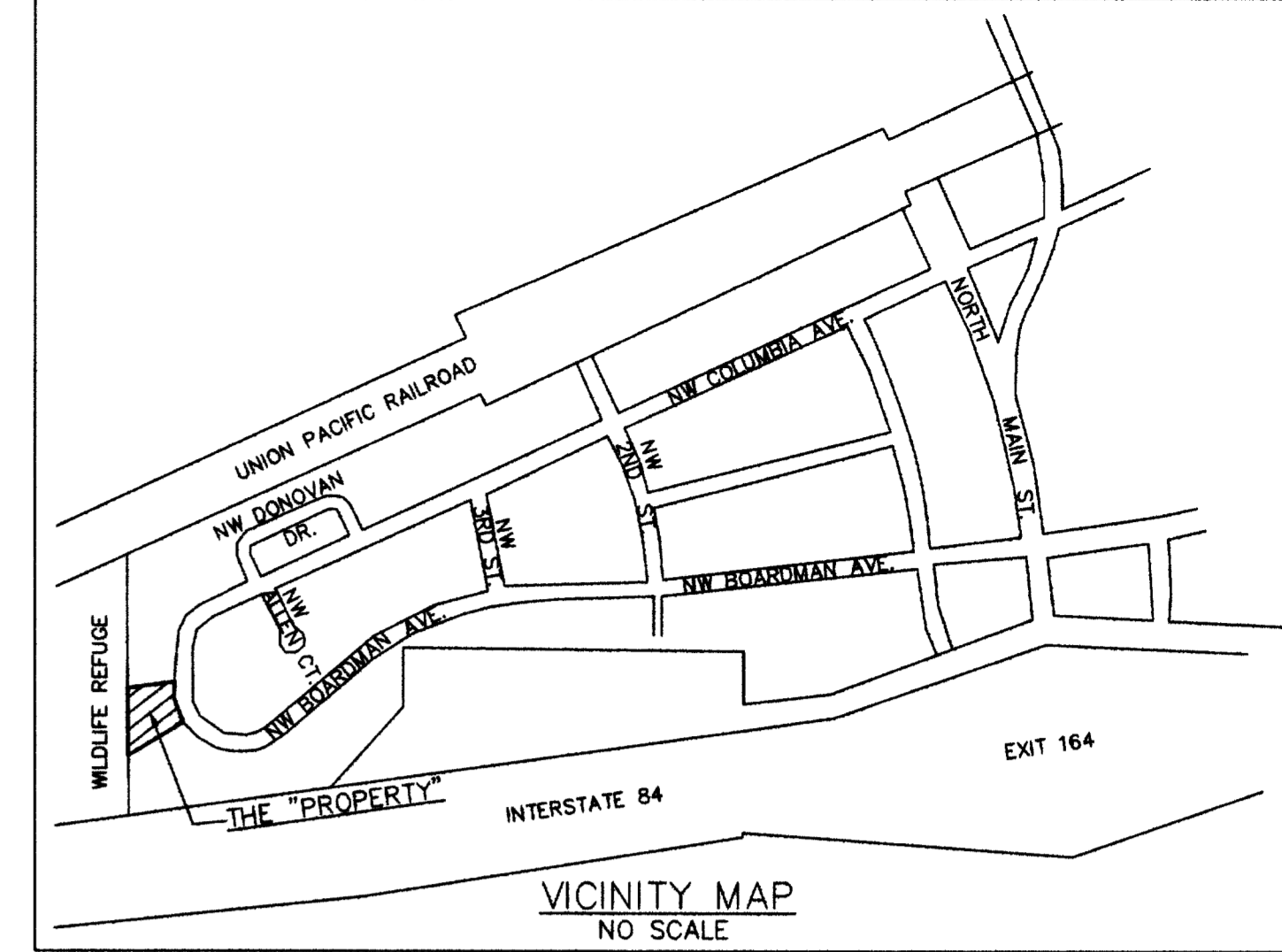


ALTA/ACSM LAND TITLE SURVEY



REFERENCE DOCUMENTS:

PLAT OF FIRST ADDITION TO THE CITY OF BOARDMAN, FILED JANUARY 10, 1966 AT BOOK 2, PAGES 26 & 27, MORROW COUNTY BOOK OF PLATS.

