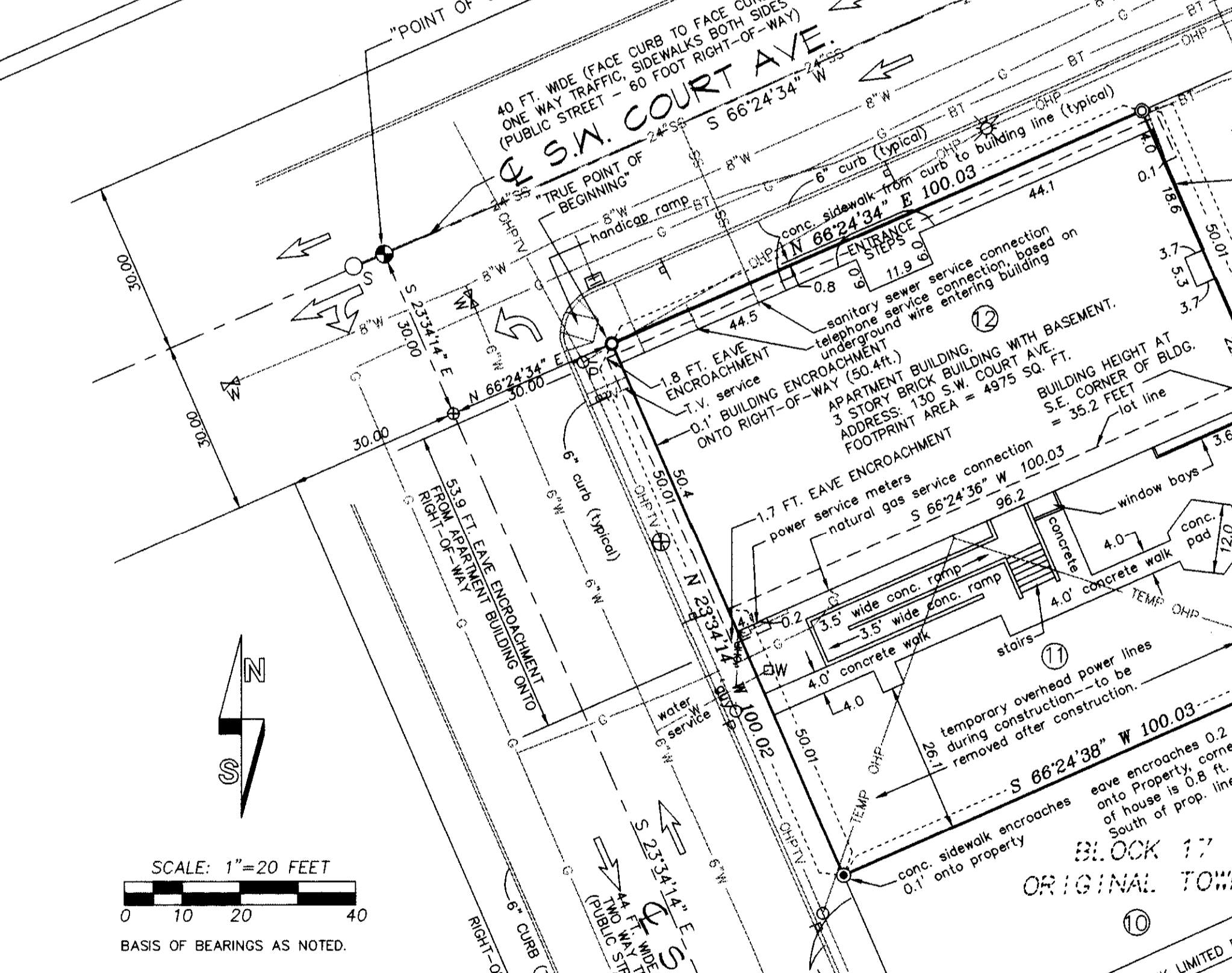
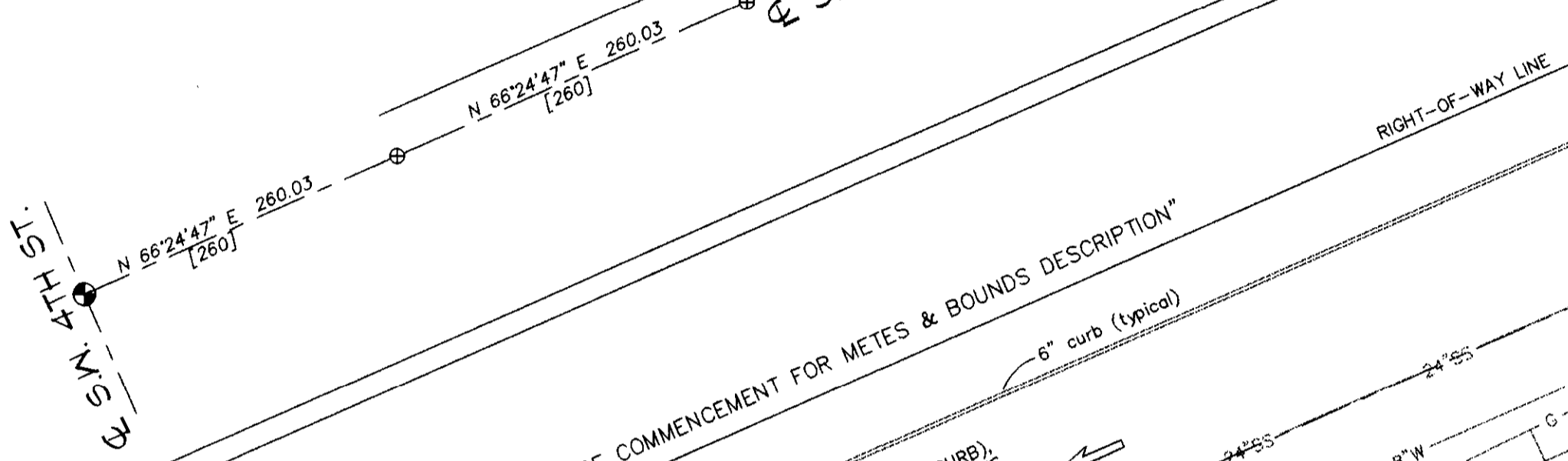
