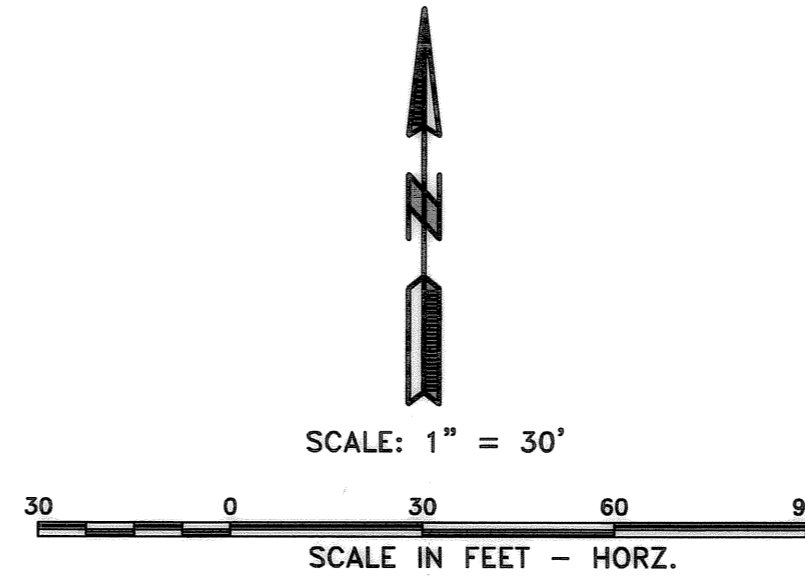


LEGEND

- INDICATES SET 5/8 INCH IRON ROD, 30 INCHES LONG WITH 1 1/2" DIA. ALUMINUM CAP STAMPED "APA WA41295 OR2849"
- ⊙ INDICATES FOUND CONCRETE NAIL APPARENTLY MARKING EASEMENT LOCATION
- ⊕ INDICATES FOUND MONUMENT AS DESCRIBED HEREON
- {XXX.XX} INDICATES RECORD DIMENSION PER UNION COUNTY SURVEY 107-72
- (XXX.XX) INDICATES RECORD DIMENSION PER 1922 REMONUMENTATION SURVEY OF LA GRANDE
- ((XXX.XX)) INDICATES RECORD DIMENSION PER UNION COUNTY SURVEY 24-82
- INDICATES SURVEYED PARCEL BOUNDARY
- - - - - INDICATES SURVEYED LOT BOUNDARY
- - - - - INDICATES EXISTING LOT OR BLOCK BOUNDARY
- - - - - INDICATES CENTERLINE OF RIGHT OF WAY
- - - - - INDICATES SIGN EASEMENT
- - - - - INDICATES STREET/ALLEY VACATION

REFERENCES

- 1922 REMONUMENTATION SURVEY UNION CO. SURVEY 18-89 (SHEET 15)
- UNION COUNTY SURVEY 70-74
- UNION COUNTY SURVEY 107-72
- UNION COUNTY SURVEY 24-82
- MICROFILM DOCUMENT NO. 20026403
- MICROFILM DOCUMENT NO. 46822
- EASTERN OREGON TITLE LOT BOOK RECORD, #06-17753, BY EASTERN OREGON TITLE INC., AUGUST 14, 2006



