

ALTA\ACSM LAND TITLE SURVEY

FOR: ROCKY MOUNTAIN PIPE COMPANY

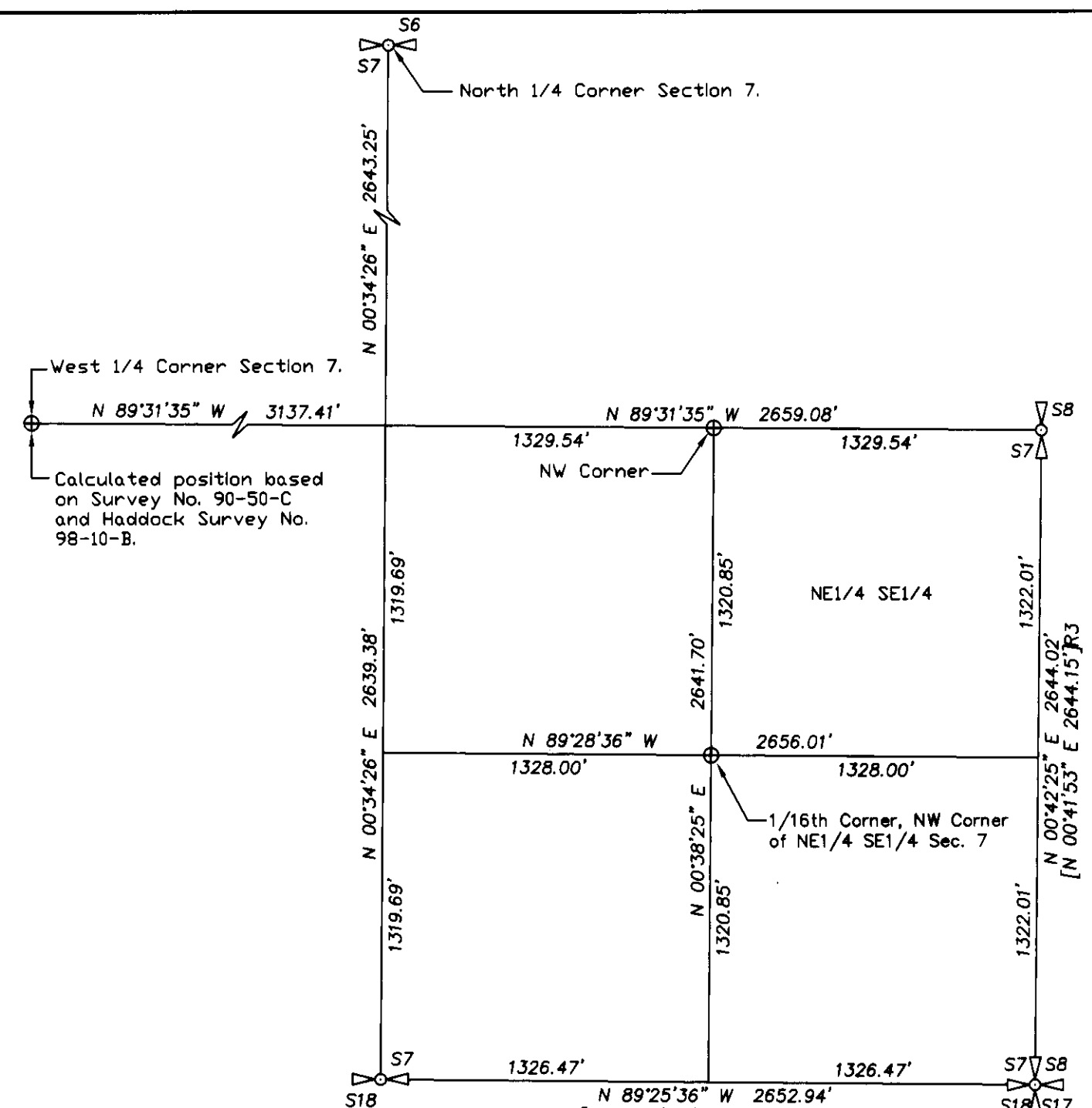


DIAGRAM SHOWING SUBDIVISION OF THE SE 1/4 OF SECTION 7 TO DETERMINE THE NW CORNER OF THE NE 1/4 SE 1/4

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ROCKY MOUNTAIN PIPE COMPANY TO PERFORM AN ALTA\ACSM LAND TITLE SURVEY ON THREE TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SHEET 1 OF 1 SHOWS THE OVERALL PROPERTY WITH REFERENCE TO SECTION LINES AND CORNERS FOUND AND USED IN MAKING THE SURVEY. SHEET 2 OF 2 SHOWS AN EXPANDED DETAIL OF BUILDINGS AND STRUCTURES ON TRACTS II AND III.

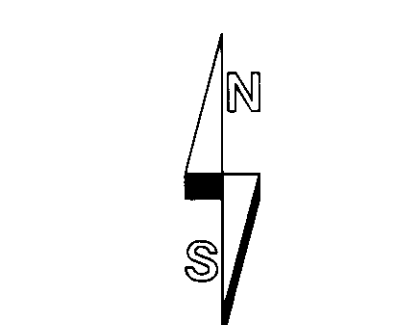
TRACTS II AND III WERE LOCATED WITH REFERENCE TO RECOVERED MONUMENTS ON THE SOUTH BOUNDARY OF TRACT II AND THE SOUTH BOUNDARY OF LANDS OF FLEETWOOD TRAVEL TRAILERS OF OREGON, INC. IT SHOULD BE NOTED THE NORTHWEST CORNER OF SECTION 8 WAS LOCATED AT A DIFFERENT POSITION WHEN DESCRIPTIONS WERE ORIGINALLY PREPARED FOR