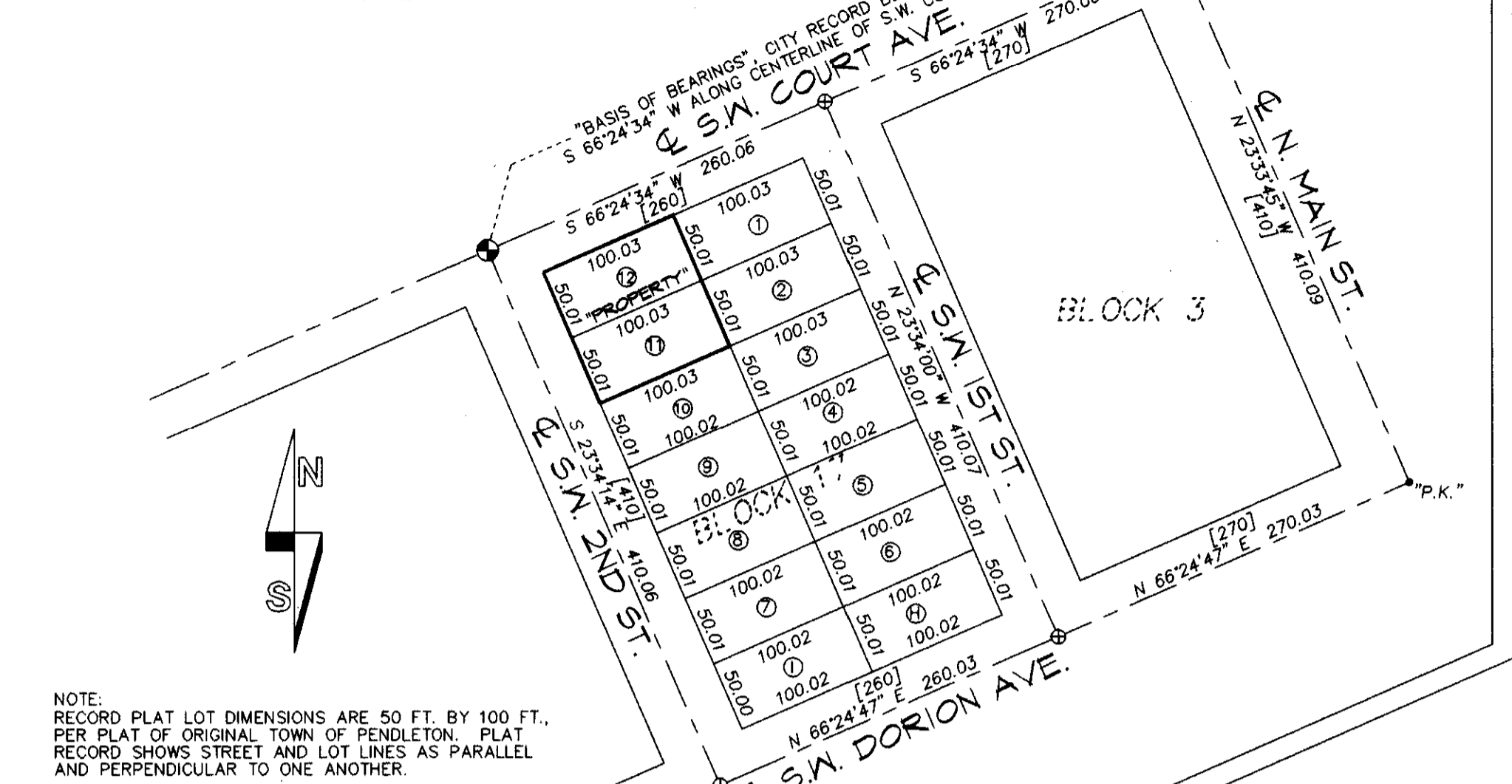


