

# ALTA\ACSM LAND TITLE SURVEY

## RECORD DOCUMENT USED FOR SURVEY:

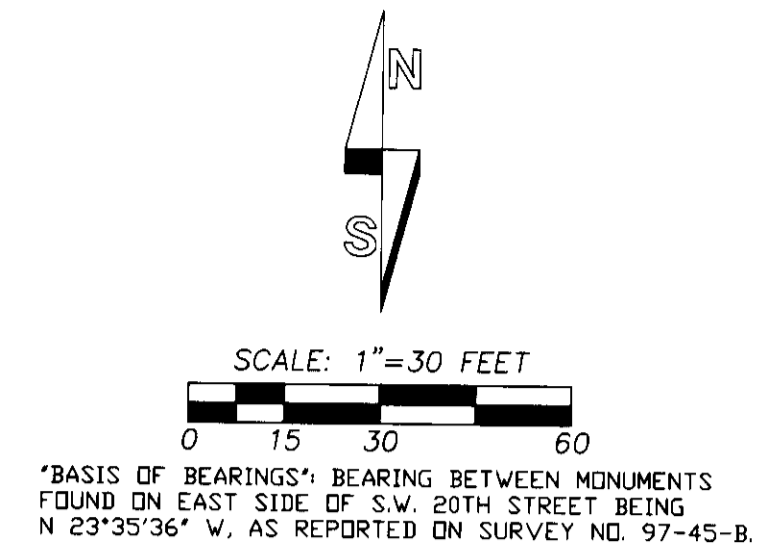
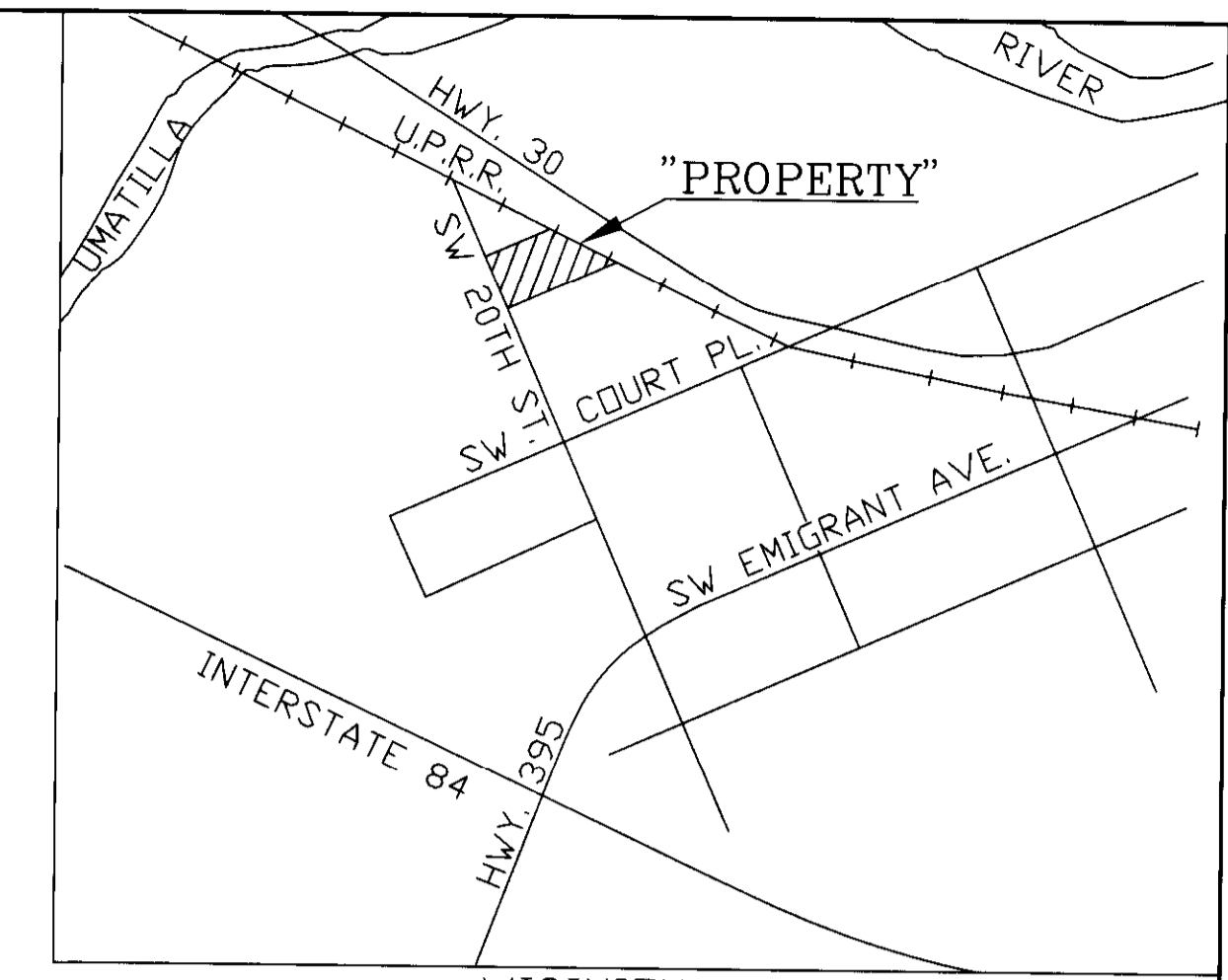
THE TITLE DOCUMENT USED FOR THIS SURVEY IS A TITLE POLICY ISSUED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, POLICY NUMBER 73107 44941, DATED DECEMBER 18, 2002. THE NAME OF THE INSURED IS WASHINGTON TRUST BANK. A COPY OF SCHEDULES A AND B OF SAID POLICY WAS OBTAINED FROM AMERTITLE, 112 SOUTHEAST COURT, PENDELTON, OREGON 97801.