SURVEY NARRATIVE

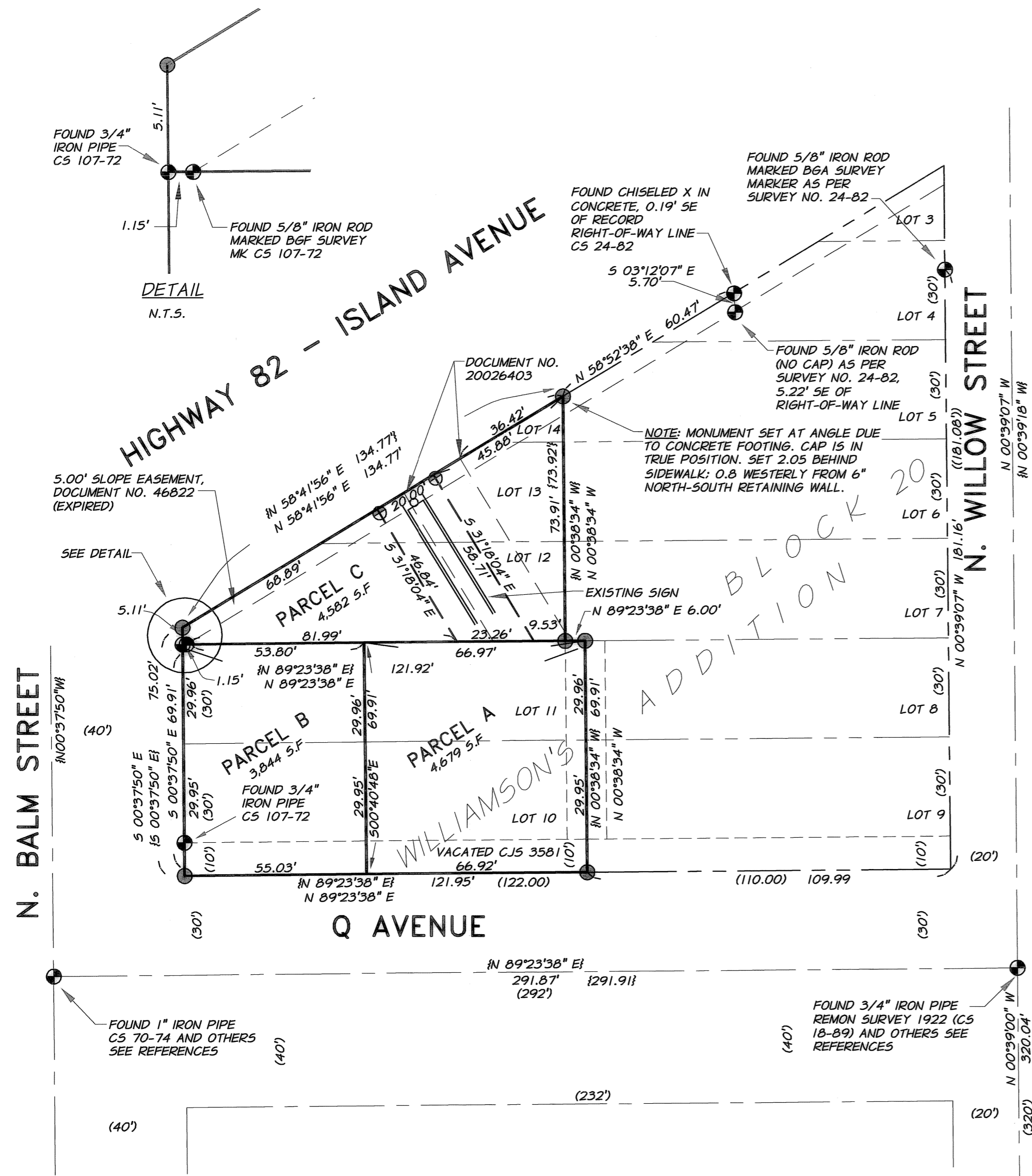
THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK LEE OF DUTCH BROTHER'S COFFEE. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF THE BOUNDARY OF PARCELS A, B AND C AS SHOWN ON EXHIBIT A OF LOT BOOK REPORT #06-17753, SAID PARCELS BEING ALL OR PART OF LOTS 10, 11, 12, 13 AND 14 OF BLOCK 20 OF WILLIAMSON'S ADDITION. CENTERLINE MONUMENTS AT THE INTERSECTIONS OF Q AVENUE AND N. BALM STREET, Q AVENUE AND N. WILLOW STREET AND AT N. WILLOW STREET AND PENN AVENUE WERE LOCATED AND USED TO CONTROL SAID BLOCK 20 AS SHOWN.

THE FOUND POSITIONS OF THESE MONUMENTS FIT WELL WITH RECORD CALLS. ALSO, THE FOUND MONUMENTS ON THE EAST SIDE OF N. BALM STREET FIT RECORD WELL.

HOLDING THE BEARINGS OF THE SOUTH LINE OF LOT 10 AND THE WEST LINE OF LOTS 10 AND 11 AS MEASURED, THE SOUTH LINES OF PARCELS A AND B WERE PROPORTIONED AS SHOWN. THE NORTH LINE OF PARCEL C WAS ESTABLISHED USING SURVEY 107-72 RECORD BEARING AND DISTANCE. THE EAST LINES OF PARCELS A AND C WERE ALSO ESTABLISHED BY RECORD BEARING FROM SAID SURVEY. THE SOUTH LINE OF PARCEL C WAS ESTABLISHED FROM FOUND MONUMENTS AND HOLDING RECORD BEARING OF Q AVENUE. A PORTION OF Q AVENUE HAS BEEN VACATED AS PER THE DOCUMENT REFERENCED. IT ALSO APPEARS THE ALLEY WITHIN PARCEL A HAS BEEN VACATED.

THE LOCATION OF THE EXISTING SIGN AND THE CONCRETE NAILS THAT APPEAR TO MARK EASEMENT FOR THAT SIGN DO NOT FIT THE RECORD EASEMENT BASED ON THE DOCUMENT REFERENCED. AN "ASBUILT" EASEMENT DESCRIPTION MAY BE NEEDED TO CLARIFY THE PHYSICAL LOCATION OF THE SIGN.

SLOPE EASEMENT, DOCUMENT NO. 46822 APPEARS TO HAVE EXPIRED.



BASIS OF BEARINGS

N89°23'38"E BETWEEN THE FOUND MONUMENTS AT THE CENTERLINE INTERSECTIONS OF Q AVE. WITH N. BALM ST. AND Q AVE. WITH N. WILLOW ST., AS SHOWN ON UNION COUNTY SURVEY 107-72 (FOR LA GRANDE PAINT AND GLASS).

FOUND 3/4" IRON PIPE AT INTERSECTION N. WILLOW & PENN AVENUE REMON SURVEY 1922 (CS 18-89) AND OTHERS SEE REFERENCES

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL B. ROSADA
 OREGON JANUARY 22, 1988
 EXPIRES: 12-31-06

DATED: 10-11-06

UNION COUNTY SURVEYOR
 Date Received 10/17/06
 Date Filed 10/21/06
 By R. Robinson, Deputy
 File No. 035-2006

MAP OF SURVEY
 PORTIONS OF LOTS 10, 11, 12, 13 & 14 IN BLOCK 20,
 WILLIAMSON'S ADDITION TO
 LA GRANDE, UNION COUNTY OREGON
 IN THE SW 1/4 OF THE SE 1/4, SECTION 5, T.35., R.38E. W.M.,

MARK LEE, DUTCH BROTHERS COFFEE 2003 Q AVENUE LA GRANDE, OR. 97850

SCALE: 1" = 30'

DATE: SEP, 2006

JOB NO. 2731-57

anderson perry associates, inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA.

SHEET 1/1