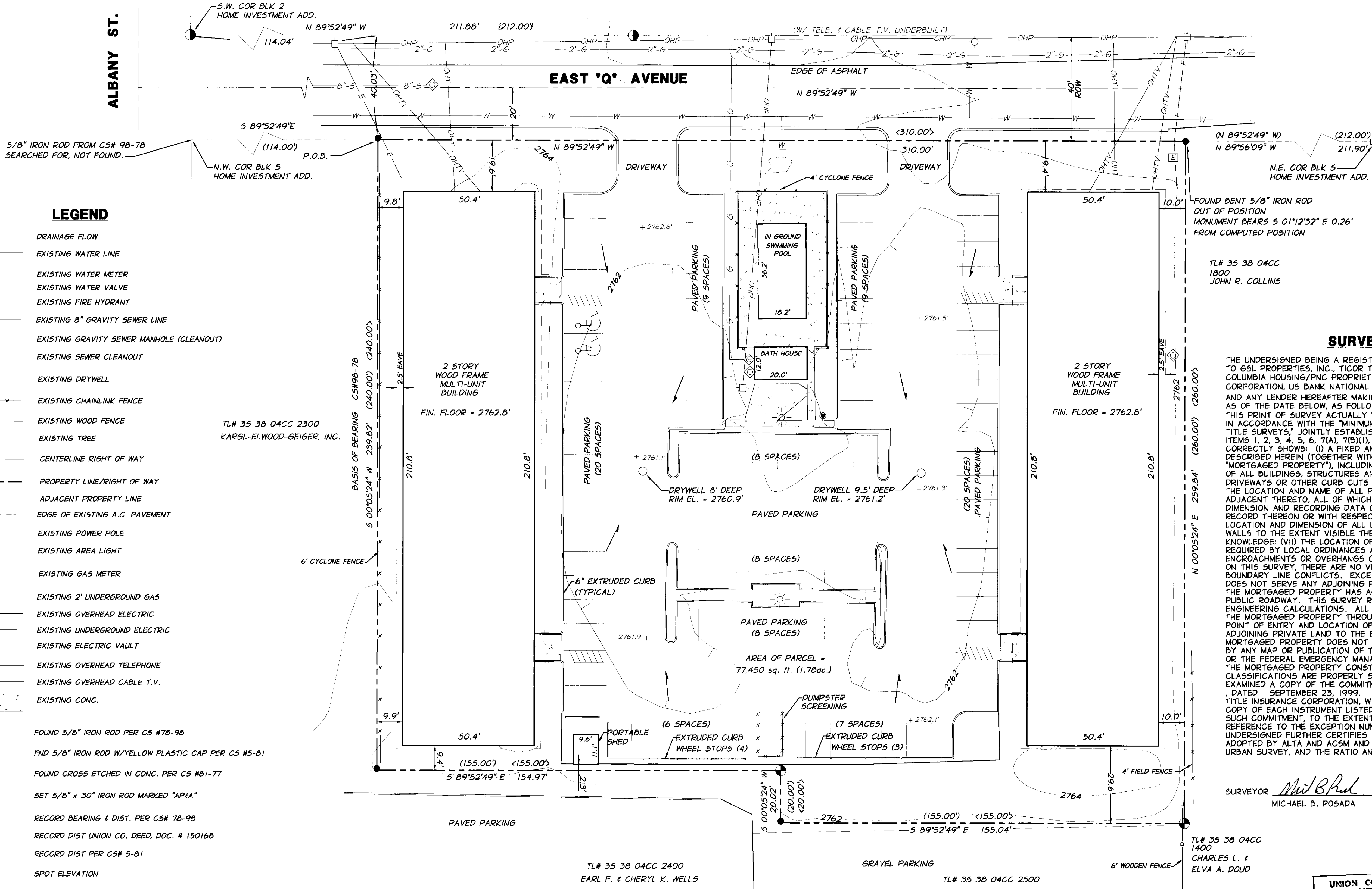




ALBANY ST.



LEGEND

- DRAINAGE FLOW
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING 8" GRAVITY SEWER LINE
- EXISTING GRAVITY SEWER MANHOLE (CLEANOUT)
- EXISTING SEWER CLEANOUT
- EXISTING DRYWELL
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING TREE
- CENTERLINE RIGHT OF WAY
- PROPERTY LINE/RIGHT OF WAY
- ADJACENT PROPERTY LINE
- EDGE OF EXISTING A.C. PAVEMENT
- EXISTING POWER POLE
- EXISTING AREA LIGHT
- EXISTING GAS METER
- EXISTING 2" UNDERGROUND GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC VAULT
- EXISTING OVERHEAD TELEPHONE
- EXISTING OVERHEAD CABLE T.V.
- EXISTING CONC.
- FOUND 5/8" IRON ROD PER CS #78-98
- FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP PER CS #5-81
- FOUND CROSS ETCHED IN CONC. PER CS #81-77
- SET 5/8" x 30" IRON ROD MARKED "AP#1"
- RECORD BEARING & DIST. PER CS# 78-98
- RECORD DIST UNION CO. DEED, DOC. # 150168
- RECORD DIST PER CS# 5-81
- SPOT ELEVATION
- INDEX CONTOUR

TL# 35 38 OACC 2300
KARGL-ELWOOD-GEIGER, INC.