SURVEY ADDRESSABLE EXCEPTIONS FROM SCHEDULE B OF SAID TITLE POLICY ARE:  
**EXCEPTION 2, RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES,** INCLUDING THE TERMS AND CONDITIONS THEREOF, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, RECORDED NOVEMBER 28, 1911, IN BOOK 76, PAGE 184, UMATILLA COUNTY DEED RECORDS.

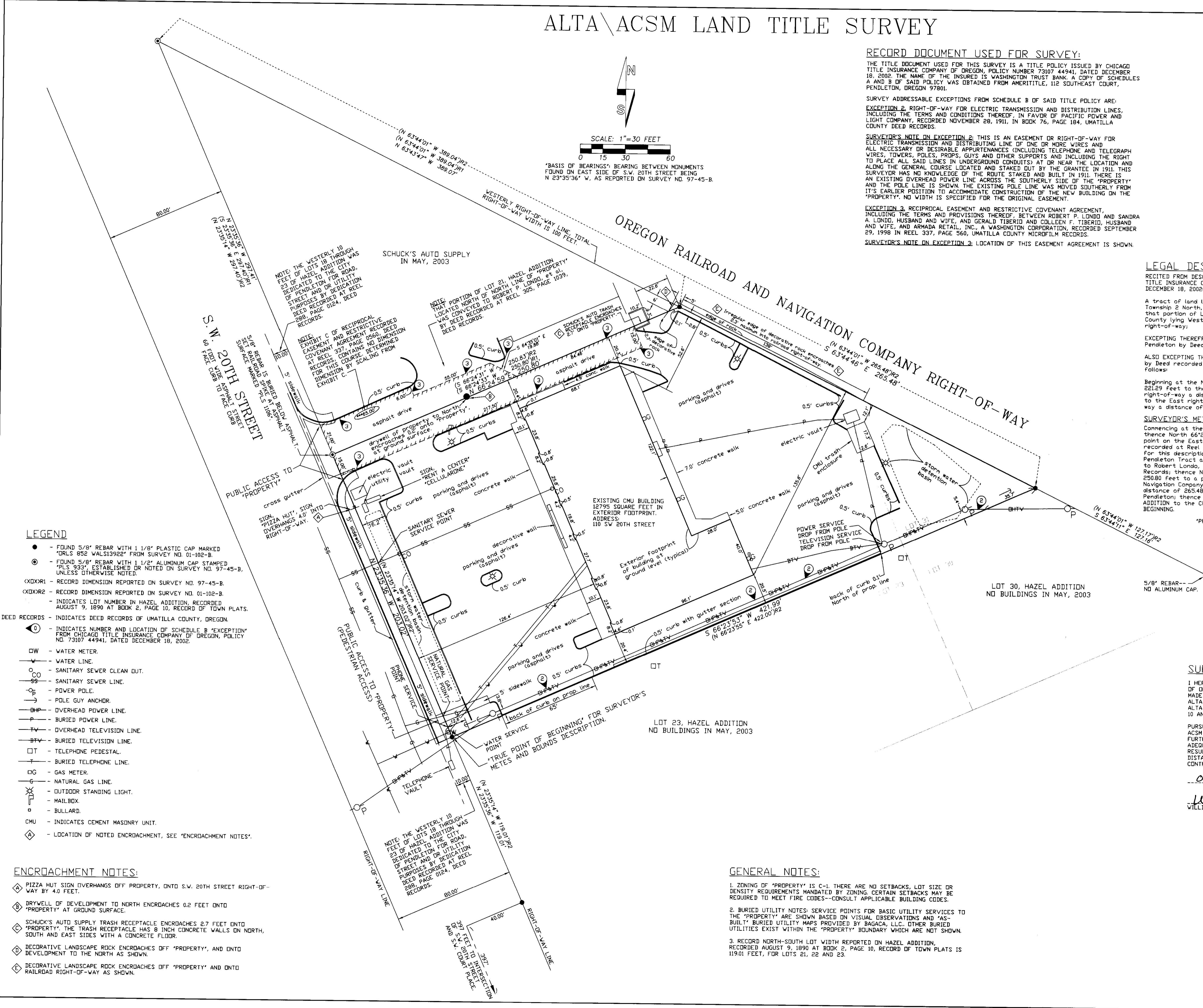
**SURVEYOR'S NOTE ON EXCEPTION 2:** THIS IS AN EASEMENT OR RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES AND ALL NECESSARY OR DESIRABLE APPURTENANCES (INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS AND INCLUDING THE RIGHT TO PLACE ALL SAID LINES IN UNDERGROUND CONDUITS) AT OR NEAR THE LOCATION AND ALONG THE GENERAL COURSE LOCATED AND STAKED OUT BY THE GRANTEE IN 1911. THIS SURVEYOR HAS NO KNOWLEDGE OF THE ROUTE STAKED AND BUILT IN 1911. THERE IS AN EXISTING OVERHEAD POWER LINE