TRACTS II AND III. THIS SURVEY SHOWS DIMENSIONING FROM THE EXISTING MONUMENTED NORTHWEST CORNERS OF SECTION 8 AND WEST ONE-QUARTER CORNER OF SECTION 8 TO THE "POINTS OF BEGINNING" FOR THE VARIOUS TRACTS. DIMENSIONS OF THE WEST LINES OF TRACT II WERE ADJUSTED TO CORRESPOND TO THE LOCATION OF SECTION LINE DEFINED BY THE EXISTING MONUMENTED NORTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 8. I NOTE SURVEY NO. 83-152-B, A SURVEY OF THE TRACT OCCUPIED BY FLEETWOOD TRAVEL TRAILERS OF OREGON, INC., ADJACENT TO TRACTS II AND III, USES THE PRESENT MONUMENTED LOCATION OF THE NORTHWEST CORNER OF SECTION 8.

THE SOUTH LINE OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY MAIN LINE TRACT ON THE NORTH SIDE OF TRACT II WAS HELD AS DETERMINED BY THE DESCRIPTIONS FOR TRACT II AND SURVEY NO. P-75-C. THE SOUTH RIGHT-OF-WAY LINE AT THE NORTHWEST CORNER OF TRACT I WAS SET 34 FEET SOUTH OF THE SOUTH MAIN LINE TRACK AS SHOWN ON RAILROAD RIGHT-OF-WAY MAPS.