VICINITY MAP & CONTROL DIAGRAM FOR BLOCK 17,  
ORIGINAL TOWN OF PENDLETON

SCALE 1" = 100'



**REFERENCE SURVEYS**  
PLAT OF ORIGINAL TOWN OF PENDLETON, DEED BOOK I, PAGE 682.  
SURVEY NO. L-29-C, COUNTY SURVEY RECORDS, DATED 1978, BY CITY.  
SURVEY NO. H-216-C, COUNTY SURVEY RECORDS, DATED 1972, BY HARRIS.  
SURVEY NO. 85-5-A, COUNTY SURVEY RECORDS, DATED 1985, BY PACIFIC NORTHWEST BELL CO.  
SURVEY NO. 99-321-C, COUNTY SURVEY RECORDS, DATED 1999, BY WELLS.

**NARRATIVE OF SURVEY**  
THIS SURVEY WAS MADE AT THE REQUEST OF PENDLETON LINK LIMITED PARTNERSHIP, TO SURVEY AND REPORT ON BOUNDARY AND IMPROVEMENTS EXISTING ON PROPERTY DESCRIBED IN PROPERTY DESCRIPTION.  
THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. UTILITY AND BUILDING DETAILS WERE MEASURED BY RADIAL METHODS, USING TOTAL STATION COLLECTION METHODS.

