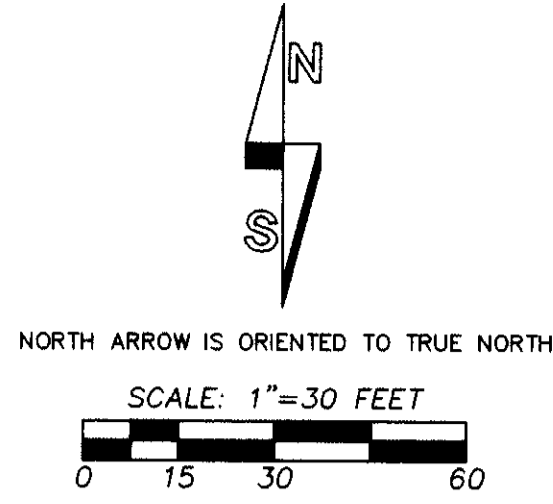


ALTA/ACSM LAND TITLE SURVEY



Fd. 5/8" iron pin of unknown origin, held for line on S.E. Nye Avenue. See Partition Plat No. 1997-26. From 5/8" iron pin, the centerline of S.E. Third Street, extending South, bears South 89°59'42" W., 0.25'. From 5/8" iron pin, a railroad spike of unknown origin bears N 75°34'29" E., 2.22'.

"BASIS OF BEARINGS": CITY OF PENDLETON GRID COORDINATE SYSTEM, REFERENCED TO FOUND POINTS SHOWN.

LEGEND

- - FOUND MONUMENT AS NOTED.
- - FOUND 5/8" IRON REBAR SET ON SURVEY NO. K-72-B, (1976).
- - FOUND 5/8" IRON REBAR SET ON SURVEY NO. 94-063-C.
- - SET 5/8" BY 30" IRON REBAR WITH 1/2" YELLOW PLASTIC CAP MARKED "GR PLS 1106 WA PLS 17372".
- - SET RAILROAD SPIKE STAMPED "PLS 1106" IN ASPHALT PARKING LOT.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- [XOX] - RECORD DIMENSION, SURVEY NO. K-72-B, REES ADDITION PLAT AND SUBDIVISION GUARANTEE DESCRIPTION.
- [XOX] - RECORD DIMENSION, SURVEY NO. 94-063-C.
- [XOX] - RECORD DIMENSION, PARTITION PLAT NO. 1997-26.
- - CONCRETE SURFACE.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	123°24'14"	45.00'	96.92'	S 28°33'14" E 79.24'
	[123°27'10"	45.00'	96.96'	S 28°33'14" E 79.26'
C2	56°33'28"	45.00'	44.42'	N 61°27'56" E 42.64'
C3	96°27'24"	45.00'	75.76'	N 15°02'30" W 67.12'

FLOOD ZONE DESIGNATION

ZONE X, AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN. SOURCE: FIRM RATE MAP FOR CITY OF PENDLETON, OREGON, COMMUNITY PANEL NUMBER 410211 005 F, REVISED JULY 15, 1985.

ZONING DESIGNATION: C-2, TOURIST COMMERCIAL

THERE ARE NO ZONING SETBACKS (BUILDING SETBACK LINES) IMPOSED BY CITY ZONING ORDINANCE. SETBACKS MAY BE REQUIRED BY FIRE OR BUILDING CODE REQUIREMENTS.