ACROSS THE SOUTHERLY SIDE OF THE 'PROPERTY'; AND THE POLE LINE IS SHOWN. THE EXISTING POLE LINE WAS MOVED SOUTHERLY FROM ITS EARLIER POSITION TO ACCOMMODATE CONSTRUCTION OF THE NEW BUILDING ON THE 'PROPERTY'; NO WIDTH IS SPECIFIED FOR THE ORIGINAL EASEMENT.

**EXCEPTION 3, RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT,** INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN ROBERT P. LONDO AND SANDRA A. LONDO, HUSBAND AND WIFE, AND GERALD TIBERID AND COLLEEN F. TIBERID, HUSBAND AND WIFE, AND ARMADA RETAIL, INC., A WASHINGTON CORPORATION, RECORDED SEPTEMBER 29, 1998 IN REEL 337, PAGE 560, UMATILLA COUNTY MICROFILM RECORDS.

**SURVEYOR'S NOTE ON EXCEPTION 3:** LOCATION OF THIS EASEMENT AGREEMENT IS SHOWN.



\*BASIS OF BEARINGS\* BEARING BETWEEN MONUMENTS FOUND ON EAST SIDE OF S.W. 20TH STREET BEING N 23°35'36" W, AS REPORTED ON SURVEY NO. 97-45-B.