**PROPERTY DESCRIPTION**

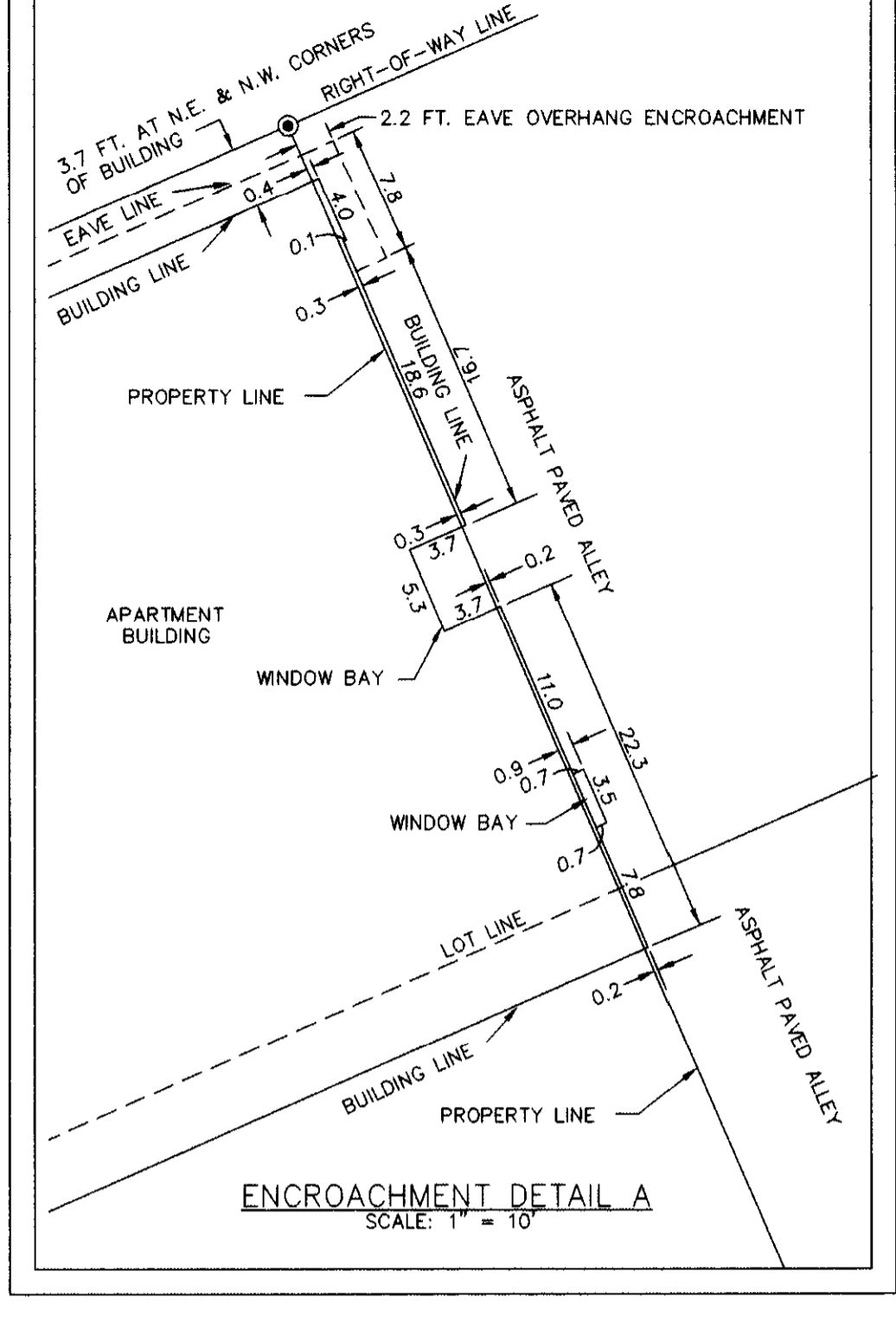
LOTS 11 AND 12, BLOCK 17, ORIGINAL TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.  
PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF CENTER LINES OF Southwest Court Avenue and Southwest 2nd Street, thence South 23°34'14" East along the center line of Southwest 2nd Street a distance of 30.00 feet; thence North 66°24'34" East a distance of 30.00 feet to the Northwest Corner of Lot 12, Block 17, Original Town, now City of Pendleton, the TRUE POINT OF BEGINNING for this description; thence North 66°24'34" East along the North line of said Lot 12 a distance of 100.03 feet, (record 100 feet), to the Northeast Corner of said Lot 12; thence South 23°34'07" East along the East line of said Lots 12 and 11 a distance of 100.02 feet, (record 100 feet), to the Southeast Corner of said Lot 11; thence South 66°24'38" West along the South line of said Lot 11 a distance of 100.03 feet, (record 100 feet), to the Southwest Corner of said Lot 11; thence North 23°34'14" West along the West line of said Lots 11 and 12 a distance of 100.02 feet, (record 100 feet), to the TRUE POINT OF BEGINNING.  
PROPERTY CONTAINS 10004 SQUARE FEET OR 0.22966 ACRE, MORE OR LESS.  
PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