REFERENCE SURVEYS

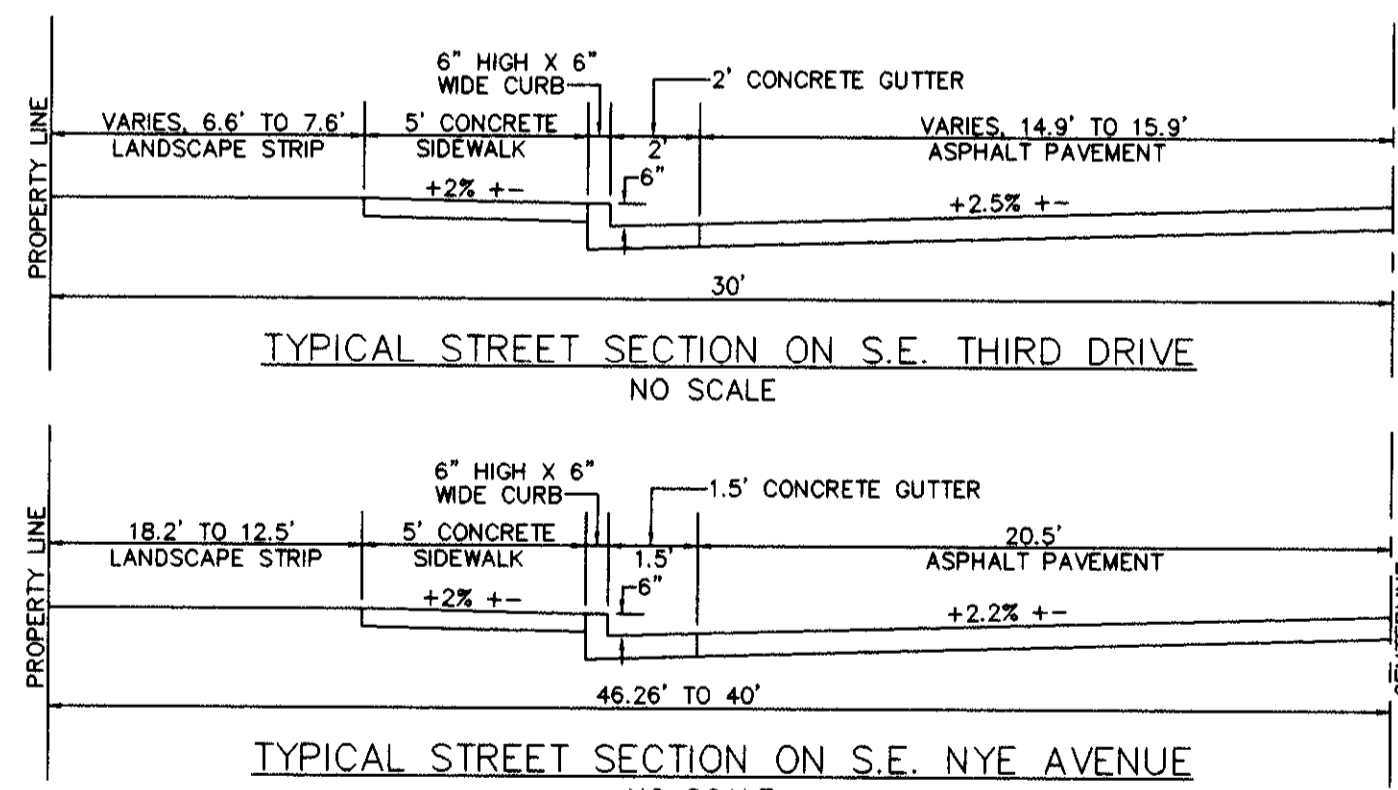
REES ADDITION PLAT, (1969), PARTITION PLAT NO. 1992-16, PARTITION PLAT NO. 1993-21, PARTITION PLAT NO. 1997-26, SURVEY NO. K-72-B, (1976), SURVEY NO. 1994-063-C.

BURIED UTILITY NOTES

BURIED UTILITIES ARE SHOWN BASED CITY OF PENDLETON WATER AND SEWER MAPS, VISUAL OBSERVATIONS AND CONTACTS WITH POWER AND NATURAL GAS COMPANY.

