

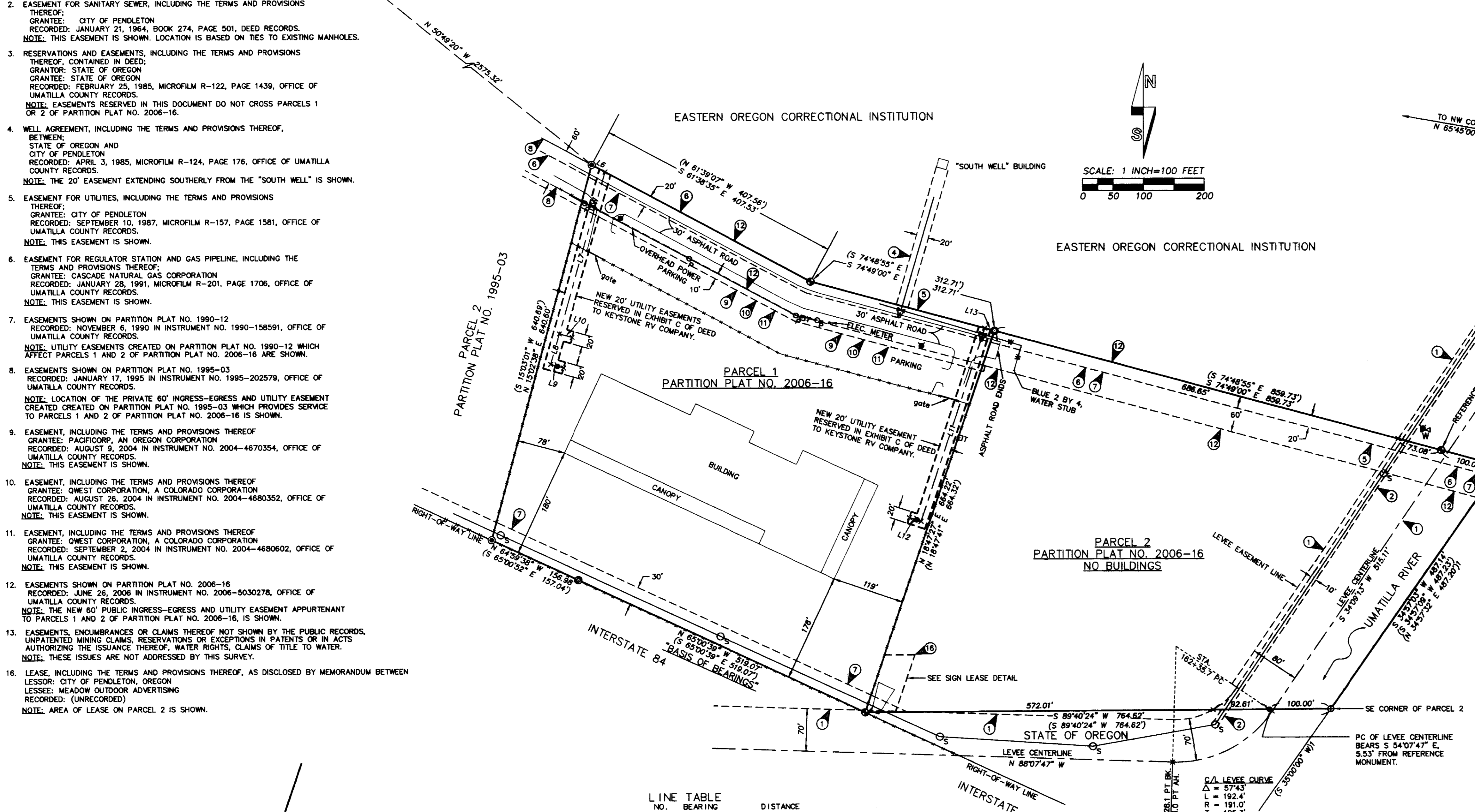
RECORD OF SURVEY

PERMITTED EXCEPTIONS FROM EXHIBIT B OF DEED RECORDED AS INSTRUMENT NO. 2011-5780703, UMATILLA COUNTY OFFICE OF RECORDS. THE EXCEPTION NUMBERS BELOW CORRESPOND WITH THOSE IN EXHIBIT B.