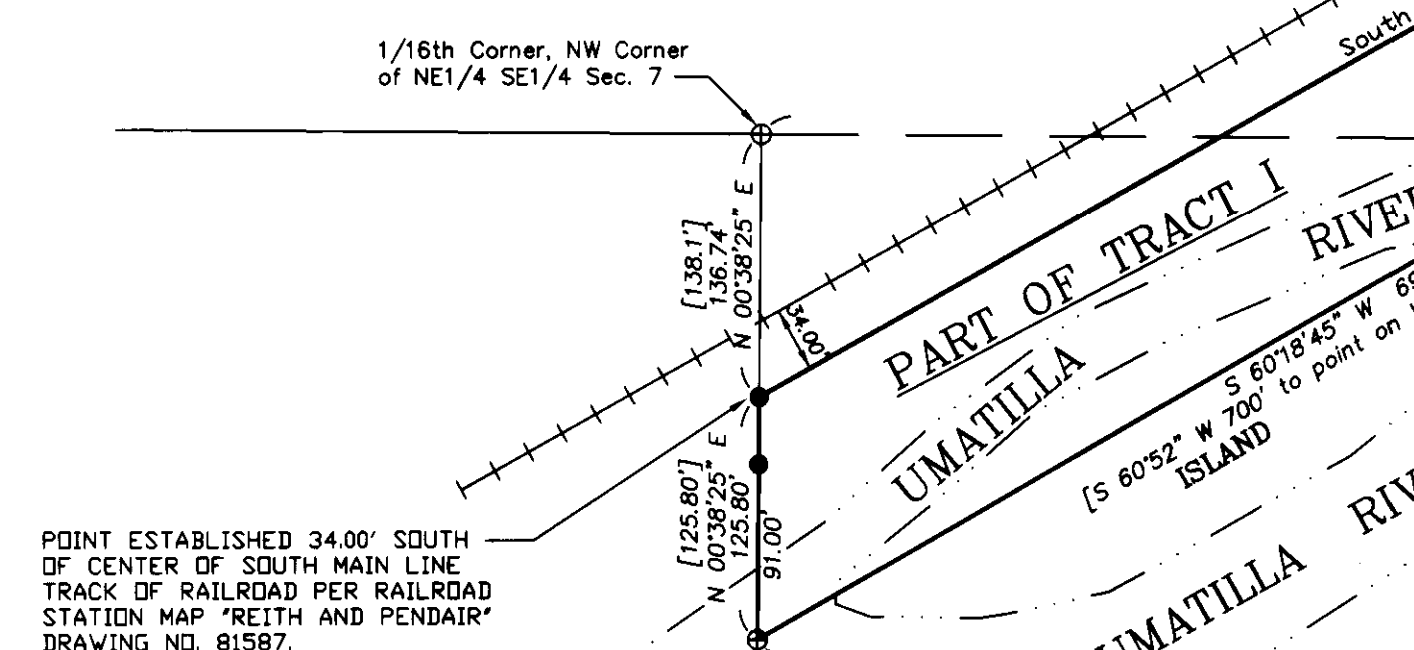
THE VARIOUS TRACTS ARE MONUMENTED AS SHOWN. MANY OF THE MONUMENTS ESTABLISHED BY SURVEY NO. P-75-C AND 83-152-C HAVE BEEN DISTURBED OR DESTROYED BY CONSTRUCTION.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A LEITZ SET 38 ONE-SECOND TOTAL STATION BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE MEASUREMENTS FROM DIFFERENT BACKSIGHTS.

Northwest Corner of Section 8.



- ### LEGEND
- INDICATES SECTION OR QUARTER SECTION PUBLIC LAND SURVEY CORNER. THESE CORNERS ARE MONUMENTED BY 2 1/2\"/>
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 - FOUND DISTURBED 5/8\"/>
 - FOUND DISTURBED 5/8\"/>
 - HELD 5/8\"/>
 - FOUND DISTURBED 5/8\"/>



LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 60°50'11\"/>		
L2	S 81°02'59\"/>		
L3	S 12°47'28\"/>		
L4	N 77°07'34\"/>		
L5	N 60°23'41\"/>		
L6	N 23°35'09\"/>		
L7	N 81°41'09\"/>		

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	1°48'31\"/>			
C2	0°53'19\"/>			
C3	7°05'52\"/>			