NOTED ENCROACHMENTS:

- BURIED SPRINKLER IRRIGATION SYSTEM ENCROACHES INTO PUBLIC RIGHT-OF-WAY ALONG S.E. THIRD DRIVE AND S.E. NYE AVENUE, SEE SHEET 2 OF 2 FOR LOCATIONS OF UNOBSERVED SPRINKLER HEADS.
- LANDSCAPING TREES AND BUSHES ARE LOCATED WITHIN STREET RIGHT-OF-WAYS ALONG S.E. THIRD DRIVE AND S.E. NYE AVENUE. THIS LANDSCAPING WAS NOT CONSIDERED AN ENCROACHMENT. SEE SHEET 2 OF 2 FOR LANDSCAPE AREAS.
- OBSCURED END OF 10" BURIED DRAIN PIPE ENCROACHES OFF PROPERTY BY APPROXIMATELY 30 FEET.
- PACIFIC POWER AND LIGHT COMPANY TRANSFORMERS ENCROACH AS NOTED, NEAR NORTHWEST CORNER OF PROPERTY.

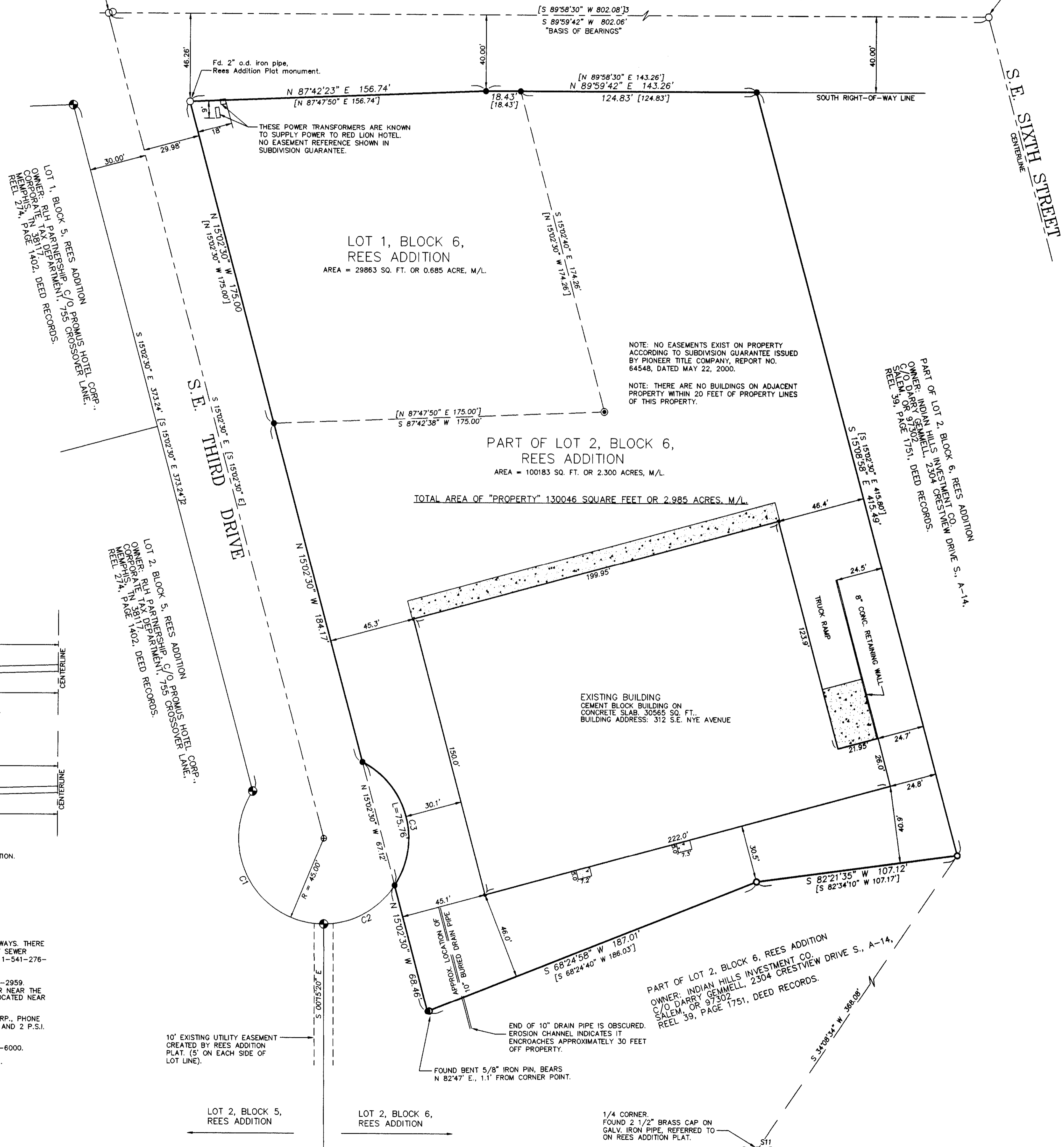


NOTE: CONCRETE SIDEWALK, GUTTERS AND STREET ASPHALT ARE IN GOOD CONDITION.

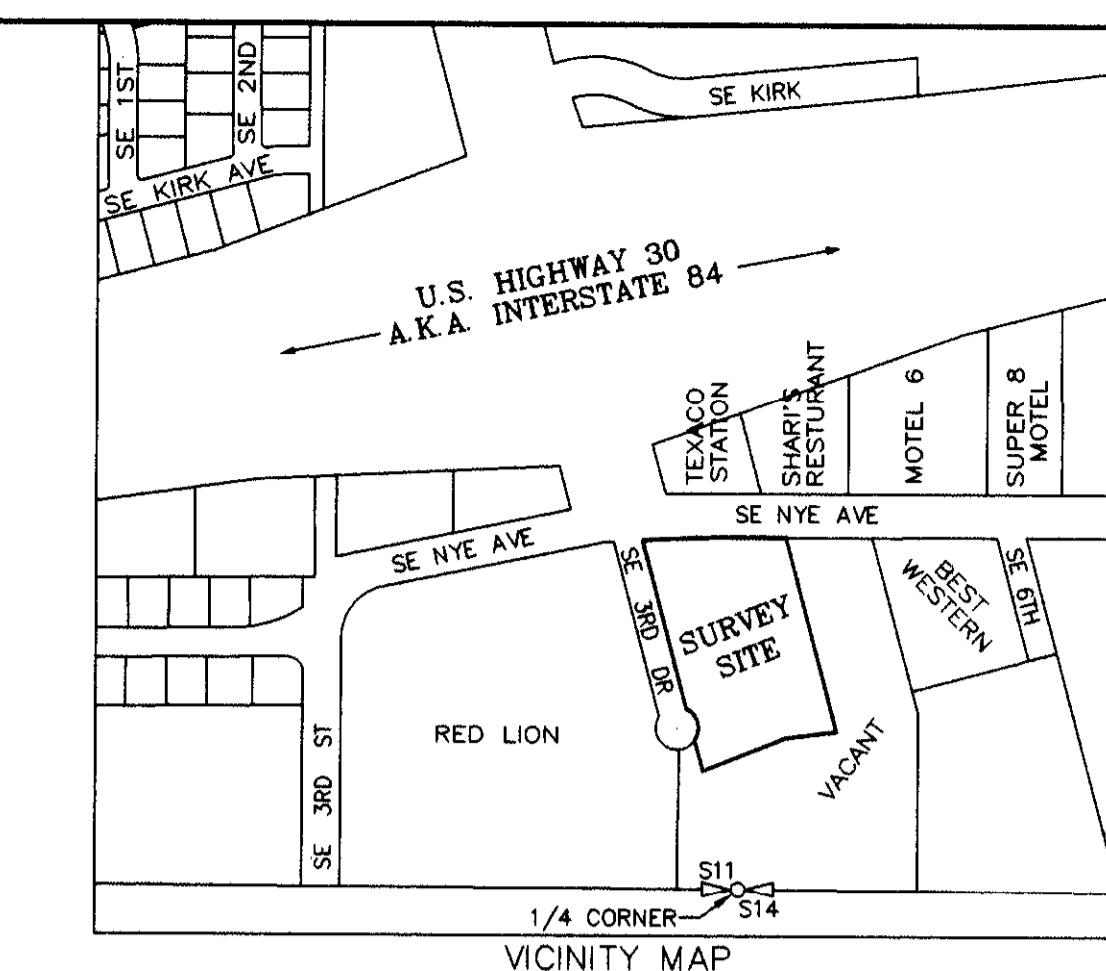
UTILITY NOTES:

- PUBLIC WATER AND SANITARY LINES ARE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAYS. THERE IS NO PUBLIC STORM SEWER ADJOINING THE "PROPERTY". PUBLIC WATER AND SANITARY SEWER LINES ARE OPERATED BY THE CITY OF PENDLETON PUBLIC WORKS DEPARTMENT, PHONE: 1-541-276-3078.
- ELECTRIC POWER IS SUPPLIED BY PACIFIC POWER AND LIGHT CO., PHONE: 1-541-278-2959. THERE IS CURRENTLY A 12.5 KV, 3 PHASE BURIED CABLE SERVICE TO THE TRANSFORMER NEAR THE SOUTHEAST CORNER OF THE BUILDING. THE BURIED LINE RUNS FROM TRANSFORMERS LOCATED NEAR THE NORTHEAST CORNER OF THE SITE.
- NATURAL GAS IS SUPPLIED TO THE EXISTING BUILDING BY CASCADE NATURAL GAS CORP., PHONE 1-541-276-1611. GAS SERVICE PRESSURE IS 25 TO 35 P.S.I. IN THE DISTRIBUTION LINE AND 2 P.S.I. AT THE METER.
- TELEPHONE SERVICE IS SUPPLIED BY U.S. WEST COMMUNICATIONS, PHONE 1-800-603-6000.
- TELEVISION CABLE SERVICE IS SUPPLIED BY FALCON CABLE, PHONE: 1-541-276-2821.

S.E. NYE AVENUE (a.k.a. COUNTY ROAD NO. 991)



Fd. "p.k." nail at street intersection, held. See partition Plat No. 1997-26.



SURVEYOR'S DESCRIPTIONS

PART I:

Lot 1, Block 6, Rees Addition to the City of Pendleton, Umatilla County, Oregon, located in the South Half of Section 11, Township 2 North, Range 32 East, W.M., described by metes and bounds as follows:

BEGINNING at the Northwest Corner of said Lot 1, Block 6; thence North 87°42'23" East along the South line of Southeast Nye Avenue a distance of 156.74 feet; thence North 89°59'42" East, continuing along the South line of Southeast Nye Avenue a distance of 18.43 feet to the Northeast Corner of said Lot 1; thence South 15°02'40" East a distance of 174.26 feet to the Southeast Corner of said Lot 1; thence South 87°42'38" West a distance of 175.00 feet to the Southwest Corner of said Lot 1, a point on the East right-of-way line of Southeast Third Drive; thence North 15°02'30" West along the East right-of-way line of Southeast Third Drive a distance of 175.00 feet to the POINT OF BEGINNING.

Lot 1, Block 6 contains 29863 square feet or 0.685 acre, more or less.

PART II:

That portion of Lot 2, Block 6, Rees Addition to the City of Pendleton, Umatilla County, Oregon, located in the South Half of Section 11, Township 2 North, Range 32 East, W.M., and described as follows:

BEGINNING at the Northeast Corner of Lot 1, Block 6, Rees Addition to the City of Pendleton, Umatilla County, Oregon; thence North 89°59'42" East along the South right-of-way line of Southeast Nye Avenue a distance of 124.83 feet; thence South 15°08'58" East a distance of 415.49 feet to a point which bears North 34°08'34" East a distance of 368.08 feet from the South One-Quarter Corner of said Section 11; thence South 82°21'35" West a distance of 107.12 feet; thence South 68°24'58" West a distance of 187.01 feet; thence North 15°02'30" West a distance of 68.46 feet to a point on the Easterly right-of-way line of Southeast Third Drive; thence along the Easterly right-of-way line of Southeast Third Drive, on the arc of a 45.00 foot radius curve to the left a distance of 75.76 feet, (long chord bears North 15°02'30" West a distance of 57.12 feet); thence North 15°02'30" West, continuing along the Easterly right-of-way line of Southeast Third Drive a distance of 184.17 feet to the Southwest Corner of Lot 1, Block 6, Rees Addition; thence North 87°42'38" East along the South line of said Lot 1, Block 6 a distance of 175.00 feet to the Southeast Corner of said Lot 1, Block 6; thence North 15°02'40" West along the East line of said Lot 1, Block 6, a distance of 174.26 feet to the POINT OF BEGINNING.

Described part of Lot 2, Block 6, Rees Addition, contains 100183 square feet or 2.300 acres, more or less.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF FLETCHER, FARR, AYOTTE, P.C., TO PROVIDE A ALTA/ACSM SURVEY FOR THE PROPOSED U.S. POSTAL SERVICE DISTRIBUTION FACILITY.

THE DOCUMENT USED FOR RECORD DESCRIPTIONS AND ENCUMBRANCES WAS A SUBDIVISION GUARANTEE PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 64548, DATED MAY 22, 2000.

THE "PROPERTY" INCLUDES LOT 1, BLOCK 6, REES ADDITION AND A PORTION OF LOT 2, BLOCK 6 WHICH IS DESCRIBED BY METES AND BOUNDS BASED ON SURVEY NO. K-72-B, MADE IN 1976. WE RECOVERED MONUMENTS USED OR SET ON SURVEY NO. K-72-B AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, AND ALONG THE SOUTH SIDE OF METES AND BOUNDS TRACT WITHIN LOT 2, BLOCK 6. ALL RECOVERED MONUMENTS WERE HELD EXCEPT FOR THE BENT IRON REBAR FOUND AT THE SOUTHWEST CORNER OF THE METES AND BOUNDS TRACT.

THE SOUTHWEST CORNER OF THE METES AND BOUNDAT TRACT WAS REESTABLISHED ON THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST THIRD DRIVE AT RECORD DISTANCE OF 494.75 FEET FROM THE 2" PIPE RECOVERED AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6. CORNERS ALONG THE NORTH SIDE OF LOT 1, BLOCK 6, AND AT THE NORTHEAST CORNER OF THE METES AND BOUNDS PORTION OF LOT 2, BLOCK 6 WERE REESTABLISHED AT RECORD DISTANCES, MEASURED ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST NYE AVENUE. THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 1, BLOCK 6 WERE REESTABLISHED USING RECORD DISTANCES SHOWN ON THE PLAT OF REES ADDITION.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING LEICA SYSTEM 399 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE AND WITH A SOKKIA SET 48 FIVE SECOND TOTAL STATION. CONTROL CORNERS USED AND BEARING BASE IS AS SHOWN ON SHEET 1 OF 2.

SURVEYORS CERTIFICATE:

The undersigned, being a registered surveyor of the State of Oregon, certifies to the U.S. Postal Service, as follows:

This map, containing Sheets 1 of 2 and 2 of 2, and the survey on which it is based were made in accordance with laws regulating surveying in the State of Oregon, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999 and included herein, 1, 2, 3, 4, 5, 7(a)(1) 8, 9, 10, 11(b) 12 and 13 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."

The survey was made on the ground under my direct supervision and correctly shows or notes the metes and bounds description and the land area of the subject property, the location and type of major buildings, structures and other significant above ground improvements situated on the subject property. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate, to the best of my knowledge.