ALTA/ACSM LAND TITLE SURVEY

FOR:  
PENDLETON LINK LIMITED PARTNERSHIP  
SEPTEMBER, 2001

**LEGEND**

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ - SET LEAD PLUG IN SIDEWALK WITH 1/2" BRASS WASHER STAMPED "PLS 1106".
- - FOUND 5/8" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". SET SURVEY NO. 99-321-C.
- ⊙ - FOUND LEAD PLUG IN SIDEWALK WITH 1/2" BRASS WASHER STAMPED "PLS 1106". SET SURVEY NO. 99-321-C.
- \*P.K.\* - FOUND "P.K." NAIL SET BY CITY OF PENDLETON TO REPLACE STREET MONUMENT.
- ⊕ - FOUND CITY STREET MONUMENT, A 2 1/2" BRASS DISK IN MONUMENT BOX.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- [XOX] - INDICATES ORIGINAL TOWN OF PENDLETON PLAT RECORD DISTANCE OF STREET CENTERLINES.
- W - WATER VALVE.
- - SANITARY SEWER MANHOLE.
- ⊕ - TRAFFIC SIGN.
- ⊕ - OUTDOOR LIGHT POLE.
- - SANITARY SEWER CLEANOUT.
- ⊕ - GAS METER.
- ⊕ - WATER METER.
- ⊕ - CATCH BASIN.
- ⊕ - FILL SPOUT, POSSIBLY TO BURIED FUEL TANK.
- ⊕ - INDICATES LOT NUMBER, BLOCK 17, ORIGINAL TOWN OF PENDLETON.
- FENCE AS NOTED.
- 8"SS --- SANITARY SEWER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- 12" --- WATER LINE, SIZE INDICATED FROM CITY UTILITY MAPS.
- CHPTV --- OVERHEAD POWER AND CABLE T.V..
- G --- NATURAL GAS LINE.
- BT --- BURIED TELEPHONE LINE.
- OHP --- OVERHEAD POWER LINE.
- TV --- OVERHEAD TELEVISION CABLE LINE.
- TEMP OHP --- TEMPORARY OVERHEAD POWER FOR CONSTRUCTION AND RENOVATION.



**ZONING DESIGNATION: C-1, COMMERCIAL**

THERE ARE NO ZONING SETBACKS, BUILDING HEIGHT RESTRICTIONS OR MINIMUM LOT SIZES IMPOSED BY ZONING ORDINANCE.  
LOTS 11 AND 12, BLOCK 17, ARE INCLUDED WITHIN THE CENTRAL AREA PARKING DISTRICT (CITY OF PENDLETON), BEING WITHIN THE CENTRAL AREA PARKING DISTRICT PARKING DISTRICT MEANS THAT OFF-STREET PARKING IS NOT REQUIRED.  
CONSULT CITY OF PENDLETON ZONING ORDINANCE IF ADDITIONAL INFORMATION IS REQUIRED.  
SOURCE: RICHARD ULLIAN, CITY OF PENDLETON PLANNING DIRECTOR.  
**BURIED UTILITY NOTES**  
BURIED UTILITIES ARE SHOWN BASED CITY OF PENDLETON WATER AND SEWER MAPS, AND "CALL BEFORE YOU DIG" UTILITY LOCATE.  
**FLOOD ZONE DESIGNATION**  
ZONE X, AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.  
SOURCE: PENDLETON, OREGON, COMMUNITY PANEL NUMBER 410211 005 F, REVISED JULY 15, 1988.  
**WETLANDS:**  
TO SURVEYOR'S KNOWLEDGE, NO PART OF THE PROPERTY LIES WITHIN A DESIGNATED WETLAND.