SURVEY NO. A-879-K-69, RECORDED IN 1974.
 SURVEY NO. A-31-K-5, RECORDED IN 1975.
 SURVEY NO. B-54-K-107, RECORDED IN 1975.
 SURVEY NO. B-135-K-140, RECORDED IN 1977.
 SURVEY NO. B-163-K-152, RECORDED IN 1978.

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

GENERAL NOTES:

FLOOD ZONE DESIGNATION:
 "PROPERTY" IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 SOURCE: FIRM FLOOD INSURANCE RATE MAP, PANEL 0150 OF 1400, MORROW COUNTY OREGON AND INCORPORATED AREAS, MAP NUMBER 41049C0150D, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2007.

ZONING AND SETBACKS:
 THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES CONTAINED IN THE PLAT OF FIRST ADDITION TO BOARDMAN.

PER CITY OF BOARDMAN CHAPTER 2.1-RESIDENTIAL (R) DISTRICT:
 ZONING OF THE "PROPERTY" IS RESIDENTIAL, (MANUFACTURED HOME SUB DISTRICT).

GENERAL SETBACKS:
 FRONT YARD: 15 FOOT MINIMUM WITHOUT GARAGE OR CARPORT.
 SIDE YARD: 7 FOOT MINIMUM.
 REAR YARD: 15 FOOT MINIMUM.

GENERAL BUILDING HEIGHT STANDARD: 35 FEET FOR GABLED ROOFS.

CONSULT CITY OF BOARDMAN CODE, CHAPTER 2.1, OR WITH BARRY BEYELER, COMMUNITY DEVELOPMENT DIRECTOR, FOR FURTHER INFORMATION ON ZONING AND SETBACKS.

SURVEYORS NOTE: THE EXISTING APARTMENT COMPLEX APPEARS TO BE A NON-CONFORMING USE UNDER THE ZONE "RESIDENTIAL, (MANUFACTURED HOME SUB DISTRICT)". EXPANSION MAY BE PROHIBITED. CONSULT WITH CITY OF BOARDMAN COMMUNITY DEVELOPMENT DIRECTOR, BARRY BEYELER, PHONE: (541) 481-9252.

AREA OF "PROPERTY":
 33863 SQUARE FEET OR 0.777 ACRE, MORE OR LESS.

ADDRESS OF "PROPERTY":
 331 NW BOARDMAN AVENUE, BOARDMAN, OREGON 97818.

PARKING SPACES:
 THERE ARE 22 REGULAR PAINTED PARKING SPACES AND 1 HANDICAP PARKING AREA, AS SHOWN.

EXCEPTIONS LIST:

THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE EXCEPTIONS DISCLOSED BY SUPPLEMENTAL PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS OF 02/11/2008, FILE NO. NCS-327609-0R1.

SYMBOL NUMBERS CORRESPOND WITH EXCEPTION NUMBERS IN THE SUPPLEMENTAL PRELIMINARY REPORT.