TL# 35 38 OACC 2400
EARL F. & CHERYL K. WELLS

TL# 35 38 OACC 2500
EARL F. & CHERYL K. WELLS

FOUND BENT 5/8" IRON ROD
OUT OF POSITION
MONUMENT BEARS S 01°12'32" E 0.26'
FROM COMPUTED POSITION

TL# 35 38 OACC
1800
JOHN R. COLLINS

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF G&L PROPERTIES, PROPERTY MANAGERS, TO SATISFY THE REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY. THE BOUNDARY LINES WERE ESTABLISHED FROM EXISTING MONUMENTATION OF THE PARCEL AS DETAILED IN CS # 98-78. THE WEST LINE OF THE PARCEL WAS DETERMINED FROM EXISTING 5/8" IRON RODS AS SHOWN. THE NORTH LINE WAS DETERMINED AS THE NORTH LINE ALONG 0" AVE. WAS ALSO DETERMINED FROM FOUND MONUMENTS, ALTHOUGH THE IRON ROD AT THE N.E. COR. WAS FOUND TO BE DISTURBED AND A COMPUTED POSITION HELD THERE. THIS FIT WELL WITH FOUND MONUMENTATION AT THE CORNERS OF BLOCKS 5 AND 2 AS SHOWN. THE SOUTH EAST CORNER WAS COMPUTED USING BEARING/BEARING INTERSECTS, AND FIT WELL WITH RECORD AND EXISTING LINES OF OCCUPATION. ANOTHER BEARING/BEARING INTERSECTION WAS USED TO CREATE THE INTERIOR CORNER ON THE SOUTH LINE. THIS ALSO FIT WELL WITH RECORD. THE IMPROVEMENTS ON THIS PARCEL ARE IN HARMONY WITH THE FORMER ALTA SURVEY CITED, AND THERE ARE NO NOTICEABLE ENCROACHMENTS NOTED. THIS SURVEY WAS PERFORMED WITH A LEICA T-1610 TOTAL STATION AND THE CLOSURE AND PROCEDURES MEET OR EXCEED ALTA/ACSM REQUIREMENTS FOR AN URBAN CLASS TITLE SURVEY.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF OREGON HEREBY CERTIFIES TO G&L PROPERTIES, INC., TICOR TITLE INSURANCE CO., GREEN TREE LIH LIMITED PARTNERSHIP, COLUMBIA HOUSING/PNC PROPRIETARY FUND I LIMITED PARTNERSHIP, COLUMBIA HOUSING 5LP CORPORATION, US BANK NATIONAL ASSOCIATION AND ANY LENDER HEREAFTER MAKING A LOAN SECURED BY THE PROPERTY, AS OF THE DATE BELOW, AS FOLLOWS:
THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON SEPTEMBER 24, 1999 IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997. CONTAINS ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 8, 9, 10, 11 AND 13 OF TABLE A THERETO, AND CORRECTLY SHOWS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED HEREIN (TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, THE "MORTGAGED PROPERTY"), INCLUDING THE POSITION OF THE POINT OF BEGINNING; (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; (III) ALL DRIVEWAYS OR OTHER CURB CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ADJUTS; (IV) THE LOCATION AND NAME OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED THEREON OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED; (V) THE LOCATION, DIMENSION AND RECORDING DATA OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VI) THE LOCATION AND DIMENSION OF ALL UNRECORDED EASEMENTS, PATHS, RIGHTS-OF-WAY AND PARTY WALLS TO THE EXTENT VISIBLE THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VII) THE LOCATION OF APPLICABLE BUILDING RESTRICTION AND SETBACK LINES UNLESS EXEMPTED BY LOCAL ORDINANCES AND REGULATIONS; AND (VIII) THE LOCATION OF ALL ENCROACHMENTS OR OVERHANGS ONTO OR FROM THE MORTGAGED PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS. EXCEPT AS SHOWN ON THE SURVEY, THE MORTGAGED PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS. THE MORTGAGED PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY. THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS ALL UTILITIES ADJACENT TO THE MORTGAGED PROPERTY EITHER ENTER THE MORTGAGED PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED. THE MORTGAGED PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE MORTGAGED PROPERTY AND ONLY THE MORTGAGED PROPERTY CONSTITUTES ONE TAX LOT. ALL ZONING USE AND DENSITY CLASSIFICATIONS ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE NO. 38373, DATED SEPTEMBER 23, 1999, ISSUED BY ABSTRACT & TITLE COMPANY INC. TITLE INSURANCE CORPORATION, WITH RESPECT TO THE MORTGAGED PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THE RATIO AND PRECISION OF THIS SURVEY IS AT LEAST 1 TO 15,000.