**GENERAL NOTES:**

1. INSIDE OF APARTMENT BUILDING STRUCTURE IS BEING RENNOVATED AS OF SEPTEMBER 7, 2001. CONCRETE WALKS AND RAMPS IMMEDIATELY SOUTH OF APARTMENT BUILDING HAVE JUST BEEN COMPLETED, AS OF SEPTEMBER 7, 2001.
2. ROOF EAVE LINES ARE ONLY SHOWN WHERE PROPERTY LINE OVERLAP OCCURS.
3. BUILDING AREA IS CALCULATED FROM THE BUILDING "FOOTPRINT" AND DOES NOT INDICATE SQUARE FOOTAGE OF MULTIPLE FLOOR LEVELS. PORCHES ARE EXCLUDED FROM AREA CALCULATIONS.
4. RECORD TITLE DOCUMENT USED FOR THIS SURVEY IS A PRELIMINARY TITLE REPORT FIDELITY NATIONAL TITLE BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON 97801, ORDER NO. 64915, DATED AUGUST 8, 2001.  
SURVEYOR'S NOTE: THERE ARE NO SURVEY ADDRESSABLE EXCEPTIONS CONTAINED IN THE PRELIMINARY TITLE REPORT.

**ENCROACHMENT NOTES:**

1. DECORATIVE EAVE OVERHANGS FROM PROPERTY ONTO RIGHT-OF-WAY OF S.W. 2ND STREET, 1.8 FT. AT N.W. CORNER AND 1.7 FT. AT S.W. CORNER OF APARTMENT BUILDING, AS SHOWN AND NOTED. BUILDING WALL ENCROACHES 0.1 FT. ONTO RIGHT-OF-WAY OF S.W. 2ND STREET ON WEST SIDE OF APARTMENT BUILDING AS NOTED.
2. DECORATIVE EAVE AND BUILDING WALL ON APARTMENT BUILDING ENCROACHES ONTO ADJOINING PROPERTY AT EAST SIDE OF BUILDING AS SHOWN ON ENCROACHMENT DETAIL A.
3. ENTRANCE STEPS ON APARTMENT BUILDING ENCROACH 0.8 FT. INTO RIGHT-OF-WAY OF S.W. COURT AVENUE, AS SHOWN, FOR 14 FT.
4. CONCRETE SIDEWALK ON EAST SIDE OF S.W. 2ND STREET ENCROACHES 0.1 FT. ONTO PROPERTY FROM S.W. CORNER OF APARTMENT BUILDING TO S.W. CORNER OF PROPERTY, (FOR 45.9 FT.).
5. EAVES OF WOOD FRAME HOUSE AT 226 S.W. 2ND OVERLAP ONTO PROPERTY NEAR S.W. CORNER OF PROPERTY AS NOTED.