William R. Wells
William R. Wells, PLS

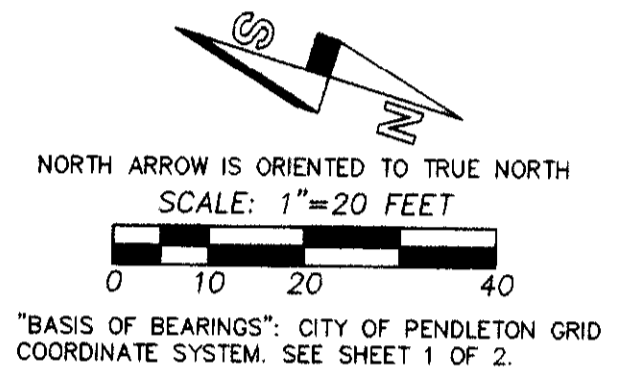
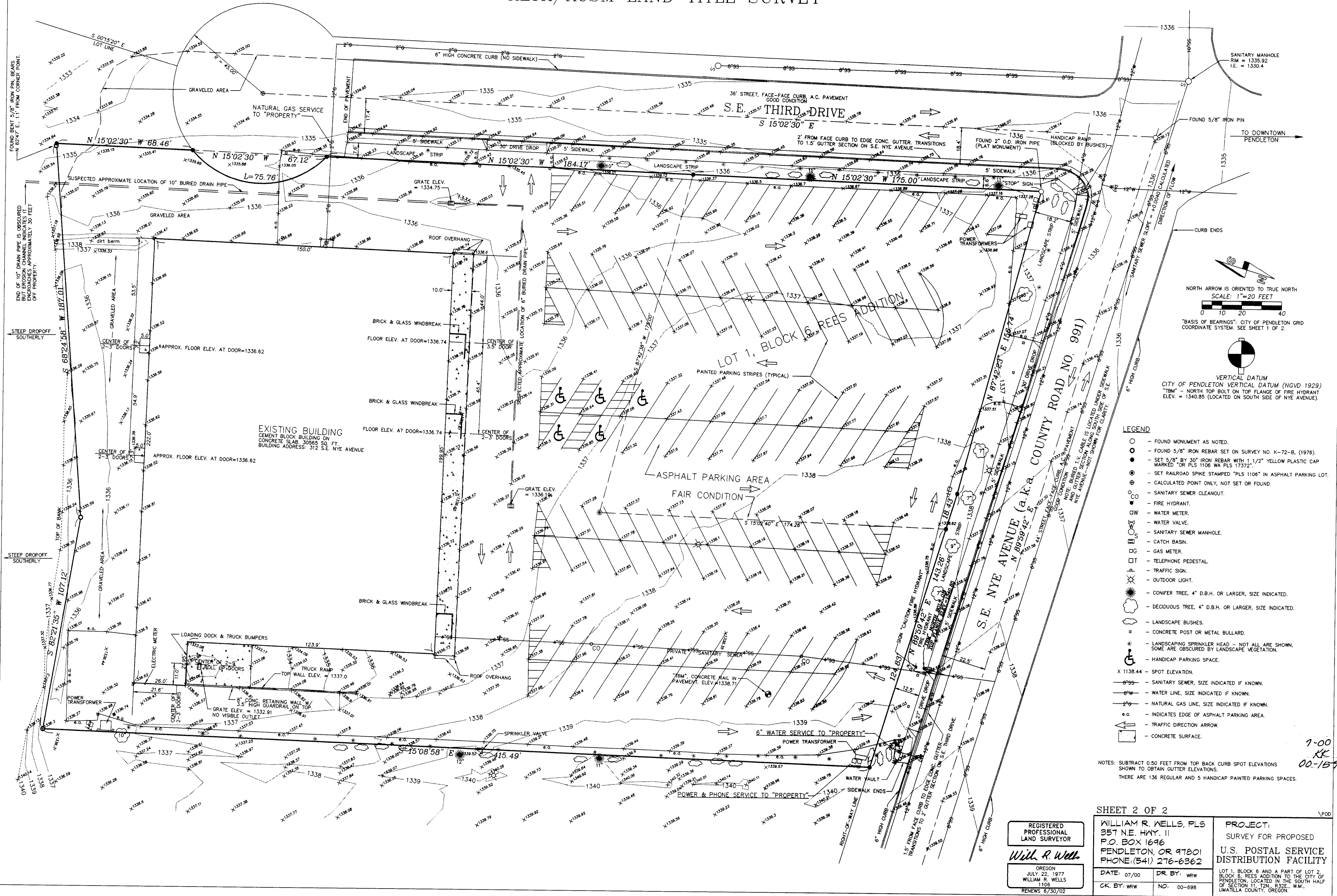
Oregon License Number 1106.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>William R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/02	WILLIAM R. WELLS, PLS 357 NE HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: SURVEY FOR PROPOSED U.S. POSTAL SERVICE DISTRIBUTION FACILITY
	DATE: 07/00 CK. BY: WRW	DR. BY: WRW NO. 00-698