SURVEYOR *Michael B. Posada* OREGON LICENSE # 2849
MICHAEL B. POSADA

TL# 35 38 OACC
1400
CHARLES L. &
ELVA A. DOUD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
RENEWED 12/31/00

UNION COUNTY
SURVEYOR
Date Received *10/21/99*
Date Filed *10/21/99*
Michael B. Posada
File No. *036-1999*

DATE OF SURVEY: 9-21-99

DATED 10-7-99

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN BLOCK 5 OF HOME INVESTMENT ADDITION TO LA GRANDE, UNION COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 5, THENCE S89°52'49"E ALONG THE SOUTH RIGHT OF WAY OF EAST "Q" AVENUE A DISTANCE OF 114.00' TO A POINT MARKED BY A 5/8" IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°05'24"W PARALLEL WITH THE WEST LINE OF SAID BLOCK 5 A DISTANCE OF 239.82' TO A POINT MARKED BY A 5/8" IRON ROD; THENCE S89°52'49"E PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 154.97' TO A POINT MARKED BY A 5/8" x 30" IRON ROD WITH A PLASTIC CAP MARKED "AP#4"; THENCE S00°05'24"W PARALLEL WITH THE WEST LINE OF SAID BLOCK 5 A DISTANCE OF 20.02' TO A POINT MARKED BY A 5/8" IRON ROD; THENCE S89°52'49"E PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 155.04' TO A POINT MARKED BY A 5/8" x 30" IRON ROD WITH A PLASTIC CAP MARKED "AP#4"; THENCE N00°05'24"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 5 A DISTANCE OF 259.84' TO THE SOUTH RIGHT OF WAY OF EAST "Q" AVENUE; THENCE N89°52'49"W ALONG THE SOUTH RIGHT OF WAY OF EAST "Q" AVENUE A DISTANCE OF 310.00', MORE OR LESS, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 77,450 sq. ft. or 1.78 ac. ALL AS SHOWN ON THIS MAP OF SURVEY.

NOTES

1. THIS SURVEY RELIES UPON PRELIMINARY TITLE REPORT # 38373 FILE # 688486 BY ABSTRACT & TITLE COMPANY, DATED 9-23-99.
2. BUILDING SETBACKS FOR THIS PARCEL (COMMERCIAL) ARE: 0' FOR THE FRONT OF BUILDING, 0' FOR THE SIDES AND BACK OF BUILDING. THESE SETBACK DISTANCES ARE PUBLISHED BY THE CITY OF LA GRANDE PLANNING DEPARTMENT.
3. THERE ARE NO EASEMENTS OF RECORD ON THIS PARCEL, AS NOTED IN THE ABOVE STATED TITLE REPORT. THERE IS NO OBSERVABLE EVIDENCE OF ANY UNRECORDED EASEMENTS ON THIS PARCEL.
4. THE CURRENT ZONING OF THIS PARCEL IS GC
5. THIS PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD LEVEL AS PUBLISHED BY FEMA ON PANEL # 410260-0001-C (PANEL 1 OF 2) REVISED APRIL, 1996.
6. A TWO FOOT CONTOUR INTERVAL IS SHOWN AND IS TAKEN FROM EXISTING CITY OF LAGRANDE DIGITAL PHOTOGRAMMETRIC MAPPING DONE BY WALKER AND ASSOCIATES IN 1996. DIFFERENTIAL LEVELS WERE RUN TO VERIFY SPOT ELEVATIONS AND FINISH FLOOR ELEVATIONS. THE BRASS CAP MONUMENT AT THE S.W. COR. OF SEC. 4 WAS USED AS A BENCHMARK. THE PUBLISHED ELEVATION = 2761.66' (NAVD 88)

REFERENCE MATERIAL

- UNION COUNTY SURVEYS
35-76
81-77
11-79
98-78
5-81
- UNRECORDED ALTA/ACSM SURVEY, BY GENE A. LEUTHOLD, PLS #475, DATED OCT. 8, 1993.
- PRELIMINARY TITLE REPORT BY ABSTRACT & TITLE CO., REPORT #38373 DATED 9-23-99
- UNION CO. DEED, DOCUMENT # 150168
- PLAT OF HOME INVESTMENT ADDITION TO LA GRANDE

ALTA/ACSM LAND TITLE SURVEY OF GREEN TREE APARTMENTS A PARCEL OF LAND WITHIN BLOCK 5, HOME INVESTMENT ADDITION TO LA GRANDE, IN THE CITY OF LA GRANDE, COUNTY OF UNION, OR. CONTAINING 1.78 ACRES (77,450 SQ. FT.)

FOR: G&L PROPERTIES, INC. 2184 SW PARK PLACE, PORTLAND, OR. 97205-1125
PHONE 503-224-2254 FAX 503-224-2255

SCALE: 1"=20'
DATE: 10-07-99
JOB NO. 2722-70

Anderson Perry Associates, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.
PH8541-963-8309

SHEET 1/1