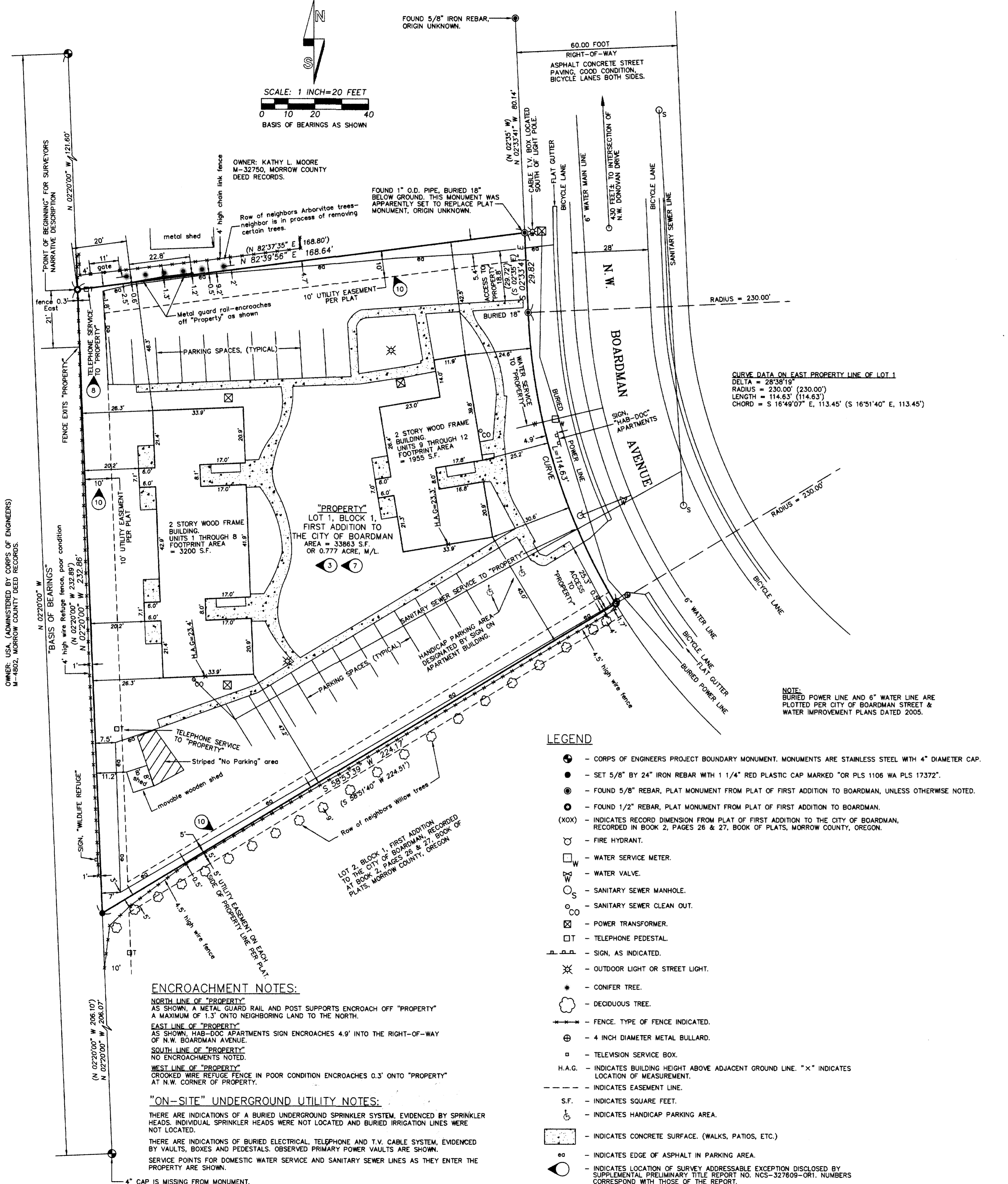
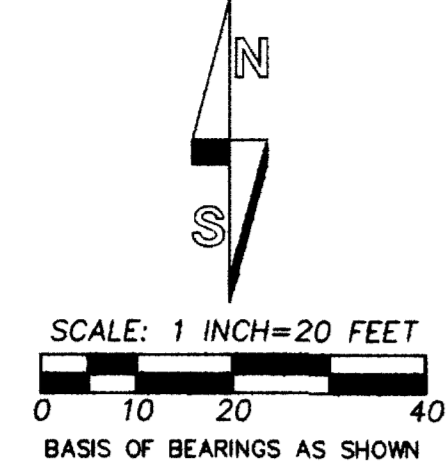
③ EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. **SURVEYORS NOTE:** APPLIES TO ALL OF "PROPERTY".

⑦ THE PREMISES ARE WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES ASSESSMENTS AND EASEMENTS THEREOF, IF ANY. **SURVEYORS NOTE:** ACCORDING TO THE IRRIGATION DISTRICT OFFICE, THE "PROPERTY" IS OUTSIDE THE SERVICE AREA OF THE DISTRICT BUT INSIDE THE DISTRICT BOUNDARY. THE DISTRICT DOES NOT PROVIDE IRRIGATION WATER TO THE "PROPERTY".

⑧ RIGHT-OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 1, 1959, IN BOOK 63, PAGE 553, MORROW COUNTY DEED RECORDS. **SURVEYORS NOTE:** THIS EASEMENT IS 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF CENTER LINE. THE CENTER LINE IS NOT DESCRIBED AND THERE IS NOT ADEQUATE DESCRIPTION INFORMATION TO LOCATE THE EASEMENT. THE PLAT OF FIRST ADDITION TO BOARDMAN, FILED AFTER THE SUBJECT GRANT OF EASEMENT, DOES NOT SHOW THE EASEMENT ACROSS THE "PROPERTY". DO NOTE THE NORTH TELEPHONE PEDESTAL ALONG THE WEST SIDE OF THE "PROPERTY" IS FED BY A BURIED LINE FROM THE WILDLIFE REFUGE AREA WEST OF THE "PROPERTY".