- EASEMENT FOR LEVEE, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: CITY OF PENDLETON. RECORDED: JULY 11, 1956, BOOK 250, PAGE 16, DEED RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENT FOR SANITARY SEWER, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: CITY OF PENDLETON. RECORDED: JANUARY 21, 1964, BOOK 274, PAGE 501, DEED RECORDS. NOTE: THIS EASEMENT IS SHOWN. LOCATION IS BASED ON TIES TO EXISTING MANHOLES.
- RESERVATIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED. GRANTEE: STATE OF OREGON. RECORDED: FEBRUARY 25, 1985, MICROFILM R-122, PAGE 1439, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: EASEMENTS RESERVED IN THIS DOCUMENT DO NOT CROSS PARCELS 1 OR 2 OF PARTITION PLAT NO. 2006-16.
- WELL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN: STATE OF OREGON AND CITY OF PENDLETON. RECORDED: APRIL 3, 1985, MICROFILM R-124, PAGE 176, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THE 20' EASEMENT EXTENDING SOUTHERLY FROM THE "SOUTH WELL" IS SHOWN.
- EASEMENT FOR UTILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: CITY OF PENDLETON. RECORDED: SEPTEMBER 10, 1987, MICROFILM R-157, PAGE 1581, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENT FOR REGULATOR STATION AND GAS PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: CASCADE NATURAL GAS CORPORATION. RECORDED: JANUARY 28, 1991, MICROFILM R-201, PAGE 1706, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENTS SHOWN ON PARTITION PLAT NO. 1990-12. RECORDED: NOVEMBER 6, 1990 IN INSTRUMENT NO. 1990-158591, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: UTILITY EASEMENTS CREATED ON PARTITION PLAT NO. 1990-12 WHICH AFFECT PARCELS 1 AND 2 OF PARTITION PLAT NO. 2006-16 ARE SHOWN.
- EASEMENTS SHOWN ON PARTITION PLAT NO. 1995-03. RECORDED: JANUARY 17, 1995 IN INSTRUMENT NO. 1995-202579, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: LOCATION OF THE PRIVATE 60' INGRESS-EGRESS AND UTILITY EASEMENT CREATED ON PARTITION PLAT NO. 1995-03 WHICH PROVIDES SERVICE TO PARCELS 1 AND 2 OF PARTITION PLAT NO. 2006-16 IS SHOWN.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: PACIFICORP, AN OREGON CORPORATION. RECORDED: AUGUST 9, 2004 IN INSTRUMENT NO. 2004-4670354, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: QWEST CORPORATION, A COLORADO CORPORATION. RECORDED: SEPTEMBER 2, 2004 IN INSTRUMENT NO. 2004-4680352, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: QWEST CORPORATION, A COLORADO CORPORATION. RECORDED: SEPTEMBER 2, 2004 IN INSTRUMENT NO. 2004-4680602, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THIS EASEMENT IS SHOWN.
- EASEMENTS SHOWN ON PARTITION PLAT NO. 2006-16. RECORDED: JUNE 26, 2006 IN INSTRUMENT NO. 2006-5030278, OFFICE OF UMATILLA COUNTY RECORDS. NOTE: THE NEW 60' PUBLIC INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO PARCELS 1 AND 2 OF PARTITION PLAT NO. 2006-16, IS SHOWN.
- EASEMENTS, ENCUMBRANCES OR CLAIMS THEREOF NOT SHOWN BY THE PUBLIC RECORDS. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OF TITLE TO WATER. NOTE: THESE ISSUES ARE NOT ADDRESSED BY THIS SURVEY.
- LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY MEMORANDUM BETWEEN LESSOR: CITY OF PENDLETON, OREGON. LESSEE: MEADOW OUTDOOR ADVERTISING. RECORDED: (UNRECORDED). NOTE: AREA OF LEASE ON PARCEL 2 IS SHOWN.

SECTION CORNER FOUND 1/4" BY 3/8" ROD SET IN CONCRETE.

UNMONUMENTED NW CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2009-18. THIS POSITION WAS CALCULATED FROM TIES TO REBAR MONUMENTS ON THE NORTH LINE OF LOT 1 OF WAL-MART SUBDIVISION SHOWN ON PARTITION PLAT NO. 2009-18. THE REBAR MONUMENT AT THE NW CORNER OF LOT 1 OF WAL-MART SUBDIVISION BEARS S 19°55'12" E, 714.79'.



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF DAVID THOMAS OF KEYSTONE RV COMPANY. THE PURPOSE OF THE SURVEY WAS TO RECOVER AND/OR RE-MONUMENT THE CORNERS OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 2006-16. PARCELS 1 AND 2 ARE BEING PURCHASED FROM THE CITY OF PENDLETON BY KEYSTONE RV COMPANY. IN ADDITION TO THE BOUNDARY SURVEY, CERTAIN ENCUMBRANCES DISCLOSED BY EXHIBIT B OF THE DEED RECORDED AS INSTRUMENT NO. 2011-5780703, UMATILLA COUNTY OFFICE OF RECORDS, WERE LOCATED AND ARE SHOWN.