## LEGAL DESCRIPTION OF 'PROPERTY'

RECITED FROM DESCRIPTION CONTAINED IN TITLE POLICY ISSUED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON, POLICY NUMBER 73107 44941, DATED DECEMBER 18, 2002:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 10, Township 2 North, Range 32, East of the Willamette Meridian, Umatilla County, Oregon, being that portion of Lots 21, 22, and 31 of HAZEL ADDITION to the City or Pendleton in said County lying Westerly of the Westerly line of the Oregon Railroad and Navigation Company right-of-way;

EXCEPTING THEREFROM the Westerly 10 feet of Lots 21 and 22, as conveyed to the City of Pendleton by Deed recorded in Reel 288, Page 124, Umatilla County Microfilm Records;

ALSO EXCEPTING THEREFROM that portion of Lot 21, as conveyed to Robert Londo, et al, by Deed recorded at Reel 305, Page 1039, Umatilla County Microfilm Records, described as follows:

Beginning at the Northwest Corner of Lot 21; thence North 66°24'33" East a distance of 221.29 feet to the Southerly right-of-way of UPRR; thence South 63°44'00" East along said right-of-way a distance of 45.78 feet; thence South 66°24'33" West a distance of 250.80 feet to the East right-of-way line of SW 20th; thence North 23°35'36" West along said right-of-way a distance of 35.00 feet to the point of beginning.

## SURVEYOR'S METES AND BOUNDS DESCRIPTION OF SURVEYED 'PROPERTY':

Commencing at the Southwest Corner of Lot 22 of HAZEL ADDITION to the City of Pendleton; thence North 66°23'53" East along the South line of said Lot 22 a distance of 10.00 feet to a point on the Easterly line of that tract of land conveyed to the City of Pendleton by Deed recorded at Reel 288, Page 124, Umatilla County Deed Records; the TRUE POINT OF BEGINNING Pendleton Tract a distance of 203.02 feet to the Southwest Corner of that tract of land conveyed to Robert Londo, et al, by Deed Recorded at Reel 305, Page 1039, Umatilla County Deed Records; thence North 66°24'59" East along the South line of said Londo Tract a distance of 250.80 feet to a point on the Westerly right-of-way line of the Oregon Washington Railroad and Navigation Company right-of-way; thence South 63°44'44" East along said right-of-way line a distance of 265.48 feet to a point on the South line of Lot 31, HAZEL ADDITION to the City of Pendleton; thence South 66°23'53" West along the South lines of Lots 31 and 22, HAZEL ADDITION to the City of Pendleton a distance of 421.99 feet to the TRUE POINT OF BEGINNING.

'PROPERTY' CONTAINS 68278 SQUARE FEET OR 1.567 ACRE, M/L.

## LEGEND

- FOUND 5/8" REBAR WITH 1 1/8" PLASTIC CAP MARKED 'ORLS 852 VAL313922' FROM SURVEY NO. 01-102-B.
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP STAMPED 'PLS 933' ESTABLISHED OR NOTED ON SURVEY NO. 97-45-B, UNLESS OTHERWISE NOTED.
- (X)XOR1 RECORD DIMENSION REPORTED ON SURVEY NO. 97-45-B.
- (X)XOR2 RECORD DIMENSION REPORTED ON SURVEY NO. 01-102-B.
- INDICATES LOT NUMBER IN HAZEL ADDITION, RECORDED AUGUST 9, 1890 AT BOOK 2, PAGE 10, RECORD OF TOWN PLATS.
- DEED RECORDS - INDICATES DEED RECORDS OF UMATILLA COUNTY, OREGON.
- ⊙ INDICATES NUMBER AND LOCATION OF SCHEDULE B 'EXCEPTION' FROM CHICAGO TITLE INSURANCE COMPANY OF OREGON, POLICY NO. 73107 44941, DATED DECEMBER 18, 2002.
- DW - WATER METER.
- WATER LINE.
- SANITARY SEWER CLEAN OUT.
- SANITARY SEWER LINE.
- POWER POLE.
- POLE GUY ANCHOR.
- OVERHEAD POWER LINE.
- BURIED POWER LINE.
- OVERHEAD TELEVISION LINE.
- BURIED TELEVISION LINE.
- T - TELEPHONE PEDESTAL.
- BURIED TELEPHONE LINE.
- DG - GAS METER.
- NATURAL GAS LINE.
- OUTDOOR STANDING LIGHT.
- MAILBOX.
- BULLARD.
- CMU - INDICATES CEMENT MASONRY UNIT.
- ◇ - LOCATION OF NOTED ENCROACHMENT, SEE 'ENCROACHMENT NOTES'.