⑨ COVENANTS, CONDITIONS, AND RESTRICTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF, AS CONTAINED IN THE BOARDMAN REDEVELOPMENT PLAN, RECORDED DECEMBER 22, 1964, IN BOOK 71, PAGE 320, ALSO RECORDED JANUARY 15, 1965, IN BOOK 71, PAGE 391, MORROW COUNTY DEED RECORDS. **SURVEYORS NOTE:** INSPECTION OF THESE DOCUMENTS SHOWS THE "PROPERTY" IS OUTSIDE OF THE BOUNDARY OF THE BOARDMAN REDEVELOPMENT PLAN PROJECT BOUNDARY.

⑩ UTILITY EASEMENT SHOWN ON THE RECORDED PLAT. **SURVEYORS NOTE:** UTILITY EASEMENTS DEDICATED ON THE PLAT OF FIRST ADDITION ARE SHOWN.



CURVE DATA ON EAST PROPERTY LINE OF LOT 1
 DELTA = 28°38'19"
 RADIUS = 230.00' (230.00')
 LENGTH = 114.63' (114.63')
 CHORD = S 16°49'07" E, 113.45' (S 16°51'40" E, 113.45')

NOTE:
 BURIED POWER LINE AND 6" WATER LINE ARE PLOTTED PER CITY OF BOARDMAN STREET & WATER IMPROVEMENT PLANS DATED 2005.

LEGEND

- - CORPS OF ENGINEERS PROJECT BOUNDARY MONUMENT. MONUMENTS ARE STAINLESS STEEL WITH 4" DIAMETER CAP.
- - SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- - FOUND 5/8" REBAR, PLAT MONUMENT FROM PLAT OF FIRST ADDITION TO BOARDMAN, UNLESS OTHERWISE NOTED.
- - FOUND 1/2" REBAR, PLAT MONUMENT FROM PLAT OF FIRST ADDITION TO BOARDMAN.
- (XOX) - INDICATES RECORD DIMENSION FROM PLAT OF FIRST ADDITION TO THE CITY OF BOARDMAN, RECORDED IN BOOK 2, PAGES 26 & 27, BOOK OF PLATS, MORROW COUNTY, OREGON.
- - FIRE HYDRANT.
- - WATER SERVICE METER.
- - WATER VALVE.
- - SANITARY SEWER MANHOLE.
- - SANITARY SEWER CLEAN OUT.
- ⊠ - POWER TRANSFORMER.
- - TELEPHONE PEDESTAL.
- - SIGN, AS INDICATED.
- * - OUTDOOR LIGHT OR STREET LIGHT.
- * - CONIFER TREE.
- - DECIDUOUS TREE.
- - FENCE, TYPE OF FENCE INDICATED.
- ⊕ - 4 INCH DIAMETER METAL BULLARD.
- - TELEVISION SERVICE BOX.
- H.A.G. - INDICATES BUILDING HEIGHT ABOVE ADJACENT GROUND LINE. "X" INDICATES LOCATION OF MEASUREMENT.
- - INDICATES EASEMENT LINE.
- S.F. - INDICATES SQUARE FEET.
- - INDICATES HANDICAP PARKING AREA.
- - INDICATES CONCRETE SURFACE. (WALKS, PATIOS, ETC.)
- - INDICATES EDGE OF ASPHALT IN PARKING AREA.
- - INDICATES LOCATION OF SURVEY ADDRESSABLE EXCEPTION DISCLOSED BY SUPPLEMENTAL PRELIMINARY TITLE REPORT NO. NCS-327609-0R1. NUMBERS CORRESPOND WITH THOSE OF THE REPORT.

ENCROACHMENT NOTES:

NORTH LINE OF "PROPERTY"
 AS SHOWN, A METAL GUARD RAIL AND POST SUPPORTS ENDOACH OFF "PROPERTY" A MAXIMUM OF 1.3' ONTO NEIGHBORING LAND TO THE NORTH.

EAST LINE OF "PROPERTY"
 AS SHOWN, HAB-DOC APARTMENTS SIGN ENDOACHES 4.9' INTO THE RIGHT-OF-WAY OF N.W. BOARDMAN AVENUE.