DURING THE SURVEY, WE WERE CONTACTED BY THE CITY OF PENDLETON REGARDING AN UNRECORDED SIGN LEASE AND CERTAIN NEW UTILITY EASEMENTS THE CITY WANTS TO RESERVE FROM PARCEL 1. WE PREPARED EASEMENT AND LEASE DESCRIPTIONS AS REQUESTED BY THE CITY AS A SEPARATE TASK. THE SIGN LEASE AREA IS SHOWN PER PERMITTED EXCEPTION NO. 16. THE NEW UTILITY EASEMENTS ACROSS PARCEL 1 ARE RESERVED FROM THE CITY'S DEED TO KEYSTONE RV COMPANY, AND ARE DESCRIBED IN EXHIBIT C OF THE DEED. LOCATIONS OF THE NEW UTILITY EASEMENTS AND SIGN LEASE ARE SHOWN.

I RECOVERED AND TIED BOUNDARY MONUMENTS AS REPORTED ON PARTITION PLAT NO. 2006-16 EXCEPT FOR THE REFERENCE MONUMENT FOR THE SOUTHEAST CORNER OF PARCEL 2. THIS MONUMENT HAD BEEN DISTURBED/COVERED BY GRAVEL MATERIAL PLACED ON THE TOP OF THE RIVER LEVEE IN RECENT WEEKS. THE MONUMENT WAS REESTABLISHED. THE MONUMENT AT NORTHEAST CORNER OF PARCEL 1 HAD BEEN BENT BY CONSTRUCTION EQUIPMENT. I REESTABLISHED THE MONUMENT POSITION ON LINE BETWEEN FOUND MONUMENTS TO THE NORTHWEST AND SOUTHEAST.

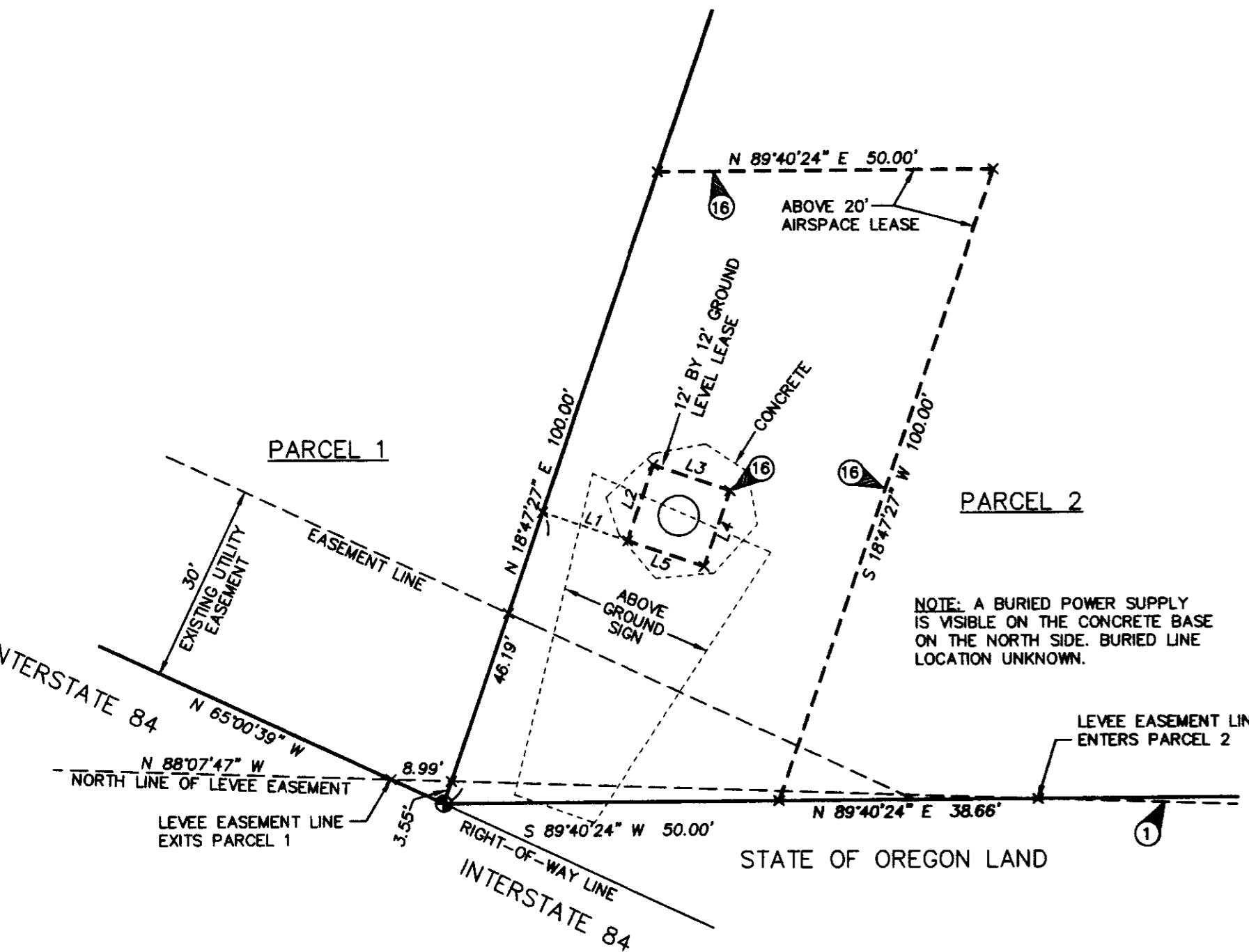
I TIED INTO RECORD PLAT MONUMENTS SHOWN ON PARTITION PLAT NO. 2009-18 AND CALCULATED TO THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2006-16 TO VERIFY THE LOCATION OF THE COMMON BOUNDARY BETWEEN PARTITION PLAT 2006-16 AND 2009-18. I FOUND THE COMMON BOUNDARY MATCHES WELL BETWEEN THE TWO PLATS. I HELD TIES TO THE CENTERLINE OF THE LEVEE EASEMENT SHOWN ON PARTITION PLAT NO. 2009-18 TO LOCATE THE LEVEE CENTERLINE ON THE PRESENT SURVEY.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL CORNERS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