## ENCROACHMENT NOTES:

- ◇ PIZZA HUT SIGN OVERHANGS OFF PROPERTY, ONTO S.W. 20TH STREET RIGHT-OF-WAY BY 4.0 FEET.
- ◇ DRYWELL OF DEVELOPMENT TO NORTH ENCROACHES 0.2 FEET ONTO 'PROPERTY' AT GROUND SURFACE.
- ◇ SCHUCK'S AUTO SUPPLY TRASH RECEPTACLE ENCROACHES 2.7 FEET ONTO 'PROPERTY'. THE TRASH RECEPTACLE HAS 8 INCH CONCRETE WALLS ON NORTH, SOUTH AND EAST SIDES WITH A CONCRETE FLOOR.
- ◇ DECORATIVE LANDSCAPE ROCK ENCROACHES OFF 'PROPERTY', AND ONTO DEVELOPMENT TO THE NORTH AS SHOWN.
- ◇ DECORATIVE LANDSCAPE ROCK ENCROACHES OFF 'PROPERTY' AND ONTO RAILROAD RIGHT-OF-WAY AS SHOWN.

## GENERAL NOTES:

1. ZONING OF 'PROPERTY' IS C-1. THERE ARE NO SETBACKS, LOT SIZE OR DENSITY REQUIREMENTS MANDATED BY ZONING CERTAIN SETBACKS MAY BE REQUIRED TO MEET FIRE CODES--CONSULT APPLICABLE BUILDING CODES.
2. BURIED UTILITY NOTES: SERVICE POINTS FOR BASIC UTILITY SERVICES TO THE 'PROPERTY' ARE SHOWN BASED ON VISUAL OBSERVATIONS AND 'AS-BUILT' BURIED UTILITY MAPS PROVIDED BY BAGACA, LLC. OTHER BURIED UTILITIES EXIST WITHIN THE 'PROPERTY' BOUNDARY WHICH ARE NOT SHOWN.
3. RECORD NORTH-SOUTH LOT WIDTH REPORTED ON HAZEL ADDITION, RECORDED AUGUST 9, 1890 AT BOOK 2, PAGE 10, RECORD OF TOWN PLATS IS 119.01 FEET, FOR LOTS 21, 22 AND 23.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO BAGACA, LLC, AND CHICAGO TITLE INSURANCE COMPANY OF OREGON THAT THIS MAP, 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 AND ACSM IN 1999 AND INCLUDES ITEMS 1, 2, 4, 6, 7(a), 7(b)(1), 8, 10 AND 11(a) IN TABLE A CONTAINED THEREIN.

PURSUANT TO THE 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.'

02 JUNE, 2003  
DATE

Will R. Wells  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/04

## RECEIVED BY

Umatilla County Surveyor  
Date 7-03  
Rec'd by KE  
No. 03-99-C

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OREGON  
PHONE: (541) 276-6362

DATE: 05/03 DR. BY: WRW  
CK. BY: WRW NO: 03-868

PROJECT:  
ALTA\ACSM LAND TITLE SURVEY  
FOR  
BAGACA, LLC  
2711 E. SPRAGUE AVE.  
SPokane, WA 99202  
LOCATED IN LOTS 21, 22 & 31,  
HAZEL ADDITION TO THE  
CITY OF PENDLETON,  
SITUATED IN THE SW1/4 NW1/4,  
SECTION 10, T2N, R32E, W1E,  
UMATILLA COUNTY, OREGON.