

NARRATIVE:

PLS 932'S DRAWING OF BLOCK 'A' IS NOT DRAWN CORRECTLY AS PER THE ORIGINAL PLAT OF FIRST ADDITION. USED THE PHYSICAL LOCATION OF THE UNION & MALL 202 BUILDINGS PLUS THE WEST EDGE OF THE STATE HIGHWAY OVERPASS HAND RAIL TO ASSIST IN ESTABLISHING THE LIMITS OF THE PORT'S OWNERSHIP. USED PLS 932'S BLOCK DIMENSIONS AND ANGLES TO SHOW LOTS 3, 4 & 6 IN RELATION TO MY ESTABLISHED NORTHERLY BLOCK 'A' LINE.

LOCATION OF SURVEY:

A PORTION OF THE SE 1/4 & SW 1/4 QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., HOOD RIVER COUNTY, OR. ALSO, A PORTION OF BLOCK 'A', FIRST WEST ADDITION TO THE TOWN OF HOOD RIVER.

NOTE:

NO WATER RIGHTS ARE APPURTANENT TO THE PROPERTY

REFERENCES:

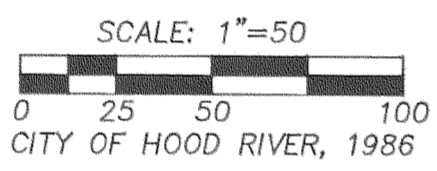
TERRA SURVEYING PROJECT No. 9436
CITY OF HOOD RIVER 1986 CONTROL SURVEY
PLS 932 SURVEY DATED JUNE, 1994.

BASIS OF BEARING:

1986 CITY OF HOOD RIVER DATUM.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 24°28'43" E	20.57
L2	N 24°29'00" E	20.03
L3	S 24°29'00" W	40.00
L4	N 65°31'00" W	20.38
L5	N 24°29'00" E	40.01
L6	S 65°31'00" E	32.69
L7	S 01°47'06" W	15.16 (15.16')
L8	N 01°47'06" E	15.16 (15.16')
L9	N 01°26'35" E	24.97 (24.97')
L10	N 88°55'14" W	20.97 (21.00')
L11	N 00°56'11" E	9.05 (9.00')



NEW EASEMENTS.

PARCEL 2 OF CITY OF HOOD RIVER PARTITION PLAT #96-55. TOGETHER WITH: A PERMANENT EASEMENT AND RIGHT OF WAY FOR USE BY GRANTEE FOR PEDESTRIAN INGRESS AND EGRESS AND ACCESS BETWEEN FLOORS OF THE BUILDING ON PARCEL 2; FOR EXITING PURPOSES AS REQUIRED BY FIRE AND LIFE SAFETY CODES; FOR ACCESS TO THE ROOF ON PARCEL 2; FOR MAINTENANCE AND REPAIR OF THE EXTERIOR OF SAID BUILDING; AND FOR ACCESS TO ANY UTILITIES SERVING THE BUILDING ON PARCEL 2, INCLUDING THE RIGHTS OF USE, OPERATION, MAINTENANCE AND REPAIR. REFERENCE WARRANTY DEED EASEMENT

RECORDING DATE _____
RECORDERS FEE No. _____
HOOD RIVER COUNTY DEED RECORDS.

PARCEL 1 OF CITY OF HOOD RIVER PARTITION PLAT #96-55 RESERVING THEREFROM: A PERMANENT EASEMENT AND RIGHT OF WAY FOR USE BY WYKRE DEVELOPMENT L.L.C., WHICH SHALL BENEFIT PARCEL #2 OF SAID PARTITION PLAT #96-55.

SUCH EASEMENT AND RIGHT OF WAY MAY BE USED FOR PEDESTRIAN INGRESS AND EGRESS BETWEEN FLOORS OF THE BUILDING ON PARCEL 2; FOR EXITING PURPOSES AS REQUIRED BY FIRE AND LIFE SAFETY CODES; FOR ACCESS TO THE ROOF ON PARCEL 2; FOR MAINTENANCE AND REPAIR OF THE EXTERIOR OF SAID BUILDING; AND FOR ACCESS TO ANY OF THE UTILITIES SERVING THE BUILDING ON PARCEL 2, INCLUDING RIGHTS OF USE, OPERATION, MAINTENANCE AND REPAIR. REFERENCE WARRANTY DEED EASEMENT

RECORDING DATE _____
RECORDERS FEE No. _____
HOOD RIVER COUNTY DEED RECORDS.