- ### REFERENCE SURVEYS:
- SURVEY NO. J-81-B, KRUMBEIN, FILED 1975
 - SURVEY NO. N-33-A, KRUMBEIN, FILED 1977
 - SURVEY NO. P-75-C, STAEBLER, FILED 1977
 - SURVEY NO. 83-152-B, KRUMBEIN, FILED 1983
 - SURVEY NO. 85-157-C, KRUMBEIN, FILED 1983
 - SURVEY NO. 90-50-C, WELLS, FILED 1990
 - SURVEY NO. 98010-B, HADDOCK, FILED 1998

SURVEYOR'S CERTIFICATION:

I hereby certify to Key Bank and Rocky Mountain Pipe Company, a Colorado Corporation and First American Title Insurance Company of Oregon, that the survey prepared by me entitled 'ALTA\ACSM LAND TITLE SURVEY FOR ROCKY MOUNTAIN PIPE COMPANY' WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY EXCEPT AS NOTED; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PREMISES ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF STORM CULVERTS OBSERVED DURING THE SURVEY; AND THAT THE TRACTS DESCRIBED HEREON LIE WITHIN FLOOD HAZARD ZONE 'X', IN ACCORDANCE WITH THE DOCUMENT ENTITLED 'FLOOD INSURANCE RATE MAP' PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (See Sheet 2 of 2 of this Survey, General Note No. 3).

This survey is made in accordance with the 'Minimum Standard Detail Requirements for ALTA\ACSM Land Title Surveys' jointly established and adopted by ALTA, ACSM and NSPS in 1995, and includes items 1, 3, 4, 7 (a) and (b) 1, 8, 9, 10, and 11 (a) 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 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'.

BY: William R. Wells DATE: August 6, 2002
 William R. Wells, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/26/04

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

DATE: 07/02 DR. BY: DMT/VRW
 CK. BY: VRW NO: 02-908

SHEET 1 OF 2

PROJECT:
 ALTA\ACSM LAND TITLE SURVEY
 FOR:
 ROCKY MOUNTAIN PIPE COMPANY,
 A COLORADO CORPORATION

LOCATED IN THE NE 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 8, T2N, R32E, W.M., UMATILLA COUNTY, OREGON.

Umatilla County Surveyor
 Date 9-06
 Rec'd by LL
 No. 06-503-C

ALTA\ACSM LAND TITLE SURVEY

FOR: ROCKY MOUNTAIN PIPE COMPANY

"PROPERTY" IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES, DISCLOSED BY SUBDIVISION GUARANTEE DATED JUNE 17, 2002, PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDELTON, OREGON, REPORT NO. 69608:

THIS SYMBOL INDICATES THE LOCATION OF PLOTTED EXCEPTIONS. THE NUMBER WITHIN THE SYMBOL INDICATES THE EXCEPTION NUMBER IDENTIFIED IN THE SUBDIVISION GUARANTEE.

1. EASEMENT, GRANTED BY ROBERT M. SUSSMAN ET. AL., TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 22, 1942 AT BOOK 160, PAGE 458, DEED RECORDS OF UMATILLA COUNTY. THIS PERPETUAL EASEMENT IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF 4 POLE LINE WITH WRES, CABLE FIXTURES AND APPURTENANCES. THIS "BLANKET EASEMENT" AFFECTS TRACTS II AND III. SURVEYOR'S NOTE: CANNOT BE SHOWN DUE TO INSUFFICIENT LOCATION DATA IN DESCRIPTION.

2. EASEMENT, GRANTED BY ROBERT M. SUSSMAN AND OPAL SUSSMAN TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JULY 26, 1944 AT BOOK 170, PAGE 224, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS FOR AN ELECTRIC DISTRIBUTING LINE OF ONE OR MORE WRES, AND POLE AND GUY. THIS "BLANKET EASEMENT" AFFECTS TRACTS I, II AND III. SURVEYOR'S NOTE: CANNOT BE SHOWN DUE TO INSUFFICIENT LOCATION DATA IN DESCRIPTION.