7-00
RE
00-159-C
VPOPROP

SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY



VERTICAL DATUM
CITY OF PENDLETON VERTICAL DATUM (NGVD 1929)
"TBM" - NORTH TOP BOLT ON TOP FLANGE OF FIRE HYDRANT
ELEV. = 1340.85 (LOCATED ON SOUTH SIDE OF NYE AVENUE)

- LEGEND**
- - FOUND MONUMENT AS NOTED.
 - - FOUND 5/8" IRON REBAR SET ON SURVEY NO. K-72-B, (1976).
 - - SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - ⊙ - SET RAILROAD SPIKE STAMPED "PLS 1106" IN ASPHALT PARKING LOT.
 - - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - - SANITARY SEWER CLEANOUT.
 - - FIRE HYDRANT.
 - - WATER METER.
 - - WATER VALVE.
 - - SANITARY SEWER MANHOLE.
 - - CATCH BASIN.
 - - GAS METER.
 - - TELEPHONE PEDESTAL.
 - - TRAFFIC SIGN.
 - - OUTDOOR LIGHT.
 - - CONIFER TREE, 4" D.B.H. OR LARGER, SIZE INDICATED.
 - - DECIDUOUS TREE, 4" D.B.H. OR LARGER, SIZE INDICATED.
 - - LANDSCAPE BUSHES.
 - - CONCRETE POST OR METAL BULLARD.
 - - LANDSCAPING SPRINKLER HEAD - NOT ALL ARE SHOWN, SOME ARE OBSERVED BY LANDSCAPE VEGETATION.
 - - HANDICAP PARKING SPACE.
 - X 1138.44 - SPOT ELEVATION.
 - - SANITARY SEWER, SIZE INDICATED IF KNOWN.
 - - WATER LINE, SIZE INDICATED IF KNOWN.
 - - NATURAL GAS LINE, SIZE INDICATED IF KNOWN.
 - e.o. - INDICATES EDGE OF ASPHALT PARKING AREA.
 - - TRAFFIC DIRECTION ARROW.
 - - CONCRETE SURFACE.

NOTES: SUBTRACT 0.50 FEET FROM TOP BACK CURB SPOT ELEVATIONS SHOWN TO OBTAIN GUTTER ELEVATIONS.
THERE ARE 136 REGULAR AND 5 HANDICAP PAINTED PARKING SPACES.

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/02

SHEET 2 OF 2
WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OREGON 97801
PHONE: (541) 276-6362
DATE: 07/00 DR. BY: WRW
CK. BY: WRW NO: 00-698

PROJECT:
SURVEY FOR PROPOSED
U.S. POSTAL SERVICE
DISTRIBUTION FACILITY
LOT 1, BLOCK 6 AND A PART OF LOT 2,
BLOCK 6, REES ADDITION TO THE CITY OF
PENDLETON, LOCATED IN THE SOUTH HALF
OF SECTION 11, T2N, R32E, W.M.,
UMATILLA COUNTY, OREGON.

7-00
KK
00-159-C