SOUTH LINE OF "PROPERTY"
 NO ENCROACHMENTS NOTED.

WEST LINE OF "PROPERTY"
 CROOKED WIRE REFUGE FENCE IN POOR CONDITION ENDOACHES 0.3' ONTO "PROPERTY" AT N.W. CORNER OF PROPERTY.

"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 INDICATIONS OF BURIED ELECTRICAL, TELEPHONE AND T.V. CABLE SYSTEM, EVIDENCED BY VAULTS, BOXES AND PEDESTALS. OBSERVED PRIMARY POWER VAULTS ARE SHOWN. SERVICE POINTS FOR DOMESTIC WATER SERVICE AND SANITARY SEWER LINES AS THEY ENTER THE PROPERTY ARE SHOWN.

SIGNIFICANT OBSERVATION NOT OTHERWISE DISCLOSED:

THE ATTENTION OF PARTIES USING THIS ALTA/ACSM SURVEY ARE DIRECTED TO "GENERAL NOTES", IN PARTICULAR, THE FACT THE APARTMENT UNITS ARE A NON-CONFORMING USE IN THE PRESENT CITY ZONE OF RESIDENTIAL, (MANUFACTURED HOME SUB DISTRICT). A NON-CONFORMING USE CAN LIMIT EXPANSION OF THE "PROPERTY".

LEGAL DESCRIPTION OF "PROPERTY"

RECORD DESCRIPTION PER SUPPLEMENTAL PRELIMINARY TITLE REPORT, FILE NO. NCS-327609-0R1:
 LOT 1, BLOCK 1, FIRST ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

SURVEYORS NARRATIVE DESCRIPTION:
 LOT 1, BLOCK 1, FIRST ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON. SAID LOT 1, BLOCK 1 BEING DESCRIBED BY METES AND BOUNDS COURSES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 82°39'56" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 168.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER OF LOT 1 BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST BOARDMAN AVENUE, (ALSO KNOWN AS WEST BOARDMAN AVENUE); THENCE SOUTH 02°33'41" EAST ALONG THE EAST LINE OF SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 29.82 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 114.63 FEET, (LONG CHORD BEARS SOUTH 16°49'07" EAST A DISTANCE OF 113.45 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER OF LOT 1 ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, FIRST ADDITION TO THE CITY OF BOARDMAN; THENCE SOUTH 58°53'39" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 224.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID SOUTHWEST CORNER OF LOT 1 ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE NORTH 02°20'01" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 232.86 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF DOUG CHRISMAN OF CHRISMAN DEVELOPMENT & MANAGEMENT, INC.. THE SURVEY IS OF LOT 1, BLOCK 1, FIRST ADDITION TO THE CITY OF BOARDMAN.

THE PLAT OF FIRST ADDITION TO BOARDMAN WAS RECORDED IN 1966. WE RECOVERED ACCEPTABLE CORNERS AT ALL CORNER POINTS OF LOT 1 EXCEPT FOR THE SOUTHWEST CORNER. THE SOUTHWEST CORNER WAS RE-ESTABLISHED BY SINGLE PROPORTION MEASUREMENT BETWEEN NEAREST ACCEPTABLE CORNERS TO THE NORTH AND SOUTH.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TCR803, 3 SECOND TOTAL STATION, BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. NEW MONUMENT WAS ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS TO DIFFERENT BACK SIGHTS.

SURVEYORS CERTIFICATION

To: Chrisman Development Management Inc., U.S. Bank National Association, First American Title Insurance Company, National Commercial Services:
 This is to certify that this map or plat or 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) 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: March 31, 2008 Will R. Wells
 William R. Wells, OR PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

RECEIVED BY
 Morrow County Surveyors
 Date: APRIL 22, 2008
 Rec'd By: SKB
 No. 1524-D

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1896
 PENDLETON, OREGON
 PHONE: (541) 276-6362
 DATE: 03/08 DR. BY: MW
 CK BY: WRW NO: 08-1171

PROJECT:
 ALTA/ACSM LAND TITLE SURVEY FOR:
 CHRISMAN DEVELOPMENT & MANAGEMENT, INC.
 LOT 1, BLOCK 1, FIRST ADDITION TO THE CITY OF BOARDMAN, LOCATED IN THE SE 1/4 OF SECTION 8, T4N, R25E, W1M, CITY OF BOARDMAN, MORROW COUNTY, OREGON