3. EASEMENT, GRANTED BY ROBERT M. SUSSMAN, OPAL SUSSMAN AND PENDELTON LUMBER CO., TO PACIFIC POWER AND LIGHT COMPANY, RECORDED NOVEMBER 18, 1949 AT BOOK 190, PAGE 636, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE OF ONE OR MORE WRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES. "AT OR NEAR THE LOCATION AND ALONG THE GENERAL COURSE NOW LOCATED AND STAKED OUT." THIS BLANKET EASEMENT AFFECTS TRACTS I, II AND III. SURVEYOR'S NOTE: CANNOT BE SHOWN DUE TO INSUFFICIENT LOCATION DATA IN DESCRIPTION.

4. EASEMENT, GRANTED BY ROBERT M. SUSSMAN AND OPAL SUSSMAN TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JANUARY 15, 1954 AT BOOK 215, PAGE 686, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTING LINE OF ONE OR MORE WRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES. "AT OR NEAR THE LOCATION AND ALONG THE GENERAL COURSE NOW LOCATED AND STAKED OUT." THIS BLANKET EASEMENT AFFECTS TRACTS I, II AND III. SURVEYOR'S NOTE: CANNOT BE SHOWN DUE TO INSUFFICIENT LOCATION DATA IN DESCRIPTION.

5. EASEMENT, GRANTED BY ROBERT M. SUSSMAN AND OPAL SUSSMAN TO UMATILLA WATER CONTROL DISTRICT NO. 1, RECORDED JUNE 3, 1959 AT BOOK 254, PAGE 430, DEED RECORDS OF UMATILLA COUNTY. THIS IS A PERPETUAL 15 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER AND OTHER UTILITY PURPOSES. THIS EASEMENT AFFECTS TRACT II. SURVEYOR'S NOTE: EASEMENT LOCATION IS SHOWN PER DESCRIPTION AND EXHIBITS CONTAINED IN RECORD EASEMENT DOCUMENT.

6. EASEMENT, GRANTED BY PORT OF UMATILLA AND BARRETT MOBILE HOME TRANSPORT TO CITY OF PENDELTON, RECORDED MAY 18, 1978 AT MICROFILM R-33, PAGE 1741, OFFICE OF COUNTY RECORDS. THIS IS A PERPETUAL 15 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER AND OTHER UTILITY PURPOSES. THIS EASEMENT AFFECTS TRACT II. SURVEYOR'S NOTE: EASEMENT LOCATION IS SHOWN PER DESCRIPTION AND EXHIBITS CONTAINED IN RECORD EASEMENT DOCUMENT.