**SURVEYOR'S CERTIFICATE:**

TO: U.S.A. Institutional Tax Credit Fund XXV, its successors and assigns, Pendleton Link Limited Partnership, Richmond Capital Corporation, Wells Fargo Bank, National Association, it's successors and assignee's and First American Title Insurance Company of Oregon:  
I hereby certify that on September 8th, 2001, the following is true:  
a) I am a licensed land surveyor in the State of Oregon and this land title survey was prepared from an actual on-the-ground land title survey on August 29, 2001 on the real property shown hereon conducted by me or under my supervision.  
b) This survey correctly shows: (i) the boundaries of the subject property and their dimensions, direction and relationships (with a mathematical closure of not less accuracy than 1 part in 10,000) and the area of the subject property; (ii) the lot, block and section designation of any recorded plats or filed maps in which any part of the subject property is located and the filing map numbers and other recording information with respect thereto; (iii) the size, location and type of all buildings and improvements located thereon (if any); the distance from any such buildings or improvements to the nearest facing property line and proper street numbers (where available); (iv) all building or improvement set back requirements (if any); (v) the location of all easements, rights of way, servitudes and any other matters of record, of which I have knowledge or of which there appears physical evidence that affects the subject property (including any appurtenant easements); (vi) the location and dimensions of all drives, parking areas, alleys, streets and roads on the subject property (if any); (vii) all right of way lines of abutting dedicated public streets or roads providing access to the subject property together with the width and name thereof and the distance from the corners of the subject property to the nearest right of way lines of streets or roads together with evidence of found lot corners (and except as noted on the survey, the surveyor has no notice of changes in the right of way lines of such streets or roads); (viii) the location, size and type of all monuments, stakes or marks found or placed; referred to herein; (ix) contiguity, gores and/or overlaps of interior parcel lines; (x) buildings or fences within two (2) feet of either side of the boundary lines; (xi) openings in walls of adjoining premises within two (2) feet of the boundaries of the subject property; (xii) any absence of physical evidence of possession along record lines; and (xiii) all other significant items on the subject property including but not limited to rivers, creeks, streams and lakes located, bordering or running through the subject property.  
c) Except as shown on the subject survey, there are no (i) encroaching improvements or projections by or on adjacent property or on abutting streets or alleys or on easements or other rights of way; (ii) visible or apparent easements or rights of way; (iii) party walls; (iv) visible discrepancies, conflicts or boundary line disputes; (v) significant variances between measured and record bearings, angles, or distances; (vi) joint or common driveways or alleys; or (vii) encroaching driveways, strips, ribbons or aprons.  
d) The survey meets the accuracy requirements of a ALTA/ACSM Land Title Survey, prepared under the 1989 ALTA/ACSM standard.  
e) Except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area" or 100 year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the Commonwealth, County or City in which the subject property is located or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required by an appropriate governmental agency or authority to be undisturbed.  
f) The subject property has access to Southwest Court Avenue and Southwest 2nd Street, which are public rights-of-way maintained by State of Oregon/City of Pendleton and City of Pendleton.  
g) The undersigned has received and examined a copy of Preliminary Report for Title Insurance, Order No. 64915, dated August 8, 2001 and issued by Pioneer Title Company, which indicates there are no survey addressable recorded documents contained in the Preliminary Title Report.  
h) The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in purchasing the property, borrowing and lending money to be secured by the property and issuing title insurance with respect to the subject property and the survey has been prepared for their respective benefits in anticipation of their reliance thereon.

Signed: William R. Wells  
License No: OR PLS 1106

**ALTA/ACSM LAND TITLE SURVEY CERTIFICATE:**

TO: U.S.A. Institutional Tax Credit Fund XXV, its successors and assigns, Pendleton Link Limited Partnership, Richmond Capital Corporation, Wells Fargo Bank, National Association, it's successors and assignee's and First American Title Insurance Company of Oregon:  
This is to certify that this map or plat and the 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, ACSM and NSPS in 1989, and includes items 1, 2, 3, 4, 6, 7(b) (i), 7(c), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.  
Date: September 8, 2001  
William R. Wells  
William R. Wells, Oregon PLS 1106  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/02

<b>WILLIAM R. WELLS, PLS</b> 357 N.E. HIGHWAY 11 P.O. BOX 1696 PENDLETON, OREGON PHONE: (541) 276-6362		<b>PROJECT:</b> ALTA/ACSM LAND TITLE SURVEY FOR: PENDLETON LINK LIMITED PARTNERSHIP OF LOTS 11 & 12, BLOCK 17, ORIGINAL TOWN OF PENDLETON, LOCATED IN THE NE 1/4 OF SECTION 10, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.	
DATE: 09/06/01	DR. BY: JWW/WRW	CK. BY: WRW	NO: 01-775

9-01  
KK  
01-151C