LINE NO.	BEARING	DISTANCE
L1	S 71°12'33" E	13.43'
L2	N 18°47'27" E	12.00'
L3	S 71°12'33" E	12.00'
L4	S 18°47'27" W	12.00'
L5	N 71°12'33" W	12.00'
L6	S 61°38'35" E	24.84'
L7	S 15°58'15" W	277.45'
L8	S 15°58'15" W	52.35'
L9	S 74°01'45" E	22.00'
L10	S 74°01'45" E	22.00'
L11	S 18°16'20" W	335.56'
L12	N 71°43'40" W	20.00'
L13	N 74°49'00" W	16.49'

LEGEND

- SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED OR PLS 1106, WA PLS 17372.
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" ALUM. CAP. STATE HIGHWAY MONUMENT.
- ⊙ FOUND MONUMENT FROM SURVEY NO. 84-85-C. MONUMENTS ARE 5/8" REBARS WITH 1 1/2" ALUM. CAPS UNLESS OTHERWISE STATED.
- ⊙ X CALCULATED POINTS ONLY, NOT SET OR FOUND.
- ⊙ FOUND 5/8" REBARS WITH 1 1/4" YELLOW PLASTIC CAPS PER PARTITION PLAT NO. 1995-03.
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC CAP PER PARTITION PLAT NO. 2006-16.
- SANITARY SEWER MANHOLE.
- TELEPHONE PEDESTAL.
- ⊕ FIRE HYDRANT.
- ⊕ WATER VALVE.
- ⊕ WATER METER.
- EXISTING CHAIN LINK FENCE LINE.
- Ⓢ ENCUMBRANCE NOTE, SEE "PERMITTED EXCEPTIONS FROM EXHIBIT B".
- LO INDICATES LINE TOO SHORT TO ANNOTATE, SEE "LINE TABLE".
- (XOX) RECORD DIMENSION FROM UMATILLA COUNTY PARTITION PLAT NO. 2006-16.
- (XOX) RECORD DIMENSION FROM UMATILLA COUNTY PARTITION PLAT NO. 2009-18.



SIGN LEASE DETAIL
SCALE: 1 INCH = 20 FEET

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1698
PENDLETON, OREGON
PHONE: (541) 276-6362

PROJECT:
BOUNDARY SURVEY FOR:
KEYSTONE RV COMPANY

DATE: 5/11 DR. BY: DMT
CK. BY: WRW NO: 11-1329

LOCATED IN THE N 1/2 SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.