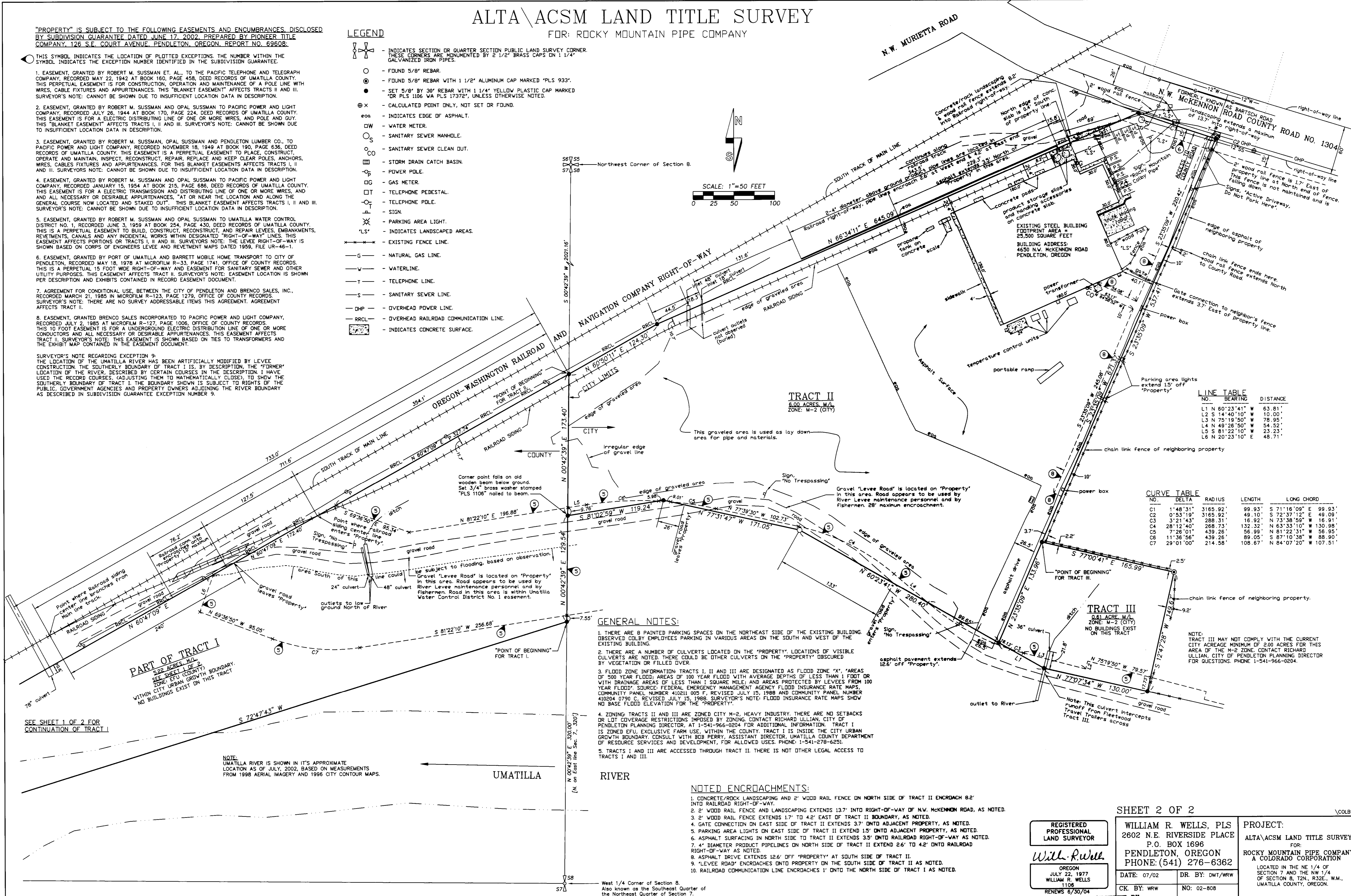
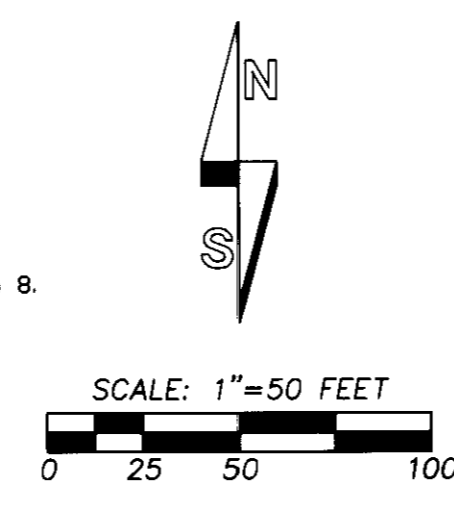
7. AGREEMENT FOR CONDITIONAL USE, BETWEEN THE CITY OF PENDELTON AND BRENCO SALES, INC., RECORDED MARCH 21, 1985 IN MICROFILM R-123, PAGE 1279, OFFICE OF COUNTY RECORDS. SURVEYOR'S NOTE: THERE ARE NO SURVEY ADDRESSABLE ITEMS THIS AGREEMENT. AGREEMENT AFFECTS TRACT II.