PARCEL 1 OF THE CITY OF HOOD RIVER PARTITION PLAT #96-55. GRANTING TO THE CITY OF HOOD RIVER, A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE EXISTING SANITARY TRUNK LINE AND SANITARY SERVICE LINES TRANSECTING THE WEST 137.88 FEET OF PARCEL #1 CONVEYED HEREBY.

REFERENCE WARRANTY DEED EASEMENT
RECORDING DATE _____
RECORDERS FEE No. _____
HOOD RIVER COUNTY DEED RECORDS.

PARCEL 2 OF THE CITY OF HOOD RIVER PARTITION PLAT #96-55. GRANTING TO THE CITY OF HOOD RIVER, A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE EXISTING SANITARY & STORM SEWER AND DOMESTIC WATER SERVICE LINES TRANSECTING PARCEL #2 EAST AND SOUTH OF THE EXISTING BUILDING AS SHOWN ON THE FACE OF THIS PLAT MAP.

REFERENCE WARRANTY DEED EASEMENT
RECORDING DATE _____
RECORDERS FEE No. _____
HOOD RIVER COUNTY DEED RECORDS.

EASEMENTS OF RECORD:

ALL MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED SEPTEMBER 11, 1985, AS RECORDER'S FEE NO. 851728, FILM RECORDS OF HOOD RIVER COUNTY, OREGON.

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED TO PORT OF HOOD RIVER, RECORDED SEPTEMBER 11, 1985, AS RECORDER'S FEE NO. 851728, FILM RECORDS OF HOOD RIVER COUNTY, OREGON.

NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AS DESCRIBED IN AMENDMENT TO REAL PROPERTY CONTRACT, BETWEEN PORT OF HOOD RIVER AND EXIT VEHICLE, INC., RECORDED NOVEMBER 7, 1990, AS RECORDER'S FEE NO. 902817, FILM RECORDS.

UNRECORDED LEASE BETWEEN THE PORT OF HOOD RIVER AND MJL JOINT VENTURE DATED APRIL 17, 1995.

TERMS AND PROVISIONS OF A DOCUMENT ENTITLED UNION BUILDING PROPERTY AGREEMENT BETWEEN THE PORT OF HOOD RIVER AND WYKRE DEVELOPMENT, L.L.C.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

TERRA SURVEYING

DATE: DECEMBER, 1996
SCALE: 1" = 50'
PROJECT: 9666

P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531

DEC 31 1996

Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
by J. Judd Deputy

FILED

MAR 18, 1997
Richard A. Smith
COUNTY CLERK

**PARTITION PLAT
for
WYKRE DEVELOPMENT, L.L.C.**

File Number 9637
Instrument received on the 31 day of DECEMBER, 1996 at 4:54 P.M.

Hood River County Director of Records and assessments.

SURVEYOR'S CERTIFICATE

I, ROY O. GAYLORD, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat, the boundaries being described in Instrument # 961972, dated JUNE 21, 1996 Hood River County Deed Records to

WYKRE DEVELOPMENT, L.L.C.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1979
ROY O. GAYLORD
1815

Expires June, 1997

ACKNOWLEDGEMENTS

(SIGN IN BLACK INDIA INK)

We the owner(s) of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.

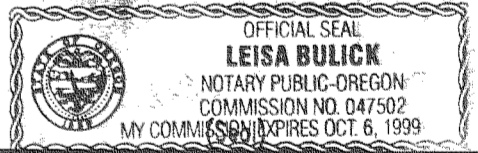
OWNER James J. Rogers DATE 12/31/96

OWNER WYKRE DATE 12/31/96

OWNER State of Oregon DATE _____

COUNTY OF Hood River s.s.
Subscribed and sworn to before me on this 31 day of December, 1996

by Leisa Bulick
My commission expires 10-6-99



APPROVALS

I hereby certify that all taxes and assessments due hereon have been fully paid as required by law.

Daniel Ray Chambers, CPA
Hood River County Director of Budget and Finance

I hereby certify this partition was examined and approved as of this 31 day of Dec., 1996.

Richard A. Smith
Hood River County Surveyor

I hereby certify this partition was examined and approved as of this 31 day of DECEMBER, 1996.

Planning File Number 96-55
Cynthia A. Walbridge
Hood River City Planning Director