8. EASEMENT, GRANTED BRENCO SALES INCORPORATED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JULY 2, 1985 AT MICROFILM R-127, PAGE 1006, OFFICE OF COUNTY RECORDS. THIS IS A PERPETUAL 15 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER AND OTHER UTILITY PURPOSES. THIS EASEMENT AFFECTS TRACT II. SURVEYOR'S NOTE: THIS EASEMENT IS SHOWN BASED ON TIES TO TRANSFORMERS AND THE EXHIBIT MAP CONTAINED IN THE EASEMENT DOCUMENT.

SURVEYOR'S NOTE REGARDING EXCEPTION 9:
THE LOCATION OF THE UMATILLA RIVER HAS BEEN ARTIFICIALLY MODIFIED BY LEVEE CONSTRUCTION. THE SOUTHERLY BOUNDARY OF TRACT I IS, BY DESCRIPTION, THE "FORMER" LOCATION OF THE RIVER, DESCRIBED BY CERTAIN COURSES IN THE DESCRIPTION. I HAVE USED THE RECORD COURSES, ADJUSTING THEM TO MATHEMATICALLY CLOSED, TO SHOW THE SOUTHERLY BOUNDARY OF TRACT I. THE BOUNDARY SHOWN IS SUBJECT TO RIGHTS OF THE PUBLIC, GOVERNMENT AGENCIES AND PROPERTY OWNERS ADJOINING THE RIVER BOUNDARY AS DESCRIBED IN SUBDIVISION GUARANTEE EXCEPTION NUMBER 9.

LEGEND

- INDICATES SECTION OR QUARTER SECTION PUBLIC LAND SURVEY CORNER. THESE CORNERS ARE MONUMENTED BY 2 1/2" BRASS CAPS ON 1 1/4" GALVANIZED IRON PIPES.
- FOUND 5/8" REBAR.
- FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "PLS 933".
- SET 5/8" BY 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106 VA PLS 17372", UNLESS OTHERWISE NOTED.
- CALCULATED POINT ONLY, NOT SET OR FOUND.
- INDICATES EDGE OF ASPHALT.
- WATER METER.
- SANITARY SEWER MANHOLE.
- SANITARY SEWER CLEAN OUT.
- STORM DRAIN CATCH BASIN.
- POWER POLE.
- GAS METER.
- TELEPHONE PEDESTAL.
- TELEPHONE POLE.
- SIGN.
- PARKING AREA LIGHT.
- "LS" - INDICATES LANDSCAPED AREAS.
- EXISTING FENCE LINE.
- NATURAL GAS LINE.
- WATERLINE.
- TELEPHONE LINE.
- SANITARY SEWER LINE.
- OVERHEAD POWER LINE.
- OVERHEAD RAILROAD COMMUNICATION LINE.
- INDICATES CONCRETE SURFACE.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 60°23'41" W	63.81'
L2	S 14°40'10" W	10.00'
L3	N 75°19'50" W	78.95'
L4	N 49°26'50" W	54.52'
L5	S 81°22'10" W	23.23'
L6	N 20°23'10" E	48.71'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	1°48'31"	3165.92'	99.93'	S 71°16'09" E 99.93'
C2	0°53'19"	3165.92'	49.10'	S 72°37'12" E 48.09'
C3	3°21'43"	288.31'	16.92'	N 73°38'59" W 16.91'
C4	28°12'40"	268.73'	132.32'	N 63°33'10" W 130.98'
C5	7°26'01"	439.26'	56.99'	N 81°22'31" W 56.95'
C6	11°36'56"	439.26'	89.05'	S 87°10'38" W 88.90'
C7	29°01'00"	214.58'	108.67'	N 84°07'20" W 107.51'

GENERAL NOTES:

- THERE ARE 8 PAINTED PARKING SPACES ON THE NORTHEAST SIDE OF THE EXISTING BUILDING OBSERVED COL BY EMPLOYEE'S PARKING IN VARIOUS AREAS ON THE SOUTH AND WEST OF THE EXISTING BUILDING.
- THERE ARE A NUMBER OF CULVERTS LOCATED ON THE "PROPERTY". LOCATIONS OF VISIBLE CULVERTS ARE NOTED. THERE COULD BE OTHER CULVERTS ON THE "PROPERTY" OBSCURED BY VEGETATION OR FILLED OVER.
- FLOOD ZONE INFORMATION TRACTS I, II AND III ARE DESIGNATED AS FLOOD ZONE "X", "AREAS OF 500 YEAR FLOOD AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS 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: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 410211 005 F, REVISED JULY 15, 1998 AND COMMUNITY PANEL NUMBER 410204 0790 G, REVISED JULY 15, 1998. SURVEYOR'S NOTE: FLOOD INSURANCE RATE MAPS SHOW NO BASE FLOOD ELEVATION FOR THE "PROPERTY".
- ZONING: TRACTS II AND III ARE ZONED CITY M-2, HEAVY INDUSTRY. THERE ARE NO SETBACKS OR LOT COVERAGE RESTRICTIONS IMPOSED BY ZONING. CONTACT RICHARD ULLIAN, CITY OF PENDELTON PLANNING DIRECTOR, AT 1-541-966-0204 FOR ADDITIONAL INFORMATION. TRACT I IS ZONED EPU, EXCLUSIVE FARM USE, WITHIN THE COUNTY. TRACT I IS INSIDE THE CITY URBAN GROWTH BOUNDARY. CONSULT WITH BOB PERRY, ASSISTANT DIRECTOR, UMATILLA COUNTY DEPARTMENT OF RESOURCE SERVICES AND DEVELOPMENT, FOR ALLOWED USES. PHONE: 1-541-278-6251.
- TRACTS I AND III ARE ACCESSED THROUGH TRACT II. THERE IS NOT OTHER LEGAL ACCESS TO TRACTS I AND III.

NOTED ENCROACHMENTS:

- CONCRETE/ROCK LANDSCAPING AND 2" WOOD RAIL FENCE ON NORTH SIDE OF TRACT II ENCRACH 8.2' INTO RAILROAD RIGHT-OF-WAY.
- 2" WOOD RAIL FENCE AND LANDSCAPING EXTENDS 13.7' INTO RIGHT-OF-WAY OF N.W. MCKENNON ROAD, AS NOTED.
- GATE CONNECTION ON EAST SIDE OF TRACT II EXTENDS 3.7' ONTO ADJACENT PROPERTY, AS NOTED.
- PARKING AREA LIGHTS ON EAST SIDE OF TRACT II EXTEND 15' ONTO ADJACENT PROPERTY, AS NOTED.
- ASPHALT SURFACING IN NORTH SIDE OF TRACT II EXTENDS 9.5' ONTO RAILROAD RIGHT-OF-WAY AS NOTED.
- 4" DIAMETER PRODUCT PIPELINES ON NORTH SIDE OF TRACT II EXTEND 2.6' TO 4.2' ONTO RAILROAD RIGHT-OF-WAY AS NOTED.
- ASPHALT DRIVE EXTENDS 12.6' OFF "PROPERTY" AT SOUTH SIDE OF TRACT II.
- "LEVEE ROAD" ENCRACHES ONTO PROPERTY ON THE SOUTH SIDE OF TRACT II AS NOTED.
- RAILROAD COMMUNICATION LINE ENCRACHES 1' ONTO THE NORTH SIDE OF TRACT I AS NOTED.

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/04

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

DATE: 07/02 DR. BY: DMT/WRW
CK. BY: WRW NO: 02-808

PROJECT:
ALTA\ACSM LAND TITLE SURVEY FOR:
ROCKY MOUNTAIN PIPE COMPANY, A COLORADO CORPORATION
LOCATED IN THE NE 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 8, T2N, R32E., W.M., UMATILLA COUNTY, OREGON.

Umatilla County Surveyor
Date: 9-06
Rec'd by: RL
No. 06-503-C